

Urban Reserves Options—Council Direction

City Council Work Session

October 21, 2020



www.eugene-or.gov/urbanreserves



Why we're here:

- Tonight—Council direction on Urban Reserves
- November 10—Board of Commissioners direction on Urban Reserves
- Following consistent direction, formal adoption process begins



Word cloud from public input received since 10/7/2020

30-Year Option

Option 1-Largest

Includes enough land to meet 30 years of growth beyond 2032; maximum size allowed by law

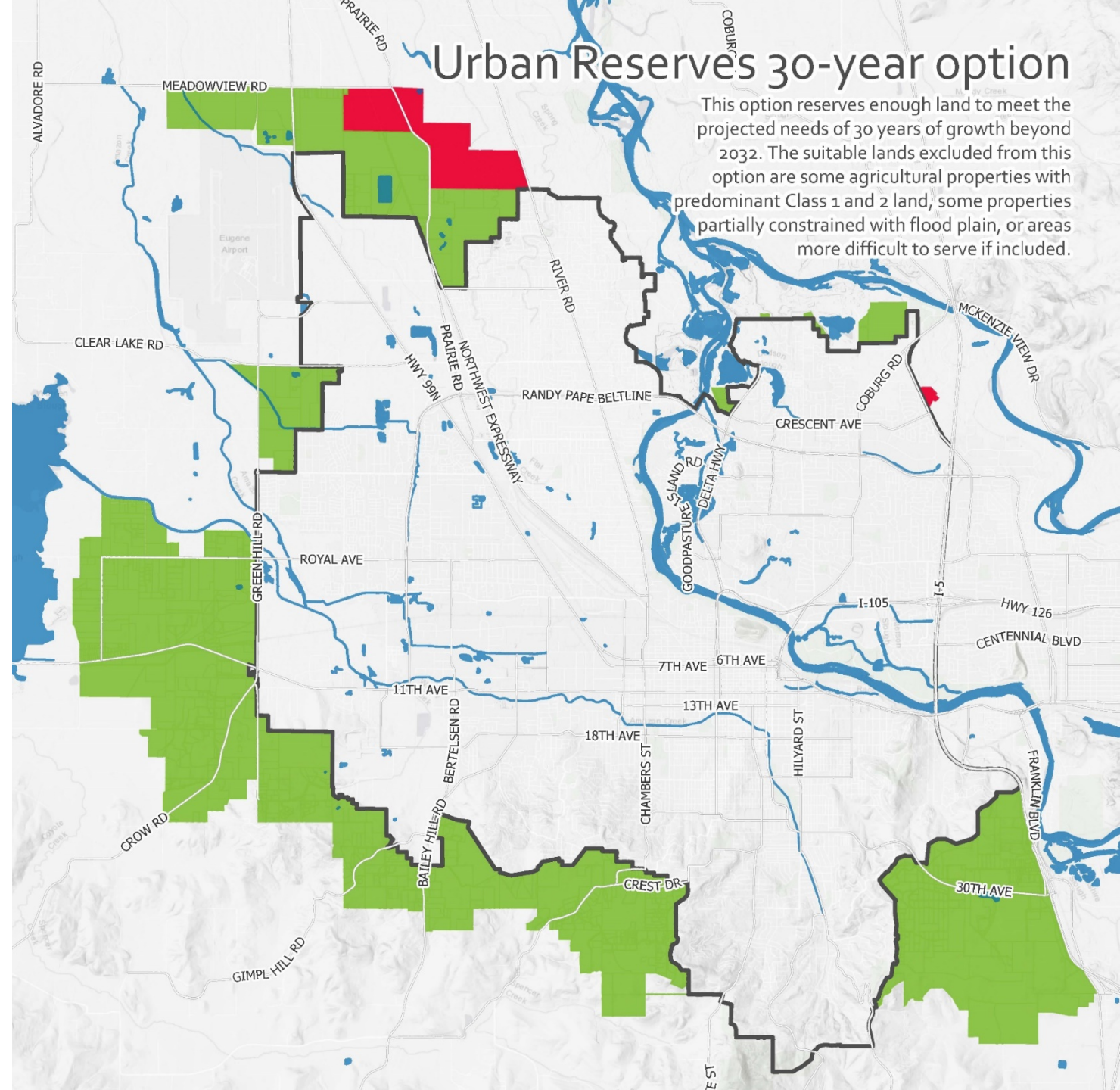
Excludes some Class 1 & 2 agricultural properties, flood hazard areas, and areas difficult to serve

Pros:

- Meets growth needs for longest time
- Highest av. residential capacity

Cons:

- Most resource (farm and forest) land



29-Year Option

Option 2-preserves Class 1 land

Includes enough land to meet ~ 29 years of growth beyond 2032

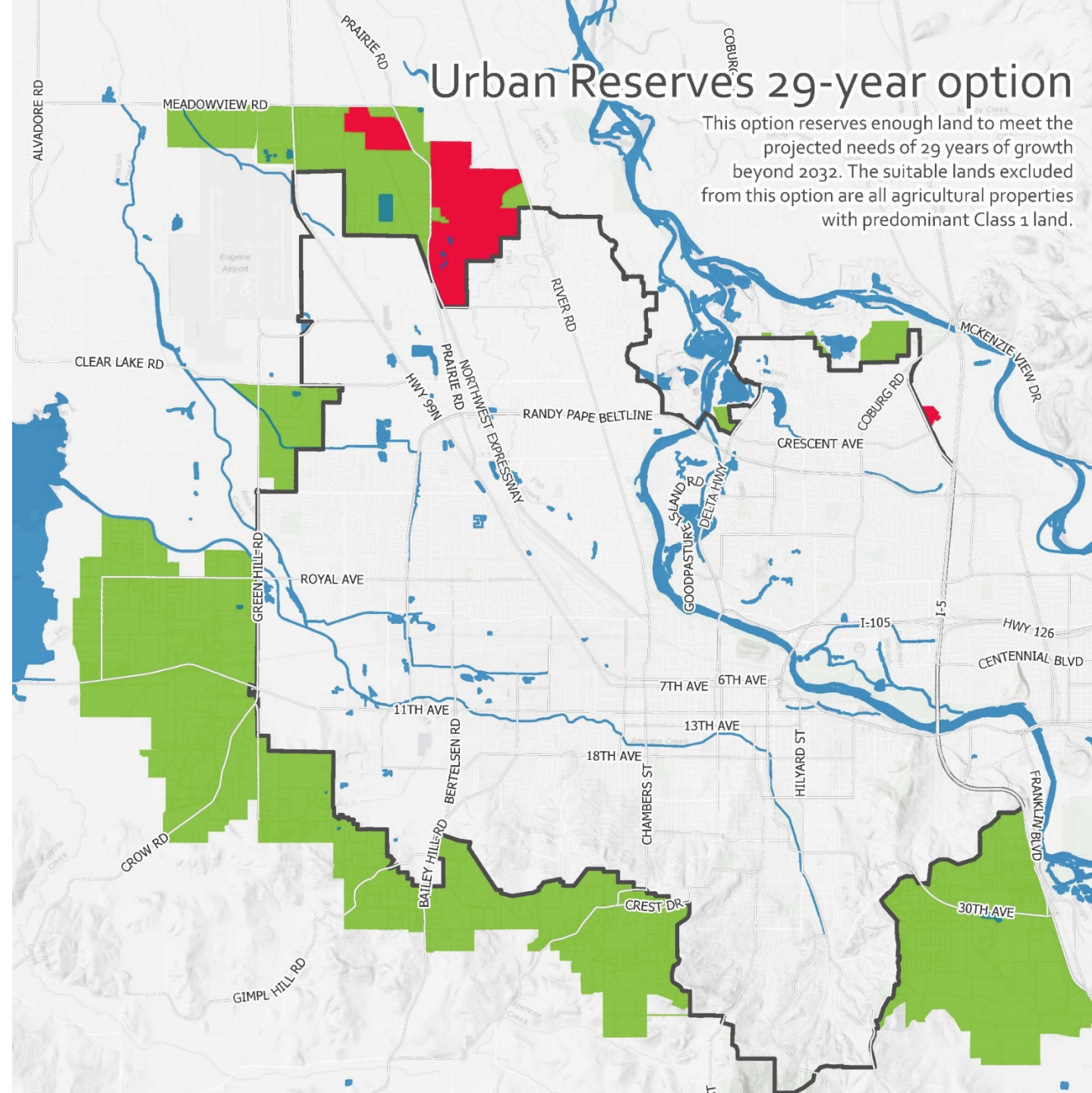
Excludes agricultural properties with predominant Class 1 (highest value) soils

Pros:

- Removes highest value farmland
- Second highest av. residential capacity

Cons:

- Includes second most resource land
- Removes relatively easy to serve land
- Inefficient development pattern



27-Year Option

Option 3-preserves Class 1 and adjacent Class 2 land

Includes enough land to meet ~ 27 years of growth beyond 2032

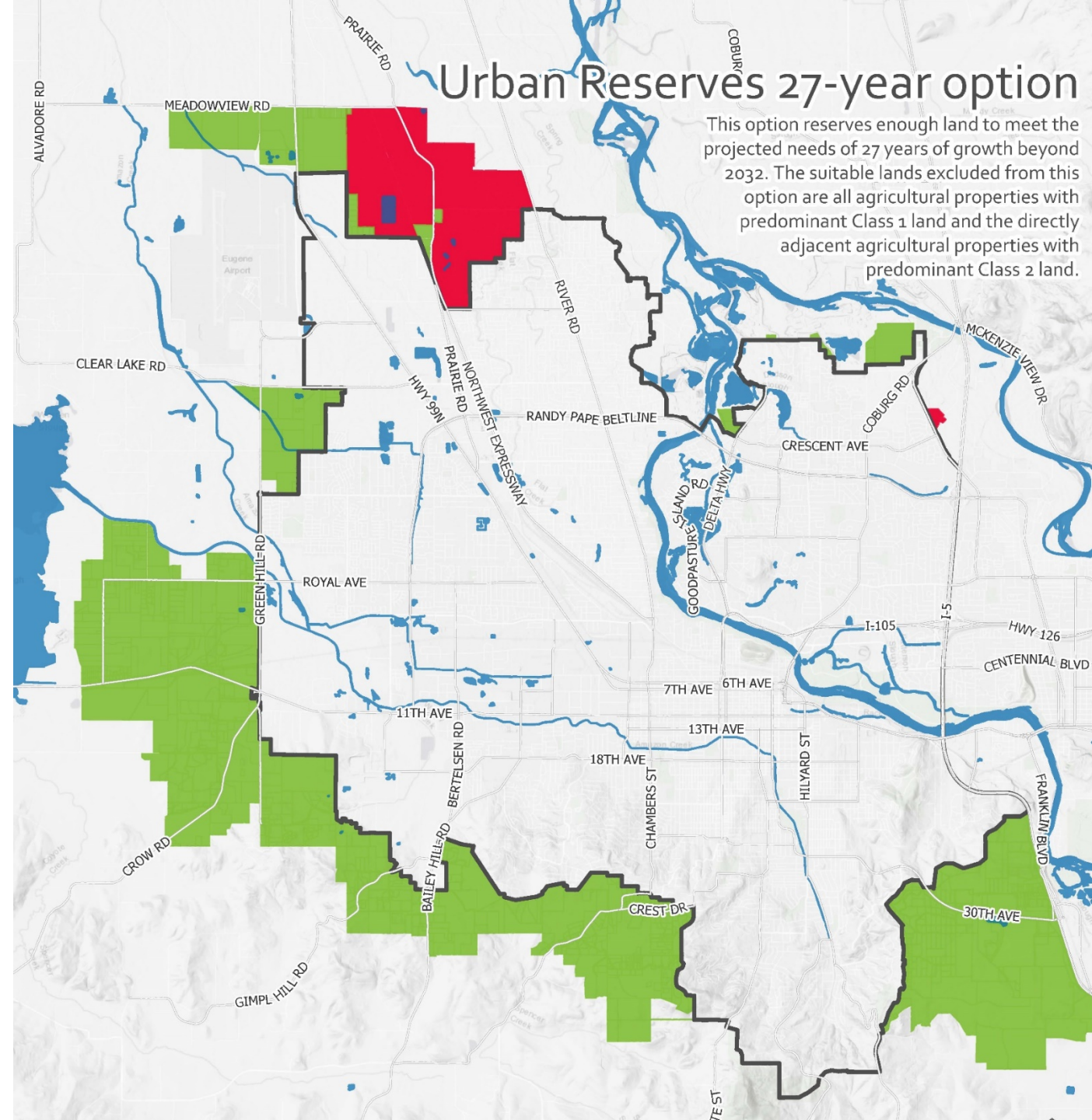
Excludes agricultural properties with Class 1 land and adjacent Class 2 land

Pros:

- Protects more Class 2 ag land
- Has a more logical future development pattern than the 29-year option

Cons:

- Removes additional relatively easy to serve land
- Average residential capacity drops further



10-Year Option

Option 4-Smallest

Includes enough land to meet ~ 10 years of growth beyond 2032; smallest size allowed by law

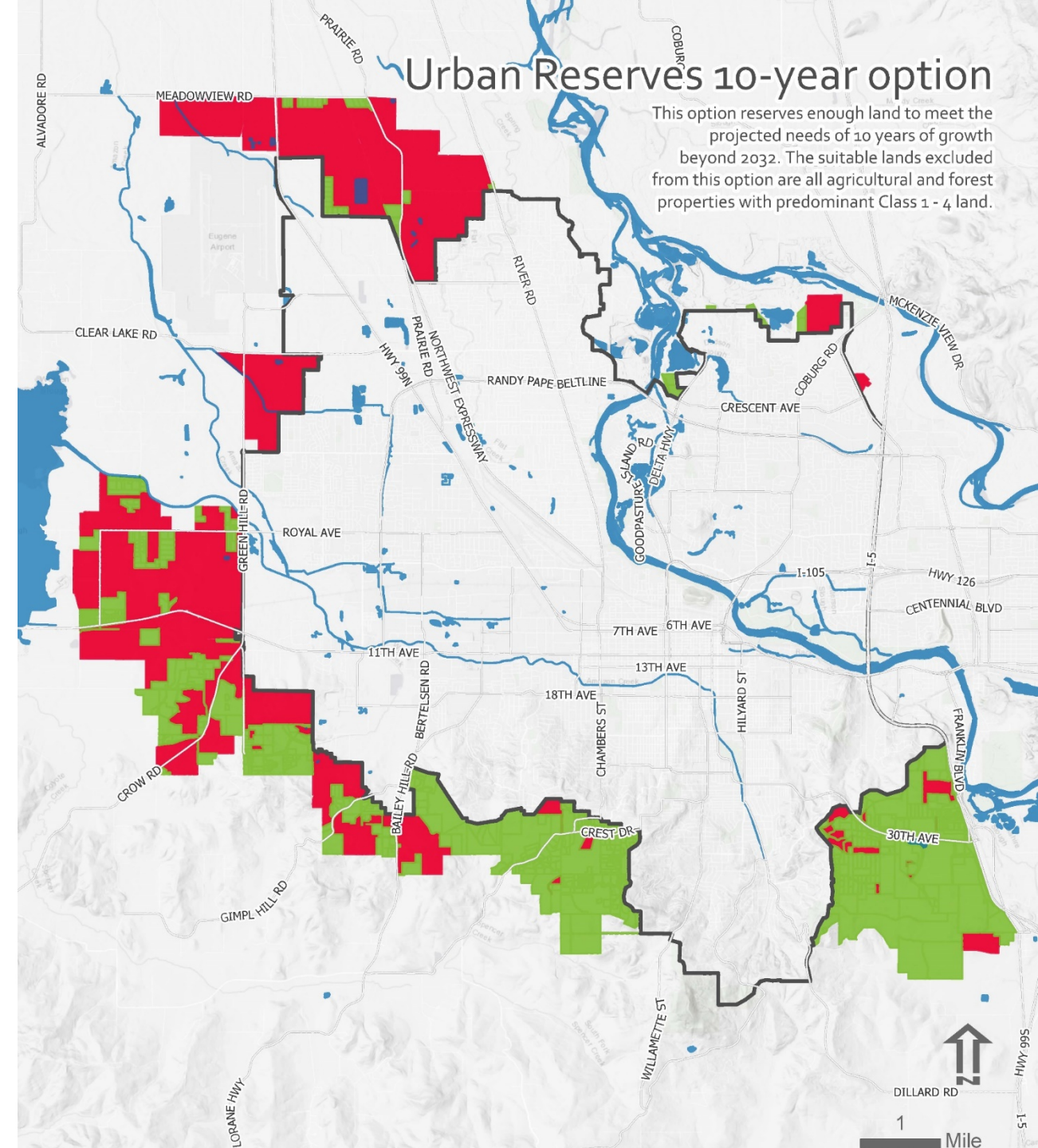
Suitable lands **excluded** are all agricultural and forest properties with predominant Class 1, 2, 3, or 4 land

Pros:

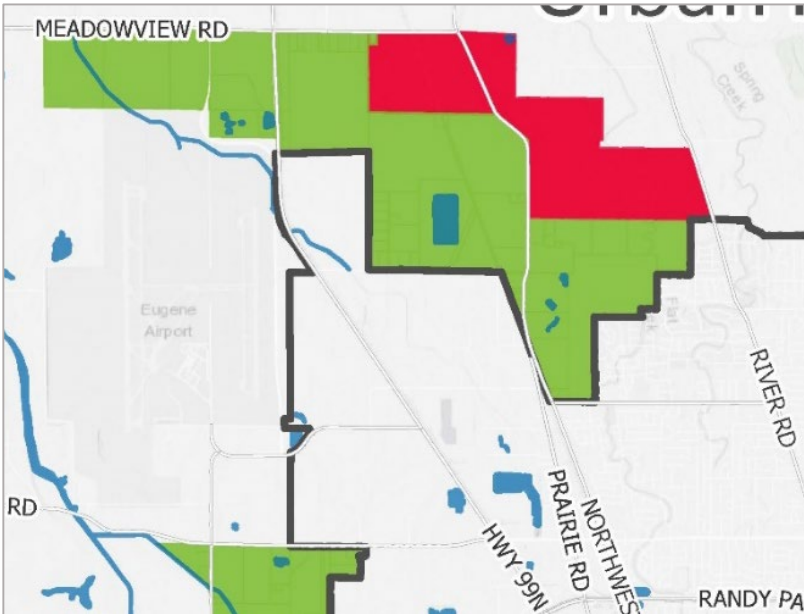
- Excludes the most resource land of all options
- Only includes lowest value farm and forest land

Cons:

- Scattered pattern limits opportunities for efficient future neighborhoods
- Has the lowest av. residential capacity due to hilly, smaller parcels



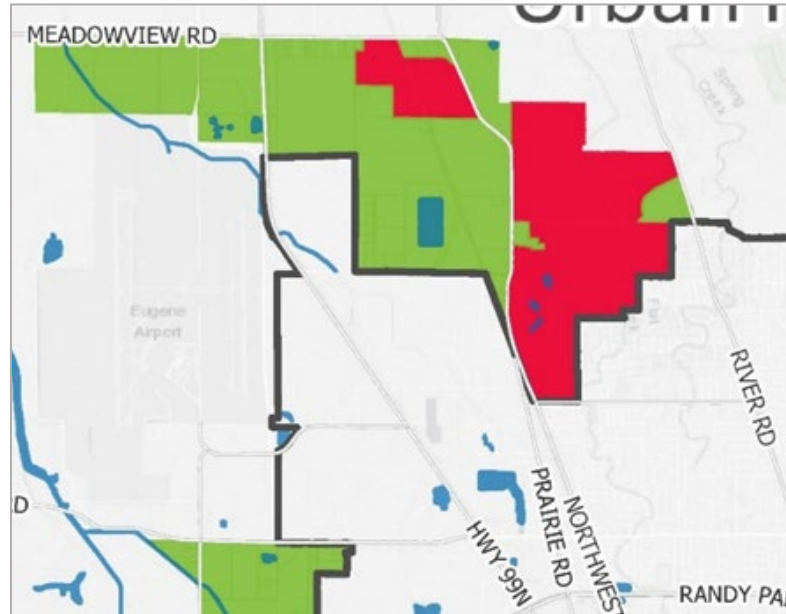
Options Detail—Land Excluded



Option 1: 30-Year

Excluded: Some Class 1, 2 & Exception areas

Urban Reserve = 6,365 ac

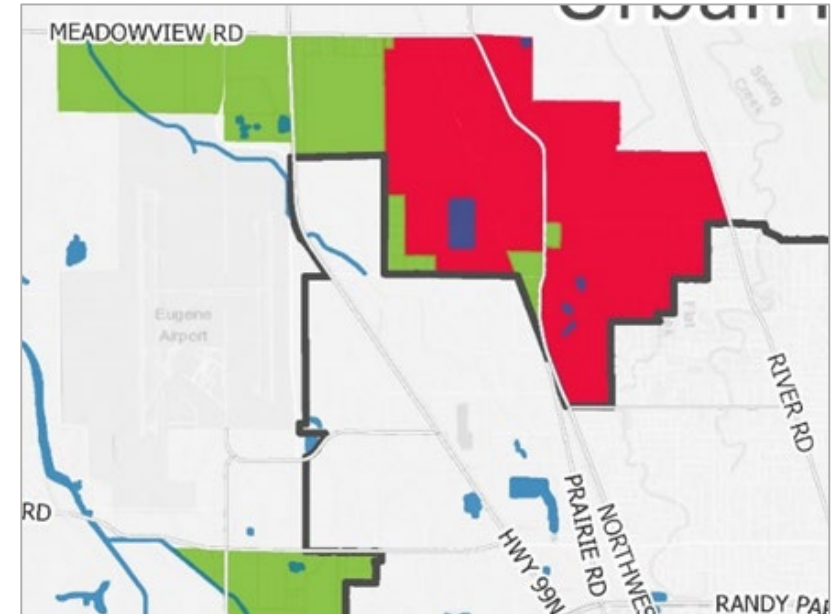


Option 2: 29-Year

145 ac < Option 1

Excluded: All Class 1 land

Urban Reserve = 6,220 ac



Option 3: 27-Year

425 ac < Option 1

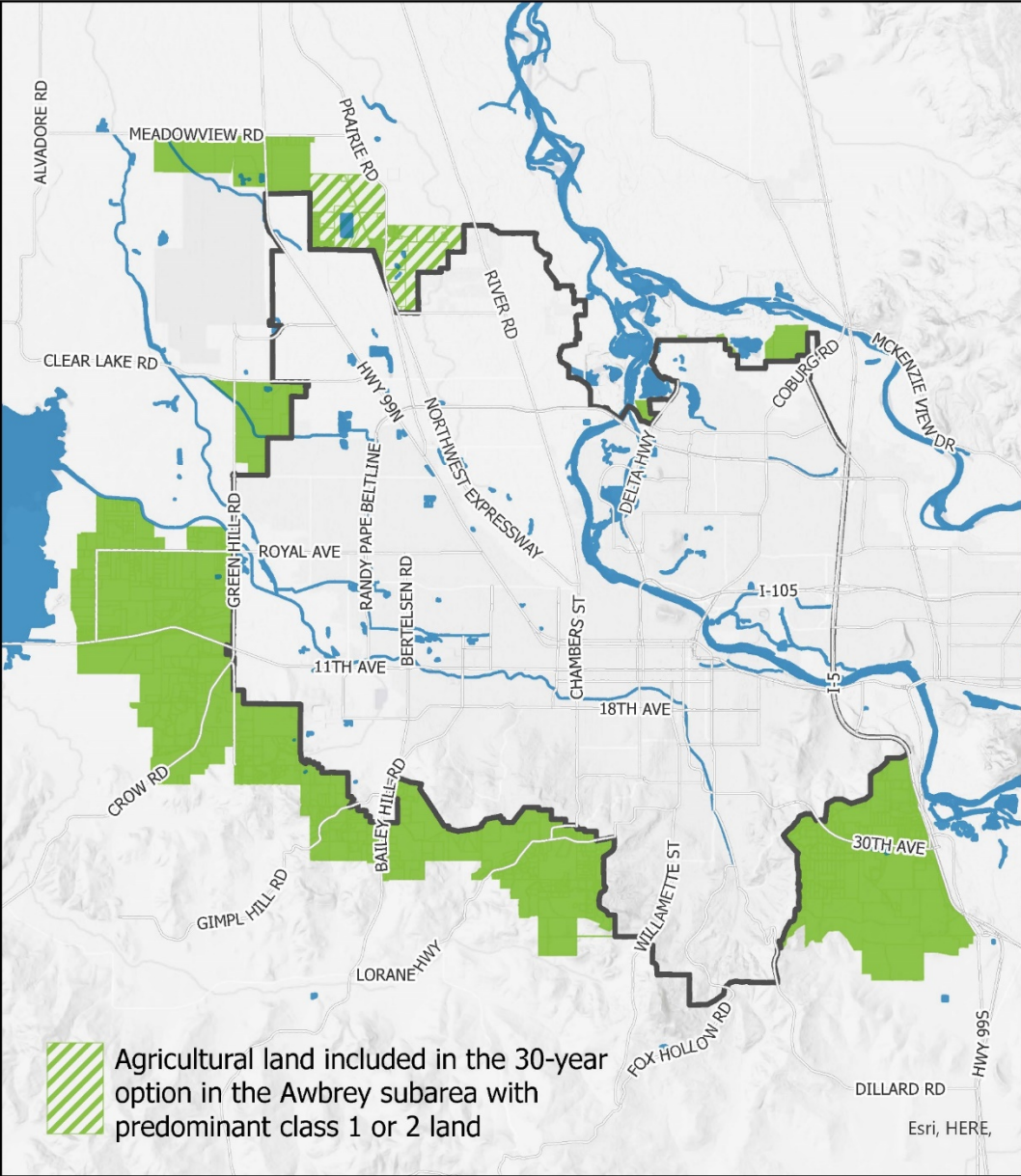
Excluded: All Class 1 & adjacent Class 2 land

Urban Reserve = 5,940 ac

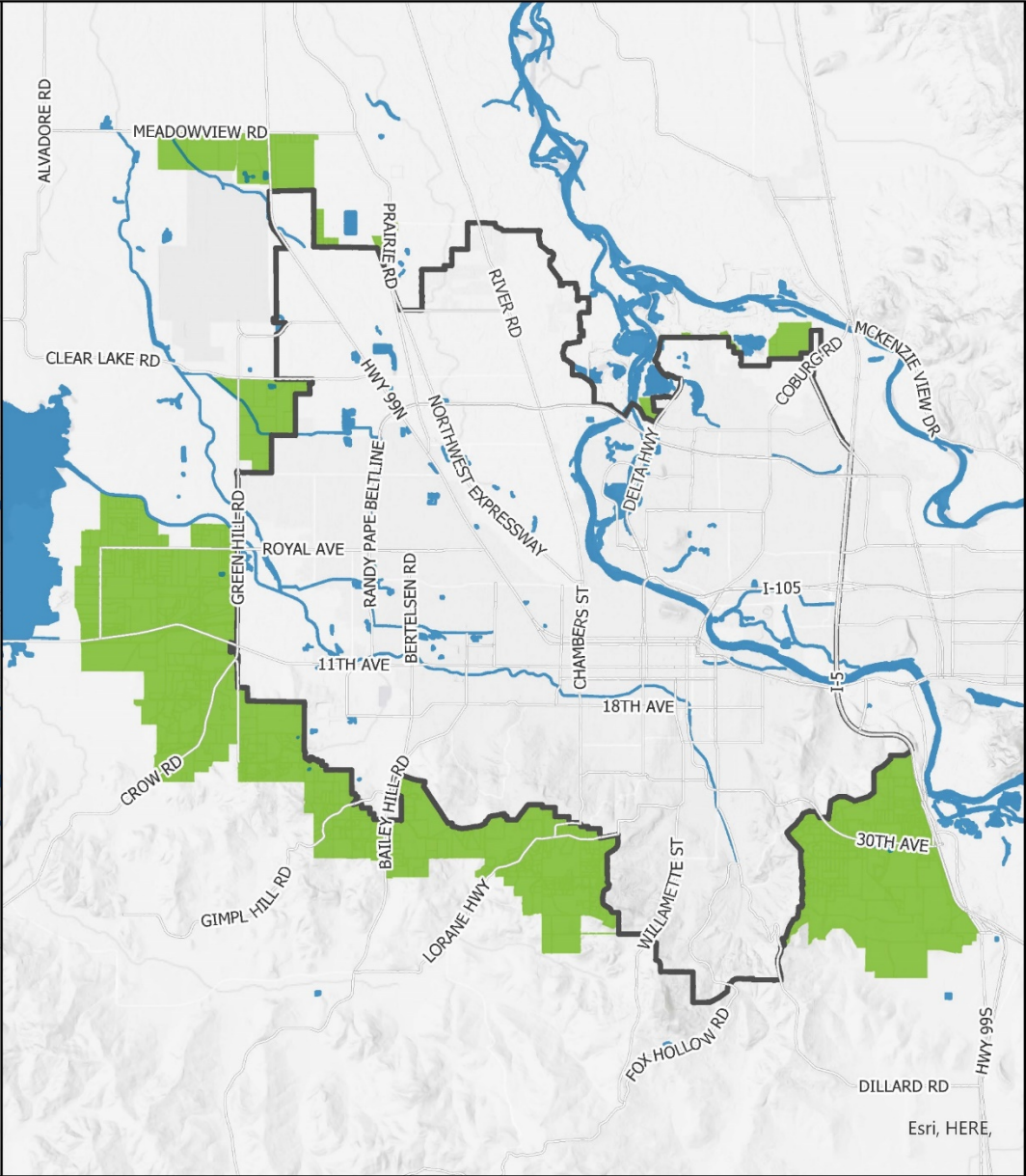
Planning Commission Recommendations

- **Eugene Planning Commission** – recommend to the City Council the 27-year option
 - **Lane County Planning Commission** – recommend to the Board of Commissioners the 30-Year option, but with a plan policy requiring that the Class 1 and 2 farm land in the Awbrey subarea be the last of the Urban Reserve land to be considered for expansion of Eugene's urban growth boundary
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**Lane County Planning Commission
Recommendation (30-Year Option, Qualified)**



**Eugene Planning Commission
Recommendation (27-Year Option)**



City Manager Recommendation

Initiation of a public review and adoption process, including but not limited to comprehensive plan and code amendments, to consider establishment of Urban Reserves as described in **Option 3**, the 27-Year Option



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Discussion & Direction

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