

# Urban Reserves Planning Study Area Open Houses

January 9, 14 & 22, 2020



[www.eugene-or.gov/urbanreserves](http://www.eugene-or.gov/urbanreserves)



# Meeting Outline:

1. Welcome/Introductions/Thank you!
2. Presentation
3. Q&A
4. Review materials /visit with staff/complete comment form

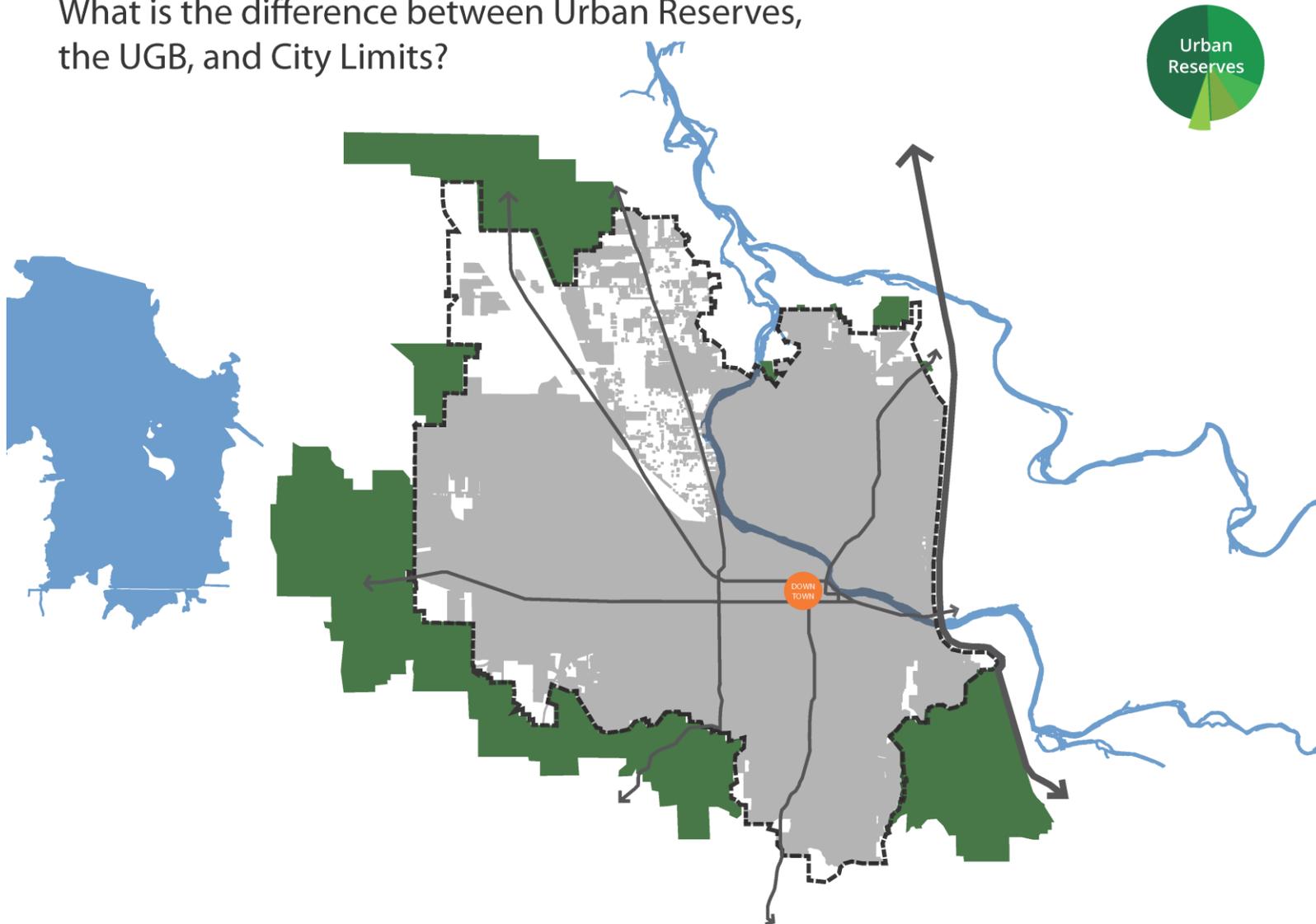


# Urban Reserves

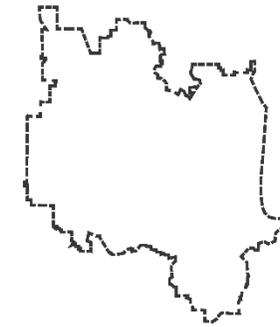


- Joint project—City and County
- Planning for the next two generations—as far out as 2062
- Areas identified for Eugene to grow into if/when needed
- Enough land for housing and jobs, as well as public lands for parks, schools and utilities/services
- Remains rural unless brought into the Eugene's urban growth boundary through a formal process

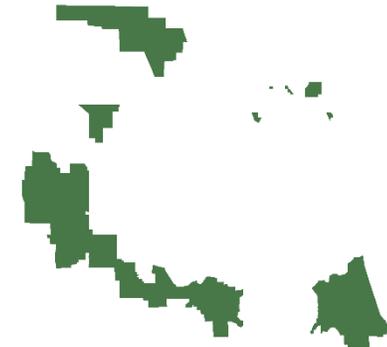
What is the difference between Urban Reserves, the UGB, and City Limits?



City Limits



Urban Growth Boundary (UGB)

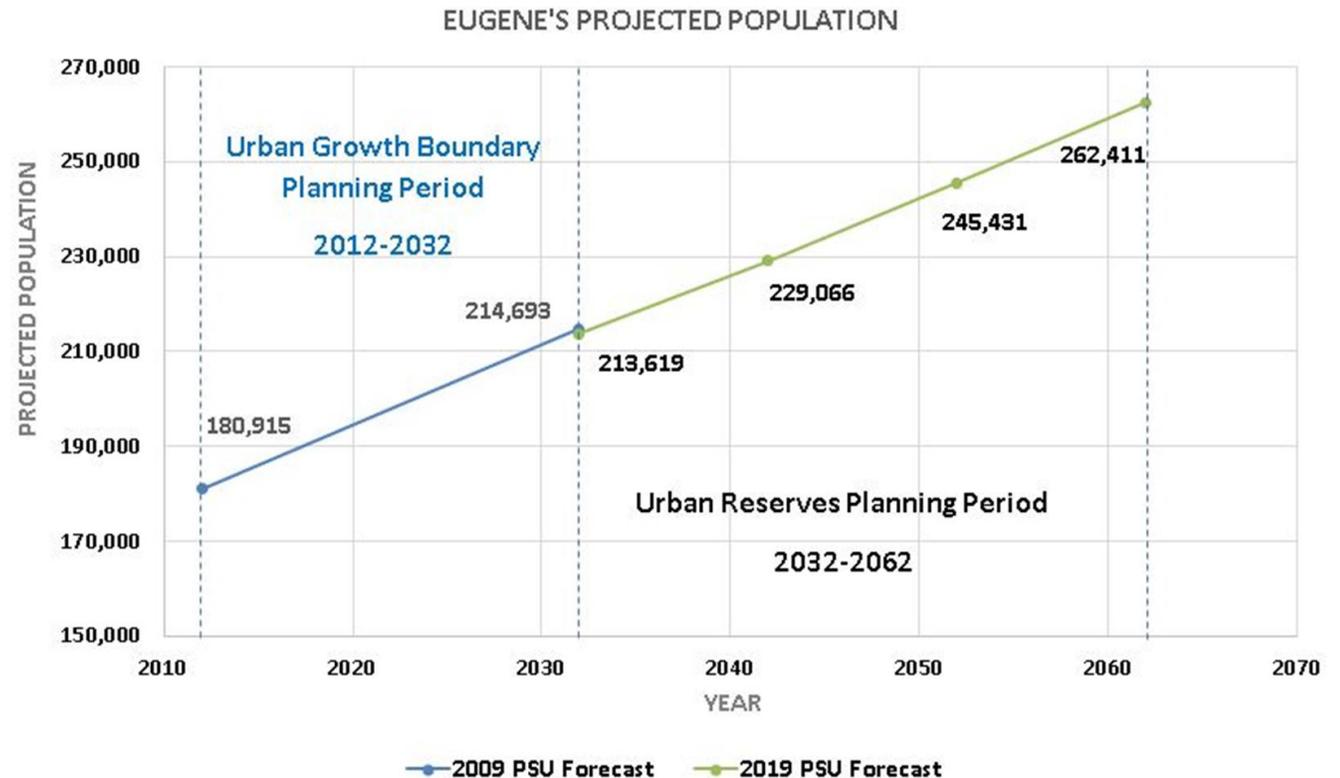


Potentially Suitable  
for Urban Reserves  
(≈ 30 year supply)

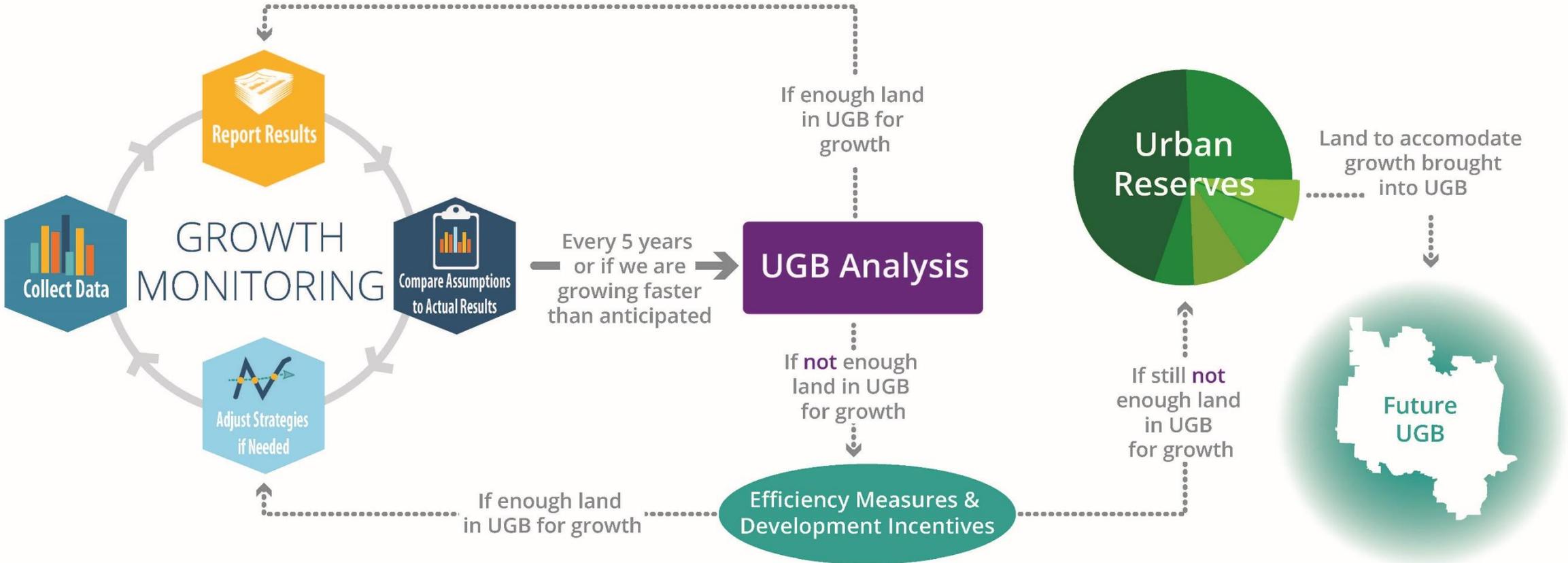
# Why now?



- Housing supply and affordability
- Direction from City Council and Board of Commissioners
- Coordinating with Growth Monitoring Program
- Planning for growth = better outcomes

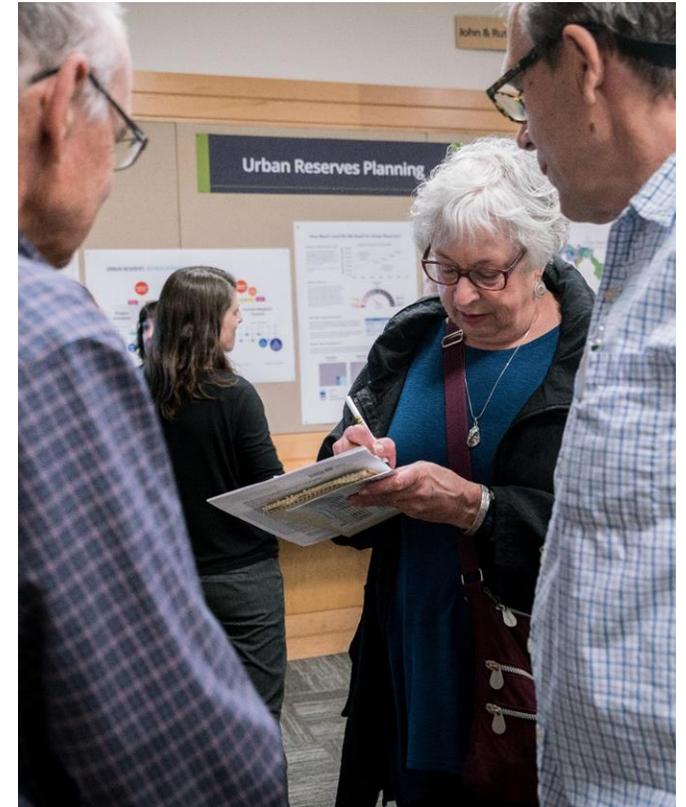


# MONITORING AND PLANNING FOR GROWTH

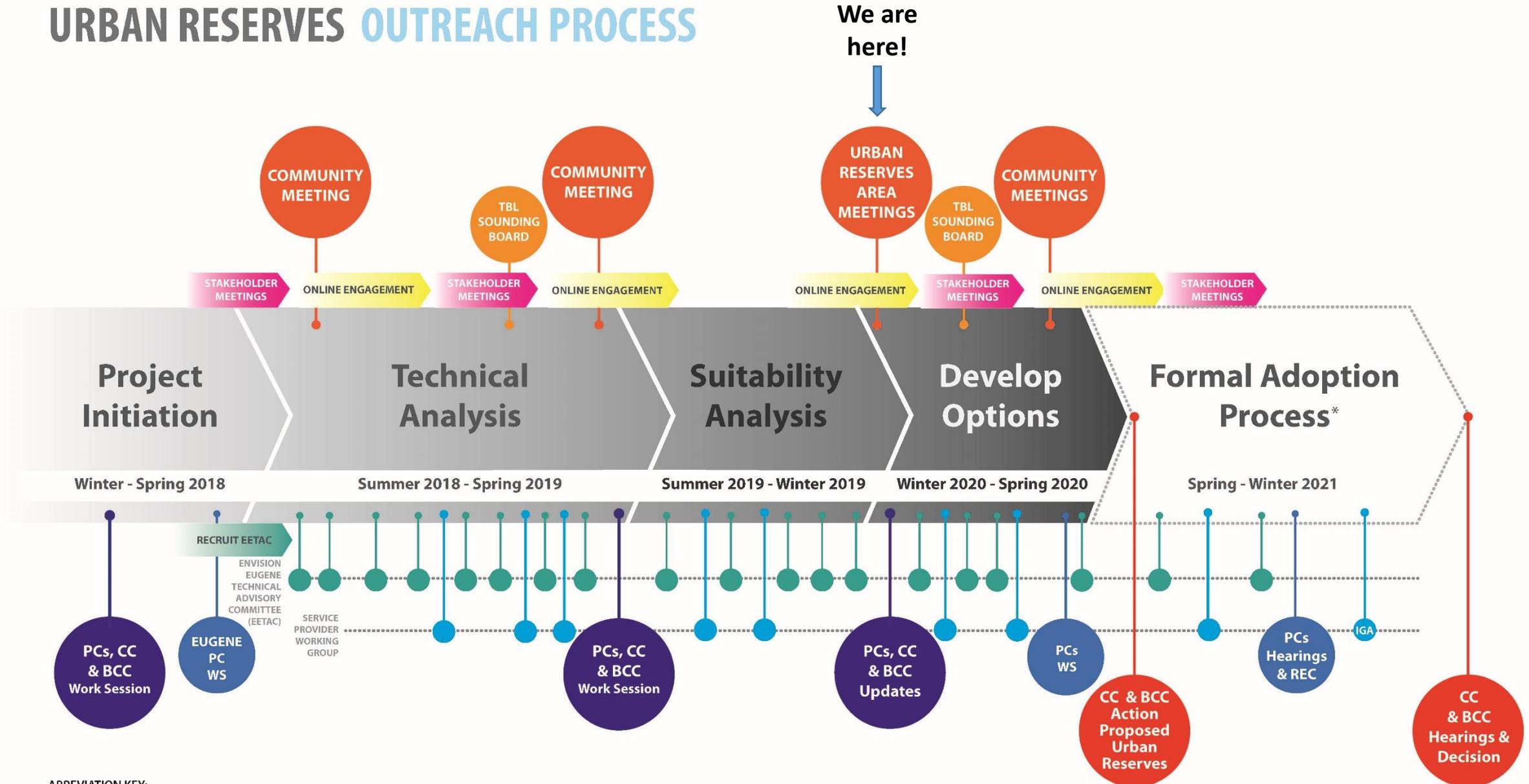


# Collaborative Effort

- Community members
- Property owners
- Stakeholder groups
- Lane County
- Nearby Cities
- Utility and Service Providers
- TBL Sounding Board volunteers
- Technical Advisory Committee



# URBAN RESERVES OUTREACH PROCESS



**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

\* Outreach as needed, depending on direction.

January 2020 update

# Envision Eugene Technical Advisory Committee

- 13 volunteer members
- Advises staff on City-wide growth management initiatives
- Reviews technical information used to inform policy decisions
- Appointed by City manager
- Have met 13 times!

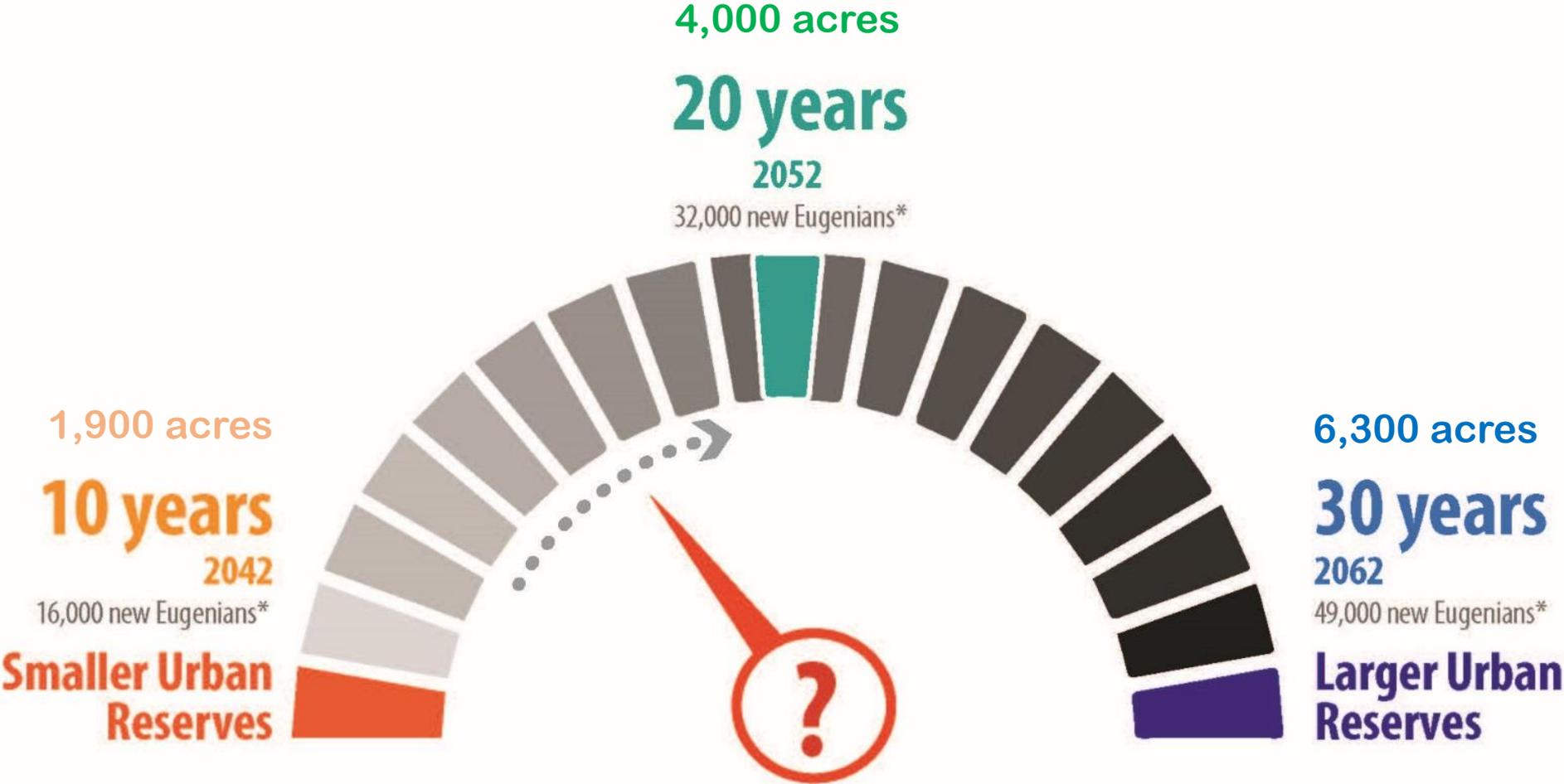


# Service Provider Working Group

- Includes wastewater, water, parks, transportation, stormwater and fire protection
- Inside and outside UGB
- Evaluates service provision – key to informing decision
- Develops intergovernmental agreements (IGAs)



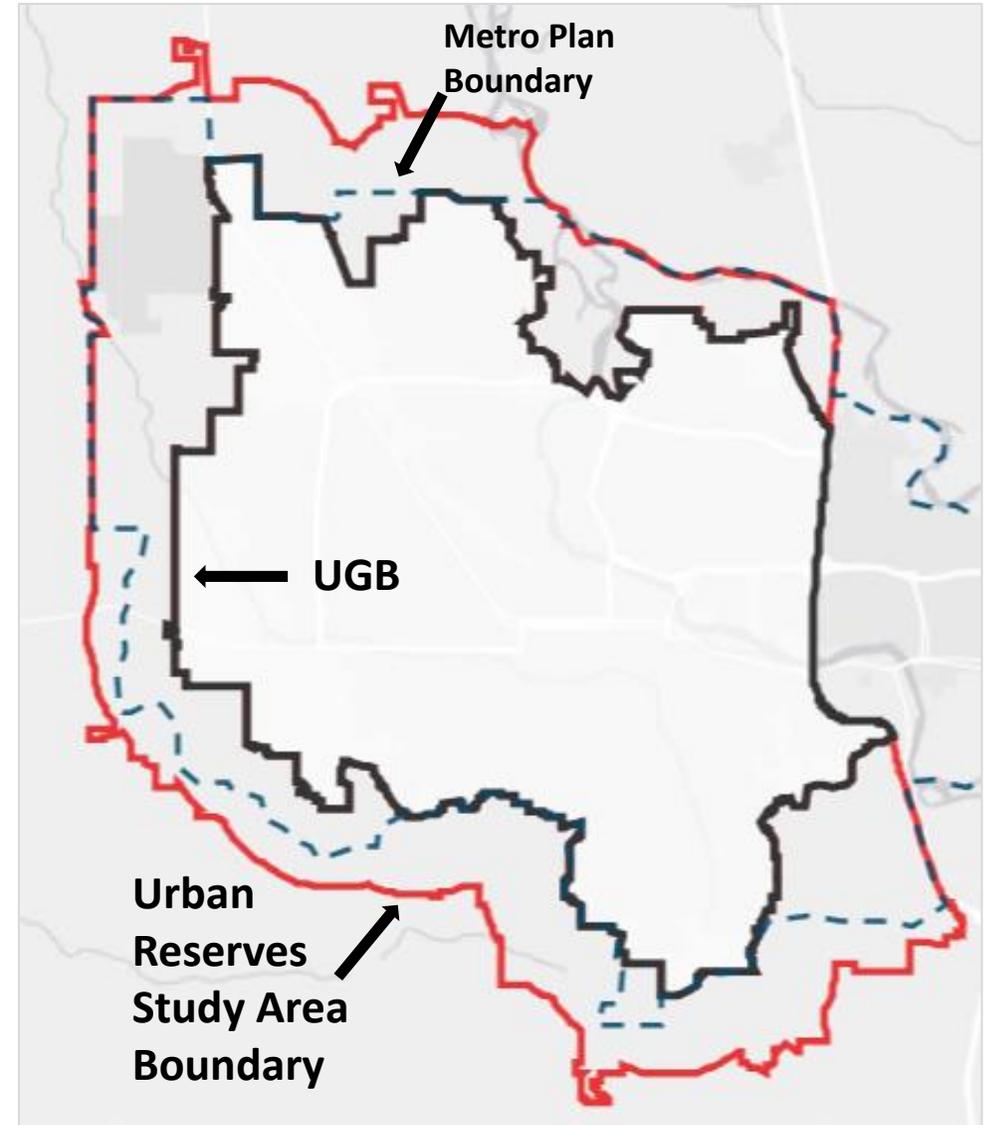
# How many people are we planning for?



\*Population change since 2032

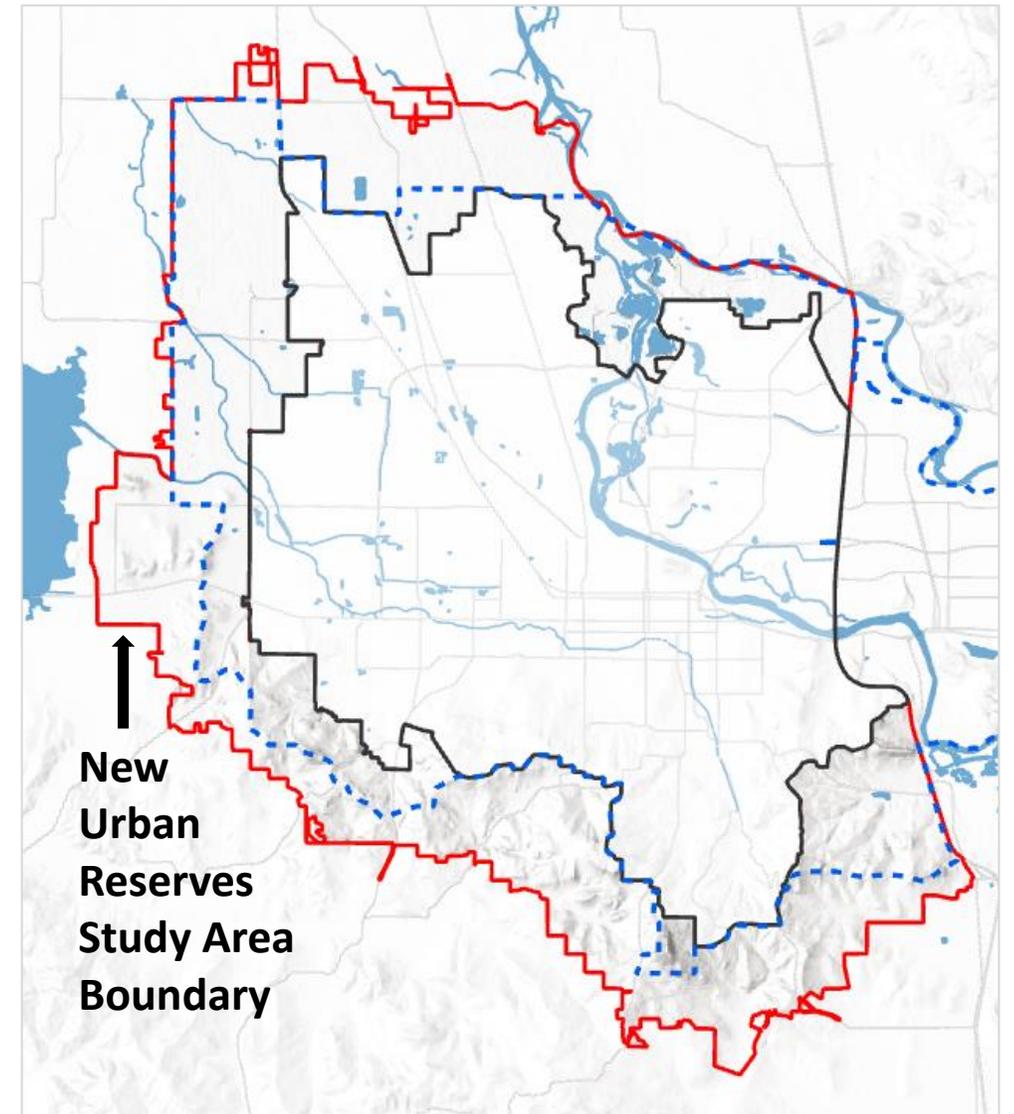
# Initial Urban Reserves Study Area

- Includes land at least one mile from UGB, except at river and I-5
- Consistent with new state guidelines to streamline UGB analysis in future
- Almost 26,000 acres



# Updated Urban Reserves Study Area

- After analysis, not enough developable land for a 30-year Urban Reserve option
- Based on capacity assumptions, we needed almost 1,200 acres of additional land suitable for urban reserves
- Study area expanded west, around Highway 126 and Fisher Rd

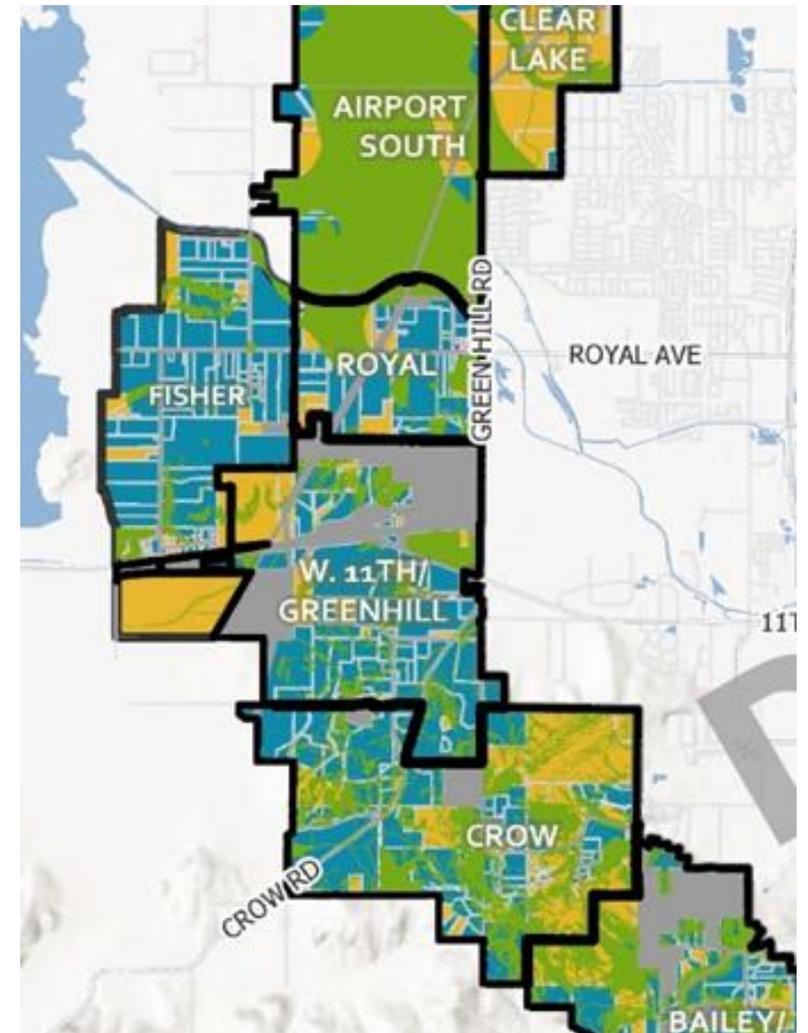


# Land Supply



Identify “developable land” by removing protected, committed and fully developed land.

- **Protected** land is land reserved to protect natural resources or prevent the impact of natural hazards, and therefore is assigned *no development capacity*.
- **Committed** land includes public and other land that has no development potential for housing or jobs because they are committed to other uses.



## Protected land in Urban Reserves Study Area:

- Lane County Goal 5 adopted **riparian corridors**
- Lane County Goal 5 adopted **wetlands**, including West Eugene Wetlands
- **Critical habitat** (federal and state-listed threatened and endangered species)
- **Historic and cultural resources**
- **Natural Resource** plan designations
- Floodway and **100-year flood plain** (FEMA)
- Prohibitively **steep slopes** (>30%)
- High risk **landslide areas** (DOGAMI)



## Committed land in Urban Reserves Study Area:

- Public Parks and Open Spaces
- School District Property
- Utility Property
- Airport Property
- Other Government Property
- Cemeteries
- Transportation Rights-of-Way
- Bonneville Power Administration Rights-of-Way
- Private property with conservation easements that prohibit urban development



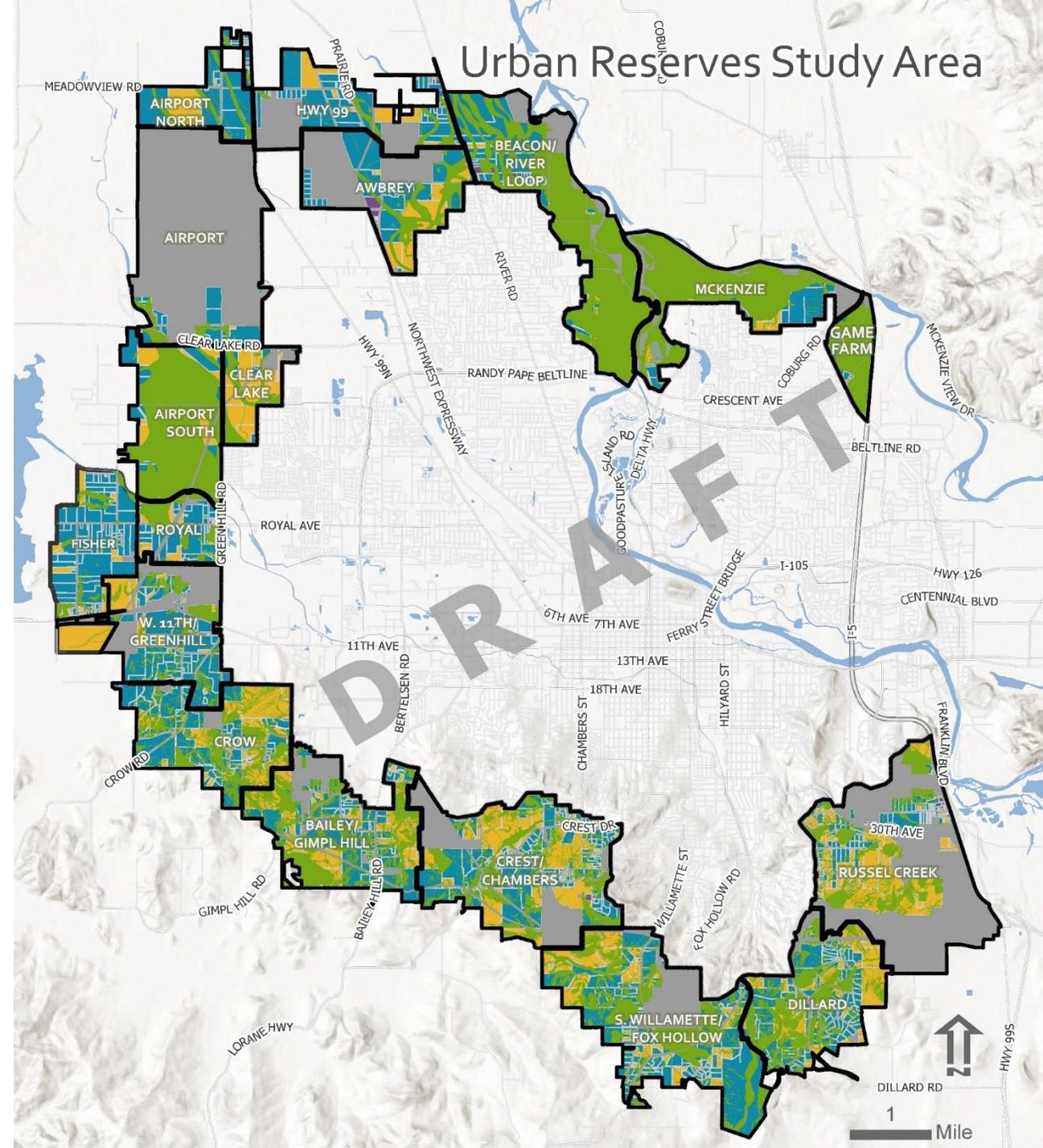
# Land Supply

No development potential on Protected, Committed and fully Developed land

This is **over half** of the land in the study area

## Development Potential

- Committed
- Protected
- Developed
- Partially Vacant
- Undeveloped



# Capacity of Land

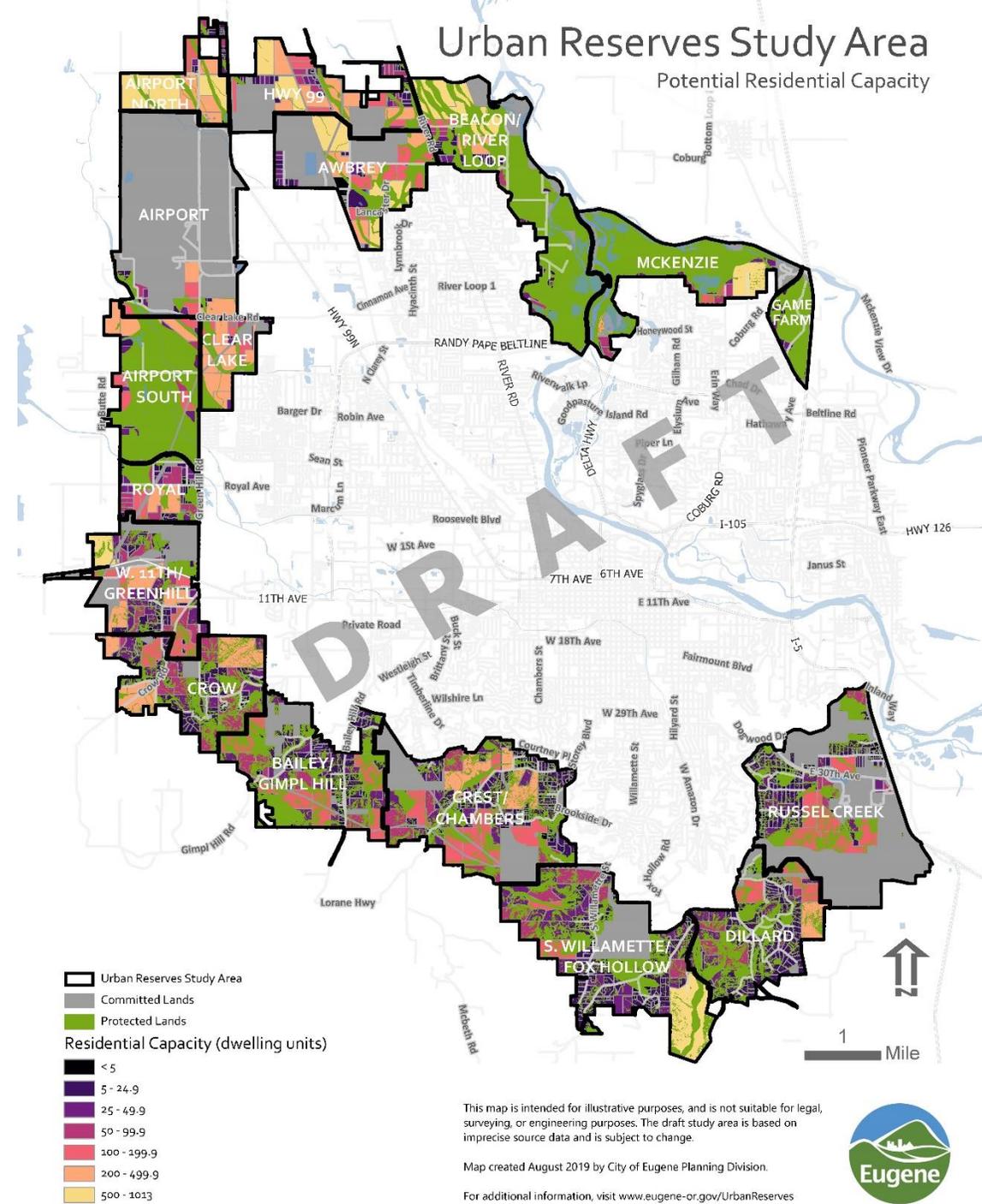
How many homes or jobs can potentially be accommodated on the developable land?

Residential:

Used average densities from inside the UGB based on factors such as:

- Slope
- Elevation
- Size

Estimates **on average** the total amount of capacity available.



# Land Suitable for Urban Reserves

Evaluate developable land in the study area by considering it in terms of the following factors, then dismiss land that, **on balance**, would be unsuitable for urban reserves:

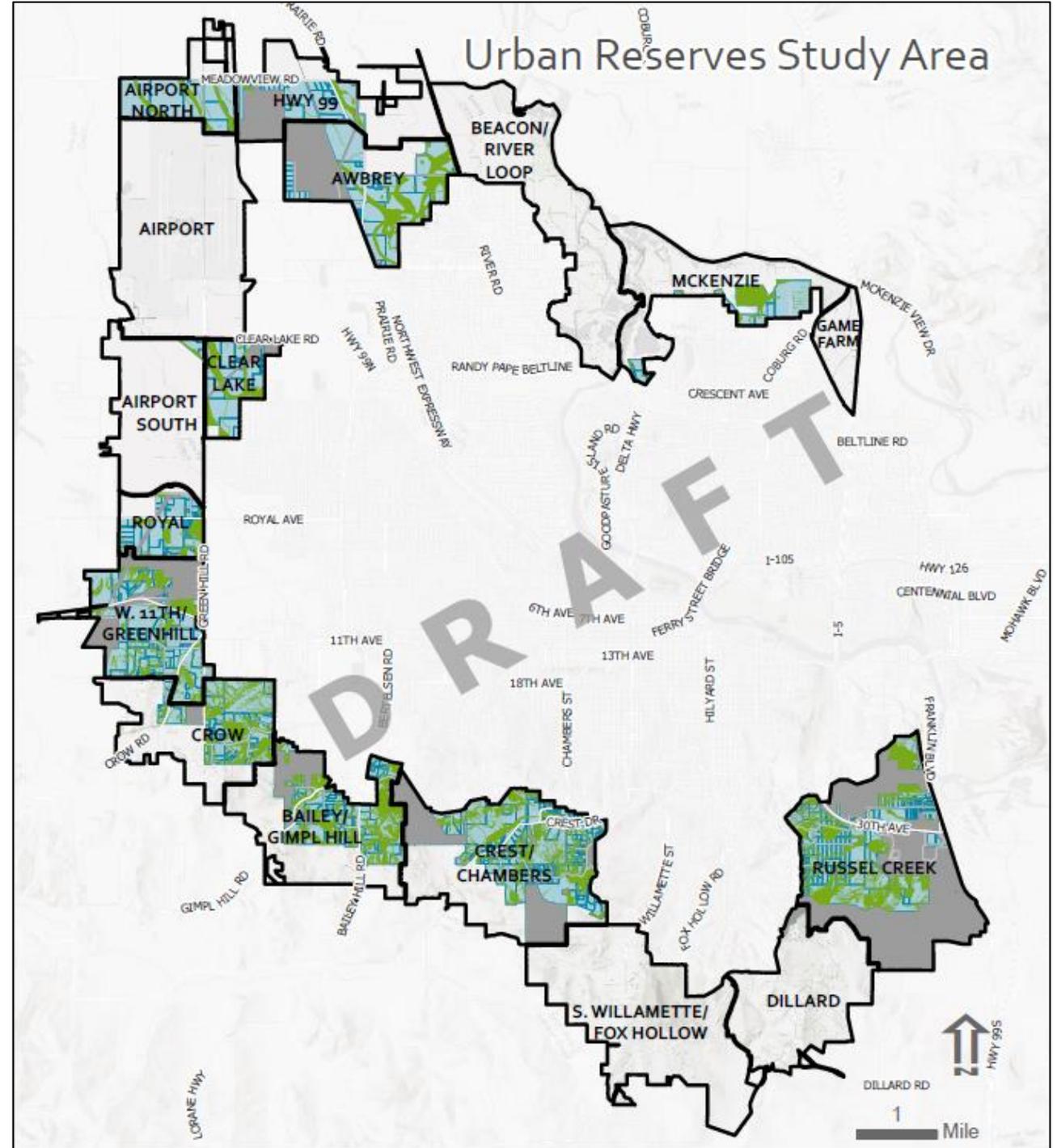
1. **Efficient** accommodation of land needs
2. Orderly and economic provision of **public facilities and services**
3. Comparative **environmental, energy, economic and social consequences**
4. **Compatibility** with nearby agricultural and forest activities

Locational criteria from State Planning Goal 14, Urbanization



## Version 1

- Analyzed 18 subareas
- Removed **over half** of the developable land as unsuitable for urban reserves
- 5,400 acres of land remained; not enough for a 30-year Urban Reserve option





## Study area expansion

Reviewed all land around study area

Fisher Rd area stood out

Connected to other suitable land, with key transportation corridors

EETAC reviewed suitability analysis and provided input

In early December, sent postcards to 132 households



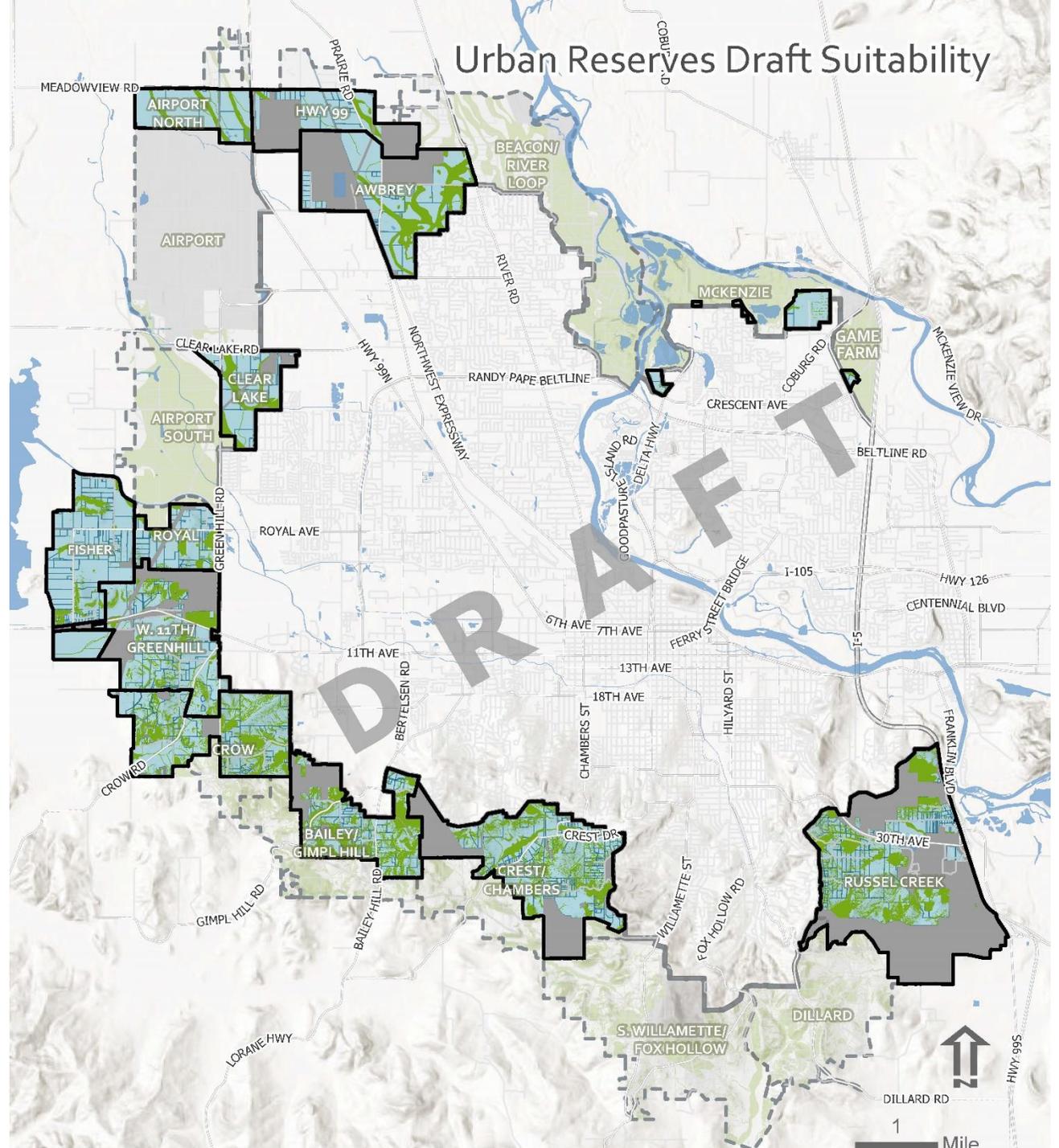
# Revised Results

Added approximately 900 acres of suitable land in the new Fisher Rd subarea

And approximately 350 acres of suitable land elsewhere within the existing study area

6,700 acres of suitable land (approx.)

... this is (approx.) 400 more acres than needed for 30 year Urban Reserve



# Next Steps

- Input from the public!
- Make any refinements necessary
- Develop options for decision-makers

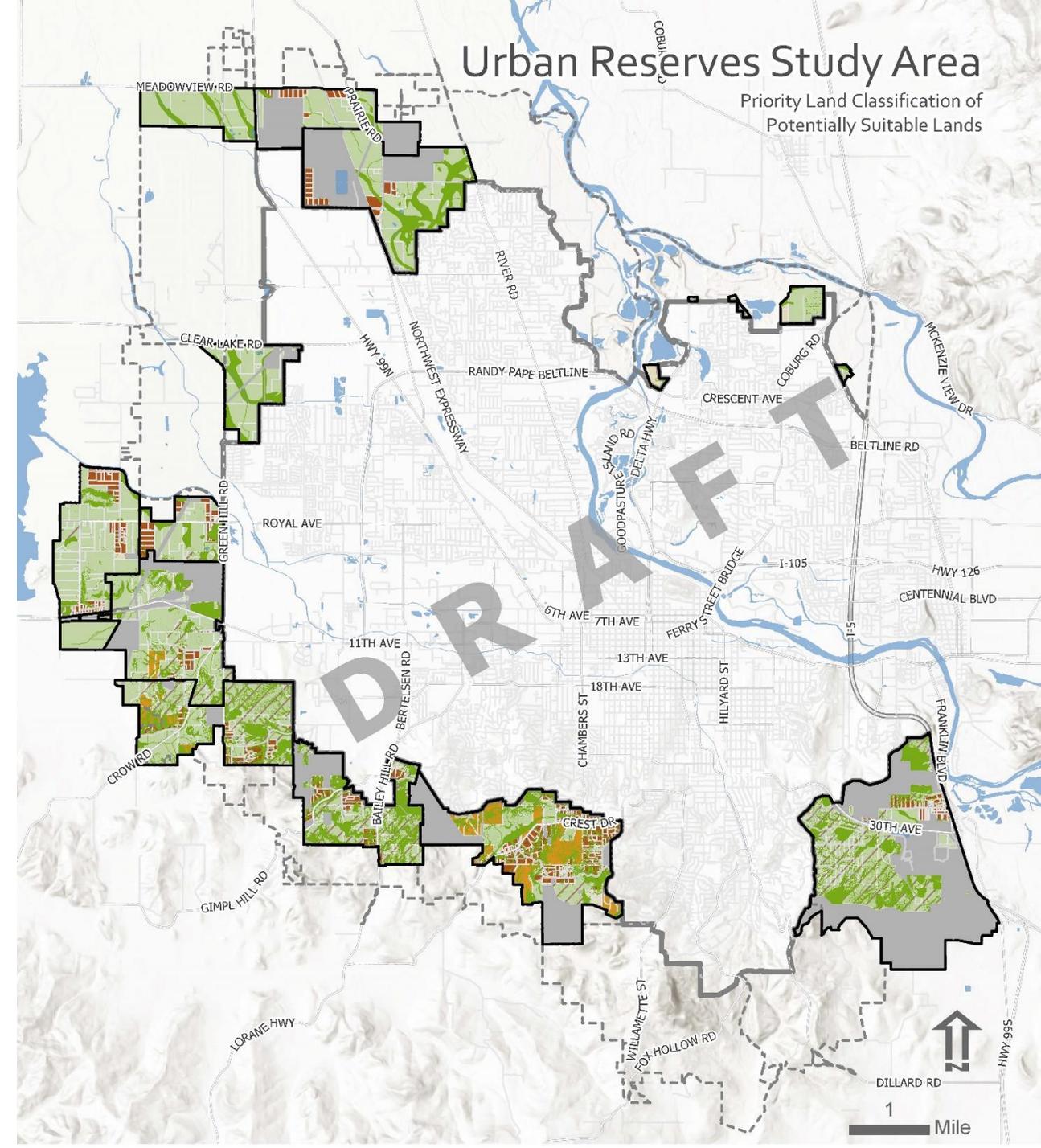
Order in which we have to consider land for potential urban reserves:

**First**, rural residential, commercial, or industrial land -- not set aside for farming or forestry (i.e. exception areas)

**Second**, land that only has marginal value for farming or forestry (i.e., marginal lands)

**Third**, Farm and Forest Lands (poorest soils first)

Action on proposed Urban Reserves in early Spring



## If My Property or Home is Located...

	<b>Outside the UGB (Not in Urban Reserves)</b>	<b>Outside the UGB (In Urban Reserves)</b>	<b>Inside the UGB (Outside city limits)</b>	<b>Inside City Limits</b>
<b>Representation</b>	Lane County Board of Commissioners	Lane County Board of Commissioners	Lane County Board of Commissioners	Eugene City Council
<b>Public Safety</b>	Lane County Sheriff or other RFPD	Lane County Sheriff or other RFPD	Lane County Sheriff or other RFPD	Eugene Police Eugene Fire
<b>School District</b>	Current School District	Current School District	Current School District	Current School District
<b>Property Taxes</b>	Current property tax rate	No change in property taxes	No change in property taxes	Approximately \$18.9965 per \$1,000/assessed value*
<b>Annexation</b>	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
<b>Utilities/Services</b>	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
<b>Land Use Jurisdiction</b>	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
<b>Development Potential</b>	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.



*Thank you!*

Questions?

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