

Urban Reserves Open House Frequently Asked Questions



Where do I find the Urban Reserves Open House information?

All Open House information, including the presentation and posters, is available on our [project webpage](http://www.eugene-or.gov/urbanreserves) (www.eugene-or.gov/urbanreserves)

How has Urban Reserves been advertised?

There have been five meetings for study area residents that have been promoted to study area residents and the general public in a variety of ways. The first two Urban Reserves outreach events were held in October 2018 and May 2019 at the Downtown Library. Postcards were mailed to all property owners within the study area (other than Fisher Road). In November 2019, property owners within the Fisher Road expansion area were notified that their land was being considered for Urban Reserves. Then, in December 2019, all property owners whose land was still in an area being considered for urban reserves were notified by postcard and invited to three different Open House events. Additionally, information is kept up to date on the City of Eugene [Urban Reserves webpage](http://www.eugene-or.gov/urbanreserves) and project information is published monthly in the [Envision Eugene Newsletter](#). We encourage anyone interested in getting regular project updates to sign up for the [Urban Reserves Interested Parties list](#).

What is the urban growth boundary (UGB)?

The urban growth boundary (UGB) is the cornerstone of land use planning in Oregon. It is the line that separates urban uses from rural uses with the aim of protecting our farm and forest lands while making sure we have enough space for the needs of a growing urban population to live, work and play. Every city in Oregon is required to have an urban growth boundary, which must contain enough land for housing, employment, parks and schools for the next 20 years of projected population growth.

If land is included in Urban Reserves, when will it come into the UGB? Is it annexed right away?

If land is included in Urban Reserves, it is not guaranteed to be brought into the UGB, however it would be the first land considered during UGB expansions. Based on current population projections, it could take up to 2062 for all land in a 30 year Urban Reserve to be included in the UGB. Some properties may come in sooner and others may not come in at all, depending on how fast Eugene is growing. Once a property is in the UGB, annexation into the city is voluntary and must be initiated by the property owner. Annexation typically occurs when a property owner proposes to develop a property that is within the UGB and next to the city limits. In order to annex into the city, property must:

- be within the UGB
- border the city limits and
- be within 300' of services (water, wastewater, streets), or
- be willing to extend those services to the project site at the developer's cost

See the matrix included with [FAQ#2](#) for more information.

Did you consider things like existing road conditions and future traffic?

Yes, the Suitability Analysis considered existing conditions, future service provision, and impacts to current residents among many other criteria. Service providers (e.g., water, wastewater, transportation, transit, stormwater, fire and emergency services) provided a high-level assessment of the cost and difficulty of bringing existing infrastructure, like roads, to urban standards. This is detailed in the [Public Facilities and Serviceability report](#). Serviceability was evaluated along with the rest of the suitability criteria in each subarea analysis.

Would an entire subarea come into the UGB all at once?

No. The subarea designations were purely for analytical purposes. Once Urban Reserves are designated, the subarea boundaries will no longer apply and those areas will simply be designated as Urban Reserves. It's more likely that smaller areas within the Urban Reserves would come into the UGB one at a time. Land already abutting the UGB would come in first, and so on, depending on the type of land needed and the results of the UGB analysis.

If my property is zoned Exclusive Farm Use and is included in Urban Reserves, would I lose my farm tax deferral? What if my property was brought into the UGB?

Being designated as Urban Reserves will not change your farm tax deferral. Property owners who currently farm their land and receive the farm deferral can continue to do so, even if their property is brought into the UGB. The farm deferral program is tied to the use of the land, so property owners can continue to receive the farm deferral even if their zoning changes when they are brought into the UGB. For land currently zoned for Exclusive Farm Use (EFU), property owners would need to reapply for the farm deferral if they were brought into the UGB but can continue to receive it. When a farm deferral property changes use (i.e. is no longer farmed), it will be disqualified from the deferral. Lane County Assessment and Taxation staff are happy to discuss this process in detail with individual property owners.

How will my land value change if my land is in Urban Reserves? How will my taxes change if my land is in the UGB or the city limits?

There is no effect on the taxable value as a result of solely changing the land use designation of a property. For private property, the taxable value is equal to the property's 'assessed value,' which is, by law, lower than the market value of the property. Unless the property redevelops or changes use, Oregon state law limits the increase in a property's assessed value to 3% per year, and it cannot exceed the property's real market value. It is normal for the market value of a property to fluctuate year-to-year and this does not trigger a recalculation of the Assessed Value.

If a property were brought into the UGB it is likely that its market value would change, but this alone would not change the tax rate or the assessed value. However, if property is brought into the UGB and then the use of that property changes to be consistent with the new zoning then the assessed value would be recalculated. If the rezone occurs, but no new development occurs that shows use is consistent with the new zoning, then the billed taxes proceed as normal.

If a property is annexed into the City limits, the tax rate applied to the taxable value will increase, and the overall tax burden will increase accordingly. See the matrix included with [FAQ#2](#) for more information.

How are "Protected" lands determined? Does it limit future development?

For the purpose of identifying areas that are less likely to develop in the future, the technical analysis identified lands as 'protected' and 'committed' if they were natural resources, natural hazards, or already committed to public uses. Per state guidance, the protected land identified includes Lane County Goal 5 resources (for riparian areas and wetlands), as well as 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%) and high risk landslide areas (DOGAMI). Committed land identified includes land owned by a public agency such as for parks, schools or utilities. For technical analysis purposes, this land was assumed to have no development capacity and therefore was not included in the amount of land where future homes and jobs could be built. The protected and committed categories are used only for our analysis and do not place or change any additional restrictions on land.

How does the state define high value farmland?

The State defines high value farmland as land that is designated (zoned) for agricultural uses (such as Exclusive Farm Use zone) and contains high value soils. For Urban Reserves, agricultural land is evaluated based on soil capability classes, as measured by the capability classification system from the USDA Natural Resources Conservation Service, with Class 1 soils being the highest value, and Class 8 soils being the lowest. Higher valued soils are those deemed to be most suitable for producing food, feed, fiber, forage, and oilseed crops. (OAR 660 Division 033 and Lane Code 16.212(2)(e) defines high-value farmland).

Can the soil of land designated as “Rural Residential” be considered in your next steps?

State law dictates that we only consider the soil classification of lands that are already designated Agriculture or Forest. We are unable to consider the soil classification of lands designated Rural Residential or anything other than Agriculture or Forest.

Does the Urban Reserves analysis assume that Eugene will continue to grow in the same way? What if Eugene grows more densely?

The average capacity calculations were based on existing development patterns inside the UGB completed for the previous UGB expansion analysis a few years ago. Before expanding the UGB into Urban Reserves, the State requires cities to take actions to facilitate denser development within the UGB. If land is still needed for growth after, then the UGB will expand into Urban Reserves.

In theory, [House Bill 2001](#) may allow Eugene to develop more densely, however there is no way to know future development patterns and market conditions. Because of this, the bill states that local jurisdictions can increase their density estimations by only 3% after the implementation of the bill. The 3% increase may reduce the amount of land needed at the next UGB expansion analysis. House Bill 2001 code amendments will be finalized before June 2023 and will begin to take effect then. The bill may affect overall city density, how much land is needed when the UGB expands, and how quickly we would need to expand into Urban Reserves.

Is Springfield also working on Urban Reserves? Are you coordinating?

Springfield and Eugene are two separate cities with their own plans and land use codes. At the moment, Springfield has not initiated an Urban Reserves process. Initial coordination was done when establishing Eugene’s Urban Reserves study area, however this project is limited to Eugene.

Once City Council and the Board of County Commissioners have adopted Urban Reserves, can it be changed?

The Urban Reserves designation could potentially be changed sometime in the future, if City Council and the Board of Commissioners agreed to do so. In the future, if analysis shows that we need more land to accommodate more people, we will consider expanding the UGB and will look to Urban Reserves areas first. Essentially, Urban Reserves become the first priority land to grow into. However, how much the UGB expands and where within Urban Reserves the UGB expands will depend on several factors, including how fast Eugene’s population grows, how densely we are growing within the UGB, and what kind of land we need (residential, employment, etc). There is a chance that we could expand sooner than expected, or that land designated as Urban Reserves would never be included in the urban growth boundary (UGB).

Can I still provide input?

Yes! We will be collecting input through winter. Please visit our [online survey](#) and share your thoughts.

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