Clear Lake Expansion Area Fact Sheet

What is the Clear Lake Expansion?
As part of Envision Eugene, the City will consider a proposal to add land to the urban growth boundary for 3,000 jobs, a community park and a school in the Clear Lake area. The expansion would add 924 acres, including a 222 acre community park and a 54 acre school site to our urban growth boundary.

Why are we expanding the Urban Growth Boundary?
The City has identified the amount and type of lands needed to accommodate Eugene’s projected population and employment growth over the next 20 years. Several years of community input and technical analysis have found that, while the majority of this 20-year land need can be accommodated inside the current urban growth boundary (UGB), there is not enough space for jobs, parks and schools.

JOBS
As the regional economic hub, Eugene is forecasted to add about 37,000 employees by 2032. Those additional workers will be employed in different sectors, in locations across the community. However, there are not enough large undeveloped lots (greater than 10 acres in size) within Eugene to meet the needs of our target industries –industries that pay higher than average wages and have a strong likelihood of locating here. Anecdotally, we know that some new businesses have passed over Eugene and some local businesses have relocated to other communities where these sites are available. Ensuring a 20 year supply of employment land can help contribute to Eugene’s role as the regional economic hub, helps local businesses and new business grow in Eugene rather than looking elsewhere, and contributes to reducing our unemployment and increasing the average wage of Eugeneans.

PARKS & SCHOOLS
As Eugene grows, its parks system must grow too, particularly in areas where residents have historically had less access to parks. We are finding space for parks both inside the current UGB and by expanding the UGB. The Clear Lake area is one of two proposed UGB expansions for new community parks, which will provide better access for existing residential neighborhoods.

QUICK FACTS
• Eugene and Lane County will consider adding 924 acres to the City’s UGB for jobs, a park and a school
• Bringing more land into the UGB would meet the needs of our growing population and economy
• The Clear Lake expansion would include large job sites near transportation, and would create more access to parks and schools for the Bethel area
• Zoning is proposed to address potential noise and pollution and focus on clean and green development
• Tell us what you think! Visit envisioneugene.org to provide feedback.
other expansion area is in Santa Clara). Community parks are intended to provide recreational opportunities and accommodate large group activities. These parks typically include children’s play area, basketball courts, open play areas, picnic areas, restrooms, ball fields, pathways and trails, natural areas, on-site vehicle and bicycle parking and transit access. To accommodate these uses, community parks require urban levels of utilities (including water and sewer), which means they need to be inside the urban growth boundary. Similarly, growing neighborhoods also need new schools, and there is a need for an additional school site in this area for Bethel School District. The Clear Lake area expansion addresses that need.

Why the Clear Lake area?
Based on a comprehensive study of land outside the current UGB, the Clear Lake area was found to be the most suitable area for the required land uses. For jobs, the area is relatively free of certain development constraints (e.g., floodplain, steep slopes) and best embodies the necessary site characteristics of our targeted industries. For example, the expansion area has parcels greater than 10 acres and access to major transportation routes.

For the park and school sites, the area best meets the identified characteristics necessary for the park and school (e.g. location, size, and adjacency to urban residential neighborhood). While wetlands are present throughout the Clear Lake expansion area and will impact development costs, they have been identified as lower quality than those in other areas studied, and therefore, those features can be used as an asset for stormwater or open space.
How will the properties be designated and zoned?
The City’s long-range land use plan, the Metro Plan, includes land use designations that indicate the planned use of land throughout the city. The employment lands within the Clear Lake expansion area are proposed as a mix of Light-Medium Industrial and Campus Industrial designations.

At the time of UGB expansion, the employment properties will be zoned AG Agriculture with the /CL Clear Lake Overlay Zone, the /CAS Commercial Airport Safety Overlay Zone, and the /UL Urbanizable Land Overlay Zone. The new /CL overlay zone will be applied to the employment lands to protect the large lot sizes and to address noise and pollution concerns associated with new industry near existing Bethel residents and the new school and park sites. More details regarding the /CL overlay zone are below. The employment properties will remain zoned for agriculture until a property owner receives approval for annexation into the city. Upon annexation into the city (when development can actually occur), the properties will be automatically zoned to I-2 Light-Medium Industrial or E-1 Campus Employment, consistent with the Metro Plan designation. The /WQ Water Quality Conservation Area Overlay Zone will be applied (to certain lots only) and /UL overlay zone will be removed upon annexation.

The park and school site will be given designations of Parks and Open Space, and Government and Education, respectively. These properties will also be zoned AG Agriculture with the /UL Urbanizable Land and /CAS Commercial Airport Safety overlay zones at the time of UGB expansion and will remain zoned as such until the City or Bethel School District receive approval for annexation into the city, at which time the park site will also include the /WQ Water Quality Overlay Zone. Upon annexation into the city, the properties will be rezoned to PL Public Land, and the /UL overlay zone will be removed.

What is the Clear Lake Overlay Zone and how will it be used?
The /CL Clear Lake Overlay Zone addresses two main areas of community concern:

(1) Preservation of the large lots (greater than 10 acres) in the expansion area, and
(2) Potential impacts of siting new industrial and employment uses in an area of concentrated industrial development.

First, the preservation of large lots is needed to prevent the division of the employment expansion area into lots smaller than the identified sizes needed. Dividing the area into small lots would negate the anticipated benefit of providing larger sites for employment.

Next, the City Council requested that any potential environmental justice concerns associated with additional industrial development in the area be addressed. With input from stakeholders and property owners, a new /CL overlay zone was developed which prohibits certain uses and puts in place performance standards to improve compatibility for noise and pollution.
How do I give feedback on the Proposed UGB Expansion or the Clear Lake Overlay Zone?

Spring/Summer 2017: The proposed UGB adoption package is continuing through the formal adoption process. In January 2017, this process started with a series of work sessions, followed by a public hearing and deliberations with the City of Eugene and Lane County Planning Commissions, resulting in an updated Planning Commission Recommendation version of the UGB Adoption Package. In late spring/early summer, both the Eugene City Council and the Lane County Board of Commissioners will review this updated UGB Adoption Package through work sessions before holding a joint work session and joint public hearing on June 27. This public hearing will be the final opportunity for community members to speak in favor of or in opposition to elements of the adoption package before the elected officials make a decision. After the public hearing, each elected body will hold deliberations to consider public testimony, along with legal requirements, technical analysis, and the various components of the UGB proposal. These bodies will make a decision on the UGB adoption package, which will then need to be acknowledged by the state.

Need more details?

• Visit [www.envisioneugene.org](http://www.envisioneugene.org) and see the [Adopting Our Urban Growth Boundary page](http://www.envisioneugene.org) for specific components of the UGB adoption package and fact sheets and see the [Get Involved! page](http://www.envisioneugene.org) for the latest timeline of events, other opportunities for comment, information and videos

• Subscribe to the [Envision Eugene newsletter](mailto:envisioneugene@ci.eugene.or.us) by emailing envisioneugene@ci.eugene.or.us

WHAT’S NEW IN SPRING 2017?

• The Planning Commissions received public testimony regarding the proposed Clear Lake Overlay Zone.

• As a result of this testimony and their later deliberations, a number of changes were made to the proposed overlay zone. The changes were focused on two areas: preserving large lots and prohibited uses in the area.
  
  o **Preserving large lots** – Large lots within the area have been identified as satisfying a specific range of needed site sizes. The revised overlay prohibits those large lots that already satisfy a needed site size in their current configuration from further division unless a street cuts across them in the future. These large lots can adjust their boundaries if the adjustment does not reduce the size (with constraints taken into account) of any lot below its assigned size range. Large lots are also preserved for use by single employers, rather than business parks.
  
  o **Prohibited uses** – The revised overlay replaced the previous 1,000 foot area of restricted uses around residential, park and school land with restricting similar uses in the Campus Industrial area (see map above). The revisions also allow reconstituted wood product manufacturing, which was prohibited in the initial proposal.