

Urban Reserves Planning

Eugene City Council

January 29, 2020



www.eugene-or.gov/urbanreserves



Why we're here:

1. Today—Project update
2. This spring—Action on proposed urban reserves



Urban Reserves

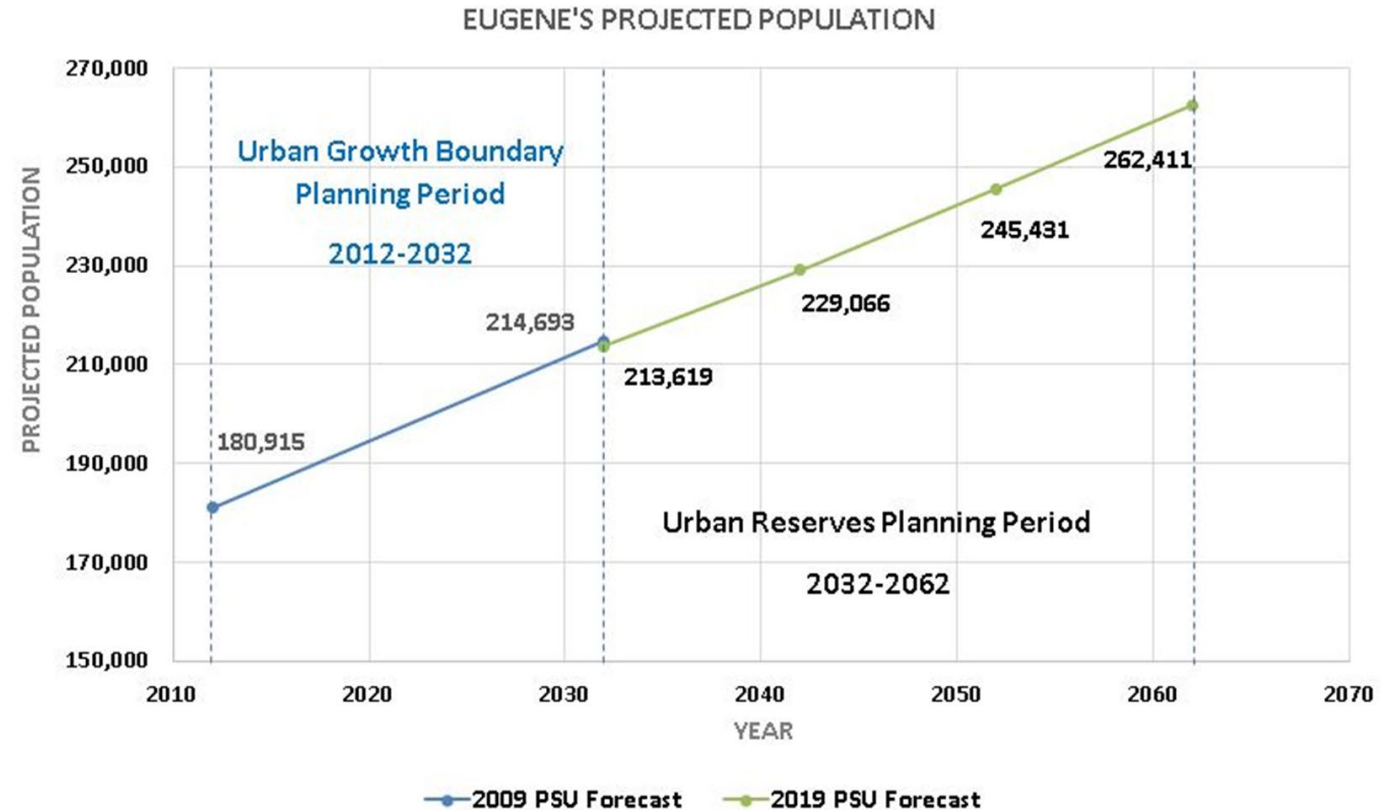


- Joint project—City and County
- Planning for the next two generations—as far out as 2062
- Areas for Eugene to grow into if/when needed
- Enough land for housing, jobs, parks, schools and utilities/services
- Remain rural unless brought into the Eugene's urban growth boundary through a formal process



Why now?

- Housing supply and affordability
- Direction from City Council supported by County Board of Commissioners
- Coordinating with Growth Monitoring Program
- Planning for growth = better outcomes

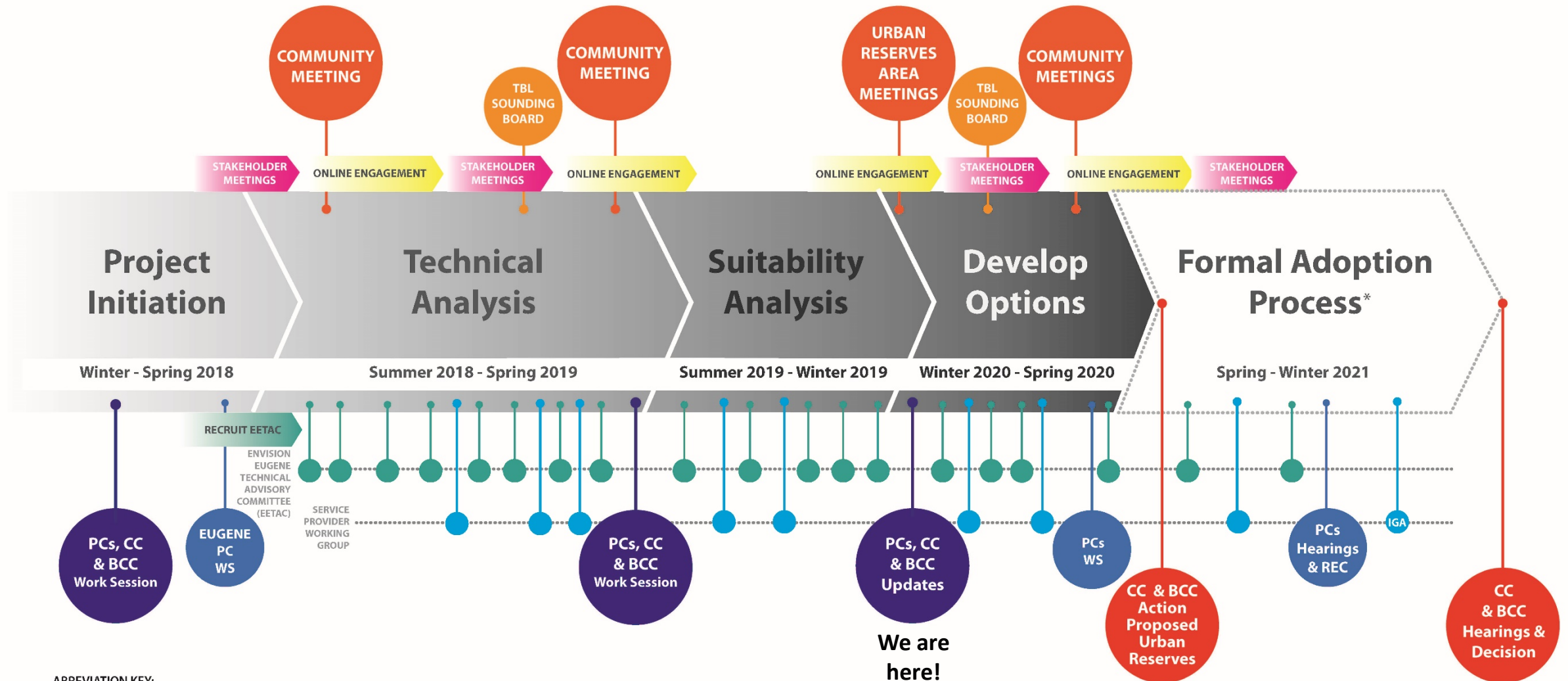


Collaborative Effort

- Community members
- Property owners
- Lane County
- Nearby Cities
- Utility and Service Providers
- TBL Sounding Board volunteers
- Technical Advisory Committee (EETAC)



URBAN RESERVES OUTREACH PROCESS



ABBREVIATION KEY:

- TBL = Triple Bottom Line
- PCs = Lane County and City of Eugene Planning Commissions
- CC = City of Eugene City Council

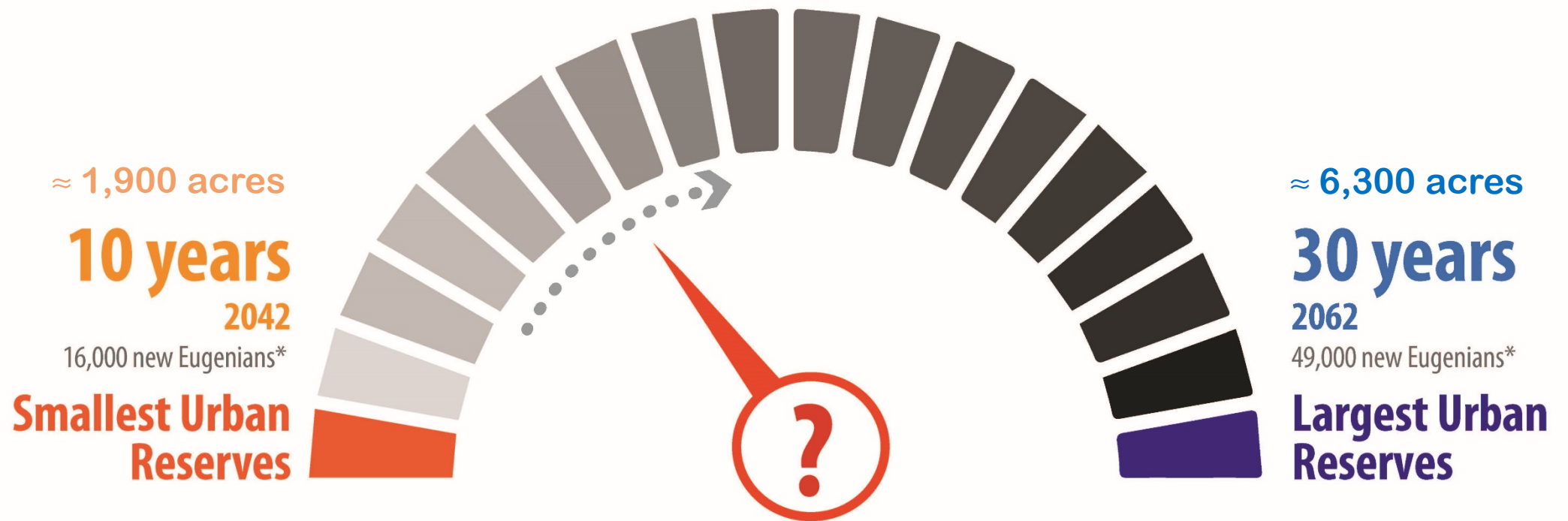
- BCC = Lane County Board of Commissioners
- EETAC = Envision Eugene Technical Advisory Committee
- IGA = Intergovernmental Agreements

- WS = Work Session
- REC = Recommendation

* Outreach as needed, depending on direction.

January 2020 update

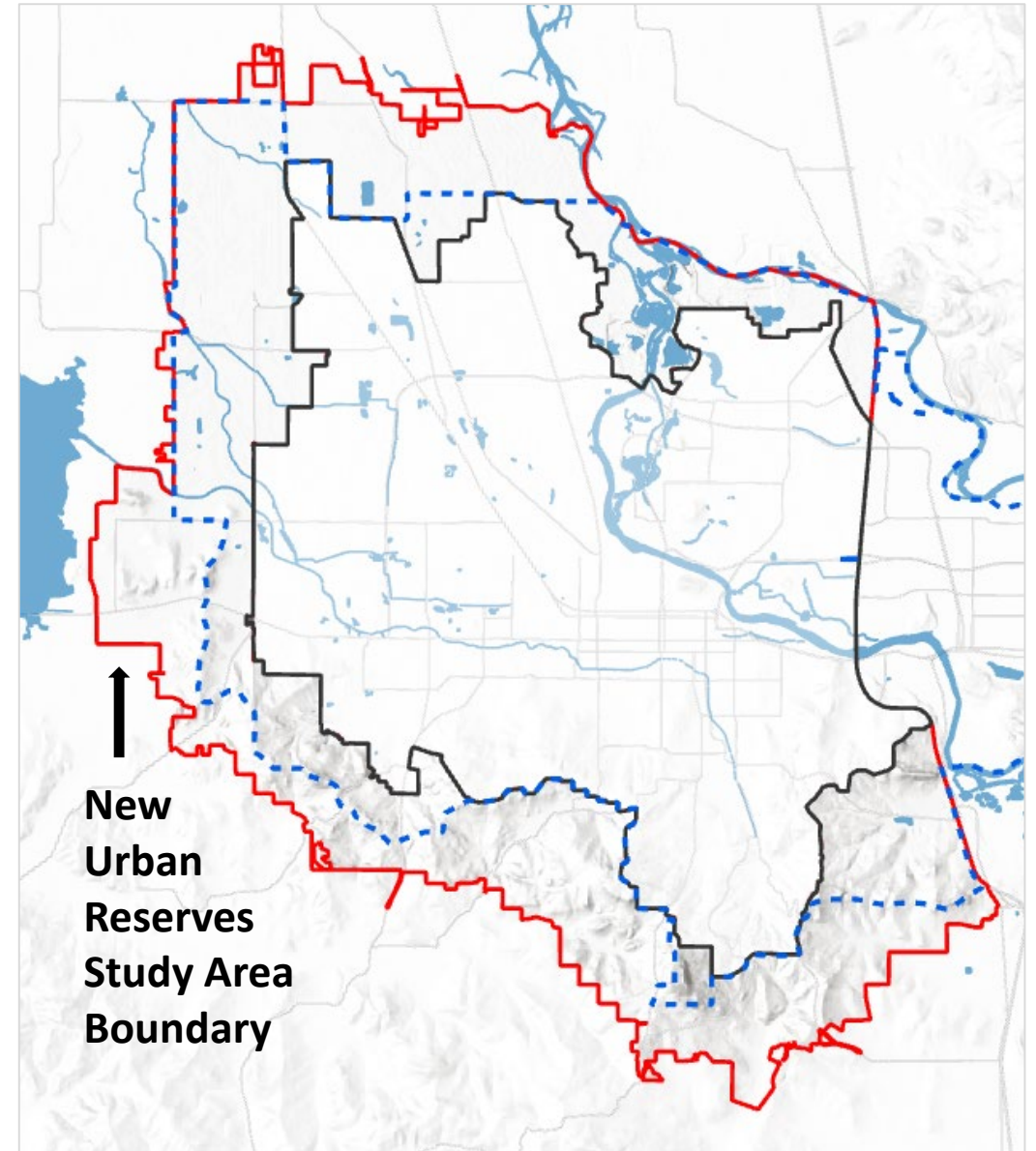
How many people are we planning for?



*Population change since 2032

Urban Reserves Study Area

- Initially included land at least one mile from UGB, except at rivers and I-5
- After analysis, not enough developable land for a 30-year Urban Reserve option
- Study area expanded west, around Highway 126 and Fisher Rd
- $\approx 27,000$ acres in study area

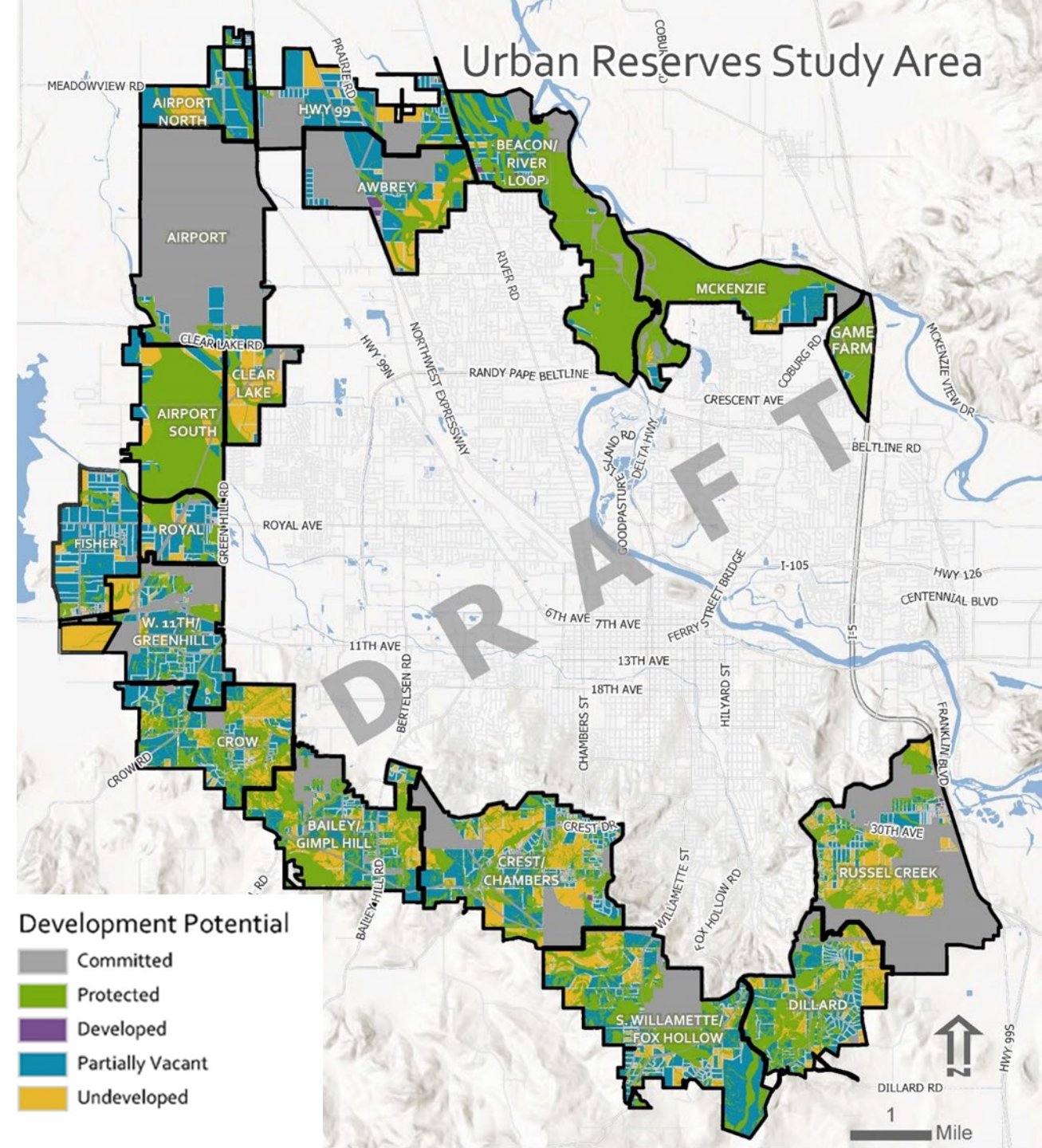


Land Supply Analysis

Identify “developable land” by removing from analysis:

- **Protected** land: natural resources or natural hazards
- **Committed** land: public uses
- **Developed** land
= *no development potential*

≈ 11,000 acres of developable land



Is Land Suitable for Urban Reserves?

Would the developable land:

1. **Efficiently** accommodate our land needs?
2. Provide for orderly and economic provision of **public facilities and services**?
3. Have significant **environmental, energy, economic and social consequences**?
4. Be **compatible** with nearby agricultural and forest activities?

Then, dismiss land that *on balance* would be unsuitable for Urban Reserves.



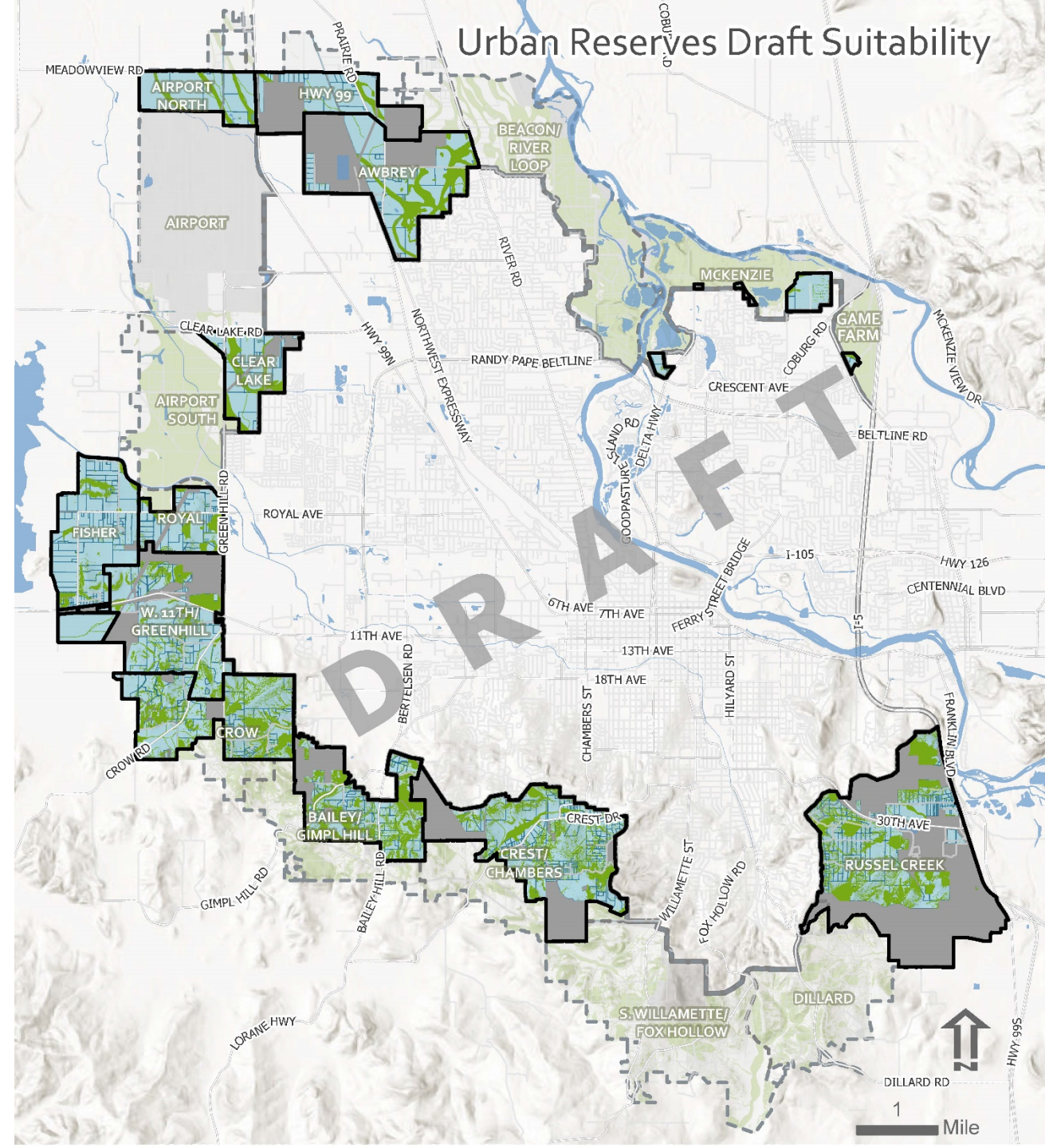
Suitability Analysis

- Analyzed 18 subareas
- Initially removed over half the developable land
- Not enough for 30-year Urban Reserve
- Added in Fisher Rd subarea

Results:

≈ 6,700 acres of suitable land

≈ 400 acres more than needed





Study Area Open Houses

Three meetings in January; different locations; over 125 participants

Themes:

- Differences between Urban Reserves and UGB
- How will Urban Reserves impact landowners
- Concerns over increased traffic, wildfire risk, loss of farmland

Develop Urban Reserve Options

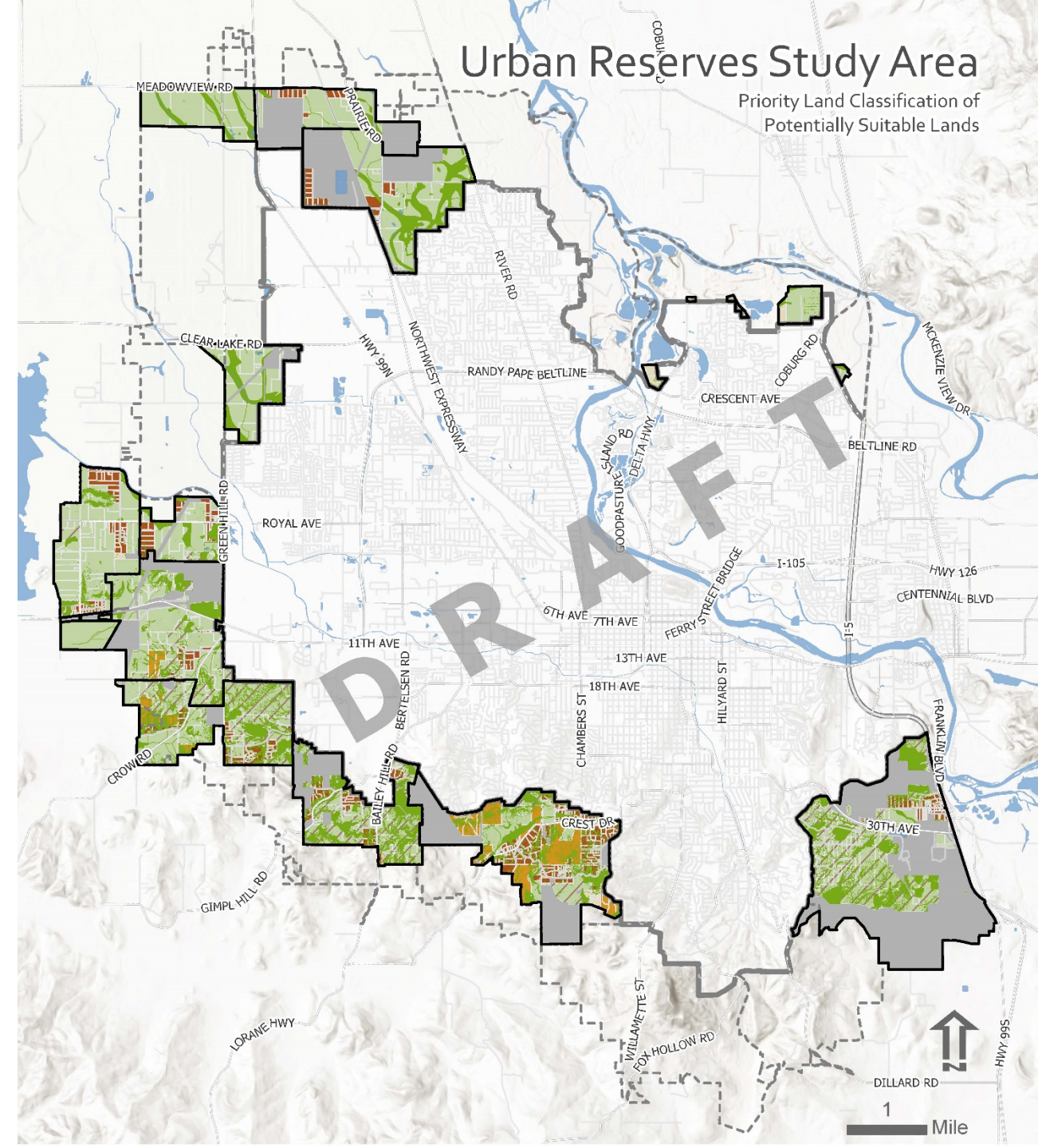
Order in which we select suitable land for urban reserves:

First, rural residential, commercial or industrial land (i.e., exception areas)

Second, land with marginal value for farming or forestry (i.e., marginal lands)

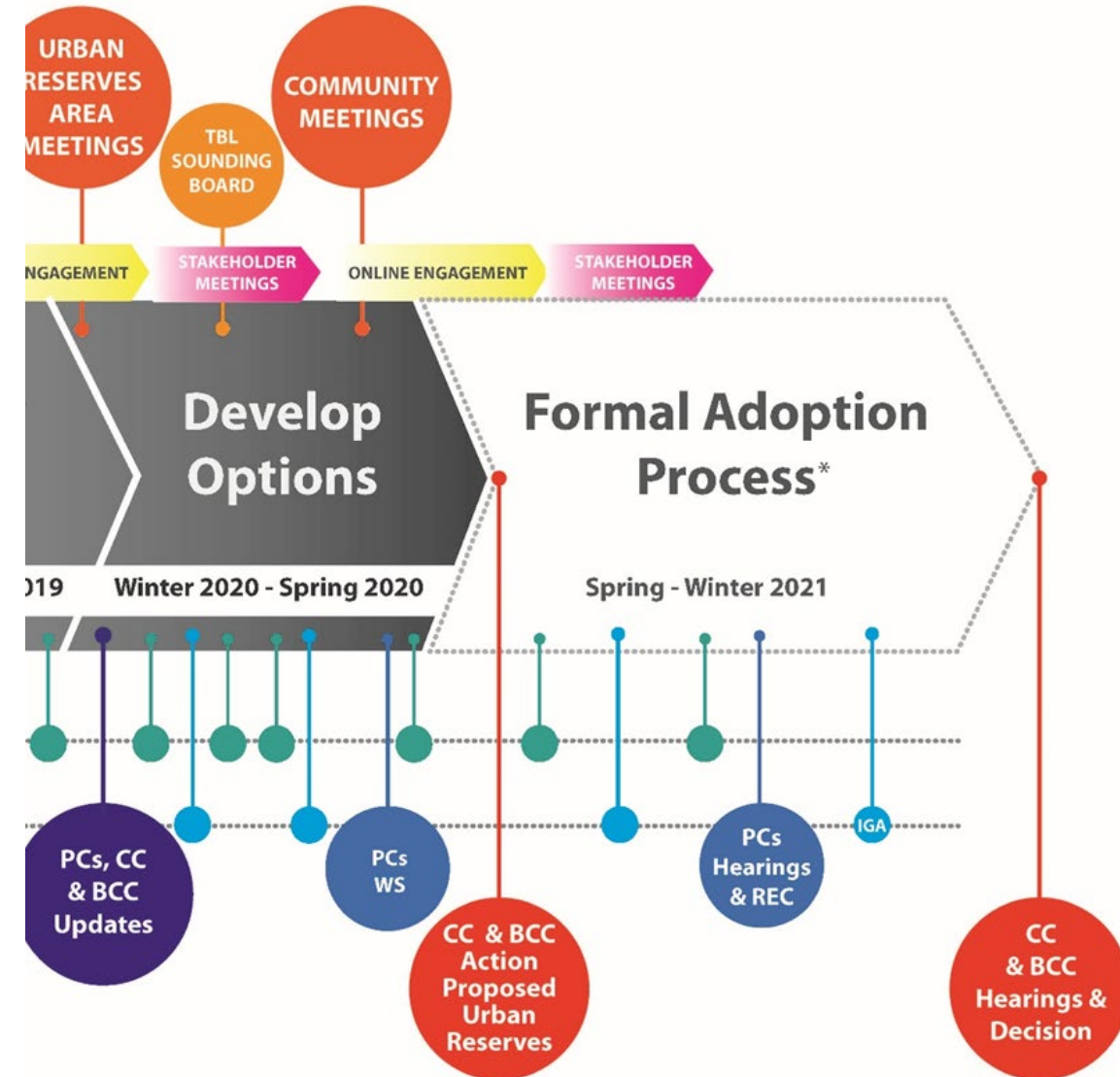
Third, farm and forest lands (*highest quality soils last*)

Final step of analysis; considering soils of farm and forest lands



Next Steps

- Develop urban reserves options
- EETAC, other committee review
- More public input
- Planning Commission recommendations
- Back to City Council and Board of Commissioners—**Action on proposed Urban Reserves**
- Begin adoption process

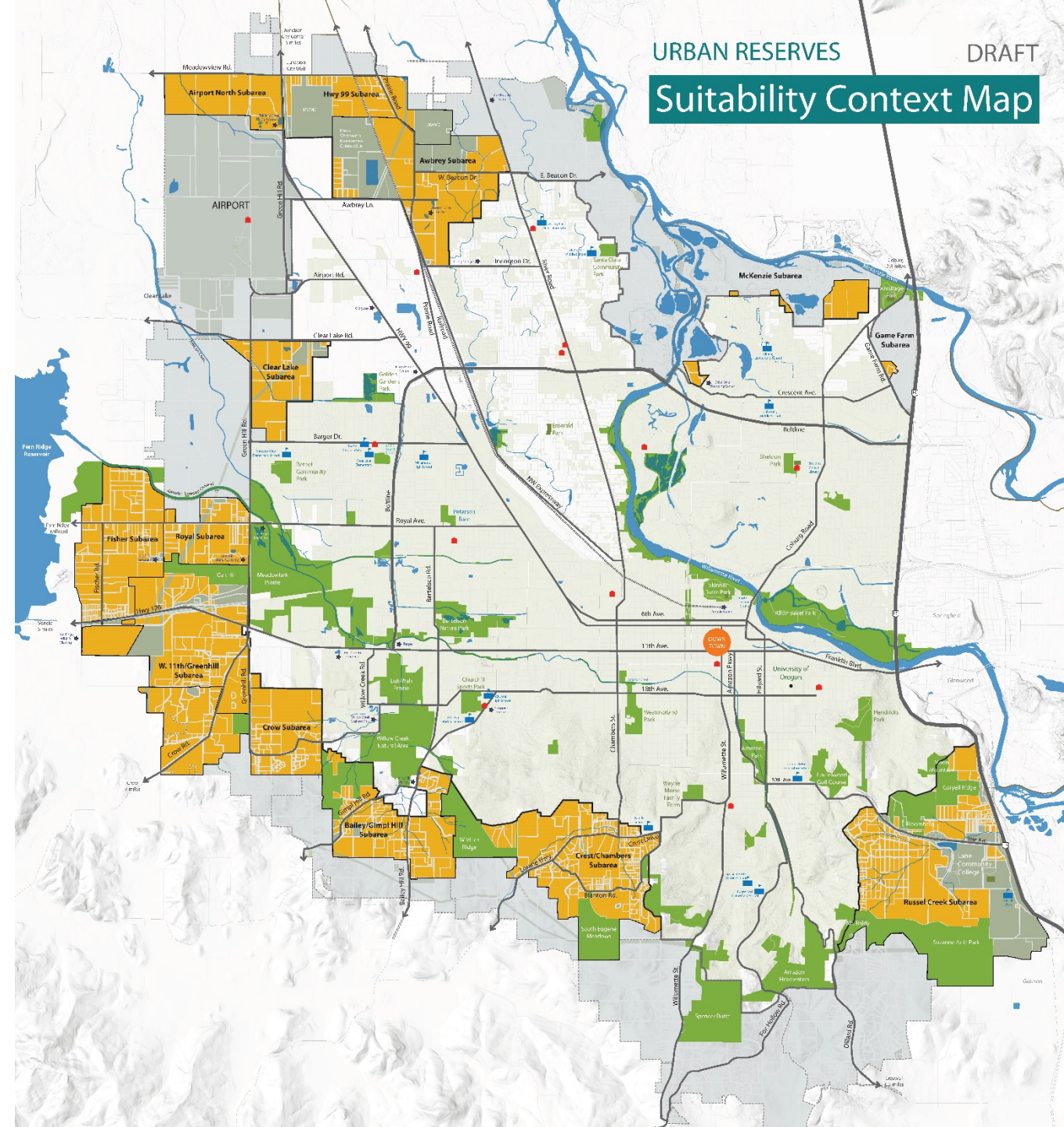


* Outreach as needed, depending on direction.

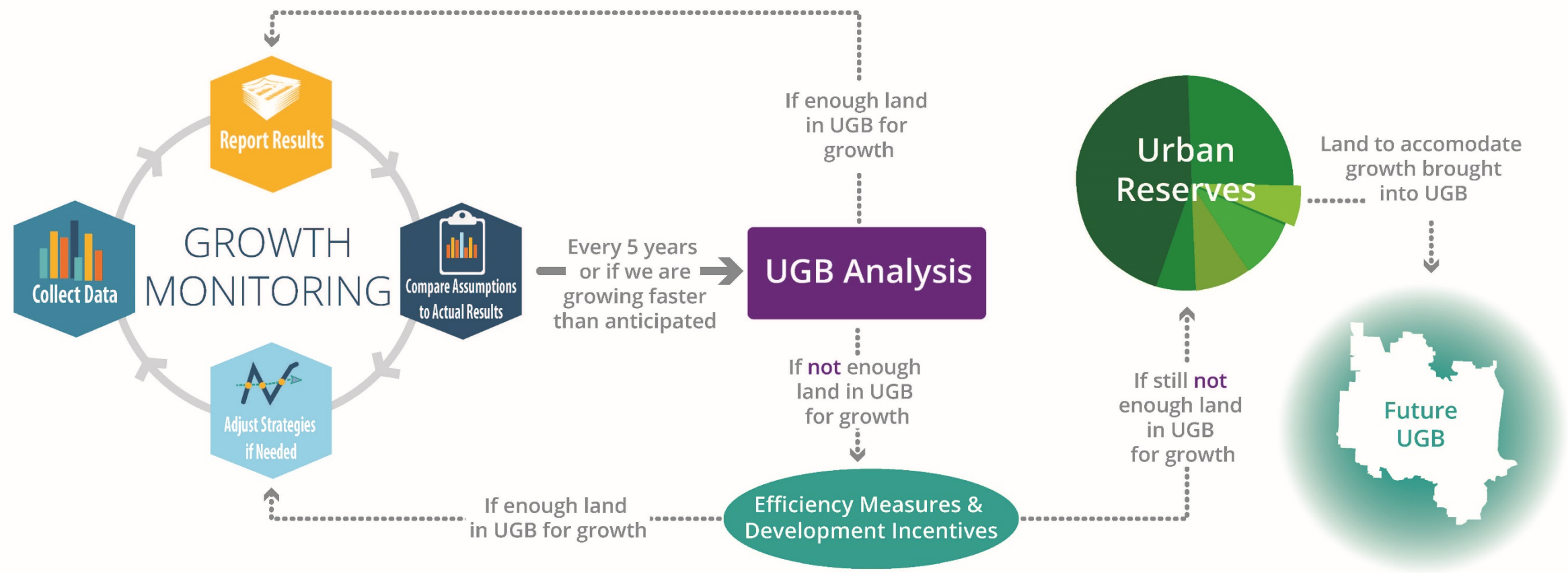
January 2020 update

Questions?

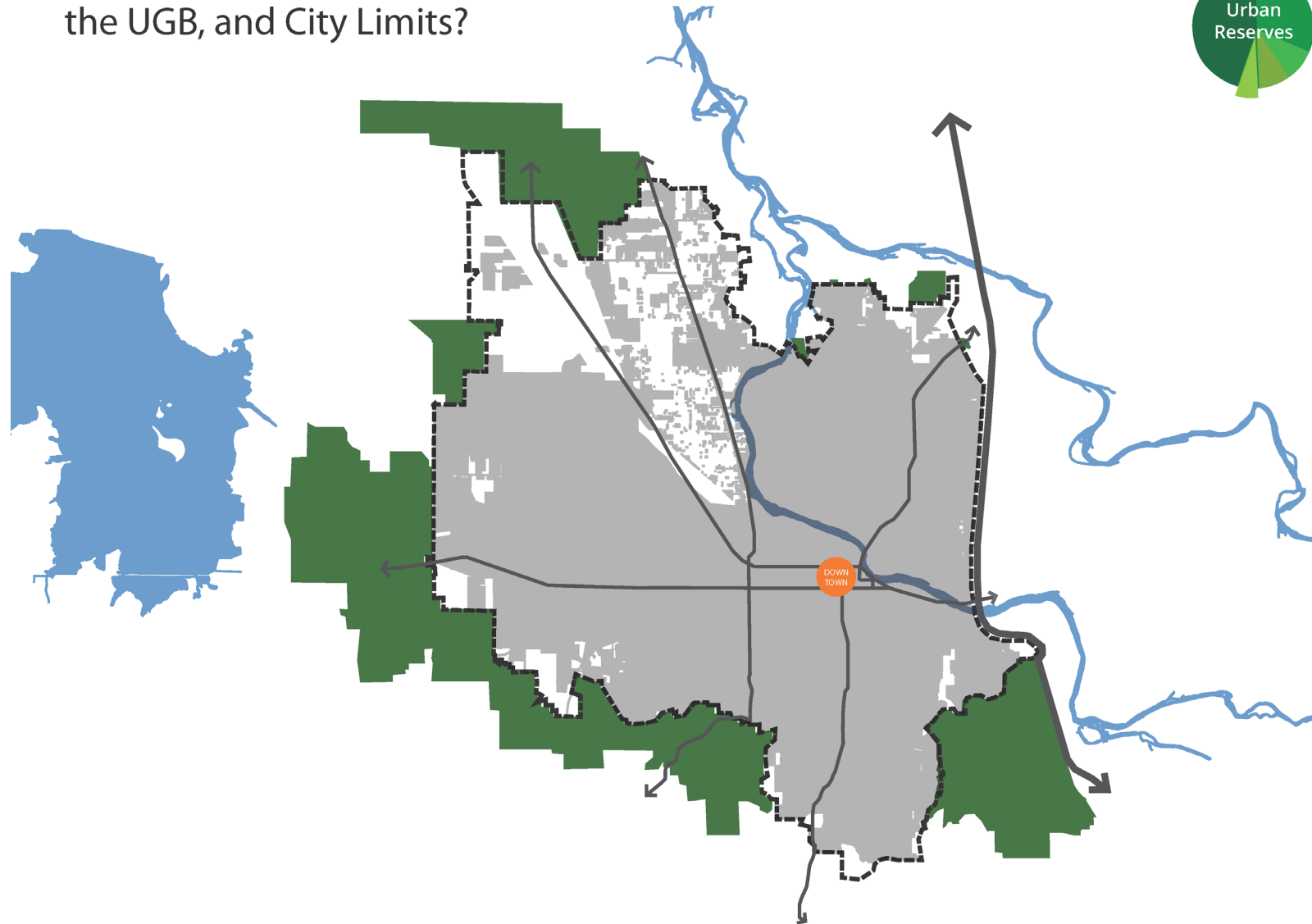
www.eugene-or.gov/UrbanReserves



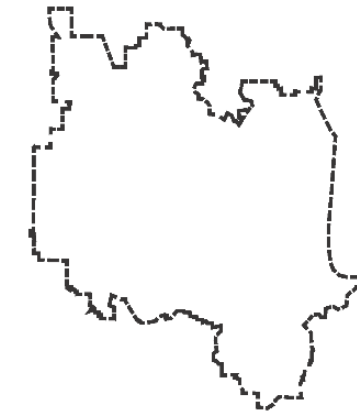
MONITORING AND PLANNING FOR GROWTH



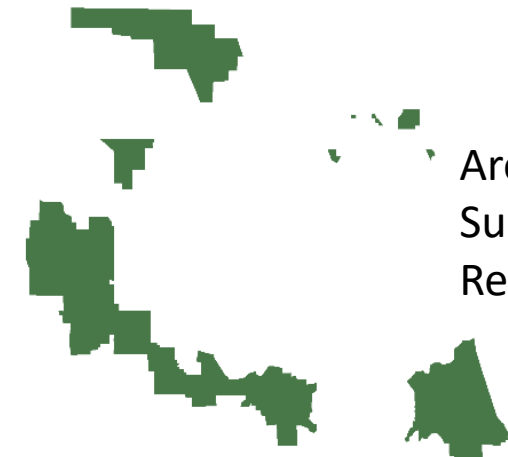
What is the difference between Urban Reserves, the UGB, and City Limits?



City Limits



Urban Growth Boundary (UGB)



Areas Potentially Suitable for Urban Reserves

Protected land in Urban Reserves Study Area:

- Lane County Goal 5 adopted **riparian corridors**
- Lane County Goal 5 adopted **wetlands**, including West Eugene Wetlands
- **Critical habitat** (federal and state-listed threatened and endangered species)
- **Historic and cultural resources**
- **Natural Resource** plan designations
- Floodway and **100-year flood plain** (FEMA)
- Prohibitively **steep slopes** (>30%)
- High risk **landslide areas** (DOGAMI)



Committed land in Urban Reserves Study Area:

- Public Parks and Open Spaces
- School District Property
- Utility Property
- Airport Property
- Other Government Property
- Cemeteries
- Transportation Rights-of-Way
- Bonneville Power Administration Rights-of-Way
- Private property with conservation easements that prohibit urban development



If My Property or Home is Located...				
	Outside the UGB (Not in Urban Reserves)	Outside the UGB (In Urban Reserves)	Inside the UGB (Outside city limits)	Inside City Limits
Representation	Lane County Board of Commissioners	Lane County Board of Commissioners	Lane County Board of Commissioners	Eugene City Council
Public Safety	Lane County Sheriff or other RFPD	Lane County Sheriff or other RFPD	Lane County Sheriff or other RFPD	Eugene Police Eugene Fire
School District	Current School District	Current School District	Current School District	Current School District
Property Taxes	Current property tax rate	No change in property taxes	No change in property taxes	Approximately \$18.9965 per \$1,000/assessed value*
Annexation	Not eligible	Not eligible	Voluntary. Must be contiguous to city limits and be within 300' of services (water and sewer) or be willing to pay to extend services	Property inside city limits already annexed
Utilities/Services	Sewer: On-site septic Water: well / service provider	Sewer: On-site septic Water: well / service provider	Sewer: On-site septic Water: well / service provider	Sewer: eligible for city sewer Water: eligible for EWEB water
Land Use Jurisdiction	Lane County rural zoning and land use code	Lane County rural zoning and land use code	Eugene urbanizable zoning and land use code (Adopted by Lane County and City, administered by City.	City of Eugene zoning and land use code
Development Potential	Limited by Lane County rural zoning and land use code	Limited by Lane County rural zoning and land use code. Land must continue to be planned & zoned for rural uses until included in the UGB.	Limited by lack of utilities/services. Must annex to allow for development that increases need for services	Upon annexation, properties will be eligible to develop at urban densities

*Estimate based on 2018 rate for Southeast Eugene served by Fire and EMS. Information from Lane County Department of Assessment and Taxation. Tax rates vary based on property location and this example is for illustrative purposes only.

Study area expansion

Reviewed all land around study area

Fisher Rd area stood out

Connected to other suitable land, with key transportation corridors

EETAC reviewed suitability analysis and provided input

In early December, sent postcards to 132 households



Preliminary—for
analysis purposes
only.

