



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

June 12, 2017

5:30 p.m. CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

**Meeting of June 12, 2017;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Alan Zelenka, President

Emily Semple

Claire Syrett

Mike Clark, Vice President

Greg Evans

Chris Pryor

Betty Taylor

5:30 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue

A. WORK SESSION:

**Urban Growth Boundary Adoption Package Overview
and Planning Commission Recommendation**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. 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.

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Urban Growth Boundary Adoption Package Overview and Planning Commission Recommendation

Meeting Date: June 12, 2017
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Terri Harding
Contact Telephone Number: 541-682-5635

ISSUE STATEMENT

After several years of community input, research and analysis, public meetings, and revisions, the City of Eugene is preparing to adopt a new Urban Growth Boundary (UGB). The City Council has provided direction on many elements of the adoption package over the past five years. In January, the Council directed staff to implement the adoption process and timeline in Attachment A.

At this work session, the City Council will have the opportunity to learn about the UGB adoption package components, the Eugene Planning Commission's recommendations, and the next steps in ongoing implementation.

BACKGROUND

Oregon law requires all cities to have a UGB, which limits how far the city may grow while also providing enough room for places to live and work. Eugene and Springfield have shared one UGB since 1982. In 2007, the state legislature adopted a law requiring each city to set its own, separate UGB. While this state mandate required Eugene to complete a residential land inventory and new urban growth boundary, it effectively required Eugene to also address its overall land supply, including land for employment, parks and schools. It also provided an opportunity to develop a collective vision to guide Eugene's population growth. That vision is summarized in the seven pillars of Envision Eugene, approved by the City Council in 2012.

Eugene has been working through many complex tasks and choices to fulfill our responsibility to create a new UGB in a way that aligns with our community vision. The Council has provided direction and made decisions on the various work products from 2012-2016, including adopting efficiency measures from 2013-2015 that enable the city to accommodate more homes and jobs within the current UGB (see decision timeline in Attachment B).

After taking a number of actions to increase the supply of employment land within the UGB, in January 2015, the Council directed the City Manager to prepare a UGB adoption package to expand the UGB to meet remaining industrial, park and school land needs in the Clear Lake Road and Santa Clara areas.

After taking a number of actions to increase the supply of land for housing within the UGB, in July 2015, the Council directed the City Manager to prepare a UGB adoption package for housing that sets a baseline UGB using the City's currently adopted population forecast and that includes no expansion. The Council's direction with regard to housing also included a timeline for updating the City's needed housing regulations, establishing urban reserves, delivering a report under the growth monitoring program, and taking action to address the results of the monitoring program (see Attachment C).

The final piece of direction regarding multifamily homes was given in October 2016, when the Council directed the City Manager to rely on existing programs and incentives to accommodate 1,000 high density homes downtown, and to include in the UGB adoption package for housing an update to the land use code to increase the minimum density in the R-2 zone to accommodate 600 medium density homes.

Earlier this year, the Council directed staff to begin the formal adoption process outlined in Attachment A. Meeting dates have been added to the timeline for this City Council and Board of Commissioners phase of the project, as shown on Attachment D.

Urban Growth Boundary Package

At the work session, staff will explain the major components of the UGB adoption package that reflects the Council's direction to staff. The package addresses Eugene's land needs for housing, jobs, parks, and schools from 2012-2032, based on the state land use planning framework, Envision Eugene pillars, and seven years of technical analysis, community input, and Council direction. Major components include:

- Clear Lake Road expansion area for 3,000 jobs, a park and a school in the Bethel Neighborhood, and the proposed Clear Lake Overlay Zone
- Santa Clara expansion area for a new community park
- A new Comprehensive Plan with chapters addressing Economic Development, Transportation, Administration and Implementation (including growth monitoring), and the Urban Growth Boundary
- Proposed housing strategies including planning for 1,000 high density homes in downtown and 600 medium density homes in existing medium density areas.

A summary of the UGB adoption package is included as Attachment E. The full binder of materials is located in the Public Service Building and the Atrium Building and on-line here: <https://www.eugene-or.gov/2987/Adopting-Our-Urban-Growth-Boundary>.

Community Engagement and Planning Commission Recommendation

The Planning Commission and City Council approved a community engagement plan for the adoption phase of the UGB package in January. The engagement plan for the City Council process includes ongoing communication via the Envision Eugene website, e-newsletters, and videos, advertising, and attending existing group meetings, in addition to the formal work sessions, joint public hearing, and deliberations meetings. Our goal is to continue to promote meaningful, effective engagement, where the public has ample opportunity to learn about and participate in the process before the Council is asked to make a final decision on the UGB proposal.

The Planning Commission has played a critical role in the community engagement and in the creation of the work products that make up the UGB adoption package. The Commission spent the

last four months reviewing the UGB proposal. It held work sessions where it reviewed and suggested improvements to pieces of the adoption package, held a joint public hearing with the Lane County Planning Commission, and deliberated on the proposal in response to issues raised by the public. The most substantive changes recommended by the Planning Commission relate to strengthening the proposed Clear Lake Overlay Zone. The Planning Commission's deliberations culminated in a recommendation for Council to approve both the jobs, parks and schools ordinance, and the residential ordinance, with suggested revisions.

During its deliberations, the Planning Commission worked through several issues that it wished to call to the Council's attention. Attachment F contains a memorandum highlighting key aspects of Planning Commission's recommendation to Council.

Additional information is available on the Envision Eugene website at www.EnvisionEugene.org.

NEXT STEPS

The City Council/Board of Commissioners' joint public hearing is scheduled for June 27. Final action is anticipated to be taken by City Council in July, and the Lane County Board of Commissioners in August.

A timeline of public meetings for the City Council phase of the UGB adoption process is included in Attachment D.

RELATED POLICIES

Triple Bottom Line of Sustainability

The environmental, social, and economic aspects of sustainability are inherent in Oregon's statewide planning program. Locally, Eugene has used a triple bottom line lens to evaluate policy choices. An example of this approach is the interdisciplinary committee that created an overlay zone for the Clear Lake expansion area that balances economic prosperity and environmental justice, as directed by the Council.

Envision Eugene Pillars

The UGB adoption package begins to implement the Council's 2012 Envision Eugene Recommendation directly. The seven pillars and associated strategies and actions are brought forward through the adoption of the urban growth boundary and Eugene-specific comprehensive plan as a major step in the ongoing community planning process.

COUNCIL OPTIONS

None; information only.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTIONS

None.

ATTACHMENTS

- A. Envision Eugene UGB Adoption Timeline 2017 (January 2017)
- B. Envision Eugene Decision Timeline
- C. City Council 2015 Direction on Housing
- D. Updated Envision Eugene UGB Adoption Timeline 2017 (May 2017)
- E. UGB Adoption Package Summary
- F. Planning Commission Memo – Points for City Council Consideration

FOR MORE INFORMATION

Staff Contact: Terri Harding
Telephone: 541-682-5635
Staff E-Mail: Terri.l.harding@ci.eugene.or.us

Envision Eugene UGB Adoption Package Timeline

UPDATED Jan. 2017

COMMUNITY INFORMATION SESSIONS

SEE PUBLIC EVENTS @ EnvisionEugene.org, *Get Involved!* page

1/19 1/26 1/31 2/2 2/7 2/9

2017

JAN

FEB

MAR

APR

MAY

JUNE

JULY

EUGENE AND LANE COUNTY PLANNING COMMISSION HEARING PROCESS

CITY COUNCIL & BOARD OF COMMISSIONERS HEARING PROCESS



1/23 Eugene Planning Commission Work Session

1/30 Eugene Planning Commission Work Session

2/13 Eugene Planning Commission Work Session

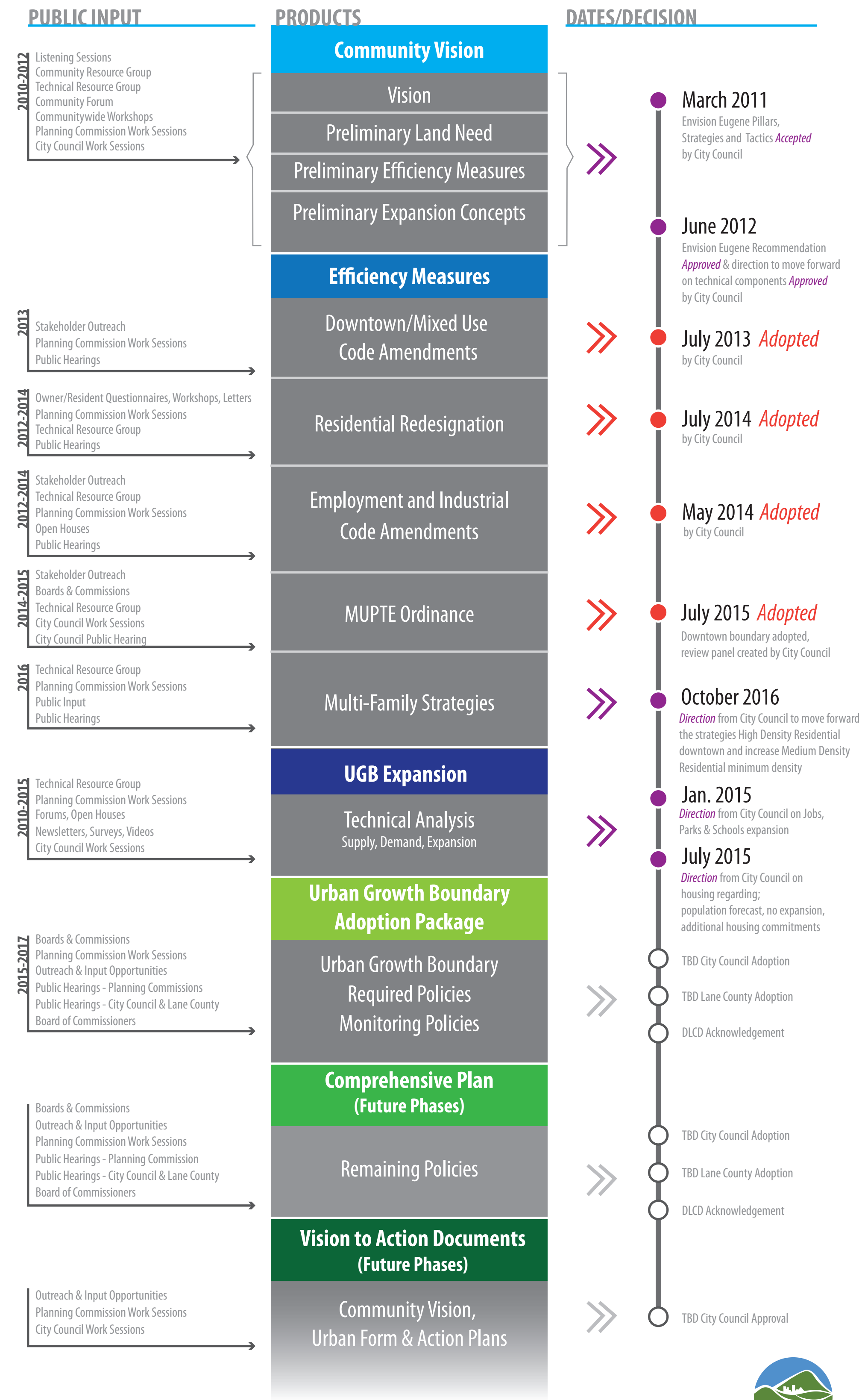
2/21 Lane County Planning Commission Work Session

3/7 Eugene/Lane County Planning Commission Joint Work Session & Public Hearing

Department of Land Conservation and Development Notice & Findings & Council Memo

envision

EUGENE DECISION PROCESS



EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Envision Eugene Housing Update

Meeting Date: July 20, 2015
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Robin Hostick
Contact Telephone Number: 541-682-5507

ISSUE STATEMENT

Portland State University recently issued a new population forecast for cities in Lane County. The City Council is now asked to decide how to move forward with establishing the residential UGB.

BACKGROUND

On January 28, 2015, Council directed staff to proceed with a UGB expansion for jobs, parks and schools. At your last work section regarding the housing component of the Envision Eugene project (April 27, 2015), you discussed two options for using the new State population forecasts and directed staff to return for direction after the new forecasts were finalized. Those forecasts were finalized at the end of June.

“Option A,” presented at your April 27 work session, was to simply finish the UGB work already underway using the 2009 population forecast. “Option B” was to extend the timeline for UGB adoption to update the data based on the new (2015) population forecast. Since your April 27 work session, city staff has continued to talk with interested parties. There now appears to be broad stake-holder support for a third hybrid option.

Hybrid Option

This hybrid option presents the most effective use of the new population forecast to address the community’s need for a buildable land supply that is financially accessible to Eugene’s workforce population as expeditiously as possible. For reasons rooted in Oregon’s complicated land use laws, these community interests are best met by a hybrid option that includes all of the following components:

Establish a Baseline UGB

- Establish a “baseline” UGB for a 2012-2032 planning period to separate Eugene from Springfield. This baseline UGB will be based on the data and analysis gathered and vetted through the Envision Eugene project (including the population forecast adopted by Lane County in 2009).

- Target for City and County consideration of the proposed baseline UGB: 2016. This will require immediate, intense staff work on the residential land UGB analysis to put it back on the same time line as for employment, parks and schools.

Update Needed Housing Regulations

- Update the City's procedures and approval criteria for needed housing applications (applications to develop housing in areas identified for housing in the City's BLI and HNA).
- Target for City consideration of proposed updates: within 1 year of State acknowledgement of the baseline UGB.

Establish Urban Reserves

- Establish urban reserves that identify the land surrounding Eugene that can be used for UGB expansions as needed to meet the City's land needs based on growth from 2012-2062, based on the PSU population forecast finalized in 2015 (a forecasted 2062 population of 267,947).
- Target to initiate City work on urban reserve planning: immediately, beginning with identification of resources to make the establishment of urban reserves a highest priority.
- Target for City and County consideration of the proposed urban reserves: within 2 years of State acknowledgment of the baseline UGB.

Monitor / Report on Residential Growth

- Provide the City Council with a monitoring report that updates the supply of buildable residential land and the community's need based on the most recently finalized PSU population forecast.
- Target for delivery of report to City Council: three years after State acknowledgment of baseline UGB (instead of the five year monitoring interval indicated in the TRG's draft monitoring program).

Action to Address Results of Monitoring

- Expand the UGB to the extent indicated by the monitoring report, to add urban reserve land to the UGB as needed to meet the City's residential land needs for a new 20-year planning period, based on the PSU population forecast in place at the time this UGB work is initiated.
- Target for initiation of work on a proposal to expand the UGB onto urban reserve land (to the extent indicated by the monitoring report): immediately upon State acknowledgment of Eugene's urban reserves.
- Target for City and County consideration of the proposal to expand the UGB (to the extent indicated by the monitoring report): within 3 years of State acknowledgment of urban reserves.

Allocate Funds

- Allocate \$750,000 to enable the City to hire consultants and/or staff to conduct the analysis required to create and implement a growth monitoring program and to establish urban reserves while ensuring that long-awaited neighborhood planning can still take place.

COUNCIL OPTIONS

- A. Direct the city manager to finish the UGB work already underway using the 2009 population forecast (Option A).
- B. Direct the city manager to use the new population numbers in new analysis in order to establish the UGB (Option B).
- C. Direct the city manager to move forward with the “Hybrid Option” described in this AIS.

CITY MANAGER’S RECOMMENDATION

The City Manager recommends moving forward with the “Hybrid Option” described in this AIS.

SUGGESTED MOTION

Move to direct the city manager to prepare an urban growth boundary adoption package and to take the other actions that are part of the “Hybrid Option” as described in this AIS.

FOR MORE INFORMATION

Staff Contact: Robin Hostick
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Staff E-Mail: Robin.A.Hostick@ci.eugene.or.us

Envision Eugene UGB Adoption Package Timeline

UPDATED May 2017

COMMUNITY INFORMATION SESSIONS

SEE PUBLIC EVENTS @ EnvisionEugene.org, *Get Involved!* page

1/19 1/26 1/31 2/2 2/7 2/9

See EnvisionEugene.org, *Get Involved!* Page for How to Participate

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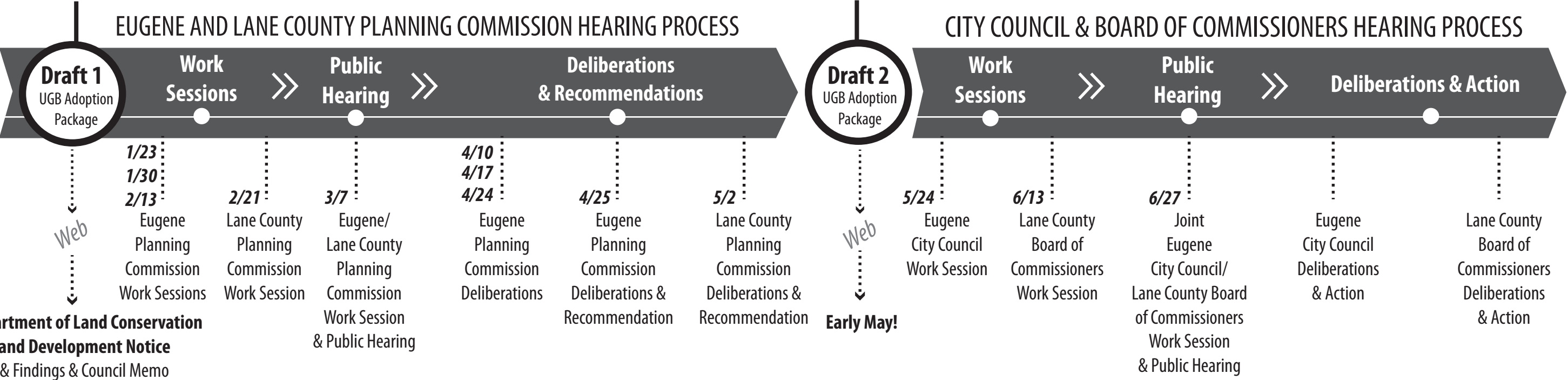
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UGB Adoption Package Summary

Community Vision

Eugene's urban growth boundary proposal is the result of over 6 years of community input, technical analysis, and City Council direction.

In Oregon, urban growth boundaries define the areas around a city in which urban development can occur. The UGB helps protect farms and forests from urban sprawl and promote the efficient use of land, public facilities, and services inside cities.

As Eugene continues to grow, it is important to plan how and where that growth will happen. The UGB is part of our plan for how we will grow as a community, providing enough land for homes, jobs, schools, and parks. Over the next twenty years, our population will grow by about 20%, but our land area will grow by only about 3%.

Our community vision and the Envision Eugene pillars guide the UGB proposal, which aims to promote a livable, prosperous, and equitable future for all.

UGB Proposal

The proposal will create Eugene's own urban growth boundary, separate from Springfield, and includes a new Eugene-specific comprehensive land use plan and policies. This includes establishing a program to monitor development and adjust our growth strategies and assumptions if needed.

The proposed UGB includes 20 years-worth of land for jobs, parks, schools and housing for Eugene.

- The Clear Lake Road expansion area includes 924 acres for 3,000 jobs in the Bethel neighborhood, a community park and a school. A Clear Lake Overlay Zone is also proposed to preserve larger employment sites and limit environmental and health impacts.
- The Santa Clara expansion area includes 35 acres adjacent to Madison Middle School for a community park, between Wilkes Drive and River Loop 2.

Over the next 20 years, about 90% of our new homes will fit on currently vacant or underdeveloped land across the city. Based on City Council direction, the proposal includes the following strategies for fitting the remaining 10% of new homes:

- Accommodating about 1,000 additional high density homes downtown by continuing existing programs and development incentives for higher density apartments and condominiums
- Accommodating 600 additional medium density homes by amending the zoning code to require a higher minimum number of homes to be built in areas zoned for medium density housing (from 10 to 13 dwellings per acre).



This plan establishes a robust growth monitoring program. Once the UGB is adopted and acknowledged by the state, the city will move right into growth monitoring reporting, code updates, and planning for urban reserves to inform the next UGB update.

Adoption Process

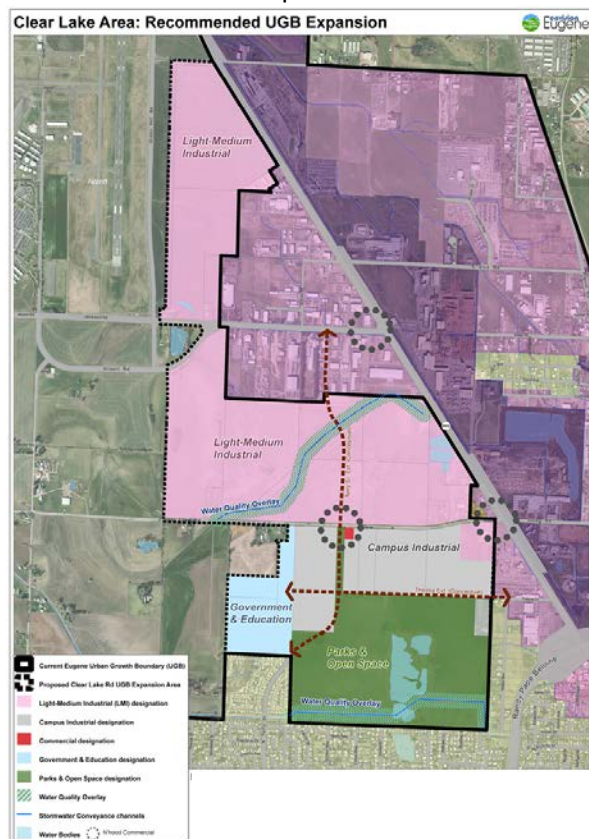
Both the City and the County will review and make a decision about Eugene's UGB proposal.

The Planning Commissions were the first step in the adoption process. Work sessions, a public hearing, and deliberation sessions were held from January through April, with the Planning Commissions recommending approval of both the jobs, parks, and schools ordinance and the residential ordinance to their respective elected bodies. The Eugene Planning Commission made numerous revisions to the adoption package materials, including strengthening the language of the Clear Lake Overlay zone to protect large employment sites. They also suggest that proactive steps be taken after UGB adoption to promote economic development in the Clear Lake area and to address housing supply and affordability issues citywide.

The City Council and Lane County Board of Commissioners will hold work sessions in May and June. The joint public hearing is scheduled for June 27. Decisions could be made as soon as July. Once the state acknowledges the City's and County's local decisions, the UGB becomes effective.

Any aspect of the adoption package can be commented on during the City Council process. Newer components include the new Clear Lake Overlay zone, changes to the R-2 Medium Density Residential zone, changes to the Metro Plan, and new Envision Eugene Comprehensive Plan policies. Learn more at www.envisioneugene.org

Clear Lake Expansion Area



Santa Clara Expansion Area





Memorandum

Date: May 15, 2017

To: Eugene City Council

From: Eugene Planning Commission

Subject: Urban Growth Boundary Adoption Package – Points for City Council Consideration

Dear Mayor Vinis and City Councilors,

The Planning Commission has been working with staff on the Envision Eugene process of community visioning and growth management since 2010. We have spent countless hours holding numerous work sessions each year, serving on subcommittees, and attending community events related to the overall project as well as specific aspects, such as the Clear Lake Overlay Zone. Over the past four months, as part of the formal adoption process, we have spent over six hours in work sessions, held a highly publicized joint public hearing with the Lane County Planning Commission, and spent over eight hours in deliberation sessions to formulate our recommendations to you. Our goal is to facilitate your decision-making on this important community project by providing recommendations that are based on thorough Planning Commission analysis and consideration. Both ordinances being presented to you include the revisions that the Planning Commission recommended in response to issues raised by the public or by Planning Commissioners. We are now pleased to deliver our recommendations on adopting the Urban Growth Boundary (UGB), a critical step in accomplishing our shared community vision. Our recommendation is to adopt both ordinances -- the Employment, Parks, and School Ordinance with its exhibits, and the Residential Ordinance with its exhibits -- as they are being presented to you.

During our deliberations, several issues came up that deserve special mention. They are summarized below. We look forward to following the City Council and County Board of Commissioners through the decision making process, so that we can begin implementing the many projects that our community needs and wants to achieve our community vision.

I. Responding to Public Testimony and Creating our Recommendation

1. Clear Lake Overlay Zone

The City is proposing the adoption of a new overlay zone to be applied to the land in the Clear Lake expansion area. The lots in that area will remain in an agricultural base zone until a large-lot industrial use is established. This overlay zone serves as a regulatory tool to address two goals: protecting large lots for industrial use, and promoting environmental justice and residential compatibility. We received testimony regarding the Clear Lake Overlay Zone and that raised concerns about the effectiveness of the proposed standards intended to protect Eugene's large lot industrial land supply. We deliberated on changes to the overlay at length and our recommendation to you includes revisions to the overlay provisions that were initially provided to us. We wanted to explain some of our reasoning here.

Because the Clear Lake expansion area is intended to address the City's specific need for industries that require special (large) site sizes, Statewide Planning Goal 14 requires the City to adopt regulations that will manage the use and division of lots in the expansion area to maintain their potential to address that specific need. The City must "adopt policies and land use regulations providing for those special site

needs” and “[p]rotect sites suitable for the proposed use by limiting land divisions and permissible uses and activities that interfere with development of the site[s] for the intended use” (OAR 660-024-0050(6) and 660-009-0025(8)).

Staff worked with 1000 Friends of Oregon, who provided testimony on this issue, to revise the overlay to address the concerns raised. Staff also met with the Eugene Chamber of Commerce and property owners in the area, as well as sending the revised draft overlay to the interested parties list before we deliberated on it. We feel confident that the overlay is stronger as a result, and that the original goals of protecting large sites and addressing environmental justice concerns remain intact.

In addition, we made a change to the list of uses that will be prohibited in the overlay area. This change was made to recognize the importance of one of our targeted industries, advanced wood products manufacturing. “Reconstituted wood products manufacturing” was on the prohibited use list developed by the Clear Lake subcommittee. We were not comfortable prohibiting this use in the Light Medium Industrial area of the overlay zone, given our City’s stated goal of promoting advanced wood products manufacturing. Before we decided to allow that use, we considered the facts that it would only be allowed in the Light Medium Industrial area, generally north of Clear Lake Road. The proposed zoning of the Clear Lake area provides a transition in land uses from residential uses in the south, to park, school, and campus employment uses in the area generally south of Clear Lake Road, closest to the residential neighborhood. The zones that will be applied in these areas will not allow “reconstituted wood products” (or many other manufacturing and industrial uses).

North of Clear Lake Road, the zoning transitions to Light Medium Industrial. We feel enough of a buffer is provided from the residential uses to allow “reconstituted wood products manufacturing” along with the other uses allowed in the Light Medium Industrial zone. Another reason to remove reconstituted wood products manufacturing from the prohibited use list is that the land use code lacks definitions for different types of wood manufacturing. In addition, we believe that updated environmental regulations and advances in technology will lead to new manufacturing plants being less impactful than those built in the past.

During our deliberations, we also identified the need to define “single business” for implementation of the Clear Lake Overlay Zone. We asked Planning staff to work with Community Development staff to arrive at an appropriate definition. One option to consider is: “an organizational entity engaged in commercial or industrial activities.”

We fully support the goals of the overlay zone and recommend that the Council approve it as modified though public comments and our deliberations.

2. Alternative Expansion Area- Sand and Gravel

The Planning Commission received public testimony suggesting that locations other than the proposed lots in the Clear Lake area would be more appropriate for expansion for employment purposes. One suggested alternative is a 35-acre portion of the Eugene Sand and Gravel site near Beltline and Delta Highway.¹ The Planning Commission deliberated about this testimony and agrees with staff’s analysis. This site was dismissed from consideration as a large-lot industrial site because it is a protected aggregate resource area under Statewide Planning Goal 5 per Metro Plan Policy III.C.18.

To summarize, legal staff has addressed this suggestion as follows, and we wish to bring this summary to the attention of the Council.

¹ Dan Terrell / Bill Kloos testimony, January 4, 2017.

“City staff have engaged in a series of meetings and correspondence with Eugene Sand and Gravel (“ES&G”) representatives over the course of several years, beginning in 2013, regarding the assertion that ES&G’s land should be added to the Eugene UGB. The City did not summarily dismiss the ES&G land from consideration; the land received serious consideration for inclusion in the UGB. The City’s UGB expansion study for industrial land dismisses the ES&G site because it is identified and completely protected as a significant aggregate resource under Statewide Planning Goal 5 and a change in that status is not within the City’s control. Rather, the process for “reclaiming” a depleted mining site and removing it from Lane County’s Goal 5 aggregate resource inventory must be handled, primarily, by the County in response to applications submitted by the property owner. During these meetings and correspondences City staff suggested that ES&G apply to the County to take the land off of the Goal 5 inventory. It is our understanding that ES&G has still not done so.”

The Planning Commission discussed the possibility of considering the Eugene Sand and Gravel site in the upcoming urban reserves process, if it is removed from the County’s Goal 5 inventory.

3. Growth Monitoring Program

Envision Eugene Comprehensive Plan Policies 10.8 through 10.12 (in the Administration and Implementation chapter) establish the Growth Monitoring Program. These proposed policies are intended to establish the program, impose the high-level requirements, and provide general policy guidance, so the details of the program are not included in the comprehensive plan policies. We understand the need for the growth monitoring program to be nimble and responsive as it gets underway, which we recommend happen immediately upon adoption, and that program details need not be included in the comprehensive plan. However, we wish to highlight the need to ensure that the Growth Monitoring Program policies, procedures, and timelines for deliverables are clear and will lead to the program implementation that we intend.

We also note that Policy 10.11 currently requires that the City Manager appoint the monitoring program’s future Technical Advisory Committee members. The Council may want to discuss whether this is the appropriate and intended procedure for appointment to the committee.

II. Issues for Consideration After UGB Adoption

4. Proactively Address Development Readiness in the Clear Lake Expansion Area

The Clear Lake Expansion Area is an opportunity for the City to attract local and new businesses that need large development sites we have not previously had in our inventory. However, significant work lies ahead to assure the expansion area sites are ready for development. Comprehensive Plan Economic Development Policy 3.27 speaks to the need to work with property owners of current vacant and underutilized industrial land to reduce financial and regulatory barriers.

We wish to raise the Council’s awareness that the need for wetland mitigation in the area will take local commitment to our wetland mitigation banking program as well as considerable coordination with state and federal agencies, such as the Oregon Division of State Lands and Army Corps of Engineers. Our understanding is that Policy 3.27 provides the framework for directing staff work on these economic development efforts; they should be a priority for the City if the expansion lands are to be utilized for job development within the 20-year plan timeframe.

5. Proactively Address Housing Issues

Throughout our deliberations, issues around housing came up repeatedly. There is widespread concern about housing affordability, concern that our clear and objective development standards are too restrictive, and concern that we need to plan for ‘missing middle’ housing types. Although our studies show we have enough land to meet our housing needs for the 2012-2032 planning period, we wish to

convey our support for proactively addressing emerging issues by prioritizing and adequately funding staff work on these issues.

The City should prioritize projects that address our housing supply, regulatory, and affordability issues. We urge you to immediately allocate the necessary resources to the new Growth Monitoring Program, the creation of a parcel-specific land use diagram, Urban Reserves planning, and incentive programs for housing such as restructured Systems Development Charges (SDCs).

III. Eugene/Lane County Conflict Resolution (Metro Plan)

We would like to call your attention to a specific part of the process for adopting the Metro Plan amendments included in both ordinances. Eugene Code provides at EC 9.7730(2)(c):

- (c) Governing Body Action. After the date the last planning commission provides a recommendation on the proposed amendment, the governing bodies of Eugene and Lane County shall schedule a joint public hearing on the proposed amendment. After the joint public hearing, both governing bodies shall approve, modify and approve, or deny the proposed Metro Plan amendment. Both governing bodies shall take action by ordinance, with adopted findings and conclusions on whether the proposal or modified proposal meets the approval criteria at EC 9.7735. The actions of the governing bodies are final if they adopt substantively identical ordinances or decisions. The conflict resolution provisions of EC 9.7730(6) apply if the two governing bodies do not adopt substantively identical ordinances or decisions.*

Eugene Code 9.7730(6)a, states that:

- (a) A Type II amendment for which there is no consensus shall be referred to the Mayor of Eugene and the Chair of the Lane County Board of Commissioners for further examination of the issue(s) in the dispute and recommendation back to the governing bodies. If no recommendation is made back to the governing bodies within 6 months, the plan amendment is denied.*

We very much look forward to collaborating with the Council as we continue to implement Envision Eugene. We are available to answer questions or elaborate on comments contained within this memo.