

Next Steps

Identify Urban Reserves Options

After the suitability analysis is complete, land found suitable for urban reserves may be included for final consideration based on their priority ranking:

Priority 1: Exception Areas/Non-Resource land

Places outside of the UGB where Lane County allows residential, commercial or industrial uses. In the study area, Priority 1 lands are mostly rural residential. Many of these areas are already developed to some degree.

Priority 2: Marginal Lands

Marginal lands are designated for non-resource uses, like housing, due to having marginal value for farm or forest production.

Priority 3: Farm and Forest Lands (poorest soils first)

Agricultural or forest resource lands are the last to become Urban Reserves, with higher priority given to land of lower resource value.

The state allows lower priority land to be included if higher priority land is inadequate to accommodate the land need, based on topographical or physical constraints and service provision needs.

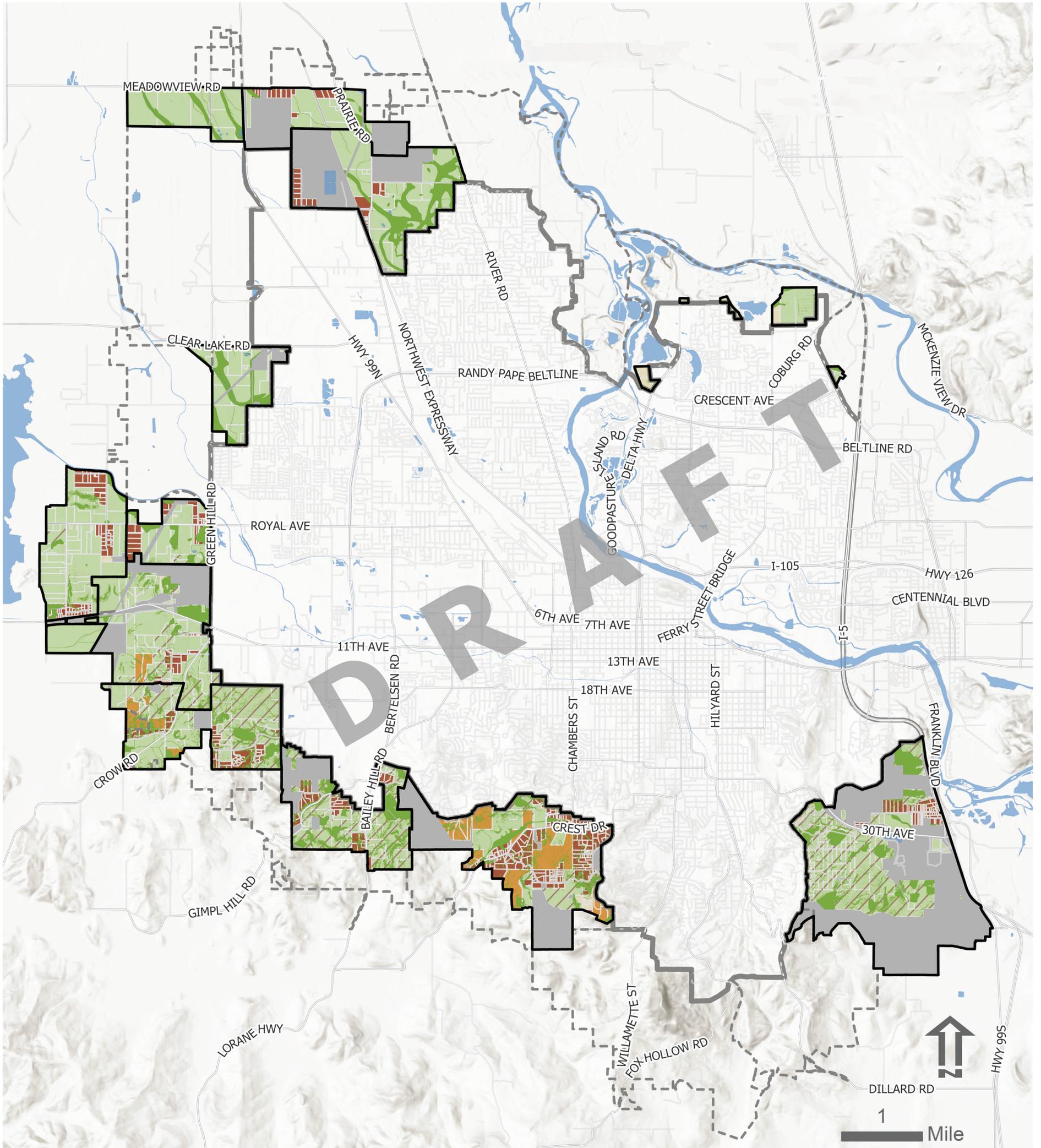
A range of options based on this analysis and different timeframes for Urban Reserves will be brought to decision makers in Spring 2020 for direction, with a goal for adoption by the end of the year. Once urban reserves are adopted, they become the first land to be considered if and when a UGB expansion is necessary.

If My Property or Home is Located...

	Outside the UGB (Not in Urban Reserves)	Outside the UGB (In Urban Reserves)	Inside the UGB (Outside city limits)	Inside City Limits
Representation	Lane County Board of Commissioners	Lane County Board of Commissioners	Lane County Board of Commissioners	Eugene City Council
Public Safety	Lane County Sheriff or other RFPD	Lane County Sheriff or other RFPD	Lane County Sheriff or other RFPD	Eugene Police Eugene Fire
School District	Current School District	Current School District	Current School District	Current School District
Property Taxes	Current property tax rate	No change in property taxes	No change in property taxes	Approximately \$18.9965 per \$1,000/assessed value*
Annexation	Not eligible	Not eligible	Voluntary. Must be contiguous to city limits and be within 300' of services (water and sewer) or be willing to pay to extend services	Property inside city limits already annexed
Utilities/Services	Sewer: On-site septic Water: well / service provider	Sewer: On-site septic Water: well / service provider	Sewer: On-site septic Water: well / service provider	Sewer: eligible for city sewer Water: eligible for EWEB water
Land Use Jurisdiction	Lane County rural zoning and land use code	Lane County rural zoning and land use code	Eugene urbanizable zoning and land use code (Adopted by Lane County and City, administered by City.	City of Eugene zoning and land use code
Development Potential	Limited by Lane County rural zoning and land use code	Limited by Lane County rural zoning and land use code. Land must continue to be planned & zoned for rural uses until included in the UGB.	Limited by lack of utilities/services. Must annex to allow for development that increases need for services	Upon annexation, properties will be eligible to develop at urban densities

*Estimate based on 2018 rate for Southeast Eugene served by Fire and EMS. Information from Lane County Department of Assessment and Taxation. Tax rates vary based on property location and this example is for illustrative purposes only.

Urban Reserves Priority Land Classification



- Initial Urban Reserves Draft Study Area
 - Urban Reserves Draft Suitable Subareas
 - Committed Lands
 - Protected Lands
- Priority Land Classification**
- Priority 1: Exception Areas
 - Priority 2: Marginal Lands
 - Priority 3: Forest Lands
 - Priority 3: Agricultural Lands
 - Other Lands

This map is intended for illustrative purposes, and is not suitable for legal, surveying, or engineering purposes. The draft study area is based on imprecise source data and is subject to change.

Map created November 2019 by City of Eugene Planning Division.

For additional information, visit www.eugene-or.gov/UrbanReserves

