

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING THE EUGENE URBAN GROWTH BOUNDARY, INCLUDING AN EXPANSION FOR EMPLOYMENT, PARKS AND SCHOOLS BY: AMENDING TEXT AND MAPS IN THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN; ADOPTING THE ENVISION EUGENE COMPREHENSIVE PLAN, INCLUDING POLICIES FOR GROWTH MANAGEMENT MONITORING; REPEALING THE EUGENE COMMERCIAL LANDS STUDY; AMENDING THE PUBLIC FACILITIES AND SERVICES PLAN; AMENDING THE EUGENE 2035 TRANSPORTATION SYSTEM PLAN; ADDING SECTIONS 9.4150 THROUGH 9.4170 AND SECTIONS 9.8070 THROUGH 9.8074 TO THE EUGENE CODE, 1971; AMENDING SECTIONS 2.350, 2.1086, 6.250, 6.320, 7.715, 9.0020, 9.0500, 9.1010, 9.1040, 9.1060, 9.2100, 9.2110, 9.2120, 9.2140, 9.2400, 9.2405, 9.2410, 9.2420, 9.2430, 9.2450, 9.2500, 9.2600, 9.2620, 9.2680, 9.2700, 9.2705, 9.2710, 9.2720, 9.2730, 9.2790, 9.3020, 9.3100, 9.3130, 9.4070, 9.4260, 9.4610, 9.4640, 9.4700, 9.4778, 9.4800, 9.6600, 9.6791, 9.6860, 9.6880, 9.7000, 9.7007, 9.7055, 9.7305, 9.7400, 9.7405, 9.7500, 9.7505, 9.7510, 9.7800, 9.7820, 9.8010, 9.8030, 9.8065, 9.8085, 9.8090, 9.8100, 9.8115, 9.8200, 9.8220, 9.8320, 9.8325, 9.8421, 9.8424, 9.8440, 9.8445, 9.8500, 9.8515, 9.8520, 9.8550, 9.8850, 9.8855, 9.8865 AND 9.9560 OF THE EUGENE CODE, 1971; REPEALING SECTION 9.9530 OF THE EUGENE CODE, 1971; AMENDING THE EUGENE ZONING MAP; AMENDING THE EUGENE OVERLAY ZONE MAP; AMENDING THE GOAL 5 WATER RESOURCES AND CONSERVATION PLAN; AND AMENDING THE WATER QUALITY WATERWAYS MAP AND THE LIST OF TAX LOTS TO WHICH THE WATER QUALITY WATERWAYS OVERLAY ZONE WILL BE APPLIED UPON ANNEXATION.**

**The City Council of the City of Eugene finds as follows:**

**A.** Historically, the urban growth boundary (“UGB”) for the City of Eugene and the City of Springfield was a shared UGB, referred to as the “Metropolitan UGB,” within which Eugene’s jurisdictional area of responsibility was the land on the west side of Interstate 5 and Springfield’s jurisdictional area of responsibility was the land on the east side of Interstate 5.

**B.** House Bill 3337, passed by the Oregon State Legislature in 2007 and codified at ORS 197.304, provides: “Notwithstanding an intergovernmental agreement... or acknowledged comprehensive plan provisions to the contrary, a city within Lane County that has a population of 50,000 or more within its boundaries shall, separately from any other city: (a) Establish an urban growth boundary, consistent with the jurisdictional area of responsibility specified in the acknowledged comprehensive plan.”

**C.** In 2011, the City of Springfield and Lane County took actions that established the Springfield UGB by adopting a division of the Metropolitan UGB along Interstate 5, with the land east of Interstate 5 thereafter included in the Springfield UGB and the remainder land on the west of Interstate 5 to be included in a UGB for Eugene.

**D.** With this Ordinance, the City of Eugene approves the establishment and expansion of the Eugene UGB to accommodate the City’s 20-year (2012-2032) need for additional employment, park and school land.

**E.** In 1992, by Ordinances Nos. 19852 and 19879, the Eugene City Council adopted the Eugene Commercial Lands Study as a refinement of the Eugene-Springfield Metropolitan Area General Plan to pertain to the Eugene portion of the Metropolitan UGB. The Lane County Board of Commissioners also adopted the Eugene Commercial Lands Study by PA 1018 in 1992. The Eugene Commercial Lands Study concluded that the Eugene side of the Metropolitan UGB had a surplus of commercial land to meet Eugene's needs for commercial land through, at least, 2010.

**F.** In 1992, by Ordinance No. 19866, the Eugene City Council approved the Metropolitan Industrial Lands Special Study Inventory Report and Metropolitan Industrial Lands Special Study Policy Recommendations Draft Report, pertaining to the entire Metropolitan UGB. The City of Springfield and Lane County Board of Commissioners also approved both reports (Lane County did so by PA 1022 in 1992). The Report and Study concluded the Metropolitan UGB had a surplus of industrial land to meet both Cities' needs through, at least, 2010. The Report and Study are no longer valid for Eugene.

**G.** The City of Eugene has taken numerous "efficiency measures" to increase the likelihood of new employment opportunities inside the Eugene UGB.

**H.** As explained in detail by the findings attached as an exhibit to this Ordinance, the City and County have determined that the City's entire need for employment land cannot be satisfied through "efficiency measures" and the Eugene UGB must be expanded to include additional land to meet the employment needs of Eugene's population through 2032.

**I.** As explained in detail by the findings attached as an exhibit to this Ordinance, the City and County have determined that the Eugene UGB must be expanded to include additional land for two community parks and a school to meet the park and school needs of Eugene's population through 2032.

**NOW THEREFORE,**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The Eugene-Springfield Metropolitan Area General Plan is amended as follows:

(a) The text of the Eugene-Springfield Metropolitan Area General Plan is amended as shown on Exhibit A-1 to this Ordinance.

(b) The Eugene-Springfield Metropolitan Area General Plan "Plan Boundaries" map is amended to add "Eugene Urban Growth Boundary" to the legend and to provide an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance. All other features of that map remain unchanged by this Ordinance.

(c) The Eugene-Springfield Metropolitan Area General Plan "Plan Diagram" map is amended to:

(1) Add “Eugene Urban Growth Boundary” to the legend and to provide an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance; and

(2) Apply Metro Plan land use designations to the land added to the Eugene UGB as described on the table at Exhibit A-3 and as shown on the maps at Exhibit A-4 to this Ordinance.

All other features of that diagram remain unchanged by this Ordinance.

**Section 2.** The Envision Eugene Comprehensive Plan at Exhibit B-1 to this Ordinance is hereby adopted.

(a) The Eugene Urban Growth Boundary Location Map on the compact disc at Exhibit B-2 to this Ordinance is adopted as Appendix A to the Envision Eugene Comprehensive Plan and is the official Eugene Urban Growth Boundary Location Map. The depiction of the Eugene UGB included on the Eugene Urban Growth Boundary map in the body of the Envision Eugene Comprehensive Plan is a representative depiction of the UGB location shown on Exhibit B-2 (Appendix A to the Envision Eugene Comprehensive Plan), and is provided only for illustrative purposes.

(b) The Envision Eugene Employment Land Supply Study at Exhibit B-3 to this Ordinance, including the City’s Economic Opportunities Analysis and Employment Land Buildable Lands Inventory at Parts II and VI of the Study, is adopted as Appendix B to the Envision Eugene Comprehensive Plan.

**Section 3.** The Eugene Commercial Lands Study adopted by Eugene Ordinance No. 19852 and amended by Ordinance No. 19879 is repealed.

**Section 4.** The Eugene-Springfield Metropolitan Area Public Facilities and Services Plan text is amended as shown in Exhibit C-1 to this Ordinance and Maps 1, 2, 3 and 8 are amended as shown on the maps at Exhibit C-2 to this Ordinance.

**Section 5.** The Eugene 2035 Transportation System Plan is amended as shown in Exhibit D to this Ordinance.

**Section 6.** The text, maps and figures of the Eugene Code, 1971, are amended, added and repealed, as shown in Exhibit E to this Ordinance.

**Section 7.** The Eugene Zoning Map is amended to:

(a) Replace the urban growth boundary shown on that map with an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance;

(b) Apply zones to the land added to the Eugene UGB as described on the table at Exhibit A-3 and as shown on the maps at Exhibit F to this Ordinance.

**Section 8.** The Eugene Overlay Zone Map is amended to:

- (a) Replace the UGB shown on that map with an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance;
- (b) Add “/CL Clear Lake Overlay Zone” to the legend; and
- (c) Apply overlay zones to the land added to the Eugene UGB as described on the table at Exhibit A-3 and as shown on the maps at Exhibit G to this Ordinance.

**Section 9.** The Goal 5 Water Resources Conservation Plan is amended as shown in Exhibit H attached to this Ordinance.

**Section 10.** The City’s Water Quality Waterways Map is hereby amended to:

- (a) Delete the reference to “(2/20/09)” that follows the Tax Lot entry on the Map legend; and
- (b) Add the information shown on the maps on the compact disc at Exhibit I to this Ordinance. Printed copies of the Exhibit I maps are attached to this Ordinance for illustrative purposes only.

**Section 11.** The following heading and table are added to the end of Exhibit C to Ordinance No. 20430 (the list of properties to which the /WQ Overlay Zone should be applied upon annexation):

**List of Affected Tax Lots Outside City Limits and Within UGB  
City of Eugene Water Quality Protected Waterways (2012)**

<b>Number</b>	<b>Tax Lot Number</b>
182	1704080002300
183	1704080003000
184	1704092000800
185	1704092001300
186	1704092001400
187	1704080002400
188	1704090001100
189	1704160000300
190	1704160000400
191	1704160000500
192	1704160000100
193	1704160000200
194	1704160000700
195	1704010002900

**Section 12.** The findings set forth in Exhibit J to this Ordinance are provided in support of this Ordinance.

**Section 13.** Notwithstanding the effective date of ordinances as provided in the Eugene Charter of 2002, this Ordinance shall become effective 30 days from the date of its passage by the City Council and approval by the Mayor, or upon the date the Lane County Board of Commissioners has adopted an ordinance containing substantially identical provisions to those described in Sections 1-5 and 9 of this Ordinance, whichever is later.

**Section 14.** The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein, including replacing the “draft” labels with “final” labels and completing any incomplete references to this Ordinance on all Exhibits.

**Passed by the City Council this**

\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
**City Recorder**

**Approved by the Mayor this**

\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
**Mayor**