

Envision Eugene Implementation: Urban Reserves Planning

Lane County Planning Commission
May 15, 2018

envision
EUGENE



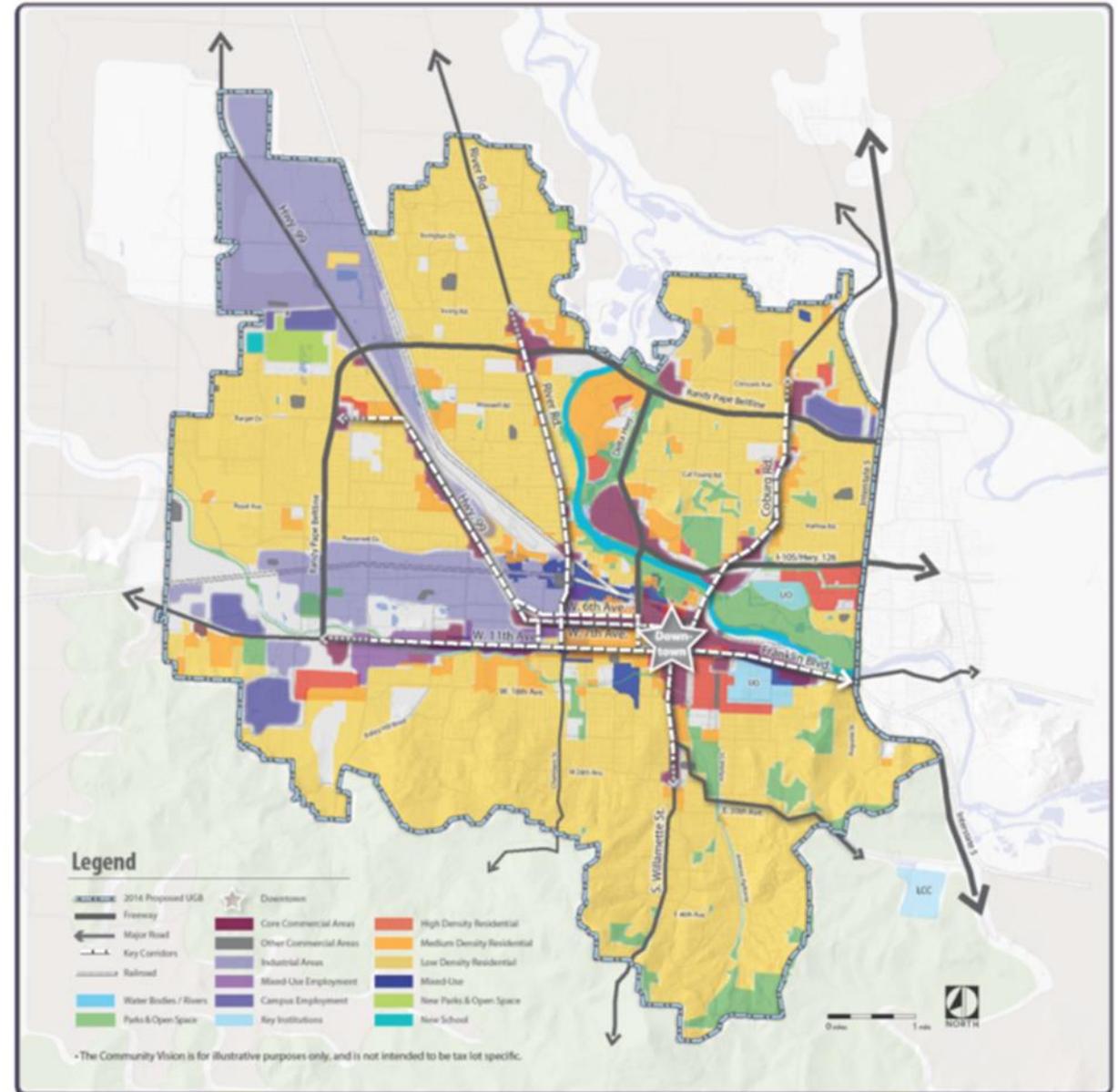
Meeting Outline

1. Envision Eugene Implementation - Terri
2. Urban Reserves Planning - Rebecca



7 Pillars & Community Vision

- Provide ample **economic opportunities** for all community members
- Provide **housing affordable** to all income levels
- Plan for **climate change** and energy resiliency
- Promote **compact urban development** and efficient **transportation options**
- Protect, repair, and enhance **neighborhood livability**
- Protect, restore, and enhance **natural resources**
- Provide for adaptable, flexible, and **collaborative implementation**



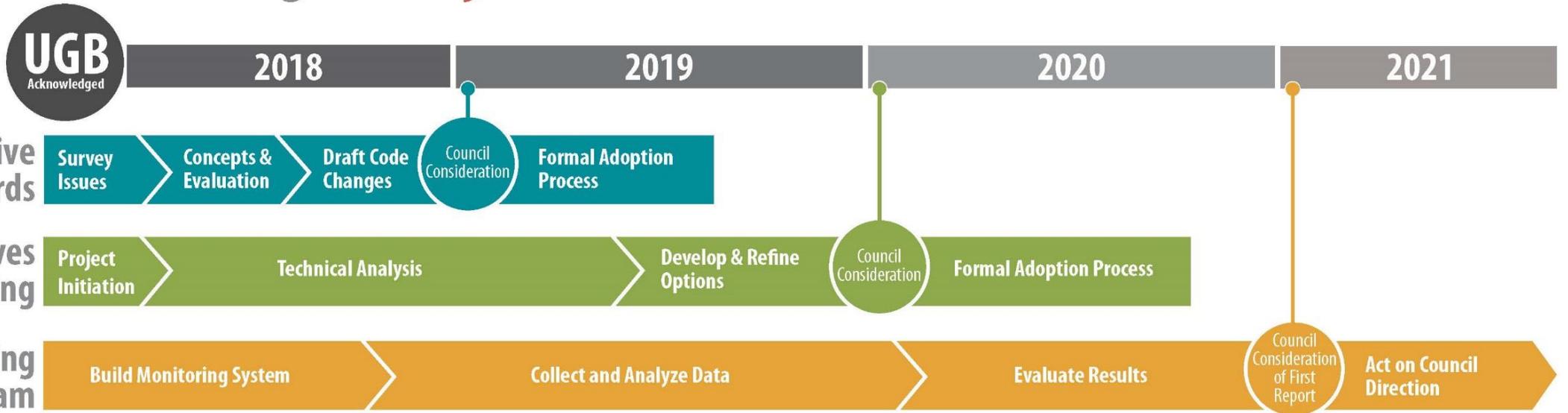
Ongoing Planning for Eugene's Growth

Hybrid Option 2012 - 2032



Envision Eugene Project Timelines

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Presentation Outline

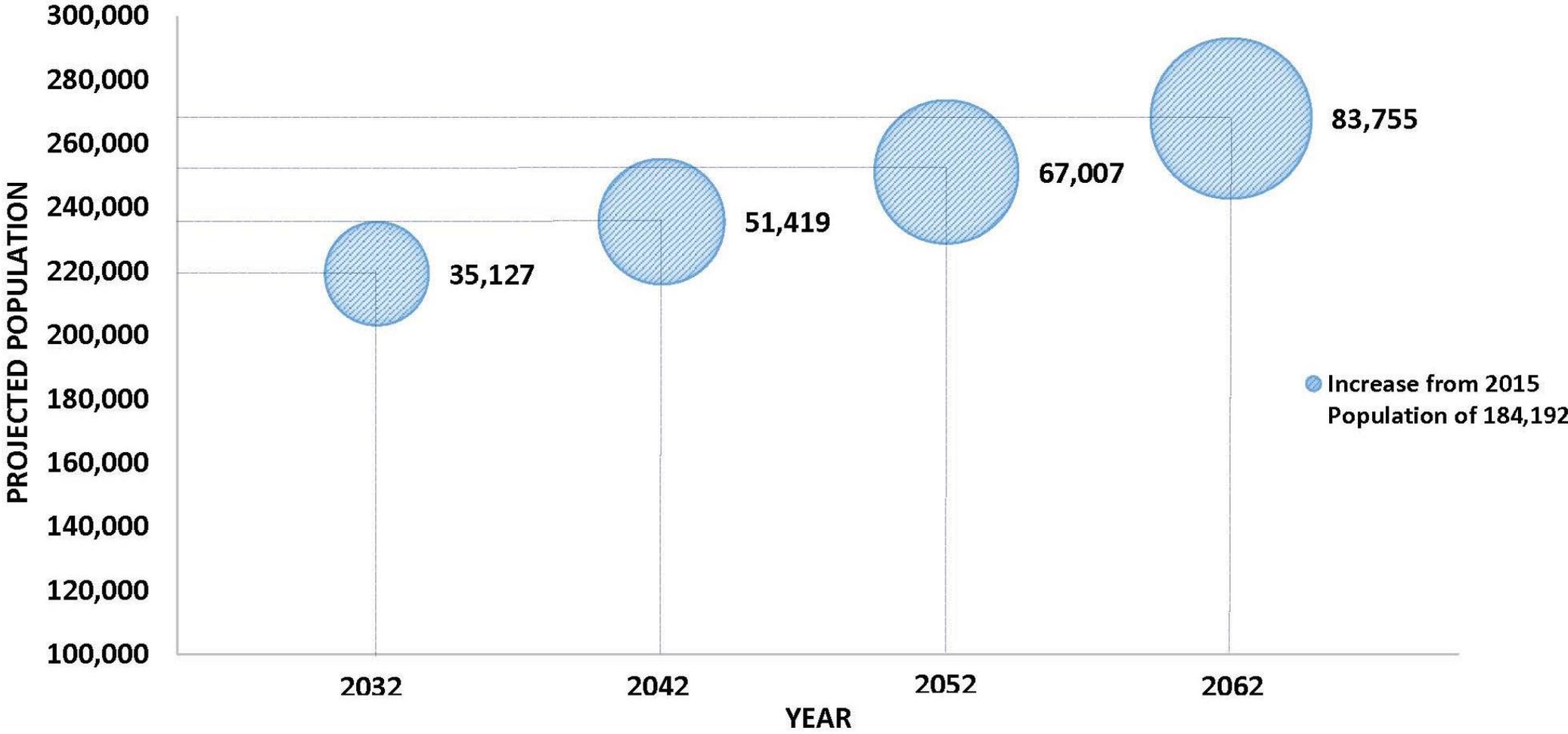
1. Urban Reserves Background
2. How we will get there (highlights):
 - Draft Project Charter
 - Draft Public Involvement Plan
3. County-specific issues
4. Planning Commission role
5. Discussion and input



What Are Urban Reserves?



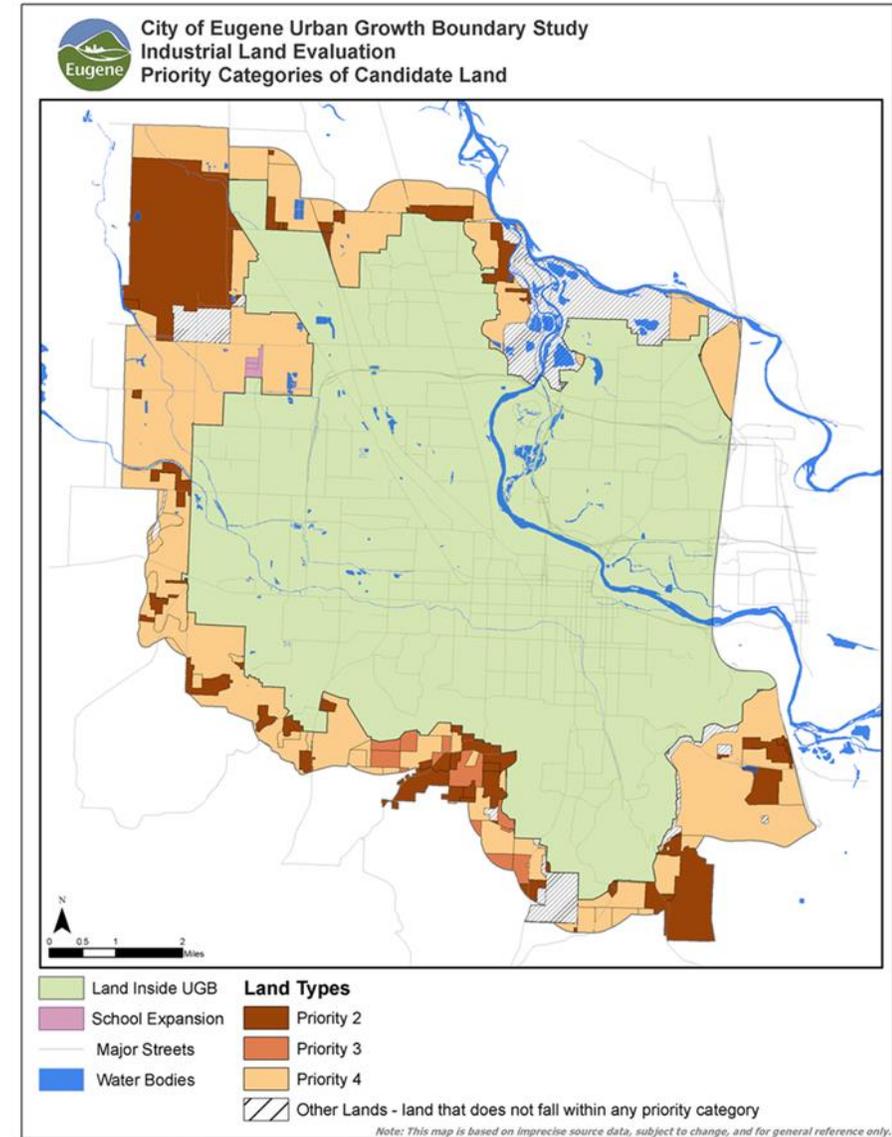
ANTICIPATED GROWTH: PLANNING BEYOND THE UGB



Data Source: Population Research Center,
Portland State University 12/15/2015

Why are urban reserves important now?

- Housing supply and affordability
- Coordinated with our Growth Monitoring program
- Urban Reserves in place before the UGB is re-examined in January 2021
- Will allow more flexibility and smart growth; not limited to “exception areas”
- More certainty for landowners



What happens if we don't adopt Urban Reserves?

- Less prepared to respond to growth
- Continued uncertainty about where future growth may occur
- Inefficient and higher cost of services and development
- Prevent us from realizing shared vision



How are we going to do it?

Collaborative effort:

- Community members
- Property owners
- Stakeholder groups
- Eugene
- Lane County
- Utility and Service Providers
- Nearby Cities

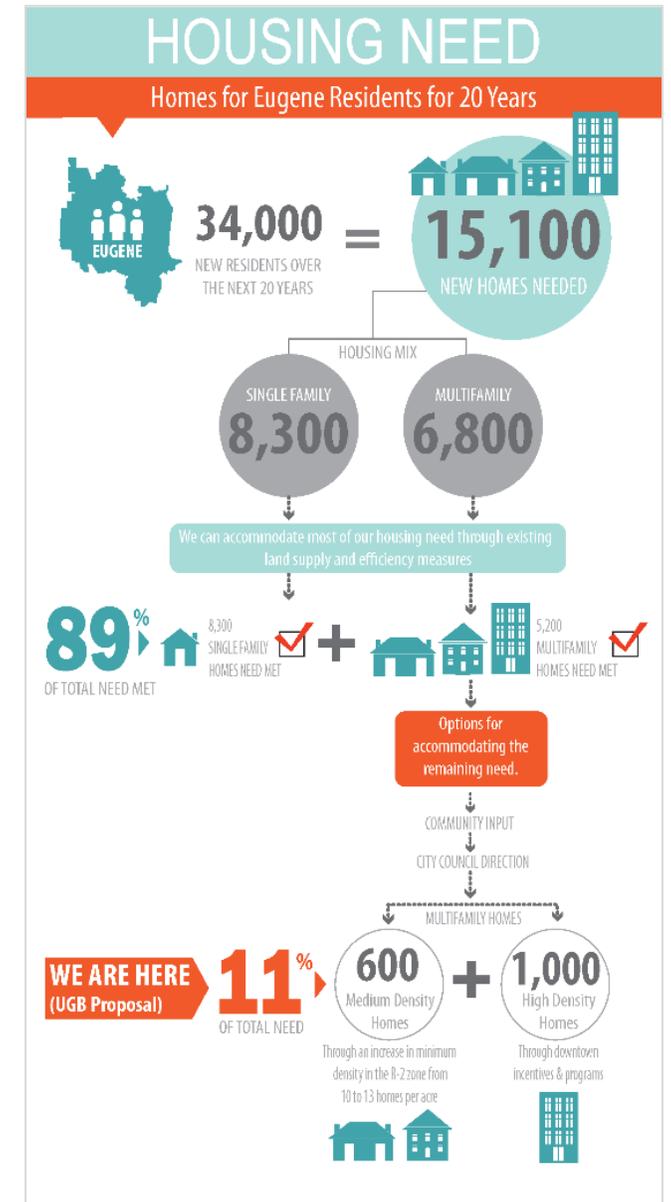


What is a Project Charter?

- Overview/purpose
- Goals
- Objectives
- Milestones/Timeline
- Deliverables
- Key Stakeholders
- Public Involvement Plan
- Decision Making Process
- Coordination Protocol
- Project Budget
- Assumptions & Policy Background
- Constraints
- Dependencies
- Risks
- Approvals

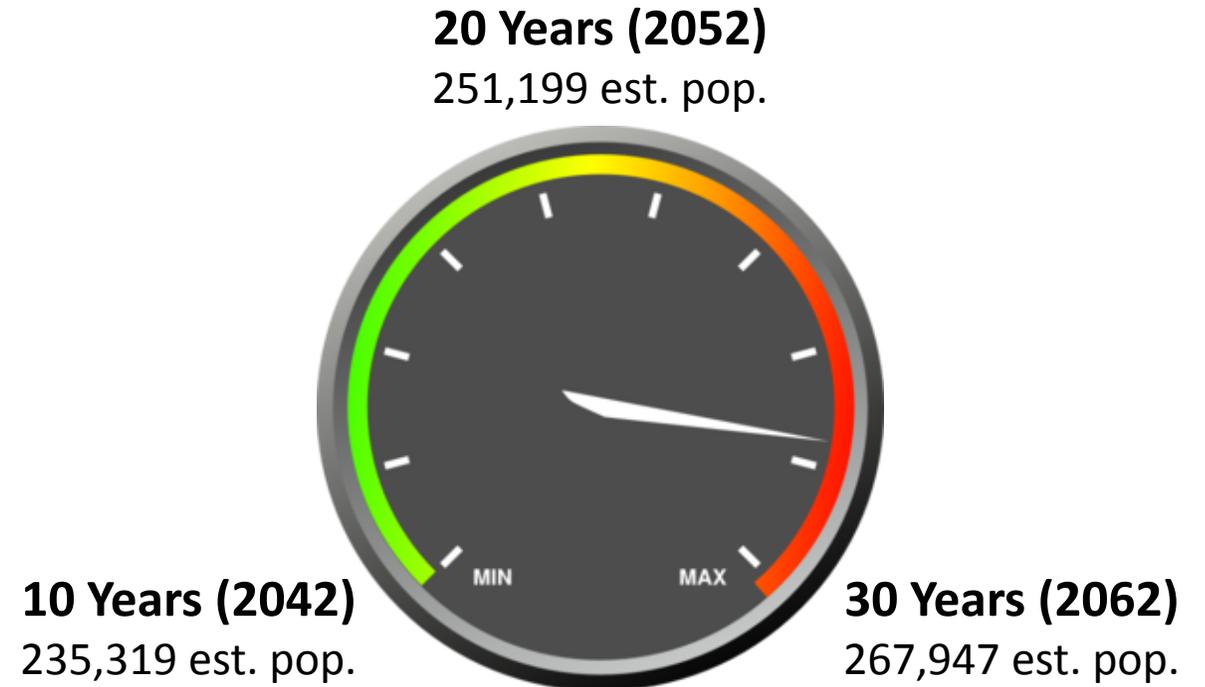
Project Assumptions

- Using same development density and housing mix assumptions as in UGB analysis
- Using the 2015 Portland State University population forecast
- Following direction in state law



Project Assumptions

- Analyzing between 10 and 30 years beyond the 2032 UGB—to select preferred planning period, location and size of urban reserves
- Flexible, collaborative approach



What about rural reserves?

- State law currently only allows rural reserves in the Portland Metro area.
- We do not have the authority to designate rural reserves
- By designating potentially urbanizable areas, those areas outside of urban reserves should by default remain rural



How will we get there?

Urban Reserves Planning Process Summary Timeline											
2018				2019				2020			
Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall
Project Initiation											
		Technical Analysis									
					Develop Options						
								*UR Proposal			
									IGA & Adoption Process		
	Community Engagement										

*The target for City and County consideration of proposed urban reserves is within 2 years of UGB acknowledgement, or January 2020.

Draft Public Involvement Plan

Includes:

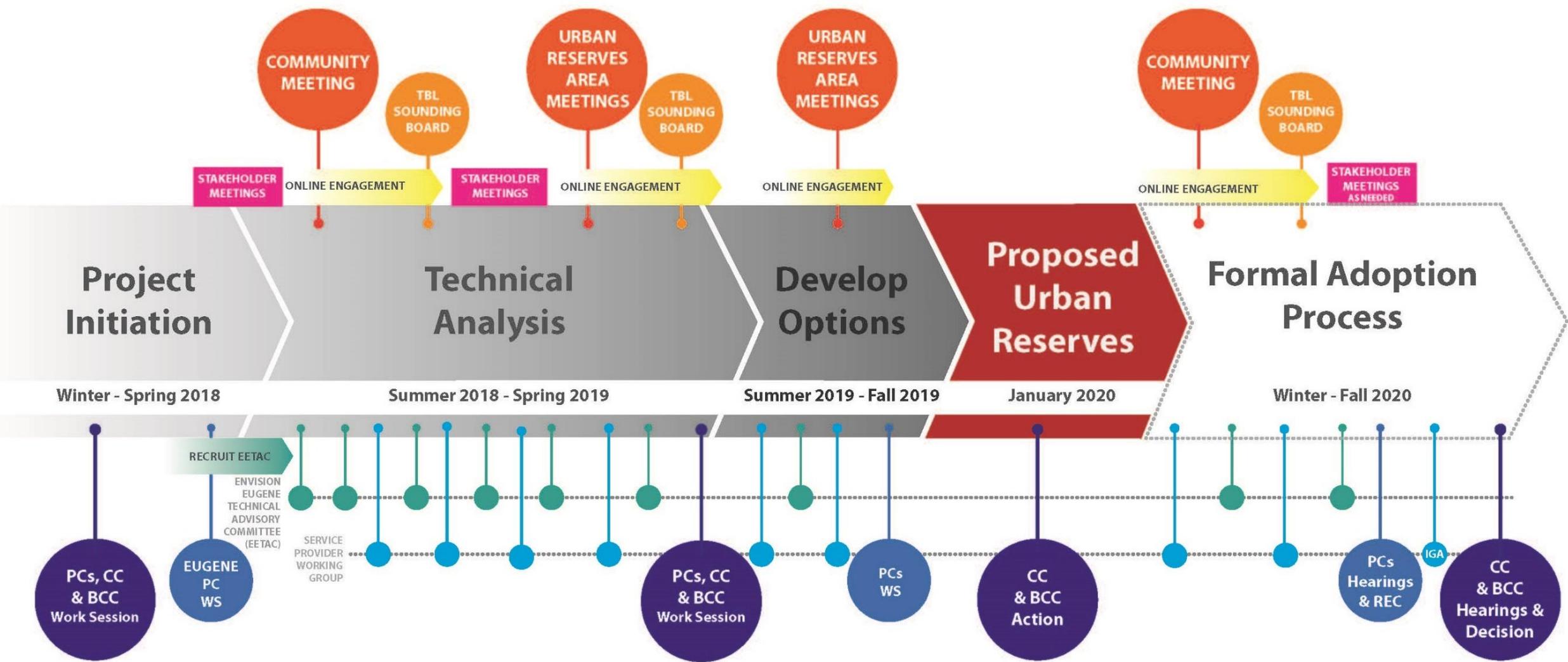
- Project Goals
- Public Involvement Process (work plan)
- Project Stakeholders—beginning list

- Describes ways people can engage, effectively participate and help shape the plan
- Equitable and thorough



URBAN RESERVES OUTREACH PROCESS

DRAFT



ABBREVIATION KEY:

- TBL = Triple Bottom Line
- PCs = Lane County and City of Eugene Planning Commissions
- CC = City of Eugene City Council
- BCC = Lane County Board of Commissioners
- EETAC = Envision Eugene Technical Advisory Committee
- IGA = Intergovernmental Agreements
- WS = Work Session
- REC = Recommendation

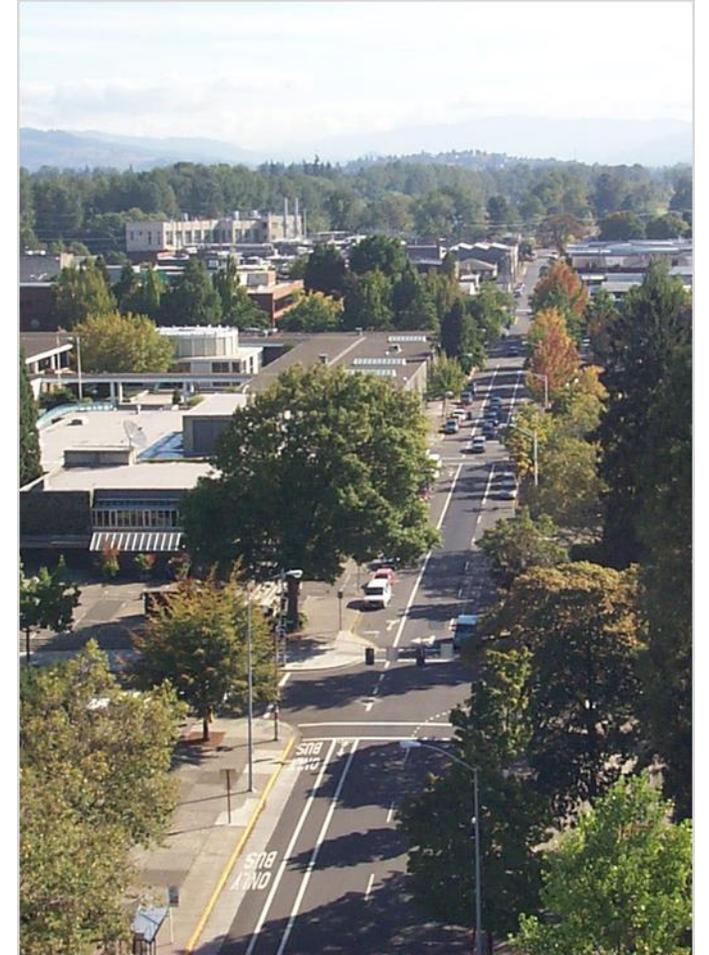
Urban Reserve Agreements

- IGAs with service providers to identify responsibilities (i.e. building codes, land use, public facilities)
- Required before urban reserves are designated
- Urban reserve land will remain in rural use until it is added to the UGB
- Plan policies and County code can ensure that development and land division will not hinder the efficient transition to urban uses



Service Provider Working Group

- City, county & urban reserve-area service providers
- Land use regulations, building code administration, wastewater, water, fire protection, parks, transportation and stormwater
- Collaboratively discuss service provision and develop intergovernmental agreements (IGAs)



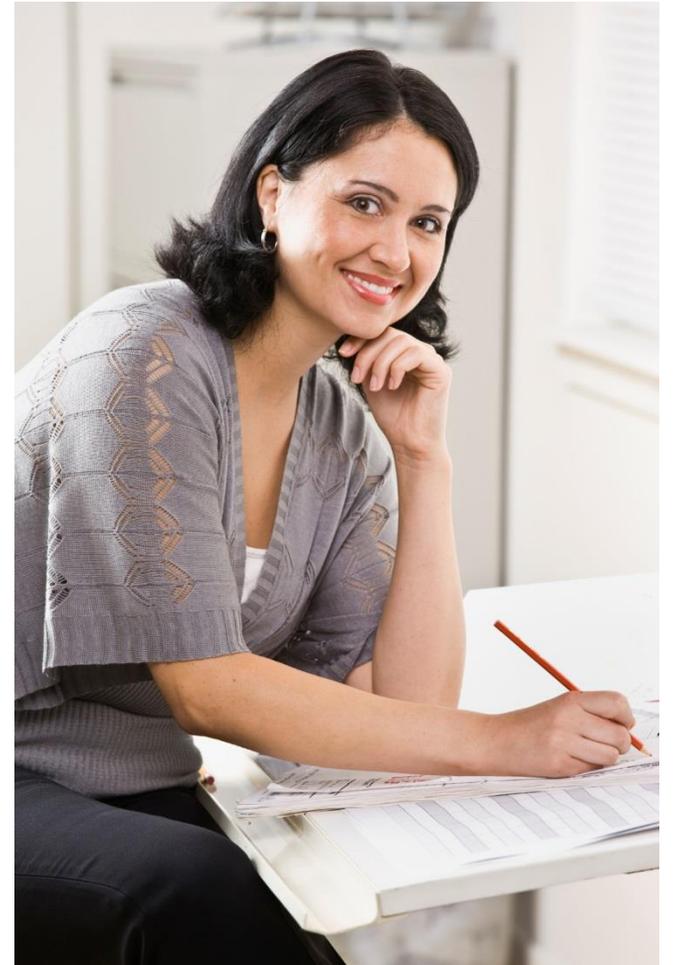
Envision Eugene Technical Advisory Committee:

- Advises staff on City-wide growth management initiatives
- Reviews technical information used to inform policy decisions
- Appointed by City manager
- Recruitment beginning in June
- Planning Commission representation requested



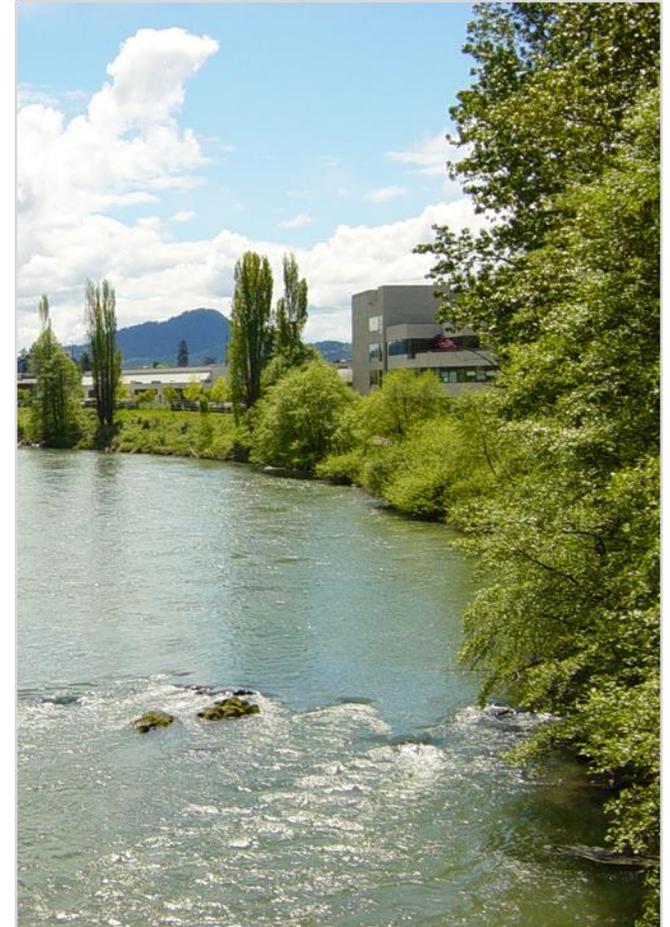
Triple Bottom Line (TBL) Sounding Board

- Framework to reach sustainability goals
- Environmental, equity and economic impacts of projects
- Provide feedback and review of policies and project ideas
- Act as liaisons to their groups
- Planning Commission representation requested



Planning Commission Role in Urban Reserves

- **Review and provide input** on the Public Involvement Plan and Project Charter
- **Approve** the Public Involvement Plan (Eugene Planning Commission)
- **Receive updates and provide input** on draft documents throughout the process
- **Make final recommendations** to adopting bodies, Eugene City Council and Lane County Board of Commissioners.
- **Participate** on the EETAC and TBL Sounding Board



Requested Action and Next Steps

- Provide input on Charter and PIP

Next Steps:

- Eugene City Council (May 29)
- Lane County Board of Commissioners (June 19)
- Eugene Planning Commission (June 25)
- PMT meetings (with County staff)
- Develop consultant contracts
- Recruit for EETAC



Questions for the Planning Commission:

Project Charter:

- Does the Project Charter clearly explain the *why, what, how, who and when* of the project?
- Are the Planning Commission's roles in the project clear?
- Do you have any suggestions to improve the Project Charter?

Public Involvement Plan:

- Are the Public Involvement Plan goals appropriate and achievable?
- Are the public engagement strategies sufficient to inform our community and uncover a full range of potential impacts for decision makers to consider?
- Are there any project stakeholders we should add to the list?