



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

June 27, 2017

**6:30 p.m. JOINT PUBLIC HEARING OF EUGENE CITY COUNCIL AND
LANE COUNTY BOARD OF COMMISSIONERS
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**Meeting of June 27, 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

**6:30 p.m. JOINT PUBLIC HEARING OF EUGENE CITY COUNCIL AND
LANE COUNTY BOARD OF COMMISSIONERS
Harris Hall, 125 East 8th Avenue**

**A. PUBLIC HEARING
Urban Growth Boundary Adoption Package**

Manager: Introduces topic, presents background information.

Mayor opens the public hearing: Those wishing to speak during the Public Hearing must submit a completed "Request to Speak" form to the information desk, prior to the beginning of the Public Hearing. When you come to the podium, please give your name, city of residence, and, for Eugene residents, your ward if known; you will have three minutes to comment. There are lights on the timer; the red light indicates the end of three minutes.

Mayor: Closes the public hearing.

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.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at ***www.eugene-or.gov***.



AGENDA ITEM SUMMARY

City of Eugene and Lane County Joint Public Hearing: Urban Growth Boundary Adoption Package

Meeting Date: June 27, 2017

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 May, the Eugene and Lane County Planning Commissions provided their recommendations of approval to the Council and Board of County Commissioners.

At this meeting, the City Council will hold a joint public hearing on the UGB proposal with the Lane County Board of Commissioners. After the hearing, each body will meet separately on future dates to deliberate and act on the proposal.

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's community vision is summarized in the seven pillars of Envision Eugene, approved by the City Council in 2012. Earlier this year, the Council directed staff to begin the formal adoption process for the UGB, as outlined in Attachment A.

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).

Urban Growth Boundary Package

The UGB adoption package reflects the Council's direction to staff over the last several years. 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 C. 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 has included ongoing communication via the Envision Eugene website, e-newsletters, and videos, advertising, and attending existing group meetings, and joint public hearings.

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 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.

Additional information is available on the Envision Eugene website at www.EnvisionEugene.org. Materials from the Council work session on June 12 can be found at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>. Information from the County Board of Commissioners' June 13 work session may be viewed at: <https://www.lanecounty.org/cms/one.aspx?pageId=4082662>.

NEXT STEPS

Public testimony received to date may be viewed at the following link: <https://www.eugene-or.gov/DocumentCenter/View/31250>. After the public hearing, this link will be updated with all testimony received. Deliberations and final action are anticipated to be taken by City Council on July 17. The Council packet for that date will include a staff response to public testimony received. The Lane County Board of Commissioners are scheduled to deliberate and act on August 8.

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; this item is a public hearing only.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTIONS

None.

FOR MORE INFORMATION

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

ATTACHMENTS

- A. Envision Eugene UGB Adoption Timeline - May 2017
- B. Envision Eugene Decision Timeline
- C. UGB Adoption Package Summary
- D. Link to Public Testimony: <https://www.eugene-or.gov/DocumentCenter/View/31250>

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

Informational Drop-In Session 6/15 SEE PUBLIC EVENTS @ EnvisionEugene.org, *Get Involved!* page

2017

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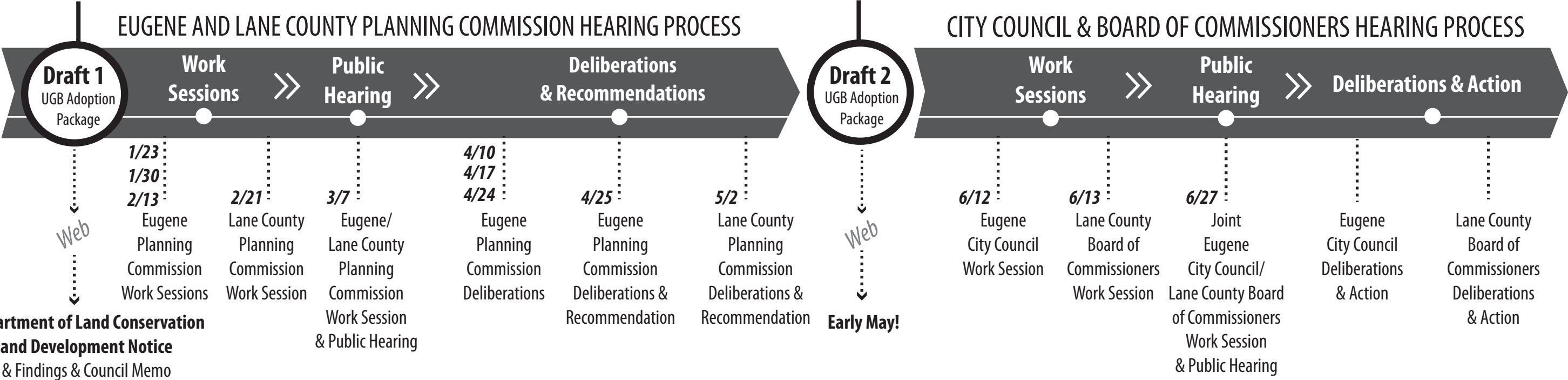
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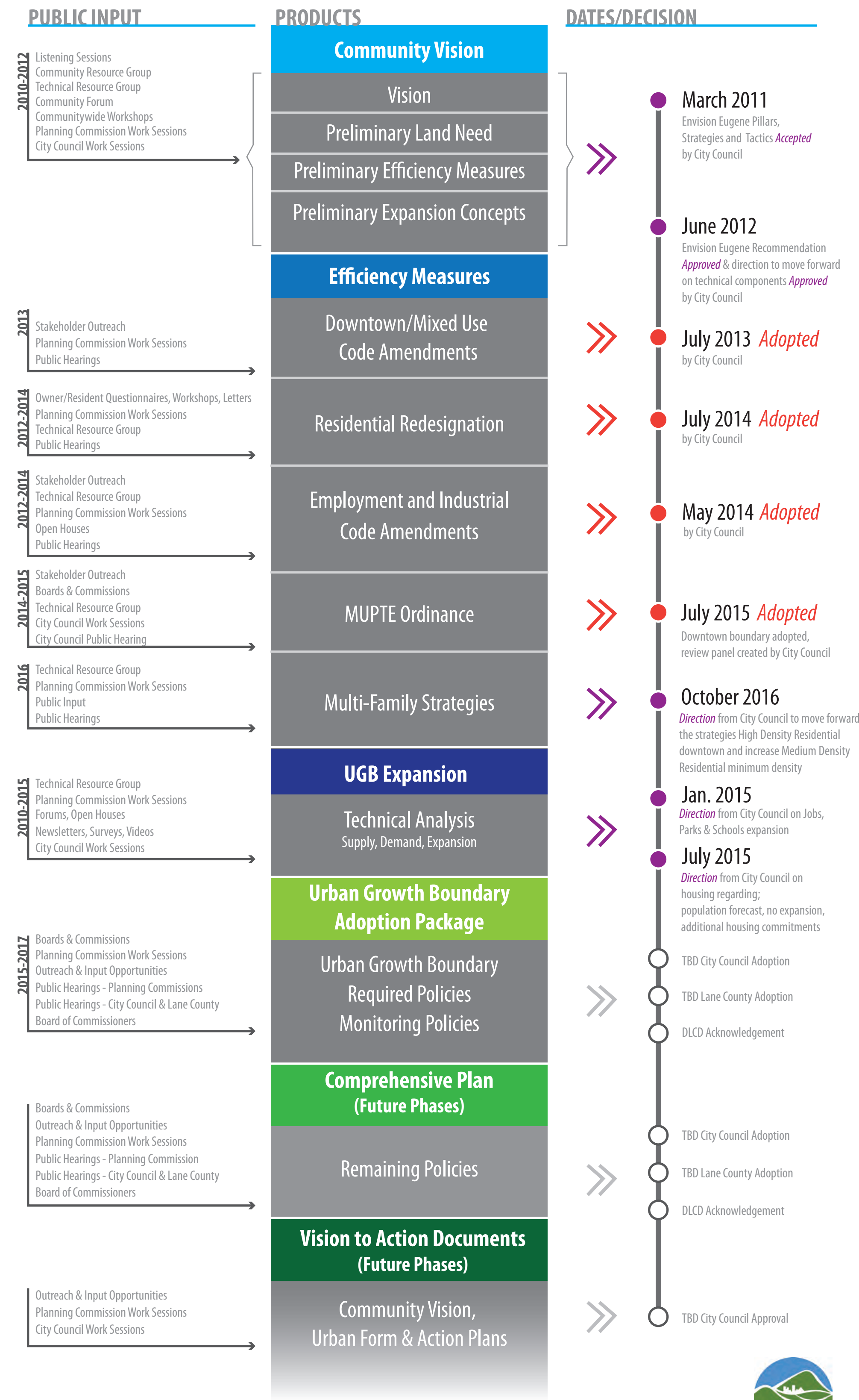
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envision

EUGENE DECISION PROCESS



October 2016



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

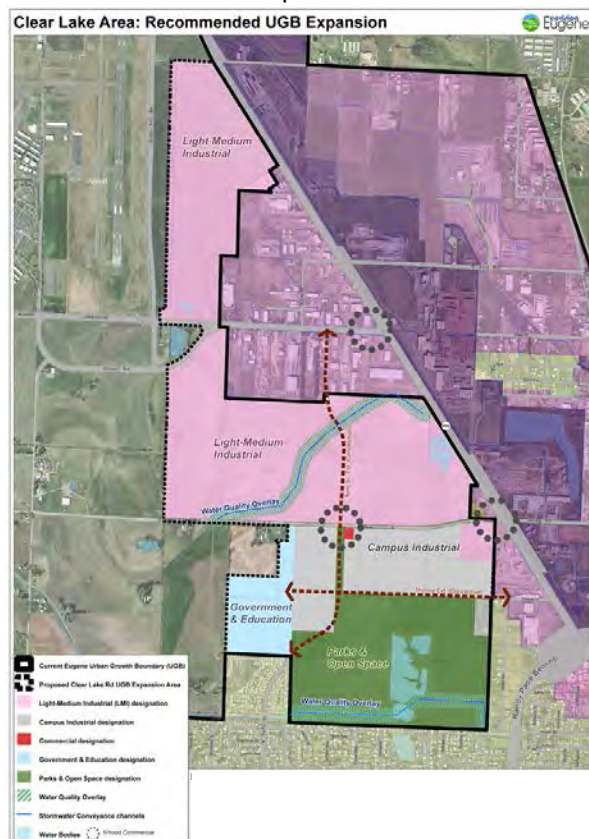
Both the City and the County will review and make a decision about Eugene's UGB proposal.

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

