

## Urban Reserves Frequently Asked Questions #2

### ***How was the Urban Reserves Study Area determined?***

The Urban Reserves Study Area was developed consistent with state guidelines. In general, it includes all land within at least a one-mile radius of the urban growth boundary, with a few notable exceptions: the study area ends at Interstate 5 and at the McKenzie River, and extends up to 1.5 miles where there are contiguous Priority 1 Exception Areas/Non-Resource Land that go beyond the one-mile radius. The study area also extends beyond 1.5 miles where the Metro Plan Boundary, or contiguous public lands are present. In November 2019 the study area was expanded to include additional land when suitability analysis results showed there was not enough developable land identified in the study area for a 30-year Urban Reserve option. Staff evaluated possible expansion areas and with input from a variety of stakeholder groups identified the area around Fisher Road and Highway 126 as a logical expansion of the study area. See the [project page](#) for more information.

### ***How will I know if my land is being considered for inclusion in Urban Reserves?***

All land within the Study Area is being evaluated to determine whether it is suitable for inclusion in Urban Reserves. Being included in the Study Area does not guarantee inclusion in Urban Reserves. Use the [interactive web map](#) on the project page to see if your property is within the study area.

### ***What is the Land Supply Model?***

Staff has developed a geospatial model that categorizes all the land in the study area in order to determine which land is developable, and to what degree. There are three categories of land that we are removing from consideration for future urbanization: Protected, Committed, and fully developed. In total, approximately **15,000 acres** of land in the study area are being excluded from further analysis, as they are not considered to have future development potential. Approximately **42 percent** of the study area has development potential – on partially vacant and undeveloped taxlots. An immense amount of detail is included in the model, and more information can be found on the [Urban Reserves project page](#).

### ***What types of land are considered ‘protected’ and ‘committed’?***

**Protected lands** are reserved to protect natural resources or prevent the impact of natural hazards. They include: Lane County Goal 5 riparian corridors; National Wetland Inventory and West Eugene Wetlands; critical habitat for federal and state-listed threatened and endangered species; historic and cultural resources; natural resources plan designations; designated Natural Areas on the Oregon State Register of Natural Heritage Resources; Federal Emergency Management Agency (FEMA) floodway and 100-year flood plain; prohibitively steep slopes (>30 percent); and state-identified high-risk landslide areas (DOGAMI). **Committed lands** include public lands and other lands that have no development potential because they are committed to other uses. They include public parks and open spaces; non-surplus properties owned by schools, utilities, cemeteries, the airport; transportation rights-of-way; and Bonneville Power Administration easements.

### ***What do the priority rankings in the Study Area mean?***

To help protect farm and forest land (sometimes called “resource land”), state law has specific requirements about how to prioritize land to study for inclusion in Urban Reserves, similar to the analysis required for urban growth boundary expansion. Eugene’s **first priority** for urban reserve analysis must be land that Lane County has identified as “exception land” (or *non-resource* land). Exception areas are places outside of the urban growth boundary where Lane County allows residential,

commercial, or industrial uses. In the Study Area, they mostly include rural residential land, but also include the airport, Lane Community College, and commercial uses north of 30<sup>th</sup> Ave. Many of these areas are already developed to some degree. If there is not enough first priority land to accommodate the amount needed for Urban Reserves, the **second priority** of land that Eugene must study is land that Lane County has designated as “marginal lands.” Marginal lands are lands designated for non-resource use due to having marginal value for farm or forest production. The **third priority** for consideration are agricultural or forest resource lands, with higher priority given to land of lower resource value.

***What will happen if my property is included in Urban Reserves?***

Being included in Urban Reserves means your property will be among the land considered first when a UGB expansion is necessary. Land designated as Urban Reserves will remain rural, and can’t be urbanized, unless it is brought into the City’s urban growth boundary (UGB) through the formal state-directed process for UGB expansion, and then later is able to annex into city limits.

***Will Urban Reserves put restrictions on my property?***

When Urban Reserves are designated, the City and County will work together to develop policies and code changes to ensure that rural land does not become fully developed before being brought into the UGB. The intention of any code updates for land within Urban Reserves would be to keep rural land rural and ensure that development and land division will not hinder the transition to urban land uses and services. Any new policies or code changes in Urban Reserves areas would need to be agreed to by both Eugene and Lane County.

***How long until Urban Reserves are brought into the UGB?***

That depends on how fast Eugene is growing and how quickly we are using up the supply of developable land within the UGB. Eugene’s new growth monitoring program will allow us to regularly analyze how quickly the City’s land is developing and when a UGB expansion may be needed. Any future UGB expansion onto urban reserve land will go through a state-guided process which requires a rigorous study of 20-year land needs using the most up-to-date population forecasts and identifying strategies to develop more compactly inside the current UGB before expanding.

***Will Urban Reserve areas be managed by City of Eugene or Lane County?***

Land within areas designated as Urban Reserves will remain rural and within Lane County’s jurisdiction. Designating land as Urban Reserves does not make it part of Eugene. This means that land use decisions and applications for building permits will still go through Lane County.

***Will I get City services, such as water and sewer, if my property is included in Urban Reserves?***

Having your land included in an Urban Reserves area will not change your current service provision. Property owners are only eligible for services, such as sewer and EWEB water, when their property is annexed into the City of Eugene. To annex and receive City services, Urban Reserves land would have to first be brought into the Urban Growth Boundary and then meet the requirements for voluntary annexation. *See the matrix on the last page of this FAQ for more information on City and County differences in services, land use, and taxes.*

***Urban Reserves is planning as far out as 2062. Won’t your projections and analysis be outdated by then?***

Eugene’s future rate of population growth is uncertain, and our best predictions are likely to be wrong. Urban Reserves help us plan for that uncertainty by identifying land for *potential* future UGB expansion. Urban Reserves land is not assigned a specific use, but it is identified so that we can incrementally bring

it into the UGB as we grow and know what types of land we need. We know that certain values, such as preserving farmland and significant natural resources, will guide growth for generations to come. Therefore, we can set aside land now for Urban Reserves even though we do not know exactly how large or when our next UGB expansion will be.

***How would the Urban Growth Boundary expansion process be different with Urban Reserves in place? Would we still need to go through all that analysis?***

Designating Urban Reserves does not change if and when the urban growth boundary gets expanded. The process for UGB expansion is tightly controlled by State law and we would still need to complete the required analysis, including identifying ways to grow more compact inside the current UGB. If that analysis does find a need to expand, City Council could then initiate the UGB expansion process. Once Urban Reserves are designated (by the City and County), they automatically become the first priority of land to analyze when it is time to determine where to expand the UGB. The final step is bringing urban reserve land into the UGB to meet the type of land needs identified. Urban reserve land will be further analyzed and planned based on our expansion needs, then brought into the UGB for those specific uses, such as housing or jobs. Some of the Urban Reserves technical analysis will help streamline the UGB process, such as the development of the study area and land supply model, which will also be used for UGB expansion analysis.

***Does designating Urban Reserves limit our options for future UGB expansions?***

By undertaking urban reserves planning now our goal is to provide better options for any necessary UGB expansions later. Urban Reserves planning analyzes and ultimately designates land that is most suitable for future urbanization according to state rules. These large areas of land will then become the first priority lands we can select from for future UGB expansions. So, the planning we are doing today will help us grow into areas better suited for future neighborhoods later--areas with land for homes, jobs, parks and schools that can be efficiently served by roads, transit, water, sewer, fire protection, and other important utilities and services.

***Will Urban Reserves impact agreements set out by Homeowners Associations (HOAs) or through Covenants, Conditions and Restrictions (CC&Rs)?***

CC&Rs and other types of HOA agreements are private contracts and are not enforced by the City or County. Urban Reserves cannot change private neighborhood agreements. These private agreements can be more restrictive than zoning laws, and may include details on things like accessory dwelling units and minimum lot sizes. The City enforces its zoning laws; it will not enforce CC&Rs even if a property owner applies for a permit to use property in a way that conflicts with their CC&Rs. If a neighborhood is eventually brought into the Urban Growth Boundary, the zoning would change to allow for future urban uses.

***How will I be notified if my land is being considered for Urban Reserves?***

If your land is being considered for Urban Reserves, you will receive a postcard in the mail. Additionally, there is information on the website and an Interested Parties list.

***How do I get more information?***

Contact Senior Planner Rebecca Gershow at [RGershow@eugene-or.gov](mailto:RGershow@eugene-or.gov) or 541.682.8816, or visit the project page to get more information and sign up for monthly newsletter updates.

## 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
<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.