Summary of Methodology to Refine the Eugene Urban Growth Boundary Location

Purpose

To establish a tax lot-specific map of the City of Eugene Urban Growth Boundary, in accordance with OAR 660-024-0020(2).

Background

1. The Eugene-Springfield Metropolitan Urban Growth Boundary (UGB) was originally acknowledged by the Land Conservation and Development Commission on August 19, 1982.
2. Subsequently, the Eugene-Springfield Metropolitan Urban Growth Boundary was amended twice on the City of Eugene side (west of I-5). The most current map that depicts the City of Eugene’s portion of the Metropolitan UGB was adopted by Eugene City Council on April 21, 2004, by Ordinance No. 20319.
3. The methodology used to determine the location of the acknowledged Metropolitan UGB is based on the adopted policies and text contained in the Eugene-Springfield Metropolitan Area General Plan (Metro Plan).
4. The acknowledged Metropolitan UGB is only tax lot-specific where it:
   a. Is coterminous with city limits;
   b. Has been determined through the annexation process; or
   c. Falls on the outside edge of existing or planned rights-of-way.
5. Where it is not tax lot-specific, the Metropolitan UGB is approximately 200 feet wide (based on the scale on the adopted map) and is determined on a case-by-case basis through interpretation of the Metro Plan Plan Boundaries Map and associated factors identified in Chapter II of the Metro Plan.
6. As a result of the adoption of ORS 197.304, the City of Eugene is required to establish a UGB separate from the City of Springfield, consistent with the jurisdictional area of responsibility specified in the acknowledged comprehensive plan.
7. The Eugene Urban Growth Boundary Location Map on the attached compact disc (Exhibit B-2 to the Ordinance), is the City’s official adopted Eugene Urban Growth Boundary Location Map. The depiction of the Eugene Urban Growth Boundary included in the Envision Eugene Comprehensive Plan (Chapter 11 Eugene Urban Growth Boundary) is a representative depiction of the UGB location shown on Exhibit B-2 to the Ordinance, and should be referenced only for illustrative purposes.
Legal Standard

OAR 660-024-0020(2): “The UGB and amendments to the UGB must be shown on the city and county plan and zone maps at a scale sufficient to determine which particular lots or parcels are included in the UGB. Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location.”

Methodology

1. The methodology to determine the precise location of the Eugene UGB is based on the methodology to determine the Eugene-Springfield Metropolitan Urban Growth Boundary.
2. For areas of the Eugene UGB where the Metro Plan methodology provided room for interpretation, Eugene adapted the methodology used by the City of Springfield to establish a Springfield-specific UGB.
3. The Eugene UGB is tax lot-specific where it:
   a. Is coterminous with city limits;
   b. Has been determined through the annexation process; or
   c. Falls on the outside edge of existing or planned rights-of-way
4. With the exception of I-5, the UGB shall lie along the outside edge of existing and planned rights-of-way that form a portion of the UGB so that the full right-of-way is within the UGB.
5. The location of the UGB in relation to the I-5 corridor is based on the “Jurisdictional Responsibility” section in Chapter II of the Metro Plan, which identifies the area within the UGB on the west side of I-5 as Eugene.
   a. General Description. Generally, the Eugene UGB follows the centerline of I-5. The southbound lane (west side of I-5) is inside the Eugene UGB.
   b. Northern Terminus. The Eugene UGB terminates at a point where of the northern outside edge of the Game Farm Road right-of-way and the centerline of the I-5 right-of-way intersect.
   c. Southern Terminus. The Eugene UGB terminates at a point created by extending a line from the easterly corner of tax lot 1803034001001 (as of July 31, 2015) to the east until it intersects with the centerline of the I-5 right-of-way.
   d. Specific Description. The City obtained a surveyor’s description of the UGB along I-5.
6. Where the Metropolitan UGB is not clearly coterminous with city limits, has not been determined through the annexation process, does not falls on the outside edge of existing or planned rights-of-way or does not follow the centerline of I-5, the following
factors from Chapter II the Metro Plan were used to determine the precise location of the Eugene UGB:

a. Protection of Agricultural Lands  
b. Protection of Forest Lands  
c. Ridgeline (Drainage Basin)  
d. Orderly and Economic Public Services  
e. Floodway Fringe  
f. Protection of Wetlands  
g. Protection of Sand and Gravel Resources  
h. Airport Protection  
i. Existing Development and Services (City Limits)  
j. Meet Economic Goals  
k. Meet Housing Goals  

7. The above factors were applied to 29 areas around the UGB where the tax-lot specific location was unclear, including where the UGB crosses tax lots. These determinations, which are described below, are based on the tax lot boundaries and city limits as of July 31, 2015. In the event of conflict between these descriptions and the adopted map, the map is the prevailing representation. Tax lot line, right-of-way adjustments, or city limit expansions after this date will not result in an automatic corresponding adjustment to the UGB. See detail maps and supporting documentation, included in this methodology document.

8. In order to provide advance notice to property owners of tax lots in these 29 areas, 22 letters were sent to property owners (some addressing multiple lots) whose tax lots appeared to have an ambiguous relationship to the UGB in previous representations of the UGB.

Tax Lot-Specific Determinations

1. **Highway 99 Area.** The Eugene UGB follows the western edge of the Highway 99 right-of-way until a point 517 feet south of the northeast corner of tax lot 16-04-32-20-00100. At that point, the Eugene UGB crosses Highway 99 and continues east across tax lots 16-04-32-00-00300 and 16-04-32-00-00200 until it intersects with the eastern boundary of tax lot 16-04-32-00-00200 at an unnamed private road, and continues south along the tax lot boundary.

2. **Beacon Drive Area.** The Eugene UGB follows the southern boundary of tax lot 16-04-35-44-00100 until it intersects with Beacon Drive. At that point it crosses the Beacon Drive right-of-way perpendicularly, and continues southward along the eastern edge of the right-of-way until it is directly across from the westernmost intersection of the
right-of-way and tax lot 17-04-01-22-04100. At that point, it re-crosses the Beacon Drive right-of-way to follow the northern and western boundaries of tax lot 17-04-01-22-04100 (see East Santa Clara Waterway Area below).

3. **East Santa Clara Waterway Area.** The Eugene UGB is coterminous with the western boundary of tax lot 17-04-01-22-04100 and the northern boundary of tax lot 17-04-01-22-04100 to the west of the Beacon Drive right-of-way.

4. **River Loop 2 Area.** The location of the Eugene UGB as it crosses the southern portion of tax lot 17-04-01-00-08500 is parallel to the River Loop 2 right-of-way and aligns with the southern boundary of tax lot 17-04-01-31-00328.

5. **Echo Lane Area.** The Eugene UGB crosses Echo Lane and then turns south along the right-of-way's eastern boundary until it turns eastward along the northern boundary of tax lot 17-04-12-31-00100.

6. **Division Avenue Area.** The Eugene UGB where it crosses tax lot 17-04-12-40-00800 is coterminal with the city limits.

7. **Beltline Area.** The Eugene UGB is coterminous with the city limits for the entire section where it crosses tax lot 17-03-18-00-00700, crosses into and northward within the Willamette River, and turns eastward to become coterminous with the northern boundary of tax lot 17-03-18-00-04400.

8. **North Delta Highway Area.** The Eugene UGB is coterminous with the northern boundaries of tax lots 17-03-18-00-00200 and 17-03-18-00-00102.

9. **North Willamette River Area.** The Eugene UGB as it crosses tax lot 17-03-07-00-00304 is coterminous with the city limits.

10. **Gilham Road Area.** The Eugene UGB crosses tax lot 17-03-08-00-00300 from the southeast corner of tax lot 17-03-08-22-01300 east until it intersects with the western boundary of lot 17-03-08-00-07500. From that point, it continues southward along the lot boundary for 637 feet before turning east parallel to Country Haven Drive and continuing for 350 feet. From that point, it turns south and continues until it intersects with the southern boundary of the tax lot.

11. **Lathen Way Area.** The location of the Eugene UGB follows the southern boundary of tax lot 17-03-08-00-07500 until it intersects with tax lot 17-03-08-00-00103. At that point, it continues south along the western boundaries of tax lots 17-03-08-00-00103 and 17-03-08-00-00100.

12. **County Farm Road Area.** The location of the Eugene UGB where it crosses tax lots 17-03-09-00-00800 and 17-03-09-00-00600 begins at a point 380 feet north of the point where the northern edge of the County Farm Road right-of-way and the western edge of the Wildish Lane right-of-way intersect and continues east until it reaches a point that is 320 feet north from the southwestern corner of tax lot 17-03-09-24-00600 where it abuts County Farm Road.
13. **Armitage Park Area.** The Eugene UGB crosses tax lot 17-03-09-00-00400 from a point 200 feet south of tax lot 17-03-09-00-00500 on the western boundary to a point 224 feet south of tax lot 17-03-09-00-00500 on the eastern boundary.

14. **North Game Farm Road Area.** The Eugene UGB follows the eastern edge of the North Game Farm Road right-of-way until it turns east at the northern boundary of the triangular tax lot 17-03-09-00-02806. At the point where it intersects with tax lot 17-03-09-00-03100, the Eugene UGB turns north along the western boundary of tax lots 17-03-09-00-03100 and 17-03-09-13-01000 until it intersects with and crosses the Coburg Road right-of-way.

15. **I-5/Rockcress Road Area.** The Eugene UGB follows the tax lot boundary between lots 18-03-03-40-01001 and 18-03-03-40-01000.

16. **Firland Boulevard Area.** The Eugene UGB crosses tax lot 18-03-09-30-10501 after it crosses Firland Boulevard and continues southeastward to the most northern corner of tax lot 18-03-09-33-07000.

17. **Spring Boulevard Area.** The location of the Eugene UGB where it crosses lots 18-03-16-10-02604, 18-03-16-24-00600, 18-03-16-24-00700, 18-03-16-24-00900, 18-03-16-30-00100, and 18-03-16-30-00200 is a fixed distance of 160 feet from the eastern edge of the Spring Boulevard right-of-way.

18. **Mt. Baldy Area.** The location of the Eugene UGB as it crosses tax lots 18-03-16-30-02500 and 18-03-16-30-04504 is a fixed distance of 250 feet from the city limits.

19. **Dillard Road Area.** The Eugene UGB follows the eastern edge of the Dillard Road right-of-way from the southern corner of tax lot 18-03-16-30-04504 until the southern boundary of tax lot 18-03-21-00-01400, where crosses Dillard Road, aligns with the tax lot boundary and becomes conterminous with the city limits again.

20. **South Fox Hollow Road Area.** The location of the Eugene UGB where it crosses tax lots 18-03-20-00-04208 and 18-03-20-00-04204 generally follows the ridgeline from the northeastern corner of lot 18-03-20-00-04208 to a point 413 feet south of the northern tax lot boundary, and 1,149 feet east of the western boundary. From that point the UGB generally follows the ridgeline to a point 718 feet south of the northern tax lot boundary of tax lot 18-03-20-00-04208, and 592 feet east of the western boundary. From that point the UGB crosses both lots to the western boundary of lot 18-03-20-00-04204, 735 feet south of the northern tax lot boundary of tax lot 18-03-20-00-04204.

21. **South Willamette Street Area.** The Eugene UGB follows the eastern and northern boundaries of tax lot 18-03-19-00-01103 before crossing South Willamette Street and turning north along the western edge of the right-of-way.
22. **Blanton Road Area.** The Eugene UGB crosses tax lot 18-04-13-11-01700 from the northwestern corner of tax lot 18-04-13-00-04500 to the southwestern corner of tax lot 18-04-13-11-00800.

23. **McNaul Drive Area.** The Eugene UGB is coterminous with the city limits along the eastern and northern boundaries of tax lot 18-04-11-00-00104.

24. **Winter Creek Drive Area.** The location of the Eugene UGB where it crosses tax lot 18-04-11-00-00201 follows the ridgeline from a point that is 80 feet south of the northeastern corner of the tax lot to a point 289 feet south of the northern boundary and 299 feet east of the western boundary. From that point, the UGB follows the ridgeline to a point 550 feet south of the northern boundary and 108 feet east of the western boundary. From that point, the UGB connects with the city limits on the western lot boundary at a point that is 635 feet south of the northwestern corner of the tax lot.

25. **Bailey Hill Road (East) Area.** The Eugene UGB crosses tax lot 18-04-10-00-00503 from the southeastern corner of tax lot 18-04-10-00-00500 to the northwestern corner of tax lot 18-04-10-00-00504. The Eugene UGB crosses tax lot 18-04-10-00-00502 from the southwestern corner of tax lot 18-04-10-00-00502 to the northwestern corner of tax lot 18-04-10-00-00502.

26. **Bailey Hill Road (West) Area.** The Eugene UGB follows the southern and western boundaries of tax lot 18-04-09-00-02800.

27. **Rathbone Road Area.** The Eugene UGB follows the southern boundary of tax lot 18-04-04-00-01309.

28. **Willow Creek/Gypsy Lane Area.** From the far southern point of tax lot 18-04-05-00-04700, the Eugene UGB follows the boundary between tax lot 18-04-05-00-04700 and tax lot 18-04-04-00-02300 northward and then eastward. At the point where the boundary between the tax lots turns north along Mt. Valvue Lane, the Eugene UGB crosses tax lot 18-04-04-00-02300 to the northwest corner of tax lot 18-04-04-00-01313. From that point, the Eugene UGB follows the western and southern boundaries of tax lot 18-04-04-00-01313 and the southern boundaries of tax lot 18-04-04-00-01300 and tax lot 18-04-04-00-01316. From the southeastern corner of tax lot 18-04-04-00-01316, the Eugene UGB crosses tax lot 18-04-04-00-02300 for a second time, continuing south 133 feet. From that point, the Eugene UGB turns east for 308 feet, at which point it intersects with the city limits, and continues to the south.

29. **Green Hill Road Area.** The Eugene UGB is coterminous with the city limits as it crosses tax lots 17-04-30-00-02100, 17-04-30-00-02202, 17-04-30-00-02600, 17-04-30-00-02400, and 17-05-00-00-00500.
Attachments

Maps - Detailed maps of areas with tax lots crossed by UGB

1. Highway 99 Area
2. Beacon Drive Area
3. East Santa Clara Waterway Area
4. River Loop 2 Area
5. Echo Lane Area
6. Division Avenue Area
7. Beltline Area
8. North Delta Highway Area
9. North Willamette River Area
10. Gilham Road Area
11. Lathen Way Area
12. County Farm Road Area
13. Armitage Park Area
14. North Game Farm Road Area
15. I-5/Rockcress Road Area
16. Firland Boulevard Area
17. Spring Boulevard Area
18. Mt. Baldy Area
19. Dillard Road Area
20. South Fox Hollow Road Area
21. South Willamette Street Area
22. Blanton Road Area
23. McNaul Drive Area
24. Winter Creek Drive Area
25. Bailey Hill Road (East) Area
26. Bailey Hill Road (West) Area
27. Rathbone Road Area
28. Willow Creek Road/Gypsy Lane Area
29. Green Hill Road Area
This map is shown at an imprecise scale. For the official, adopted UGB, see Appendix A of the Envision Eugene Comprehensive Plan.
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UGB Detail Map 12 - County Farm Road Area

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