



City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

February 12, 2025

12:00 p.m. CITY COUNCIL WORK SESSION

City Council Wednesday work sessions are held 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>

Meeting of February 12, 2025; Her Honor Mayor Kaarin Knudson Presiding

Councilors

Greg Evans, President

Mike Clark

Matt Keating

Jennifer Yeh

Lyndsie Leech, Vice President

Eliza Kashinsky

Randy Groves

Alan Zelenka

12:00 p.m. CITY COUNCIL WORK SESSION

1. WORK SESSION: Urban Growth Strategies Project Update

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.

February 12, 2025 Work Session

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Urban Growth Strategies Project Update

Meeting Date: February 12, 2025
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Terri Harding
Contact Telephone Number: 541-682-5635

ISSUE STATEMENT

This City Council work session is an opportunity for staff to provide the Council with an update on the Urban Growth Strategies project, including Eugene's new state allocated Housing Need. No action is requested.

BACKGROUND

Eugene has initiated a multi-year urban growth boundary analysis update and collaborative effort that integrates state-required urban growth planning, equitable community engagement, and Council-directed policy work, which has been given the umbrella project name of [Urban Growth Strategies](#). Urban Growth Strategies (UGS) builds off the [Envision Eugene Community Vision](#) to identify the tools, actions, policies, and land needed for housing, jobs, and other urban uses in Eugene for the next twenty years. Staff provided an update to Council on this topic at their [May 15, 2024](#) joint work session.

Urban Growth Strategies includes several phases:

1. **Community Engagement:** Identify the needs and priorities of community members for housing, jobs, and access to community assets in Eugene.
2. **Policy Development:** Integrate the results of community engagement and technical analysis to create and update the policies guiding land use planning in Eugene.
3. **Housing and Jobs Needs and Actions:** Take actions to address identified needs, especially related to housing production, affordability, and choice.
4. **Land Supply Studies:** Complete a technical analysis of land needed for jobs, housing, and other urban uses (such as parks, schools, and infrastructure).

Each of the four project phases is explained below, with an emphasis on Housing Needs and Actions for this meeting. Information pertaining to jobs and other urban uses will be brought to City Council at a future date.

A general project timeline for Urban Growth Strategies is included as **Attachment A**. Importantly, the timeline is structured to allow staff to start work as soon as possible on housing actions, including designating Climate-Friendly Areas, while also using the new projections from the Oregon Housing Needs Analysis. The new housing need projections, explained in more detail below, account for not only population growth but also for people experiencing homelessness,

February 12, 2025 Work Session – Item 1

second/vacation homes and for cities' existing underproduction (deficit) of housing. This new statewide approach results in housing need projections for cities that are significantly larger than projections using the previous methodology, which only accounted for population growth. In addition, the UGS project timeline is structured to allow staff to align project resources and community engagement with other City projects as efficiently as possible, and to be thoughtful about how much time and energy the City asks the public to spend on providing input on City projects.

Additional background information on the Urban Growth Strategies project is available in on the [project webpage](#) and will be provided at the work session. An update on recent Urban Growth Strategies progress is available as **Attachment B**.

Community Engagement

The project's Community Engagement Plan (CEP) outlines the tools and strategies staff are using to engage the Eugene community in Urban Growth Strategies, with a specific focus on underserved populations.

The plan builds on and advances the Envision Eugene Community Vision and includes a variety of opportunities for the community to engage in Urban Growth Strategies. The CEP is designed to reach a broad spectrum of community members and includes focused outreach to engage those most impacted by tools, actions and regulatory changes, people with relevant experience, and subject-matter experts. The CEP contains a timeline for engagement activities, communication tools, and an explanation of how Urban Growth Strategies will advance more equitable outcomes. The Plan was presented to the Planning Commission for feedback and approval at their February 13, 2024 Work Session. The final version is on the [project website](#).

City staff have completed a full year of community engagement activities reaching over 860 people, including the general public, subject-matter experts, community members of color, and service providers. Additionally, the project had more than 26,000 touch points with the community through online communications and information sharing. As highlighted in the [UGS Community 2024 Engagement Summary](#), engagement so far has included:

- Monthly communication and project updates through the [EUG Planning Newsletter](#)
- Development of an online, interactive mapping activity and community survey
- Community Open House at the Farmer's Market Pavilion
- Housing and Development Working Groups (5 meetings)
- Outreach event with Black, Indigenous, and People of Color (BIPOC) community members
- Listening sessions to reach specific community groups, including wheelchair users and people who have experienced housing instability (2 meetings)
- Participation in community-based events, presentations, and tabling opportunities with support from two bilingual graduate student interns (18 events)
- Meetings with the [Envision Eugene Technical Advisory Committee](#) (4 meetings)
- Interviews with local developers and housing partners (9 interviews)
- Presentations to other City boards, committees, and commissions, including the Youth Advisory Council, Sustainability Commission, and Active Transportation Committee
- Interviews with housing and human services providers, led by the City's Community

February 12, 2025 Work Session – Item 1

Development Division for the dual purpose of soliciting feedback on needs and priorities to inform both the UGS project and the Consolidated Plan update (6 meetings)

- Interviews with people from Black, Indigenous, and people of color (BIPOC) communities (13 interviews)

Community engagement for Urban Growth Strategies will continue for the next several years over the entirety of the project and continue to include both broad-reaching opportunities, and focused outreach to engage those most impacted by tools, actions and regulatory changes, people with relevant experience, and subject-matter experts.

In early in 2025, staff and community consultants will launch the Equity Advisory Panel (EAP) to guide project activities using an equity lens. The EAP will be comprised of 12-15 Black, Indigenous, and other people of color communities, including those with multiple underrepresented identities such as living with a disability, having a low income (under 80 percent of Area Median Income), young people, renters, and others who have experienced housing instability. Meetings will be facilitated by community collaborators, and the group will address topics including fair housing issues, housing and compact development policies, and equitable community engagement. This work is supported by state grant funding awarded to assist the City in meeting new state requirements for equitable engagement and fair housing analysis.

For more information on Community Engagement, contact Terri Harding at 541-682-5635 or THarding@Eugene-Or.gov.

Policy Development

Eugene's land use planning policies are housed primarily in the Envision Eugene Comprehensive Plan (EECP). This plan is a required element of the Oregon Statewide Planning program and contains Eugene-specific policies that implement the Statewide Planning Goals at the local level. The EECP was partially adopted in 2017 with Eugene's urban growth boundary. Phase II includes policy and mapping work that has been underway since early 2024 to support Urban Growth Strategies outcomes, as described below:

Envision Eugene Comprehensive Plan (EECP) Phase II: Continue development and adoption of a Eugene-specific comprehensive plan that implements the vision outlined in Envision Eugene, supported by contemporary community input. The Comprehensive Plan is the overarching policy document for land use planning within Eugene's urban growth boundary (UGB). Policies will reflect updated land needs and implement priority tools and actions identified through Urban Growth Strategies work. It will also include land supply studies and adjustments to Eugene's UGB as necessary. Phase II includes new chapters on:

- Community Engagement
 - Housing
 - Compact Development
 - Community Health
 - Public Facilities, and
 - Land Use
- **Parcel-specific Land Use Designation Map:** This map will clarify and define land use designations and policies for land within Eugene's UGB, replacing the Metro Plan Diagram.

February 12, 2025 Work Session – Item 1

The map, designation descriptions, and accompanying policies will be included in the Land Use Chapter.

- **Land Use Code and Other Adopted Plans:** Other legislative changes will be necessary to implement the outcomes of community engagement and Comprehensive Plan policies, including amendments to the Eugene Land Use Code, Eugene-Springfield Metropolitan Area General Plan, and other adopted plans as needed.

For more information on Policy Development, contact Rebecca Gershow at 541-682-8816 or rgershow@eugene-or.gov, or visit the project [Engage Eugene](#) page, to watch videos and take a survey about the Comprehensive Plan.

Housing Needs

Several recent state mandates require the City of Eugene to update its UGB planning. Urban Growth Strategies will comply with these new requirements, which significantly change how cities plan for local housing and urban growth needs.

House Bill 2001 (2023), known as the Oregon Housing Needs Analysis (OHNA), directed the Oregon Department of Land Conservation and Development (DLCD) to develop and implement rules to increase housing production, affordability, and choice. Cities with a population of over 10,000, including Eugene, must now update their housing needs analysis and actions every eight years. Given the importance of planning for complete communities, Eugene will plan for all urban land uses (housing, jobs, parks, schools, and infrastructure) on this 8-year cycle for a comprehensive understanding of urban growth needs.

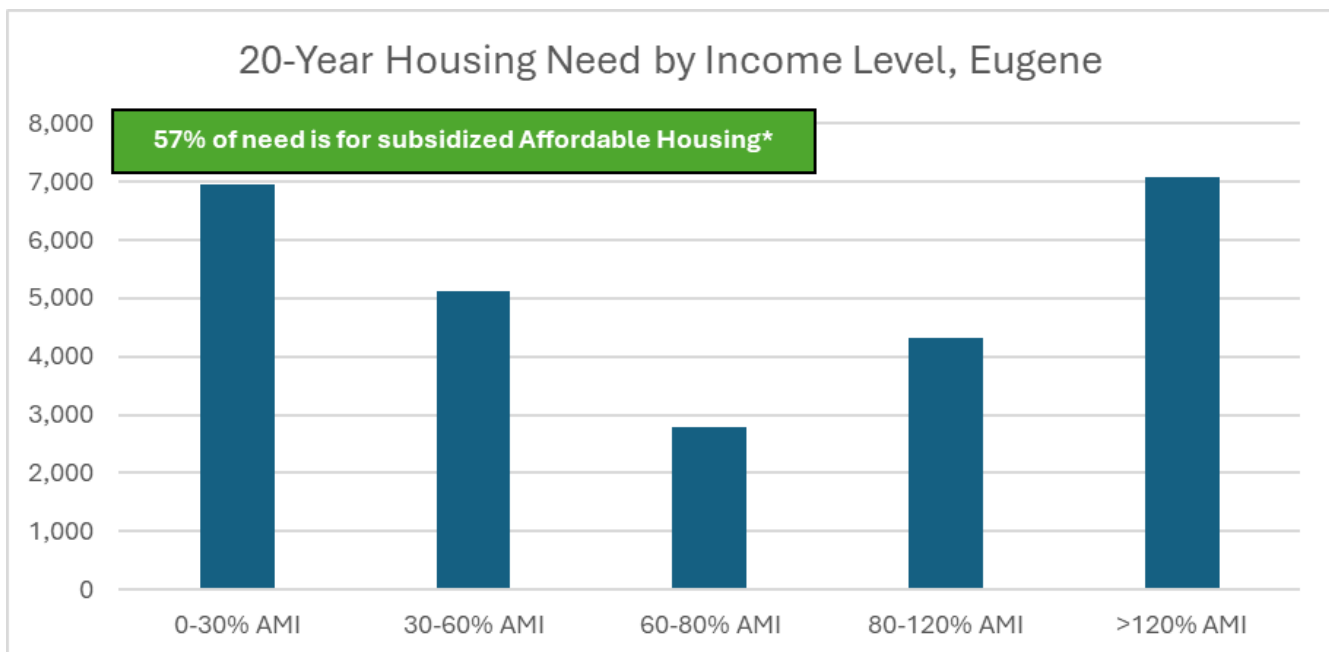
During this work session, staff will provide an update on the OHNA and recently adopted administrative rules to be implemented through Urban Growth Strategies, including:

- **State-Allocated Housing Need and Production Target:** Using the new OHNA methodology, the Oregon Department of Administrative Services will now allocate a 20-year housing need to each local government, as well as an 8-year housing production target, summarized for Eugene below.
- **Housing Production Dashboard:** On an annual basis, the State's [Housing Production Dashboard](#) will track each city's progress towards meeting their housing production target and publicly-supported housing target (Affordable Housing), and compare their progress to other cities in their region and other cities with similar market types (peer cities).
- **Local Contextualized Housing Need:** This newly required analysis will add Eugene-specific context to the 20-year housing need and 8-year production target. This analysis will result in the housing affordability, types, characteristics, and locations that Eugene will plan for over the 8-year cycle. This work will include a fair housing issue area analysis. The City is obligated to plan for housing that mitigates identified fair housing issues.
- **Housing Capacity Analysis:** The City is required to complete an updated analysis of how Eugene can accommodate its 20-year housing need by type, characteristics, locations, and affordability, including any actions to address the City's land supply and capacity for housing. This will replace Eugene's currently adopted Housing Capacity Analysis (2012-2032).

- **Housing Production Strategy:** This newly required plan will identify and prioritize new actions to address Eugene’s 8-year housing production target. The City must commit to actions that address housing production, affordability, and fair housing choice.
- **Housing Acceleration Program:** The OHNA establishes a new State program to ensure cities comply with the 8-year housing planning cycle and make meaningful progress towards meeting housing needs. Cities will be referred into this program based on compliance with state rules and performance metrics when compared to their peer cities. Referral will result in a state-managed audit of housing policies, programs, and investments, and an agreement to actions that address identified barriers to housing production, affordability, and choice.

As noted above, the State will now allocate a 20-year housing need to each local government, as well as an 8-year housing production target. According to the 2025 OHNA, Eugene needs more than 26,000 new homes over the next 20 years. Additionally, the OHNA establishes an 8-year housing production target of about 13,500 homes. For comparison, Eugene’s currently adopted housing need (2012-2032) is just over 15,000 homes. The OHNA substantially increases the amount of housing that Oregon cities will need to plan for.

To meet this more comprehensive need, Eugene would need to produce about 1,600 homes each year for the next 10 years. Eugene’s state allocated housing need by income level is illustrated in the chart below. To meet Eugene’s housing need for households with the lowest incomes, financial resources are needed to support seven times as much subsidized Affordable Housing annually.



**Housing that is affordable to households making less than 80 percent Area Median Income (AMI) and generally requires subsidies from local, state, and federal government agencies.*

During this work session, staff will provide a high-level summary of the methodology and how it will impact Eugene’s urban growth planning. Importantly, the OHNA takes a much more

comprehensive approach, resulting in a much greater housing need that is reflective of the urgency of the community's housing and homelessness issues.

For more information on the Oregon Housing Needs Analysis, contact Leah Rausch at 541-682-5476 or lrausch@eugene-or.gov.

Housing Actions

To comply with state mandates, Eugene will advance specific actions to address identified needs for housing. As noted above, the City must commit to actions that address housing production, affordability, and fair housing choice. During this work session, staff will provide information on possible housing actions, which fall into the following categories:

- Information & Partnerships
- Reduce Regulatory Barriers
- Increase Development Capacity
- Financial Incentives
- Direct Investments & Land Acquisition
- Infrastructure Projects

Staff expect to advance a package of housing actions in both 2026 and 2027 for City Council adoption to ensure Eugene has an adequate land supply and capacity for housing. Additionally, the City must identify actions to implement between 2028-2035, as will be summarized in the 8-year Housing Production Strategy.

For more information on Housing Actions, contact Leah Rausch at 541-682-5476 or lrausch@eugene-or.gov.

Land Supply Studies

An additional component of the OHNA is a new set of rules guiding urbanization and land supply and land capacity planning. These new rules will be adopted by January 1, 2026, and will guide Eugene's new Buildable Lands Inventory and future UGB expansion analysis. Staff will bring more information on this phase of work to a future work session once the new rules have been adopted.

This work will result in an evaluation of whether Eugene's UGB needs to be expanded to meet land needs for the next 20 years. Importantly, this work will incorporate the new 20-year state allocated housing need, which is a more comprehensive need than the City has planned for in the past. This evaluation will consider the findings from studies to understand and quantify the land needs, as well as the expected gains from actions to meet those needs within the current urban growth boundary, and the amount and type of land needed in an urban growth boundary expansion.

For more information on the land supply studies, contact Heather O'Donnell at 541-682-5488 or hodonnell@eugene-or.gov.

Next Steps

Staff anticipate bringing a series of topics to the Council over the next two years, including two adoption packages of land use code/plan amendments. The next work sessions are anticipated for spring, summer and fall 2025, and will focus on components of the 2026 adoption package, including initial housing and jobs actions (regulatory changes, investments and incentives, and voluntary annexation) and the Envision Eugene Comprehensive Plan Phase II.

The first adoption package will proceed in 2026, and a second adoption package will occur in 2027 (containing additional housing and jobs actions, the Housing Capacity Analysis, and Housing Production Strategy, as well as supporting plan and code amendments).

The adoption process for land use code and plan amendments provides multiple opportunities for the public to add their voice. The process will include work sessions with both City Council and Planning Commission, leading up to a Planning Commission public hearing and recommendation and a City Council public hearing and action in 2026. Some components of Urban Growth Strategies, including all Comprehensive Plan and related amendments, will need to be co-adopted by Lane County, requiring a concurrent process with their Planning Commission and Board of Commissioners.

RELATED CITY POLICIES

The Urban Growth Strategies project is broad reaching and related to or implements several City plans and policies regarding housing, homelessness, employment, land use, transportation, urban services/facilities, climate and sustainability, and growth management.

City Council adopted the first phase of the [Envision Eugene Comprehensive Plan](#), the Eugene-specific comprehensive plan, in 2017. Since then, completing the comprehensive plan has been an ongoing priority. Urban Growth Strategies includes Phase II of the comprehensive plan work, as well as updating existing policies as needed. A future effort, Phase III, will complete the remaining chapters.

In 2022, the City Council approved the [Housing Implementation Pipeline](#) (HIP), which is a five-year, internal work plan to advance key housing priorities across City teams. The HIP articulates the City's priorities for housing and identifies several of the Urban Growth Strategies components as priority projects, including the Comprehensive Plan update, land use designation map, and housing planning work.

Components of this work are also supported by the [City of Eugene 2023-2026 Strategic Plan](#). This project will advance several Urgent Community Needs as established by the City Council Goal for "Sustainable and Accountable Development." These outcomes include increased access and options to housing and shelter; increased jobs and prosperity and decreased unemployment; encourage and sustain downtown, transit corridors, and riverfront growth; and support resilient

small and local business environment. In addition to addressing Urgent Community Needs, this project will further a Culture of Belonging within the City organization, providing more inclusive and equitable systems and services.

Other key related plans include:

- [Eugene 2035 Transportation System Plan](#)
- [Eugene's Community Climate Action Plan \(CAP\) 2.0](#)

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

Information only.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTION

None.

ATTACHMENTS

- A. Urban Growth Strategies Project Timeline
- B. Urban Growth Strategies Project Update January 2025

FOR MORE INFORMATION

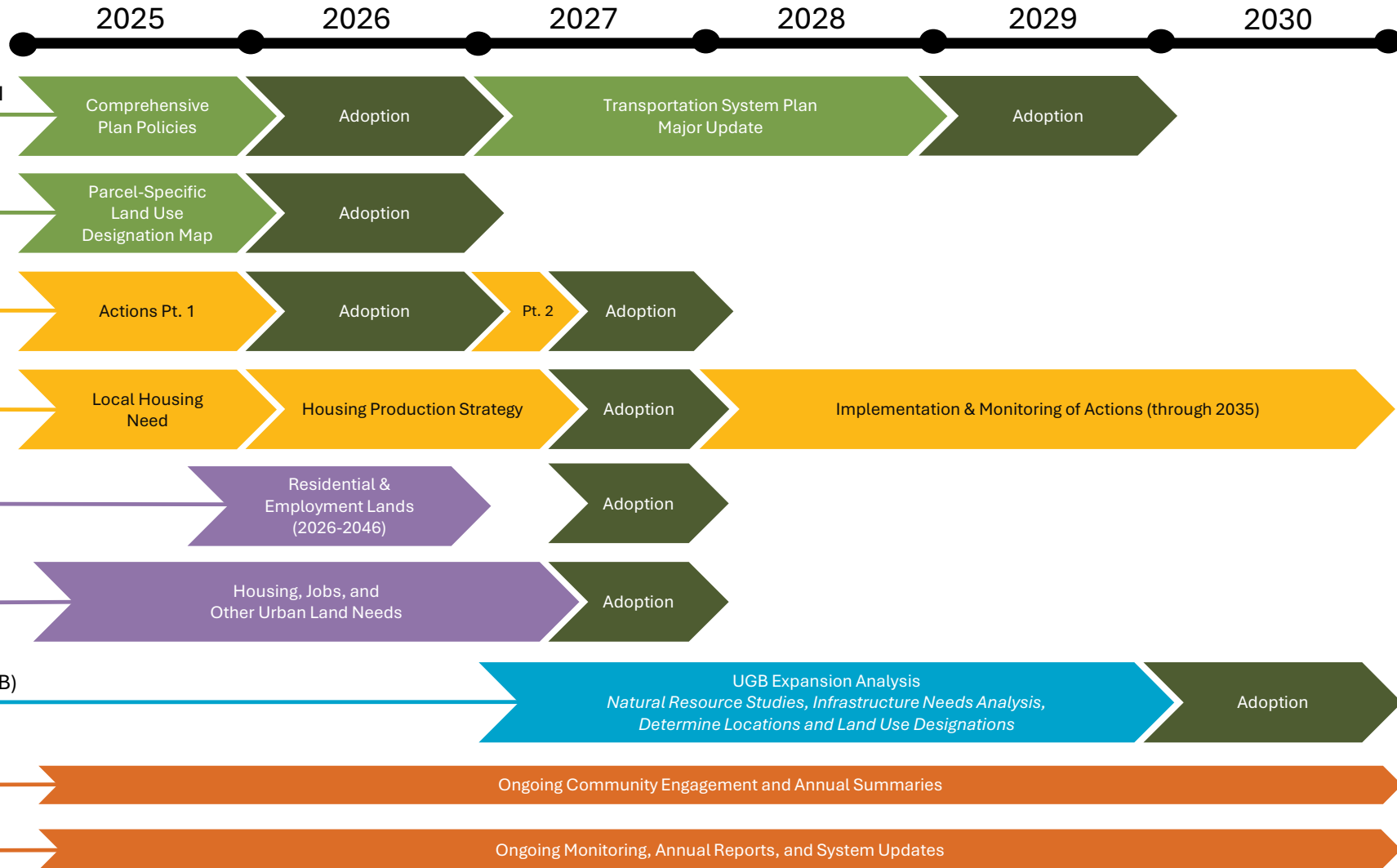
Staff Contact: Terri Harding, Principal Planner

Telephone: 541-682-5635

Staff E-Mail: THarding@eugene-or.gov

January 2025

Project Timeline





January 2025 Project Update

In an ongoing effort to implement the [Envision Eugene Community Vision](#), Urban Growth Strategies is identifying the tools, actions, policies, and land needed for the next 20 years to support housing and living wage jobs. This City of Eugene led project is a collaborative effort that integrates state-required urban growth planning, equitable community engagement, and City Council-directed policy work.

This regular update will provide relevant project information, milestones, and upcoming opportunities for engagement. The best way to stay involved is to follow the project on [Engage Eugene](#) and sign up for the [EUG Planning Newsletter](#) for monthly updates on Urban Growth Strategies and other relevant planning work.

For January 2025, project updates include:

- Eugene's Comprehensive Plan Update: Community Engagement Chapter
- New State Approach to Planning for Eugene's Housing Need
- City Council Selects Future Climate-Friendly Areas
- Draft Land Use Designation Map
- Recent and Upcoming Public Meetings

Eugene's Comprehensive Plan Update: Community Engagement Chapter

As 2025 gets underway, staff are rolling out draft Comprehensive Plan goals and policies for the community's review, starting (appropriately) with **Chapter 1 - Community Engagement**. There are a variety of ways to learn more about this important component of Urban Growth Strategies, and to share your ideas:

Watch the Video: Envision Eugene Comprehensive Plan

In this recorded presentation, City staff provide an [overview on comprehensive planning](#), background on Eugene's Comprehensive Plan, how it is being developed, next steps, and ways for you to engage in the planning process.



Watch the Video: Comprehensive Plan Chapter 1 - Community Engagement

In this recorded presentation, City staff provide a brief [overview of Chapter 1](#) of the Comprehensive Plan, the 2025 draft goals and policies for Community Engagement, next steps, and ways for you to engage in the planning process.



Take the Survey: Chapter 1 - Community Engagement

[Take a brief survey](#) on the 2025 draft goals and policies for Community Engagement and provide your input. You will be prompted to sign in or create an Engage Eugene account to begin the survey.

You can also review the draft goals and policies for [Chapter 1 - Community Engagement](#).

We appreciate your participation!

What's Next?

Throughout the winter and spring, staff will be rolling out draft goals and policies (with supporting videos and surveys) for all Comprehensive Plan chapters under development, including the following topics:

- Community Engagement (see above)
- Compact Development
- Housing
- Community Health
- Public Facilities and Services
- Land Use

To learn more about the Envision Eugene Comprehensive Plan, visit the [project webpage](#).



New State Approach to Planning for Eugene's Housing Need

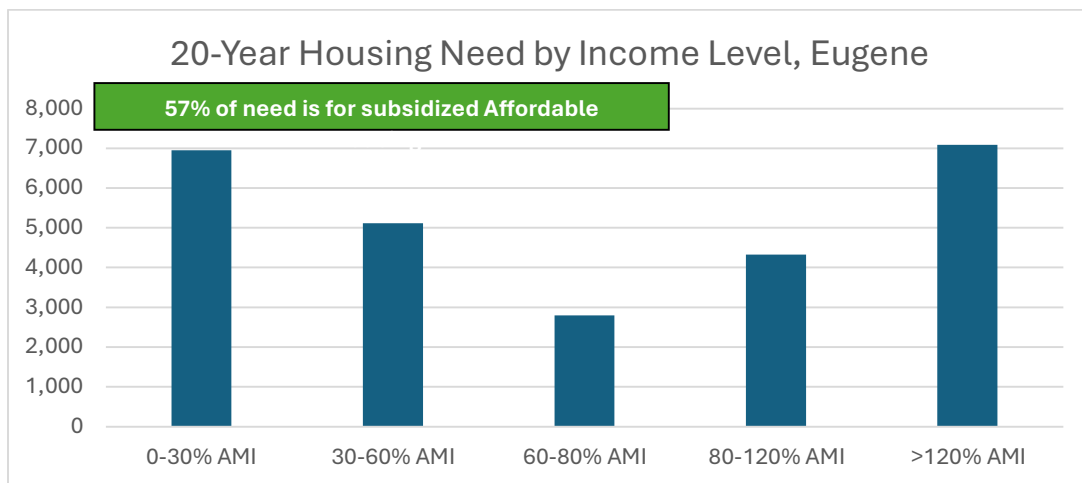
Oregon cities are falling short on providing enough housing to meet our communities' needs. In response, Governor Kotek and the legislature have advanced a series of priorities to increase housing production, affordability, and choice.

The [Oregon Housing Needs Analysis](#) (OHNA), part of the 2023 state legislative session, will fundamentally change how cities plan for housing. The OHNA uses a much more comprehensive approach to determining housing needs than previous state rules and emphasizes local government's critical role in facilitating the production of more housing and achieving more fair and equitable housing outcomes. By using this new approach, the City of Eugene will have new tools to respond to the community's true housing needs and make more realistic assumptions in planning for growth. The OHNA framework creates a coordinated statewide strategy to meet the diverse housing needs of all community members.

Using the OHNA, the State will now allocate a 20-year housing need to each local government, as well as an 8-year housing production target. On an annual basis, the State's [Housing Production Dashboard](#) will track each city's progress towards meeting their housing production target and publicly-supported housing target (Affordable Housing), and compare their progress to other cities in their region and other cities with similar market types (peer cities).

Eugene needs more than 26,000 homes over the next 20 years, according to the 2025 OHNA. To meet this need, *Eugene would need to produce about 1,600 homes each year for the next 10 years.*¹

Eugene's State allocated housing need by income level is illustrated in the chart below. To meet Eugene's housing need for households with the lowest incomes, financial resources are needed to support **7 times as much subsidized Affordable Housing annually**.



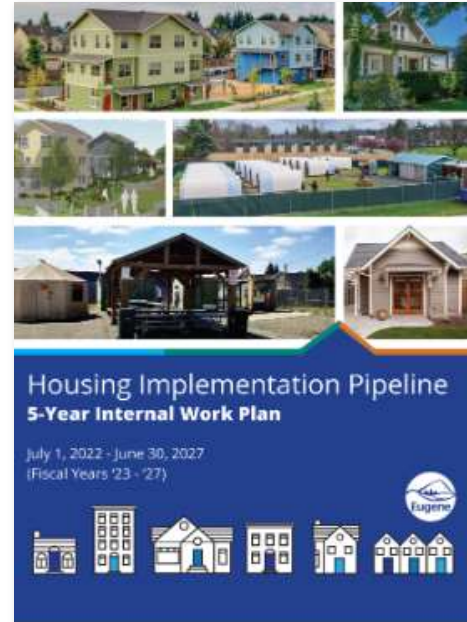
**Housing that is affordable to households making less than 80% Area Median Income (AMI) and generally requires subsidies from local, state, and federal government agencies.*

¹ The Oregon Housing Needs Analysis sets an annual housing production target for cities that is 'front-loaded' to the first 10 years. Eugene's current housing need, including addressing the historic underproduction of housing and units for people experiencing homelessness, is divided across the first 10 years of the 20-year estimated need.

This housing need accounts for decades of underproduction of housing, people experiencing homelessness, population growth, changes to household composition based on shifting demographics and preferences, as well as the impact of second and vacation homes. In the past, cities only accounted for population growth in housing and urban growth planning.

The City of Eugene has worked diligently over the past decade to address our local housing crisis. The **City of Eugene 2023-2026 Strategic Plan** identifies both stabilizing the cost of housing and mitigating the impacts of homelessness on unhoused individuals and the community as two urgent community needs. Eugene's 2022 **Housing Implementation Pipeline**, a 5-year City Council approved internal work plan, coordinates current and future City resources, goals, and priorities to address housing needs, from people experiencing homelessness to overall housing supply.

As a part of Urban Growth Strategies, the City will complete additional analysis to add local context to Eugene's state-allocated housing need. This work will include an assessment of fair housing issues such as housing discrimination and displacement risks. The resulting housing need report will describe the housing affordability, types, characteristics, and locations that Eugene will plan for over 8 years.



This work will support Eugene's adoption of a Housing Capacity Analysis and Housing Production Strategy in 2027. The City is required to update these housing plans every 8 years moving forward. Given the importance of planning for complete communities, Eugene will plan for all urban land uses (housing, jobs, parks, schools, and infrastructure) on an 8-year cycle for a comprehensive understanding of urban growth needs. The assessment of Eugene's collective urban growth needs, through Urban Growth Strategies, will result in an analysis of when, how and where to expand the urban growth boundary (UGB).

City staff will provide an update to the Eugene Planning Commission, City Council, and Lane County Board of Commissioners on Eugene's housing need and the new OHNA requirements in February and March.

City Council Selects Future Climate-Friendly Areas

On [November 13, 2024](#), City Council provided direction on where to designate Climate-Friendly Areas. Councilors unanimously selected “Option 1” which includes parts of greater downtown Eugene and the commercial area on Lower Coburg Road. [Draft maps of Option 1 with current zoning are available here.](#)



Climate-Friendly Areas (CFA) are a type of urban, mixed-use center, directed by state administrative rules. They are intended to be areas where most people can meet their daily needs without relying on a car. Staff proposed three options for CFA designation, based on the results of the [2023 Climate-Friendly Areas Study, 2024 redevelopment analysis](#), and community engagement.

Staff will spend 2025 preparing to implement the designation, including:

- Determining parcel-specific boundaries
- Completing a multi-modal transportation gap analysis within the selected areas
- Identifying housing displacement mitigation strategies
- Developing land use code and plan amendments

The package is anticipated for adoption by the City Council in 2026. CFA designation is not intended to be static. The City will monitor and may need to designate additional areas during future urban growth planning.

Eugene is integrating Climate-Friendly Areas designation within [Urban Growth Strategies](#) for a more cohesive approach to housing and growth management planning. As a part of this work, Eugene is advancing policies to focus future growth, particularly higher density housing, in and near mixed-use centers and along key corridors to increase access to essential goods and services for all residents. Mixed-use centers in Eugene will range in size and activity level, from downtown Eugene to smaller neighborhood centers. Climate-Friendly Areas are just one type of center that fit the state’s requirements. Centers will play a crucial role in reducing dependence on cars, lowering household transportation costs, and decreasing pollution by keeping goods and services close together and near housing.

Check out the draft Land Use Designation Map

The City of Eugene Planning Division is thrilled to announce the creation of the new draft [Land Use Designation Map](#). As part of the current phase of the Envision Eugene Comprehensive Plan, this digital map is a modernization of the 2004 Metro Plan Diagram, providing a clearer and more detailed view of land use within Eugene's urban growth boundary (UGB).



The Land Use Designation Map is designed to guide where and how land can be utilized over the next 20 years, supporting the community's growth in both population and jobs. With the help of modern mapping tools, the Land Use Designation Map will offer enhanced clarity for community members, property owners, and City staff alike.

What is a Land Use Designation Map?

This map serves as a vital tool, outlining how land is planned to be utilized in the coming decades. It reflects Eugene's long-term vision, guiding important land use decisions that affect our community.

What This Means for You

Rest assured, your current property's use and zoning will remain unchanged. The updates primarily consist of slight adjustments to align with property boundaries, aimed at clarifying land use designations. Staff have reviewed the Metro Plan Diagram, past land use decisions, and refinement plans to ensure the new map is accurate, but it is still a draft.

Want to See the New Map?

We invite you to check out our project page at [Eugene-or.gov/LUDM](https://eugene-or.gov/LUDM) and click on the button at the top to review the [Draft Land Use Designation Map](#).

If you still have questions or would like more information about the Land Use Designation Map project, please reach out to Thea Evans at 541-682-6035 or email us at LandUseMap@eugene-or.gov.

Recent Public Meetings

An archive of past public meetings for Urban Growth Strategies is regularly updated on the [project webpage here](#).

- **November 13, 2024 – Eugene City Council:** [Climate-Friendly Areas Selection](#)
- **December 10, 2024 – Eugene Planning Commission:** [Comprehensive Plan and Land Use Designation Map](#)
- **December 17, 2024 – Lane County Planning Commission:** [Comprehensive Plan and Land Use Designation Map](#)

Upcoming Public Meetings

Eugene Planning Commission: On February 11, 2025, the Planning Division will provide an update to the Planning Commission on Urban Growth Strategies, Eugene’s new housing need, and updated state requirements for housing planning through the Oregon Housing Needs Analysis. [Find information on the meeting here](#).

Eugene City Council: On February 12, 2025, the Planning Division is scheduled to provide an update to the City Council on Urban Growth Strategies, Eugene’s new housing need, and updated state requirements for housing planning through the Oregon Housing Needs Analysis. [Find information on the meeting here](#).

Lane County Board of County Commissioners: On March 12, 2025, the Planning Division will provide an overview of Urban Growth Strategies to the Lane County Board of County Commissioners. [Find information on the meeting here](#).

For More Information

Visit the [project webpage](#), view the [project timeline](#), or follow the project on [Engage Eugene](#). Staff contacts include:

Leah Rausch

Urban Growth Strategies
LRausch@eugene-or.gov
541-682-5476

Stuart Warren

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Thea Evans

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