



**Eugene City Council**

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# EUGENE CITY COUNCIL AGENDA

September 21, 2020

**5:30 p.m. JOINT WORK SESSION OF THE EUGENE CITY COUNCIL AND THE  
LANE COUNTY BOARD OF COMMISSIONERS**

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

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**Meeting of September 21, 2020;  
Her Honor Mayor Lucy Vinis Presiding**

**Councilors**

Emily Semple, President  
Mike Clark  
Chris Pryor  
Betty Taylor

Jennifer Yeh, Vice President  
Greg Evans  
Claire Syrett  
Alan Zelenka

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**5:30 p.m. JOINT WORK SESSION OF THE EUGENE CITY COUNCIL AND THE  
LANE COUNTY BOARD OF COMMISSIONERS**

**1. JOINT WORK SESSION: Urban Reserves Planning**

For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,  
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# AGENDA ITEM SUMMARY EUGENE CITY COUNCIL AND LANE COUNTY BOARD OF COMMISSIONERS



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## Joint Work Session: Urban Reserves Planning

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Meeting Date: September 21, 2020  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
Staff Contact: Rebecca Gershow  
Telephone Number: 541-682-8816

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### ISSUE STATEMENT

The purpose of this work session is to provide the Eugene City Council and the Lane County Board of Commissioners with an update on the Urban Reserves planning work to date, including four Urban Reserves options developed for consideration. No action is requested at this work session. Staff will return to the City Council on October 12, 2020 and to the Board of Commissioners on October 20, 2020 to receive direction on a preferred Urban Reserves option. Based on that direction, staff will prepare an Urban Reserves adoption package to be considered in 2021 through a process that will include public hearings before the planning commissions, County Board and City Council.

### BACKGROUND

State law requires cities to periodically demonstrate that their urban growth boundary (UGB) includes enough land for 20 years' population growth. In a growing city, like Eugene, this may require a UGB expansion. The State allows cities to pre-plan for UGB expansions by designating "Urban Reserve" land outside the UGB that can be considered a first priority if and when a city needs to expand its UGB. The goal of Urban Reserve planning is to identify an appropriate supply of land for possible expansion, so the City is prepared to grow in a way that meets the community's needs and values.

Land designated as Urban Reserves will remain rural, and cannot be urbanized, unless it is brought into the city's UGB through a formal process. Expansion of the UGB is a highly prescriptive process governed by state law that includes first looking at growth monitoring results to determine if there is a need to expand, then considering measures to grow more efficiently inside the current boundary before expansion can be considered.

Based on the guidance provided by the pillars of Envision Eugene, the Urban Reserves process advances our community vision beyond 2032 and reflects deep collaboration among the City, County, community, and service providers.

Since state rules give communities flexibility when deciding on the size of Urban Reserves, decision-makers can choose to designate enough land to meet the needs of anywhere between 10 and 30 years of population growth beyond Eugene's 20-year UGB, or beyond 2032. Urban Reserves identifies land for housing, parks, schools, and jobs needed by Eugene's population in the long-term future, while implementing the area's regional open space vision, including preservation of significant farm and forest land, waterways, and natural resources.

On July 20, 2015, as part of the City Council's direction on the UGB, staff was directed to begin Urban Reserves planning, with a target to bring an Urban Reserves proposal for City and County consideration within two years of the state's approval of the UGB, which was in January 2018. However, the schedule has been adjusted due to the work involved in the necessary analysis, and the need to take more time to involve property owners, the public, and the project's Technical Advisory Committee in review cycles of complex information during a pandemic. The **Project Timeline (Attachment A)** has been updated. If decision-makers agree on a preferred option this fall, staff will begin the formal adoption process, with the goal of scheduling formal public hearings beginning in spring 2021.

Collectively, staff has met with the Eugene and Lane County Planning Commissions, City Council, and Lane County Board of Commissioners eighteen times since 2018. More details, and links to these meetings are included as **Attachment B**.

## WORK TO DATE

The order of analysis and minimum elements included in Urban Reserves planning is highly prescriptive and is laid out by state law, particularly Oregon Administrative Rules, Chapter 660, Division 21. Staff is following this structure, which is outlined in **Attachment C, Urban Reserves Outline of Analysis**.

The urban reserves project will be completed in five phases; each phase is designed to build on the previous one, as shown below. Currently the project is nearing the end of the Develop Options phase.



In January 2020, staff provided a project update to the Eugene City Council and Lane County Board of Commissioners at the end of the Suitability Analysis phase.

The purpose of the suitability analysis was to consider and balance a list of factors, prescribed by state rules, then dismiss land that would be unsuitable for urban development. The study area was subdivided into 18 subareas for analysis purposes. [Suitability criteria](#) were used to evaluate each subarea based on the state-directed outline of analysis. The state's criteria reflect the City's Triple Bottom Line Framework. Land was then removed from further consideration if, on balance, it would be unsuitable for Urban Reserves based on this evaluation. The full subarea analysis can be found on the Urban Reserves [project web page](#). The analysis went through multiple rounds of

review by City and County staff, service providers, and the Envision Eugene Technical Advisory Committee (EETAC). This information was then shared at public meetings in January 2020.

The Urban Reserves **Suitability Map (Attachment D)**, shows the draft results of that analysis. Of approximately 11,000 acres of developable land that were studied, approximately 6,700 acres were considered potentially suitable for Urban Reserves and moved forward for further consideration.

### **Option Development**

During this phase, land identified as potentially suitable for Urban Reserves was considered for inclusion based on its land classification, with non-farm and non-forest land being prioritized over high-value farm and forest land. Based on state rules, land identified as suitable may be included in Urban Reserves in the following order:

1. Exception areas/non-resource land

These are places outside of the UGB where Lane County allows residential, commercial or industrial uses as the primary use on a property. In the study area, these lands are mostly rural residential, and many are already developed to some degree.

2. Marginal Land

Marginal lands are also designated for non-resource uses, like housing, due to having marginal value for farm or forest production. Marginal lands typically have larger lot sizes than exception areas.

3. Farm and Forest Land

Properties designated as agricultural and forest resource lands are the last to be considered for Urban Reserves, with higher priority given to land of lower resource value (poorest soils are considered for urbanization first).

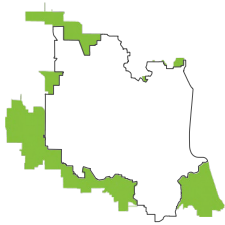
Due to the amount of land needed for Urban Reserves, all suitable exception areas/non-resource land and marginal land in the study area were included in all Urban Reserve options.

In order to analyze farm and forest land, staff identified for each suitable property the *predominant land capability class* for agricultural land and the *predominant forest productivity class* for forest land. This data came from the US Department of Agriculture and the Oregon Department of Forestry. It was combined into one dataset and referred to collectively as *land class*. This is shown in **Attachment E (Urban Reserves Suitable Land, featuring Farm or Forest Predominant Land Class)**.

As noted above, state rules give communities flexibility when deciding on the size of Urban Reserves, allowing communities to designate enough land to meet the needs of anywhere between 10 and 30 years of population growth beyond the UGB planning period; for Eugene that means looking 10- to 30-years beyond 2032. City Council previously indicated an interest in seeing a 30-year option among those considered. Using the analysis described above, staff began by identifying the best Urban Reserve option to meet a 30-year land need, then evaluated a range of other scenarios.

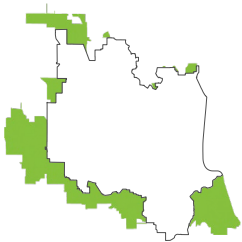
There were several urban reserve options explored that were not moved forward, due primarily to physical constraints and land patterns that would negatively impact future serviceability. Preliminary options were refined from eight options to four, with the help of the Envision Eugene Technical Advisory Committee.

The final options under consideration reflect the largest possible Urban Reserve size (30-year), the smallest possible Urban Reserve size (10-year) and two options that protect our highest-class soils. The options are described below in order from largest to smallest:



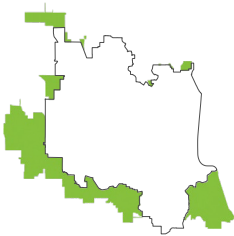
**Option 1 (largest):**

This option reserves enough land to meet the projected needs of 30 years of growth beyond 2032, based on Eugene's expected population in 2062. A 30-year Urban Reserve is the maximum size allowed by law. It provides the most flexibility in the future for urban growth boundary expansion. The suitable lands excluded from this option are some agricultural properties with predominant Class 1 and 2 land, some properties partially constrained with flood plain, or areas more difficult to serve if included. See **Attachment F (Urban Reserves 30-Year Option)**.



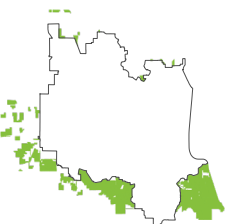
**Option 2 (preserves Class 1 land):**

This option preserves the highest value farmland by removing from consideration the properties with the highest value soils. It reserves enough land to meet the projected needs of 29 years of growth beyond 2032. The suitable lands excluded from this option are all agricultural properties with predominant Class 1 land. See **Attachment G (Urban Reserves 29-Year Option)**.



**Option 3 (preserves Class 1 and adjacent Class 2 land):**

This option preserves the highest value farmland and additional properties with higher value soils. It reserves enough land to meet the projected needs of 27 years of growth beyond 2032. The suitable lands excluded from this option are all agricultural properties with predominant Class 1 land and the directly adjacent agricultural properties with predominant Class 2 land. See **Attachment H (Urban Reserves 27-Year Option)**.



**Option 4 (smallest):**

This option reserves enough land to meet the projected needs of 10 years of growth beyond 2032. A 10-year Urban Reserve is the smallest size allowed by law. It provides the least land in the future for urban growth boundary expansion and preserves the most farm and forest land. The scattered pattern of properties included by necessity in this option significantly limits opportunities for efficient and cost-effective future neighborhoods. This may make these areas more costly to serve and less likely to develop. The suitable lands excluded from this option are all agricultural and forest properties with predominant Class 1, 2, 3, or 4 land. See **Attachment I (Urban Reserves 10-Year Option)**.

For more information, please review the [Urban Reserves Options Story Map](#). For a **Comparison Table of the Urban Reserve Options**, please see **Attachment J**.

### **Project Coordination and Public Review**

There are a variety of project committees and groups that have been involved in Urban Reserves planning with differing responsibilities:

- Project Management Team
- Service Provider Working Group
- The Triple Bottom Line (TBL) Sounding Board
- Envision Eugene Technical Advisory Committee (EETAC)

For more information on project committees and groups, and the current list of **members**, please see **Attachment K**.

Other **project partners** include a diverse list of interested parties who are kept up to date on Urban Reserves through a monthly newsletter and the project's detailed [web page](#). Public notice has been sent six times to study area (County) residents in advance of public meetings, including the virtual open house.

### **Public Input**

Study area residents and others have participated in **five in-person public meetings**—two at the downtown library, and three near the study area. Approximately 150 people participated in the meetings held at Meadowview School, Irving Grange, and Kennedy Middle School in January 2020. Then, in order to ensure adequate public review of Urban Reserve Options during the pandemic, staff held a **month-long virtual open house** (June 26-July 26, 2020). There were over 1,300 visits to the Virtual Open House and over 200 participants completed the Urban Reserves Options survey. Of those participating, *the most preferred Urban Reserve option was the 27-Year option*.

Open House project materials and a [summary of survey results](#) are included on the [Urban Reserves Engage Eugene Virtual Open House](#) page.

### **Envision Eugene Technical Advisory Committee Recommendation**

On July 16, 2020, after seventeen meetings over the course of 22 months, the EETAC provided their final input and recommendation to staff on the Urban Reserve Options under consideration. There were two motions passed, as described below:

1. *The EETAC supports the Urban Reserves analysis as technically sound*. It passed by a vote of 11 thumbs up (supporting) and 1 thumb sideways (reservation or concern).
2. *The EETAC's preferred Urban Reserve option is the 27-year option that preserves Class 1 and adjacent Class 2 land [Option 3], with the acknowledgement that the year-range is an estimate based on current population forecasts and existing Land Use Code*. It passed by a vote of 10 thumbs up and 2 thumbs sideways.

### **Planning Commission Recommendations**

In August 2020, the Eugene and Lane County Planning Commissions both met twice on Urban Reserve options. The role of City and County Planning Commissions was to recommend one of the

Urban Reserve options to the City Council and the Lane County Board of Commissioners (respectively).

- The Eugene Planning Commission voted 7-0 to *recommend the 27-Year option*
- The Lane County Planning Commission voted 5-3 to *recommend the 30-Year option, but only 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.*

### **Coordination with Growth Monitoring Program**

Urban Reserves planning and the City's Growth Monitoring program are being closely coordinated. Urban Reserves planning is carrying forward several key assumptions from the recent UGB analysis, most notably assumptions about the nature of future development density and housing mix. These assumptions took years of analysis and careful vetting and discussion to agree upon for the 2012-2032 Buildable Lands Inventory. Assumptions will be re-evaluated again the next time expansion of the urban growth boundary is considered, after the first growth monitoring report is complete in 2021. At that time, there will be opportunity to update assumptions based on new data and updated code requirements such as those that will need to be adopted to implement House Bill 2001. See the **Growth Monitoring-Urban Reserves Process Graphic (Attachment L)**.

### **Elected Officials Decision-Making**

The Eugene City Council and Lane County Board of Commissioners have joint decision-making authority in the Urban Reserves project, including the following:

- Provide direction on a proposed Urban Reserve option (October 2020)
- Convene public hearings, consider the Planning Commission recommendations, and act to adopt by Ordinance the Urban Reserves proposal as spelled out in state statute (spring/summer 2021)

### **NEXT STEPS**

Following tonight's work session, separate meetings will be held in October 2020 for each body to deliberate and provide direction to staff on a preferred Urban Reserve option to bring forward through a formal adoption process. Once there is clear direction on an Urban Reserve area from elected officials, staff will prepare the necessary package of amendments and findings and proceed with the formal adoption process. The formal adoption process will include a joint Planning Commission public hearing, Planning Commission recommendations, a joint City Council/Board of Commissioners public hearing and action by both bodies.

### **ATTACHMENTS**

- A. Urban Reserves Process Timeline
- B. List of Planning Commission, Board of Commissioners and City Council Meetings
- C. Urban Reserves Outline of Analysis
- D. Urban Reserves Suitability Map
- E. Urban Reserves Suitable Land Map, featuring Farm and Forest Predominant Land Class
- F. Urban Reserves 30-Year option map

- G. Urban Reserves 29-year option map
- H. Urban Reserves 27-year option map
- I. Urban Reserves 10-year option map
- J. Comparison Table of Options
- K. Committee and Team Members
- L. Growth Monitoring-Urban Reserves Process Graphic

**FOR MORE INFORMATION**

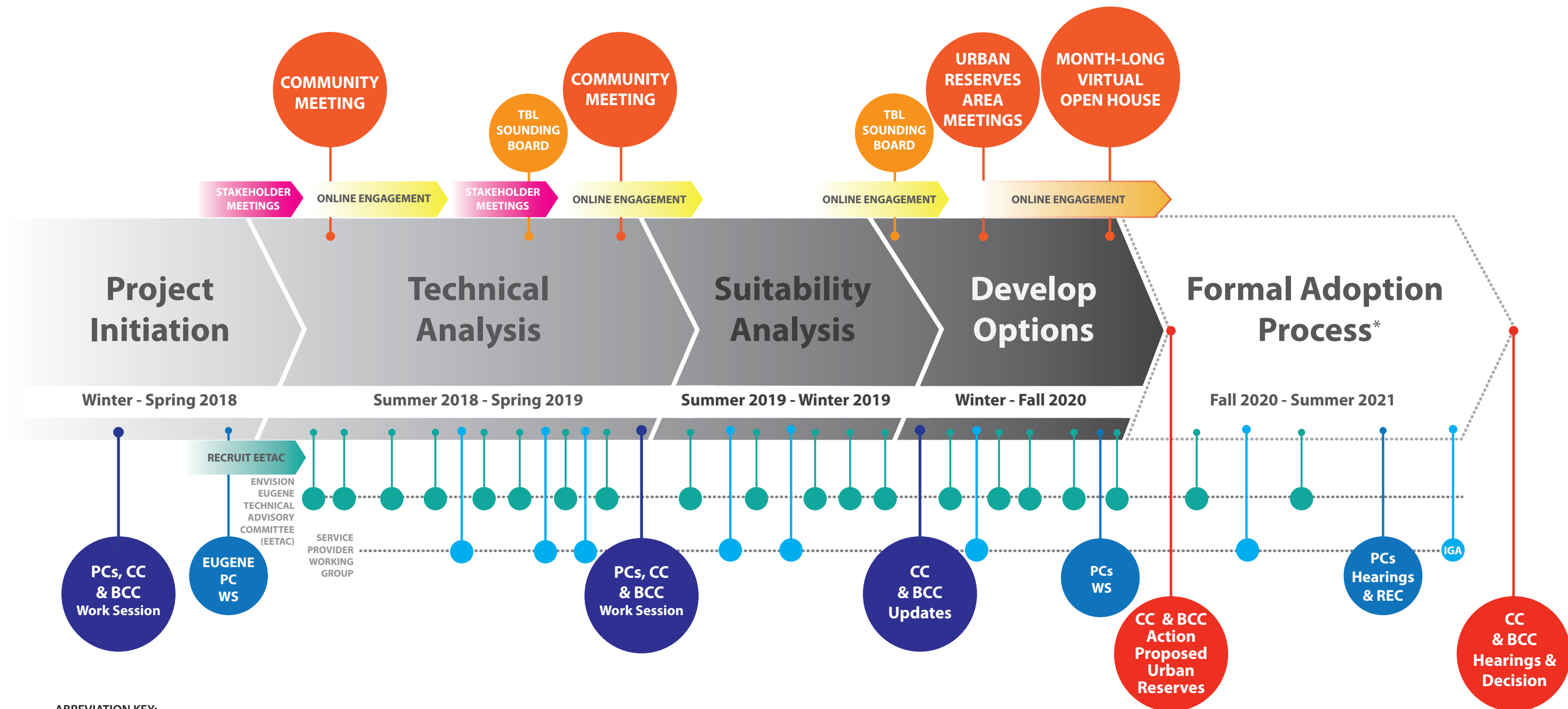
Staff Contact: Rebecca Gershow, Senior Planner Urban Reserves

Telephone: 541-682-8816

Email: [RGershow@eugene-or.gov](mailto:RGershow@eugene-or.gov)

Web: <https://www.eugene-or.gov/UrbanReserves>

# 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.

July 2020 update  
September 21, 2020, Joint Work Session - Item 1

## Planning Commissions, Board of Commissioners and City Council Meetings

Staff has met with the Eugene and Lane County Planning Commissions, City Council, and Lane County Board of Commissioners fourteen times. Below is a list of those meetings with links.

**2017:** On [November 27, 2017](#) staff provided the Planning Commission with an introduction and overview of urban reserves planning.

**2018:** The Planning Commission reviewed the draft Project Charter and Public Involvement Plan on [May 8, 2018](#). Following that meeting, staff presented the project to the Lane County Planning Commission twice, on [May 15, 2018](#) and [June 5, 2018](#), to the Eugene City Council on [June 11, 2018](#) and to the Lane County Board of Commissioners on [June 19, 2018](#). On [June 25, 2018](#) the Eugene Planning Commission approved the Urban Reserves Public Involvement Plan, and following, on [July 10, 2018](#), they recommended a Planning Commissioner to participate on the Envision Eugene Technical Advisory Committee (EETAC).

**2019:** On [May 20, 2019](#) staff provided the Eugene Planning Commission with a project update. The following evening, on [May 21, 2019](#) staff presented the project to the Lane County Planning Commission. On [June 11, 2019](#) staff presented a project update to the Lane County Board of Commissioners, and on [June 24, 2019](#), to the Eugene City Council.

**2020:** On [January 28, 2020](#) and [January 29, 2020](#) staff presented project updates to the Lane County Board of Commissioners and the Eugene City Council. Our planned April 2020 Planning Commission meetings were delayed until August. On [August 3, 2020](#) staff presented four Urban Reserves options to the Eugene Planning Commission and then on [August 4, 2020](#) to Lane County Planning Commission. The meetings continued on to [August 17, 2020](#) when the Eugene Planning Commission made their option recommendation, and on [August 18, 2020](#) when Lane County Planning Commission made their option recommendation.

## Urban Reserves Outline for Analysis

### A. Establish the Urban Reserve Land Study Area / Candidate Land for Evaluation

### B. Identify the land in the study area that is “developable”

[OAR 660-021-0030(1) states that urban reserves shall include an amount of land estimated to be at least a 10-year supply and no more than a 30-year supply of developable land beyond the 20-year time frame used to establish the urban growth boundary.]

1. Dismiss land that is severely constrained by natural hazards
2. Dismiss land that is designated or zoned to protect natural resources
3. Dismiss land that is occupied by structures or roads

### C. Identify developable land that would be “suitable” for urban reserves

[OAR 660-021-0030(2) states that “[i]nclusion of land within an urban reserve shall be based upon the locational factors of Goal 14 and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land.”]

Evaluate all the developable land in the study area by considering it in terms of all of the following factors, then dismiss land that, on **balance**, would be unsuitable for urban reserves based on this evaluation:

- Efficient accommodation of identified land needs
- Orderly and economic provision of public facilities and services
- Comparative environmental, energy, economic and social consequences
- Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

**D. Identify and designate as urban reserve: suitable land that is within the first priority category [OAR 660-021-0030(3)(a)]**

1. Identify land that is:

- Identified in Lane County's rural comprehensive plan or the Metro Plan as an exception area;
- identified in Lane County's rural comprehensive plan or the Metro Plan as nonresource land; or
- resource land completely surrounded by exception areas, unless such resource land is a high-value crop area as defined in Statewide Planning Goal 8 or prime or unique agricultural lands and defined by the US Department of Agriculture.

2. Dismiss land identified under D. 1 to which future urban services could not reasonably be provided due to topographical or other physical constraints [OAR 660-021-0030(4)(a) / ORS 195.137(2)(b)]

3. Designate Remaining first priority land as urban reserve

4. Designate as urban reserve any lower priority land that, for maximum efficiency of land uses within the urban reserve, is required in order to include or to provide services to the D. 3. land [OAR 660-021-0030(4)(b) / ORS 197.127(2)(b)]

**E. If needed, identify and designate as urban reserve: suitable land that is within the second priority category [OAR 660-021-0030(3)(b)]**

1. Identify land designated in the Lane County Rural Comprehensive Plan as marginal land pursuant to former ORS 197.247 (1991 edition)

2. Dismiss land identified under E. 1 to which future urban services could not reasonably be provided due to topographical or other physical constraints [OAR 660-021-0030(4)(a) / ORS 195.137(2)(b)]

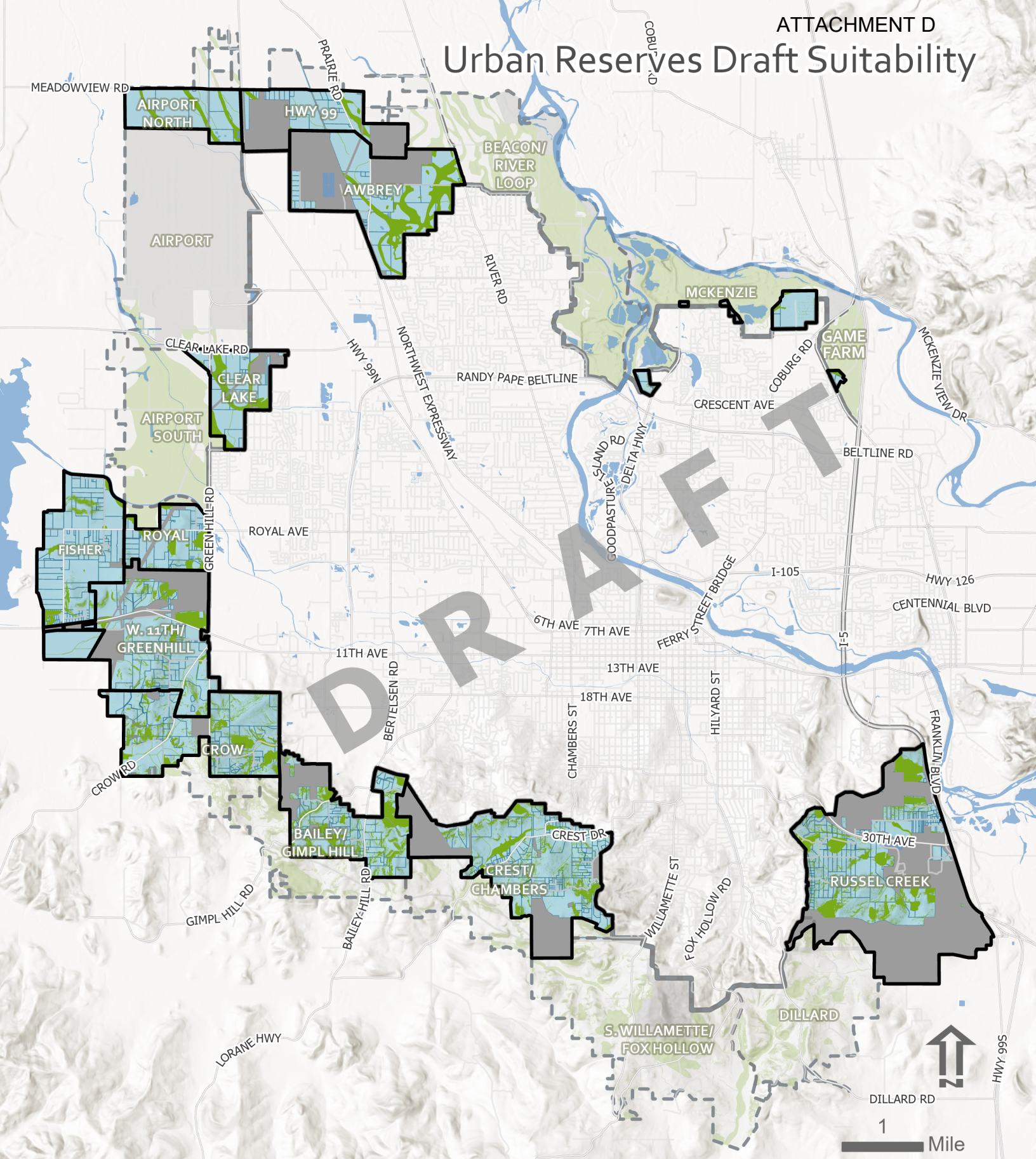
3. Designate Remaining second priority land as urban reserve

4. Designate as urban reserve any lower priority land that, for maximum efficiency of land uses within the urban reserve, is required in order to include or to provide services to the E. 3. land [OAR 660-021-0030(4)(b) / ORS 197.127(2)(b)]

**F. If needed, identify and designate as urban reserve: suitable land that is within the third priority category [OAR 660-021-0030(3)(c)]**

1. Identify land designated in Lane County's Rural Comprehensive Plan or the Metro Plan for agriculture or forestry [OAR 660-021-0030(3)(c)]
2. Dismiss land identified under F. 1 to which future urban services could not reasonably be provided due to topographical or other physical constraints [OAR 660-021-0030(4)(a) / ORS 195.137(2)(b)]
3. Identify remaining priority three land based on capability as measured by the capability classification system (agricultural land) or by cubic foot site class (forest) [OAR 660-021-0030(3)(c)]
4. Designate as urban reserve enough third priority land to meet needs, starting with lowest capability and including any higher capability land that, for maximum efficiency of land uses within the urban reserve, is required in order to include or to provide services to the lower capability land [oar 660-021-0030(3)(c) / OAR 660-021-0030(4)(b) / ORS 197.127(2)(b)]

# Urban Reserves Draft Suitability



- Initial Urban Reserves Draft Study Area
- Urban Reserves Draft Suitable Subareas
- Committed Lands
- Protected Lands
- Lands Potentially Suitable for Urban Reserves
- Lands Unsuitable for Urban Reserves

This map is intended for illustrative purposes, and is not suitable for legal, surveying, or engineering purposes. The draft study area is based on imprecise source data and is subject to change.

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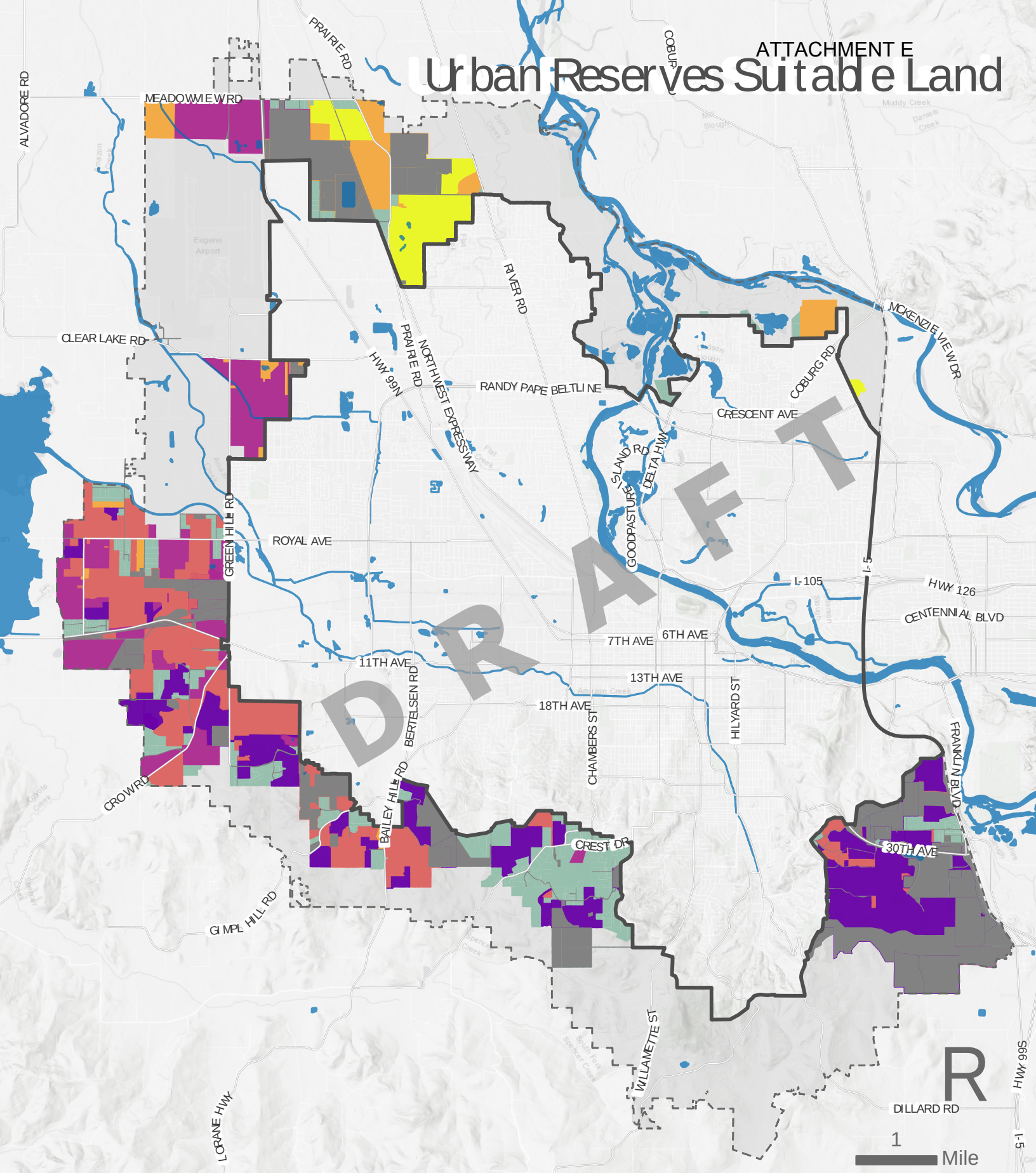
Map created November 2019 by City of Eugene Planning Division.

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For additional information, visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)



## Urban Reserves Suitable Land



Eugene UGB

Unsuitable land within study area

Land Committed for Public Use

Non-Farmland Non-Forest Land

## Farmland Forest Predominant Land Class\*

Class 1 | Higher capability | More productive land

Class 2

Class 3

Class 4

Class 6 | Lower capability | Less productive land

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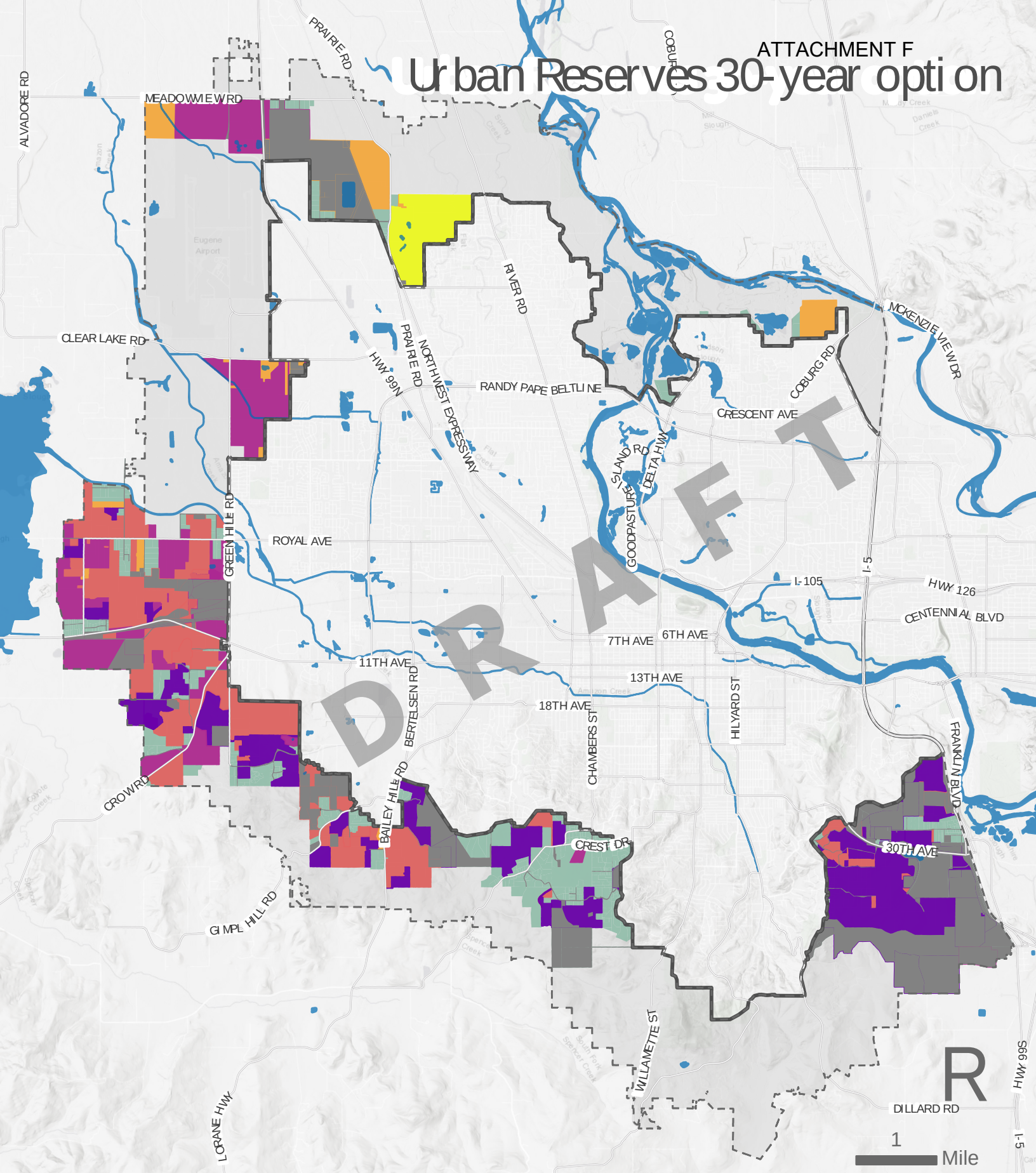
Map created July 2020 by City of Eugene Planning Division

For additional information, visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)

\*There are no suitable farmland or forest properties with a predominant land class of 5, 7, or 8



## Urban Reserves 30-year option



- Eugene UGB
- Full study area
- Land Committed for Public Use
- Non-Far mand Non-Forest Land

## Far more Forest Predominant Land Class\*

- Class 1 | Higher capability | More productive land
- Class 2
- Class 3
- Class 4
- Class 6 | Lower capability | Less productive land

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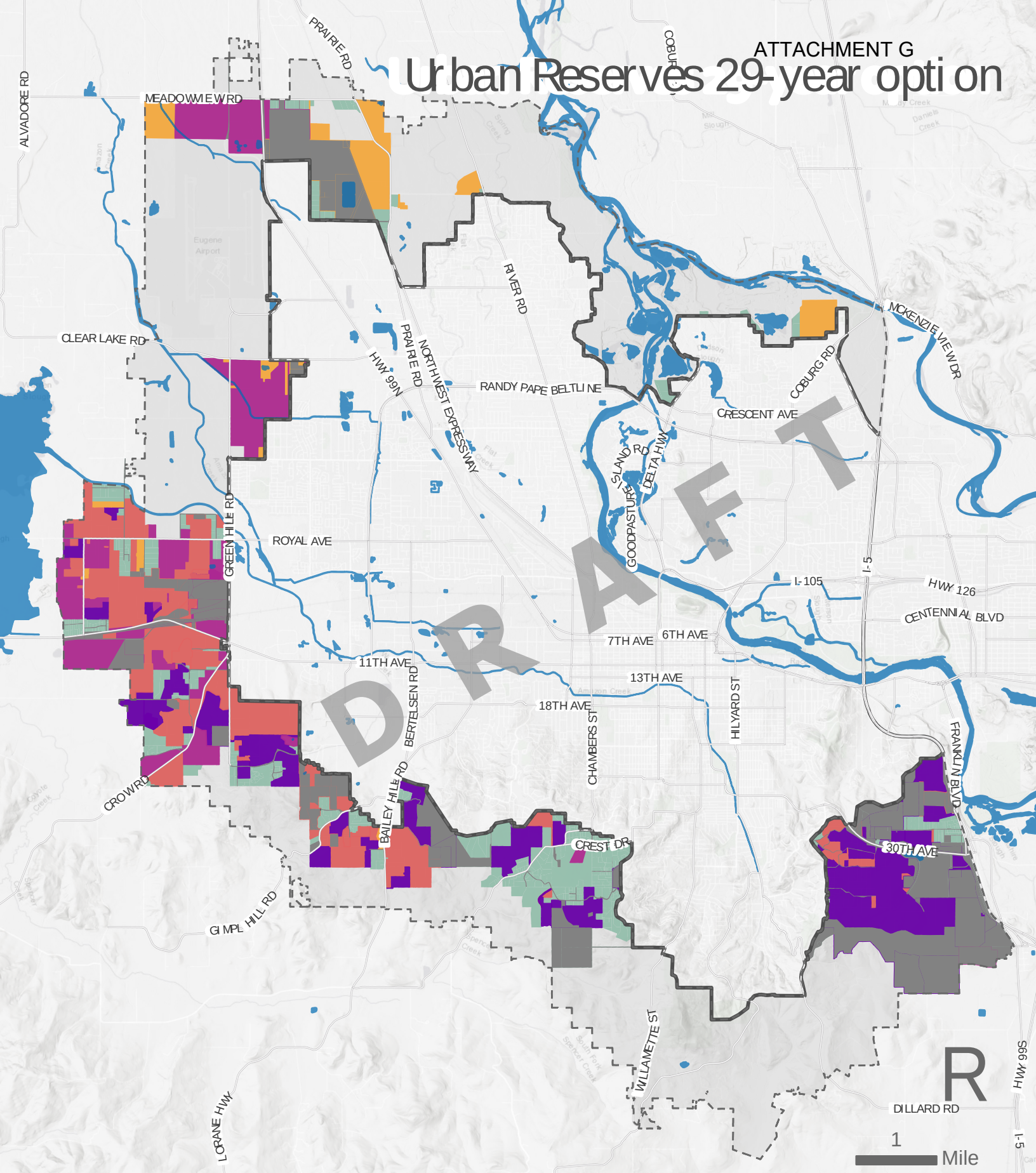
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For additional information, visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)

\*There are no suitable far more forest properties with a predominant land class of 5, 7, or 8



# Urban Reserves 29-year option



- Eugene UGB
- Full study area
- Land Committed for Public Use
- Non-Farmland Non-Forest Land

- Farmland Forest Predominant Land Class\***
- Class 1 | Higher capability | More productive land
  - Class 2
  - Class 3
  - Class 4
  - Class 6 | Lower capability | Less productive land

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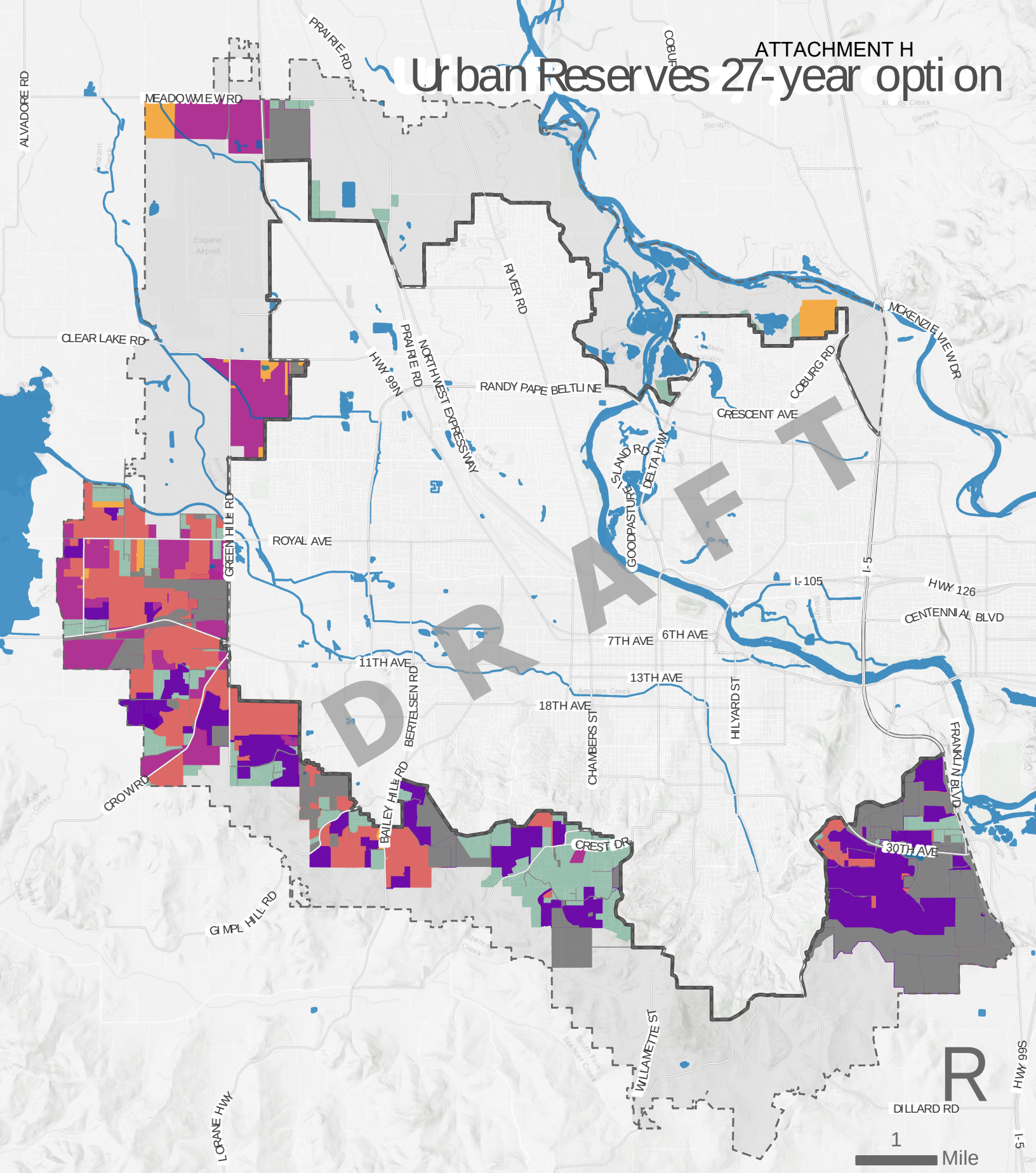
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**September 21, 2020, Joint Work Session - Item 1**  
 Map created July 2020 by City of Eugene Planning Division

\*There are no suitable farmland or forest properties with a predominant land class of 5, 7, or 8

For additional information visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)



## Urban Reserves 27-year option



- Eugene UGB
- Full study area
- Land Committed for Public Use
- Non-Farmland Non-Forest Land

## Farmland Forest Predominant Land Class\*

- Class 1 | Higher capability | More productive land
- Class 2
- Class 3
- Class 4
- Class 6 | Lower capability | Less productive land

This map is intended for illustrative purposes and is not suitable for legal, surveying or engineering purposes. The draft study area is based on imprecise source data and is subject to change.

**September 21, 2020, Joint Work Session - Item 1**  
Map created July 2020 by City of Eugene Planning Division

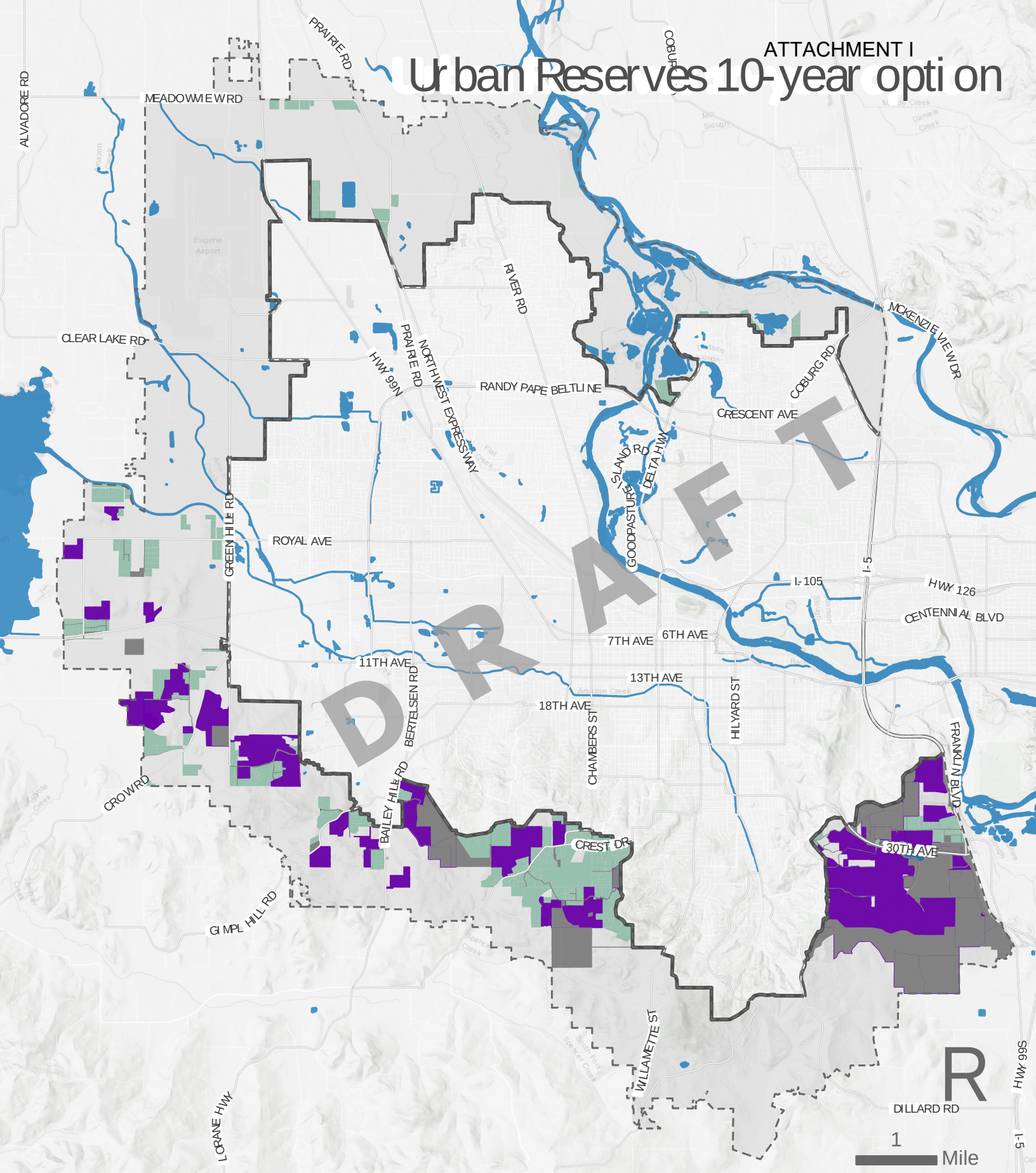
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For additional information, visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)

\*There are no suitable farmland or forest properties with a predominant land class of 5, 7, or 8



## Urban Reserves 10-year option



- Eugene UGB
- Full study area
- Land Committed for Public Use
- Non-Farmland Non-Forest Land

## Farmland Forest Predominant Land Class\*

- Class 1 | Higher capability | More productive land
- Class 2
- Class 3
- Class 4
- Class 6 | Lower capability | Less productive land

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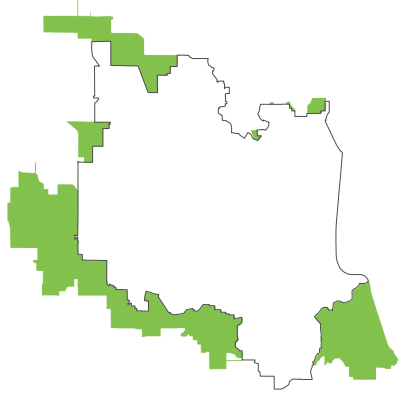
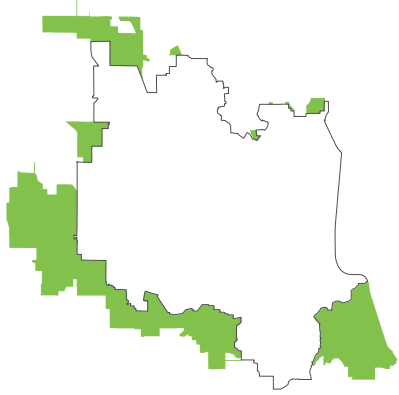
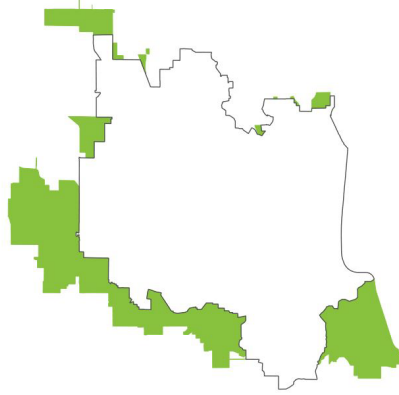
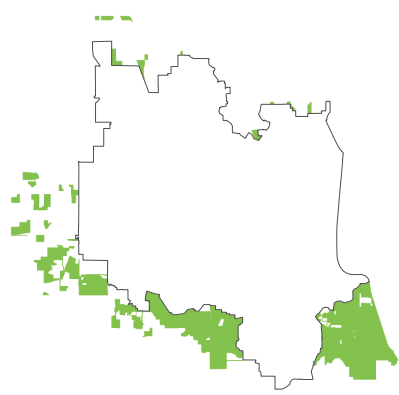
This map is intended for illustrative purposes and is not suitable for legal, surveying or engineering purposes. The draft study area is based on imprecise source data and is subject to change.

**September 21, 2020, Joint Work Session - Item 1**  
Map created July 2020 by City of Eugene Planning Division

For additional information visit [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves)

\*There are no suitable farmland or forest properties with a predominant land class of 5, 7, or 8



|                                                                                                                      | OPTION 1                                                                                                                 | OPTION 2                                                                            | OPTION 3                                                                                                                    | OPTION 4                                                                            |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                                                                                      |                                        |  |                                          |  |
| How many years of growth will this option accommodate, beyond 2032?                                                  | <b>30 years</b>                                                                                                          | <b>29 years</b>                                                                     | <b>27 years</b>                                                                                                             | <b>10 years</b>                                                                     |
| How much developable land is included?                                                                               | 6,365 acres                                                                                                              | 6,220 acres                                                                         | 5,940 acres                                                                                                                 | 2,670 acres                                                                         |
| What type of developable land is included in this option?                                                            | Exception areas/non-resource land:                                                                                       | 789                                                                                 | 808                                                                                                                         | 782                                                                                 |
|                                                                                                                      | Marginal land:                                                                                                           | 407                                                                                 | 407                                                                                                                         | 407                                                                                 |
|                                                                                                                      | Farm and Forest land:                                                                                                    | 5,063                                                                               | 4,899                                                                                                                       | 4,646                                                                               |
|                                                                                                                      | Other land:                                                                                                              | 106                                                                                 | 106                                                                                                                         | 106                                                                                 |
| Which farm and forest lands are included in this option?<br>(Class 1 is highest value, Class 6 is lowest value)      | Properties with predominant Class 1 to 6 land                                                                            | Properties with predominant Class 2 to 6 land                                       | Properties with predominant Class 2 to 6 land                                                                               | Properties with predominant Class 6 land                                            |
| Which farm and forest lands in the study area are excluded from this option?                                         | Some farm and forest properties with predominant Class 1 and 2 land, constrained with flood plain, or difficult to serve | All farm and forest properties with predominant Class 1 land                        | All farm and forest properties with predominant Class 1 land and directly adjacent properties with predominant Class 2 land | All farm and forest properties with predominant Class 1-4 land                      |
| What is the average estimated residential capacity of this option, in number of dwelling units per developable acre? | <b>5.1</b>                                                                                                               | <b>5.02</b>                                                                         | <b>4.85</b>                                                                                                                 | <b>3.65</b>                                                                         |

## **Committee and Team Members, as of August 2020**

### **Envision Eugene Technical Advisory Committee (EETAC)**

The 13-member EETAC provides technical advice to staff on growth management issues, specifically the Growth Monitoring and Urban Reserves projects. The EETAC has met 17 times on Urban Reserves since October 2018 and has been critical in reviewing and providing input on the Urban Reserves analysis.

EETAC members include:

- John Barofsky (co-Chair), Planning Commission
- Howard Saxion (co-Chair), Sustainability Commission
- Jennifer Yeh, City Council
- Ed McMahon
- Alexis Biddle
- Kevin Shanley
- Lisa Arkin
- Mark Reed
- Michelle Hunt
- Philip Farrington
- Rick Duncan
- Sue Prichard
- Tiffany Edwards

### **Triple Bottom Line (TBL) Sounding Board**

The TBL Sounding Board has met twice, in May and November 2019. The TBL is a framework the City of Eugene is using to reach its sustainability goals. It's designed to help us think about and explore the environmental, equity and economic impacts, benefits and trade-offs of our decisions. The work of the TBL Sounding Board particularly helped inform Criteria #3 in the suitability analysis, *Comparative economic, energy, social, and environmental impacts*. Members include:

- Daniel Borson, Human Rights Commission
- Kristen Taylor, Planning Commission
- Zachary Mulholland, Sustainability Commission
- Eliza Kashinsky, Budget Committee
- Mindy Schlossberg, EWEB Board of Commissioners
- Isaac Judd, Housing Policy Board
- Kate Perle, Neighborhood Leaders Council
- Kate Reid, Lane Transit District Board
- Betsy Schultz, Lane County Planning Commission
- Tom Poage, Lane County Transportation Advisory Committee

### **Service Provider Working Group**

The Service Provider Working Group is made up of area service providers who analyzed each subarea for serviceability. They include water, wastewater, stormwater, transportation and fire protection representatives, who have met several times as a group and individually with staff. This work is included

in the [Preliminary Analysis of Orderly and Economic Provision of Public Facilities and Services](#) and summarized for each subarea in the suitability analysis. Members include:

*Urban Service Providers:*

- Jeanine Parisi, EWEB
- Laura Farthing, EWEB Water
- Bill Johnson, EWEB Water
- Richard Fatooh, EWEB Electric
- Richard Jeffries, EWEB Electric
- Therese Walch, City of Eugene Public Works
- Doug Singer, City of Eugene Public Works
- Jennah Maier, City of Eugene Public Works
- Katie Marwitz, City of Eugene Public Works
- Dave Breitenstein, Metropolitan Wastewater Management Commission
- Amy Linder, Eugene Springfield Fire and EMS
- Andrew Martin, Lane Transit District
- Lindsey Eichner, Lane County Land Management
- Sasha Vartanian, Lane County Transportation
- Bill Johnston, Oregon Department of Transportation
- Philip Richardson, City of Eugene Parks and Open Space

*Study Area Service Providers (meeting participants):*

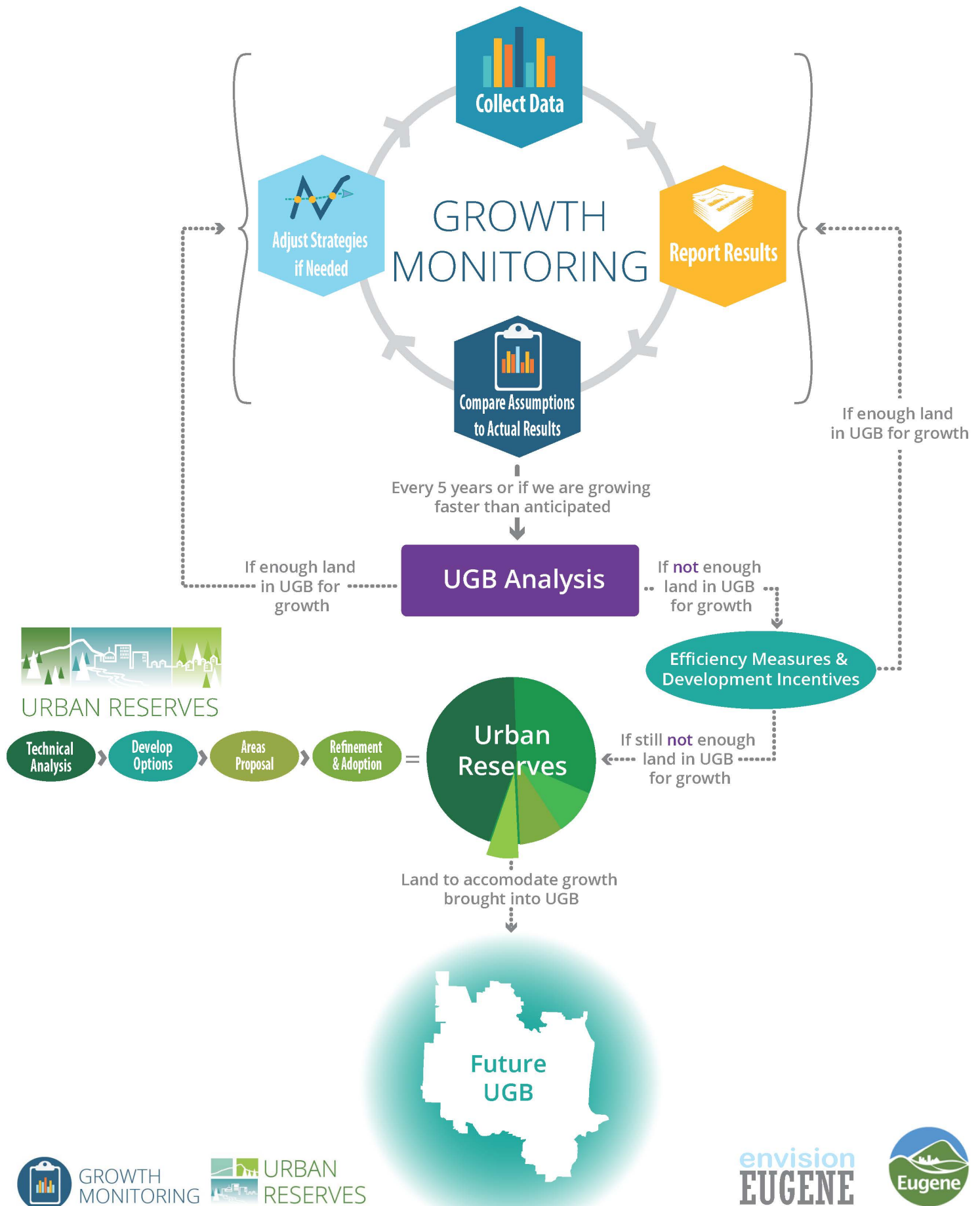
- Terry Ney, Lane Fire Authority
- Brandon Nicol, Junction City Rural Fire Protection District
- Rick Engstrom, Lane Electric
- Doug Barab, Emerald People's Utility District

**Project Management Team**

The Project Management Team (PMT) includes City and County staff tasked with carrying out the project in accordance with the Project Charter. The PMT has been meeting monthly since January 2018. Members include:

- Rebecca Gershow, Senior Planner & Project Manager, Planning and Development
- Alissa Hansen, Planning Director, Planning and Development
- Terri Harding, Principal Planner, Planning and Development
- Lindsey Eichner, Senior Planner, Lane County
- Emily Jerome, Deputy City Attorney
- Thea Evans, GIS Analyst, Planning and Development
- Sophie McGinley, Assistant Planner, Planning and Development
- Heather O'Donnell, Senior Planner, Planning and Development
- Philip Richardson, Parks Planner, Parks and Open Space

# MONITORING AND PLANNING FOR GROWTH



GROWTH  
MONITORING



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