

From: [Jaymz Gaetz](#)
To: [@Eugene Urban Reserves](#)
Subject: Out of your damn mind
Date: Tuesday, February 28, 2023 3:54:21 PM

You don't often get email from gyphthedjeenyus@gmail.com. [Learn why this is important](#)

[EXTERNAL]

Housing is already literally unaffordable despite the fact that there are no jobs and the jobs that exist are for a teenagers wage. Houses have never been built at a lower quality standard. Boards beams and sheeting are now made from glued together sawdust and chips. What's the fastest way to compost a tree? Chop it into little pieces. It's enough to pass code...but not enough to stand the test of time. In fact many homeowners are finding their recently built home turning to mush before they're done paying for them because of the tiniest pinhole in paint. It's not sustainable. For these reasons the Housing market is a big fat lie that is wrecking our economy. When this happened in silicon valley the damage wrecked the country's economy while the fat cats continued to do business as usual citing themselves as too big to fail. Here in junction city they've completely jammed up the whole town with low income housing including a high rise. The high rise units fetch a fair amount in the meantime but any repairs will need to be evaluated by the army Corp of engineers and performed by specialty contractors which interferes with profit, which leads to neglect, lowering rent, and creating project Housing. Does this map tell us where they will put the ghetto? Home ownership needs to be a possibility, not a dream. Why can't growth happen where people already are? Why should oregon even be considered a growth state knowing what happens with growth being California's neighbor. Few people will be allowed to profit from California pricing it's residents out of the state while the entire state of oregon suffers. Not that oregon can afford more. I have watched the state I love get wrecked by overpopulation and the quest for a fast buck. There wouldn't be an oregon to exploit if it wasn't for loggers, millworkers, farmers, and truckers, yet the university gets the credit. Then there's the terrible choices made that destroyed opportunities. A sawmill and its holdings sold to California during peak profits wrecking jobs. A chip manufacturing plant banked by tax breaks let go just before a global chip shortage, now a locally owned and developed e.v.'s. Whoever is pitching this crap was, is, and will be out of their league. If they weren't they'd be doing it where all the money is...in CALIFORNIA. How about something progressive on a level that's an inspiring example to the rest of the world about how population expansion should be done? Like doubling the amount of people that can live in already populated areas by building up instead of putting rural people on the extinct list. I know high rises aren't an easy sell either because their ugly. So make them look natural...like trees. The "birds nest" in Korea during the Olympics won countless awards for its design not just because it was beautiful but because of its strength. There's no reason why this same concept couldn't be applied to a high rise that looked like a tree. Maybe integrate an actua tree into the framework. A mighty sequoia. Only not sequoia giganteus, the california cousin that the university of oregon planted. Sequoia sempervirens the endangered oregon coastal redwood that much like rural communities was wiped out from population expansion. What better image could you imagine for oregon then that?

From: [David Berg](#)
To: [@Eugene Urban Reserves](#)
Cc: [*Eugene Mayor, City Council, and City Manager](#); [*LC Board of County Commissioners](#)
Subject: Urban Reserves
Date: Tuesday, February 28, 2023 1:51:08 PM

[EXTERNAL]

Councilors and Commissioners,
Creation of Urban Reserves to serve as potential expansion(s) of Eugene’s Urban Growth Boundary in wetland and riparian habitats is untenable. Areas west of Greenhill Road and south of West 18th Avenue are all viable wetlands and/or watersheds for the South Hills of Eugene. Curating these lands for development will, by necessity, remove habitats required by wetland species of birds, mammals, and amphibians, and channel natural creek drainages into the Willow and Amazon Creek watersheds. It is egregious that you would even consider doing so.

These lands should, instead, become reserved only for the natural systems they already are on which all life – including our own – depends, habitats that comprise them, and wildlife that inhabit them.

We oppose designating these lands as Urban Reserves.

- David & Judy

David & Judy Berg | 4125 Brae Burn Drive; Eugene, OR | Phone: **541.683.0904** | Mobile: **541.915.6823**

David: Volunteer Conservation Project Data Management Specialist (Retired)

Judy: Wildlife Researcher, Author, and Painter; <http://otterspirit.org>

Views expressed herein are exclusively and solely ours. They do not necessarily reflect – and should not be attributed to – any affiliated organization.

The greatest good is served only by preserving and protecting the natural systems on which all life depends, habitats that constitute them, and wildlife that inhabit them.

Never rest until the wild is truly free. There is no Planet B. There is no Second Nature. Wild Lives Matter.

We acknowledge the Traditional Custodians, Elders, and Ancestral Spirits of the land we live and work on.

From: [Jere Rosemeyer](#)
To: [*Eugene Mayor, City Council, and City Manager](#)
Subject: Urban Reserves
Date: Tuesday, February 28, 2023 1:15:18 PM

[EXTERNAL]

My name is Jere Rosemeyer and I live in Ward 6.

The very *last* thing our local governments should be doing is preparing to sacrifice nearby farmland to urban housing and commercial development. The proposed reserves will, according to city planners, accommodate growth until 2059. My friends, by 2059 the average global temperature will be at least 2 degrees Celsius over preindustrial levels. Civil disorder stemming from racial, class and gender bias will make governance even more ineffective than it is today. The immense and tangled global economy and financial system will break down, even more so than today. And by 2059, at current rates, more than **TWO AND A HALF MILLION SPECIES WILL HAVE GONE EXTINCT**, mostly due to habitat loss.

RELOCALIZATION OF EUGENE'S FOOD SUPPLY SHOULD BE AT THE TOP OF PLANNING PRIORITIES. NOT URBAN EXPANSION!

This is serious. Are no city planners thinking about this??

Jere C. Rosemeyer
1380 Hughes St.
Eugene, OR. 97402

From: [@Eugene Urban Reserves](#)
To: [Duncan Rhodes](#)
Subject: RE: Proposed Urban Reserves
Date: Tuesday, February 28, 2023 12:30:18 PM

Hi, Duncan—

Thank you for your question. Some of the land along Highway 99 outside of the urban growth boundary (UGB) was included in urban reserves, and some was considered but not ultimately included.

The proposed urban reserves includes land which extends along both sides of Highway 99 from the Eugene UGB to Meadowview Road, north of the Eugene Airport. However, immediately south of Meadowview Rd., the land on the west side of Hwy 99 is constrained by Airport uses. (The land on the east side of Hwy 99 is already in the UGB.) The Junction City UGB extends along the east side of Hwy 99 all the way south to Meadowview Rd.

This is a very high level summary, so I am happy to talk if you are interested in more information.

Here is a link to the proposed map:

<https://www.eugene-or.gov/DocumentCenter/View/59954/Proposed-Urban-Reserve>

And here are links to two of our subarea suitability analysis reports for more background:

<https://www.eugene-or.gov/DocumentCenter/View/68690/Exhibit-F-App-2a-05-Hwy99>

<https://www.eugene-or.gov/DocumentCenter/View/68691/Exhibit-F-App-2a-06-Airport-North>

Thanks for your interest!

Rebecca

Rebecca Gershow (she/her)

Senior Planner

City of Eugene | Planning Division

541-682-8816

rgershow@eugene-or.gov

www.eugene-or.gov/UrbanReserves



Respectfully acknowledging that we live and work on the land of the Willamette Valley bands of the Kalapuya people.

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From: Duncan Rhodes <Duncan.Rhodes@Cerrillos.net>
Sent: Monday, February 27, 2023 5:09 PM
To: @Eugene Urban Reserves <UrbanReserves@ci.eugene.or.us>
Subject: Proposed Urban Reserves

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[EXTERNAL 

Why not expand along 99??

--

Duncan Rhodes
Duncan.Rhodes@Cerrillos.net
Cell: 541-525-5777
871 W. 8th Avenue, #15
Eugene, OR 97402

From: [Blick Family](#)
To: [*Eugene Mayor, City Council, and City Manager](#); [*LC Board of County Commissioners](#)
Subject: Urban Reserves: The Big Picture
Date: Tuesday, February 28, 2023 11:49:58 AM

[EXTERNAL]

Written testimony for the Eugene City Council and the Lane County Commissioners on the Urban Reserves Proposal from Sharon Blick, 89030 Fir Butte Rd, Eugene, OR 97402.

Please see my other email for my legal comments about the Urban Reserves Proposal.

In this email I want to address the bigger picture: Why are you supporting, encouraging, and enabling growth?

Isn't it obvious that we can't have infinite growth on a finite planet? We humans are already way over the carrying capacity of the ecosystems which support us.

This blog says it way better than I can:

<https://steadystate.org/what-about-the-other-debt-ceiling/>

Sixty years ago, I grew up in a place that was called the Valley of Heart's Delight. It was the best farmland in all of California, with topsoil 25 feet deep, and the surrounding hills were covered in oak woodlands and full of wildlife. Do you know what it's called now? The Silicon Valley. All the places that once grew my food and delighted my heart are now covered in asphalt and buildings.

I loved Eugene when I first came here 37 years ago. Now I realize that the same thing is happening here; that I will have to experience this same grief all over again. Why are we destroying the places we love? What will we leave our children to delight their hearts?

Yes, growth is a global problem, but so is climate change and you had the courage to pass a measure to take local action on that problem. I urge you to do the same here. Find some way that you can take a stand locally to stop accumulating ecological debt and start creating a steady-state economy. Or at least have the courage to speak of this topic at meetings which are about enabling growth.

From: [Blick Family](#)
To: [*Eugene Mayor, City Council, and City Manager](#); [*LC Board of County Commissioners](#)
Subject: Urban Reserves: Oak Woodland Inventory Needed
Date: Tuesday, February 28, 2023 11:46:47 AM

[EXTERNAL]

Written testimony for the Eugene City Council and the Lane County Commissioners on the Urban Reserves Proposal from Sharon Blick, 89030 Fir Butte Rd, Eugene, OR 97402. I have lived at this address for 16 years; it is now within the proposed Urban Reserves.

First a little about my background and my contributions to this community: I have lived in the Eugene area for 37 years (formerly my name was Sharon Teague). I have a masters degree in Ecology and I taught nature classes here for many years. I served as Education Coordinator for the Mt Pisgah Arboretum and Executive Director for the School Garden Project. I co-founded Nearby Nature and the Eugene chapter of the North American Butterfly Association. I was a leader in the initiative campaign which created the Whilamut Natural Area in East Alton Baker Park in 1992 and I served on the Citizens Planning Committee to create the plan for this area. I started and ran the Living Earth Farm for the past 15 years, providing food, jobs, and education for our community.

Back in the early 1990's, the City of Eugene was growing west into an endangered habitat which was already over 97% destroyed in the Willamette Valley. This habitat was the wet prairie, a type of wetland. Rather than let development proceed in a piecemeal fashion and have private landowners attempt individual habitat mitigation projects, the city of Eugene took a bold, innovative, and comprehensive approach to wetland conservation and development with the West Eugene Wetland Plan. This plan was created using a detailed inventory of the characteristics of all the wetlands in the path of development. Wetland value was determined by type, size, connectivity, biodiversity, presence of rare species, and land-use history. Then the most valuable wetlands were preserved and restored, while allowing the least valuable wetlands to be developed. The West Eugene Wetlands Plan was a remarkable success which has been emulated in many other communities.

Now the City of Eugene is growing into another endangered habitat which is already 97% destroyed in the Willamette Valley. This habitat is oak woodlands. Unlike wetlands, oak woodlands take much longer to grow. If you destroy the existing oak woodlands and plant new ones elsewhere at the same time, the wildlife species which are dependent on oak woodlands cannot just wait around for decades while the new oak trees grow. Oak trees don't produce acorns until they are at least 20 years old.

The City of Eugene has a reputation to uphold here. The right thing to do is take a comprehensive approach to oak woodland conservation and development, just like was done in the 90's with the wetlands. You need to make a detailed inventory of the characteristics of all the oak woodlands in the path of development. Oak woodland value needs to be determined by type, size, connectivity, biodiversity, presence of rare species, and land-use history. Then the most valuable oak woodlands can be preserved and restored, while allowing the least valuable oak woodlands to be developed.

I can assure you that this detailed inventory has not been done. My husband and I own a 15 acre patch of oak woodland which contains very large old trees of black oak, white oak, and

madrone, plus many large snags. Our land hosts a colony of Acorn Woodpeckers, which can only live in oak woodlands with these characteristics. Acorn Woodpeckers in the Willamette Valley are listed by ODFW as a Sensitive Species, and, as such, are protected by Goal 5. We also have at least 2 other Sensitive Species breeding on our property plus at least 5 other Sensitive Species recorded on our property (see list at end). Yet in the Urban Reserves Proposal, our 15 acre property is mapped as suitable for 200 homes. There are many other valuable oak woodlands on properties in the proposed Urban Reserves which have also been slated for development without being inventoried for Acorn Woodpeckers or other Sensitive Species.

In response to our written questions (back in January 2020) about the need for habitat inventories, your staff wrote back to us that “when land is brought into the UGB, it will get studied in more detail.” But I just listened to your Feb 15 work session video where a staff person named Emily told you that the Urban Reserves Proposal already contains enough information about the land that you can bring it into the UGB quickly without doing any more analysis. So which answer is the truth? Is your public involvement process just a sham?

If you look on eBird, you will see many records of Acorn Woodpeckers and other Sensitive Species in the area of the proposed Urban Reserves. Since Goal 5 requires habitat [inventories for Sensitive Species](#) and this has not been done for oak woodlands in the proposed Urban Reserves, you will need to complete these inventories before the land is developed, or you will be facing legal action. Please do the right thing and conduct a comprehensive inventory of all oak woodlands in the proposed Urban Reserves before deciding which ones will be developed.

Sensitive Species on Our Property:

Breeding on Property and Oak Woodland Dependent: Acorn Woodpecker, White-Breasted Nuthatch, Western Gray Squirrel

Present on Property and Oak Woodland Associated: Chipping Sparrow, Western Bluebird

Present on Property: Purple Martin, Willow Flycatcher, Yellow-breasted Chat

From: [Mary Ellickson](#)
To: [@Eugene Urban Reserves](#)
Subject: Proposed urban reserves
Date: Tuesday, February 28, 2023 11:46:02 AM

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[EXTERNAL]

Dear Sir:

I have reviewed the map of proposed urban reserves; it looks fine to me. Eugene is in desperate need of more housing, and I would like to see development quickly happen. I would especially like to advocate for low-income single Eugeneans. In 25 years of interviewing low-income single people in the Los Angeles area, I found that many of them were content to be living in two types of housing that we have almost none of in Eugene:

- 1) Multi-story buildings composed of one-room units which have a bathroom and small kitchenette, much like a small hotel room. There should be a laundry facility in the building, but no other amenities such as a pool, recreation room, etc. which would just drive up the cost.
- 2) Multi-story one-bedroom apartments for seniors 55 and up. Again, plenty of singles would be happy to live with no amenities as long as the apartments were affordable.

I also would like to ask why hundreds of apartments haven't been built on that large vacant piece of land on River Road across the street from Shell gas station and Walgreens? That would be a very convenient location with nearby stores and medical care, even for a person with no car.

Sincerely,

Mary Ellickson
Eugene

From: [Jere Rosemeyer](#)
To: [@Eugene Urban Reserves](#)
Subject: Urban Reserves- Joint Hearing
Date: Tuesday, February 28, 2023 11:17:19 AM

You don't often get email from jc12p18r@gmail.com. [Learn why this is important](#)

[EXTERNAL]

I won't be able to present testimony tonight so here are my public comments.

The very last thing our local governments should be doing is preparing to sacrifice nearby farmland to urban housing and commercial development. The proposed reserves will, according to city planners, accommodate growth until 2059. By 2059, the average global temperature will be 2 degrees C over preindustrial levels. Civil disorder stemming from racial, class and gender bias will make governance even more ineffective than it is today. The immense and complicated global economy and financial system will break down, even more so than now. And by 2059, at current rates, over **TWO AND A HALF MILLION SPECIES WILL HAVE GONE EXTINCT**, mostly due to loss of habitat.

RELOCALIZATION OF EUGENE'S FOOD SUPPLY SHOULD BE THE TOP PLANNING PRIORITY. NOT URBAN EXPANSION!

This is serious. Are no city planners thinking about this??

Jere C. Rosemeyer
1380 Hughes St.
Eugene,OR. 97402

From: [Betsy Schultz](#)
To: [@Eugene Urban Reserves](#)
Subject: Urban Reserves
Date: Tuesday, February 28, 2023 10:33:24 AM

[EXTERNAL]

Lane County Commissioners and Eugene City Mayor and Councilors,

Thank you for your diligent work on the Urban Reserve planning process! On behalf of the Western Oregon Builders Association (formerly the Lane County Home Builders) I wanted to take a moment to share some thoughts with you on this topic.

WOBA is generally supportive of the Urban Reserve planning process, especially as the last time the City of Eugene looked at expanding their UGB, the only areas they were allowed by law to consider were ones that were extremely problematic for development, ensuring that what was eventually constructed would be prohibitively expensive. All of the detailed work city staff has done over the past several years will allow our next UGB expansion conversation to look at areas that will be much more affordable to build on.

As you consider moving forward with the Urban Reserves, we hope that the city is aware and focused on doing the up front work needed to provide the infrastructure to make these lands truly developable. As we have seen with the UGB expansion for industrial lands several years ago, nothing has really happened in that area because of the lack of infrastructure. We hope the city will be creative in looking for national dollars or other creative funding sources to offset the cost of the infrastructure so these lands will be viable when the time comes to bring them into the UGB.

Sincerely,
Betsy
On behalf of the Western Oregon Builders Association

Betsy Schultz
Government Affairs | Consulting
PNW Strategies
541.520.7997 | betsy@pnwstrategies.com

From: [Sandy Ericson](#)
To: [@Eugene Urban Reserves](#)
Subject: Submitted Comment: The need for Urban Reserves
Date: Tuesday, February 28, 2023 10:18:00 AM

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[EXTERNAL]

Hello,

As a former Planning Commission member in a very NIMBY northern California town, we discovered that establishing Urban Reserves, not open to development and not turned into playgrounds, etc., goes a long way to assuage NIMBY fears of overbuilt high rises everywhere in pursuit of affordable housing. However, the housing that is built in proximity to the Reserves must be middle housing, not for the wealthy or the those with the least income. Also, that housing must be of excellent design. Whatever is in proximity to the Reserves will either cause the community to protect it or not. The Urban Reserves must also be equally distributed within the city boundaries.

Thank you,
Sandra Ericson
2089 Graham Drive,
Eugene, OR 97405

From: [Alex Bauman](#)
To: [@Eugene Urban Reserves](#)
Subject: written testimony on the urban reserves adoption package
Date: Tuesday, February 28, 2023 9:41:26 AM

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[EXTERNAL]

The proposed reserves seem appropriate to me both in area and location to accommodate growth for the next 38 years. Frankly, some proposed locations would be appropriate for growth in the next 5 years (most clearly: the area around LCC, which was inexplicably and inappropriately located far outside of the urban centers that provide the vast majority of its students).

I have followed the urban reserve planning process for the last 5 years, and it appears to me to have been conducted carefully, equitably, reasonably, and according to the strictures of state law.

I urge the expedient adoption of the proposed urban reserves so that the planning resources that have been tied up in this effort can be reallocated to Eugene's many other important planning needs.

Alex Bauman
2895 Ferry St

From: [Joanne](#)
To: [@Eugene Urban Reserves](#)
Subject: Thoughts on reserves
Date: Tuesday, February 28, 2023 9:40:58 AM

[You don't often get email from ryan@createug.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL]

Greetings all—First, the best idea for ‘urban reserves’ are zoning areas inside the urban growth boundary to allow for designs of ‘reasonable’ higher density housing...particularly as the single family zoning is disappearing. These really are ‘urban reserves, rather than suburban land for more sprawl. Think the area for houses and apartment like south of 13th near Cafe Soriah....two-story apartments, with off-street parking! And there are lot of area for this... similar the development around Long’s and Barry’s.

I am strongly opposed to the Crest/Chambers/Bailey Hill section as this impacts a healthy watershed that feeds Fern Ridge via Coyote Creek all the way from Spencer Butte. We should avoid creating a new ‘urban footprint’ that spoils another watershed. And there are no bus lines, no urban services, and no real prospect of nodal functions. And this is true for the Moon Mountain as well but closer to existing impacts.

The area not on the map is the highly impacted area across from LCC...easy to extend buses, has existing areas for urban services...and could connect to the Moon Mountain development. Particularly if the city were to hold a significant reserve for parks and trails this would be ideal. And if you could collaborate with the Glenwood ideas, the whole of Franklin/old 99 is ideal access.

Please reconsider the use of ‘suburban’ for ‘urban’ reserves as we need more housing and services at the core of town, not developer-friendly sprawl...even at the margins we need reasonably priced housing options for these nodal urban centers! And they need density in their design....and accounting.

There are many area of Eugene that need love, energy and excitement! 18th around Safeway has many single story enclaves that could be 2/3 story housing...maybe condominiums so people could buy instead of just rent.

Focus on these developable urban lands...account for definitions and density that grow a city!

Ryan Collay
Homeowner in Eugene
Environmental Education Advocate
Ryan@createug.com
And yes that is ‘Create Eugene’
541-343-2399

From: Georgette Silber
To: [@Eugene Urban Reserves](#)
Cc: georgettesilb@aol.com
Subject: Comment
Date: Monday, February 27, 2023 6:21:53 PM

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[EXTERNAL]

I oppose further population growth in Eugene.

In the last years, our elected officials along with their bureaucrat staff have catered to developers who are building market rate housing.

These same officials have done very little to provide incentives for affordable housing for the people who currently live here.

Giving tax breaks to builders of market rate housing is obscene. Tax breaks and support should only be granted to builders of affordable housing.

Expanding our Urban Reserve land in order to provide for more of the same is also obscene.

And these officials claim to be liberal and progressive. What a laugh.

From: [Mike Lewis](#)
To: [@Eugene Urban Reserves](#)
Subject: Reevaluation of Urban Reserve Expansion
Date: Monday, February 27, 2023 4:56:06 PM

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[EXTERNAL]

I notice the city is infilling with 5 to 10 story apartment buildings and recently increased height of construction in Eugene's downtown area.

If we are building up and creating unregulated infilling in housing all around the city, there must be less reason to expand the Urban Reserve.

However I see no reflection of any impact from hundreds of recently built housing units, duplexes, apartment townhouses and others.

City planning continues to expand for single family housing when multi unit has become the city's goal. This is an unfortunate example of planning failure. Similarly there have been changes in available industrial land and need not included the in the proposal.

The proposed reserve expansion should be rejected and a new plan established for future needs.

From Mike Lewis
2004 Eastwood Lane
Eugene 97401

From: [Doug Heiken](#)
To: [@Eugene Urban Reserves](#)
Subject: Proposed Urban Reserves Comment
Date: Monday, February 27, 2023 4:51:07 PM

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[EXTERNAL]

With global climate change in mind ...

Much of the proposed urban reserves are on steep forested land which poses a significant fire hazard for housing or other urban land use.

Also, it's probably best create urban reserves in places that can accommodate dense land use and efficient public transit. e.g., flat ground close to major transportation.

Doug Heiken (he/him) [Oregon Wild](#)
PO Box 11648, Eugene OR 97440
dh@oregonwild.org, 541.344.0675

From: [Becky Louis](#)
To: [@Eugene Urban Reserves](#)
Subject: urban growth boundary expansion
Date: Monday, February 27, 2023 3:44:33 PM

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[EXTERNAL]

I am AGAINST this unless it is brought about through a ballot measure that the community gets to vote on. That is the only fair way. A lot of us live here for the small community feel and what used to be a focus on preservation. Growth and expansion do not represent us. I understand the need for housing, however I do not feel like the city does enough to develop housing within the city limits. If you continue to expand out into natural areas many of us will leave.

From: [Neal Manser](#)
To: [@Eugene Urban Reserves](#)
Subject: Proposed Urban Reserves Feedback from resident
Date: Monday, February 27, 2023 3:40:42 PM

You don't often get email from nealmanser@gmail.com. [Learn why this is important](#)

[EXTERNAL]

Hello,

My name is Neal Manser and I live in the River Road neighborhood and work on auto row in Eugene. I have lived here all of my life and have been an engaged member of our community, and am also well versed in city history. To give you an idea of how much I care about Eugene, I have a collection of out-of-circulation historical books and photos of Eugene as a hobby. I was born at Sacred Heart, grew up entirely in Eugene and graduated from Willamette High School and the University of Oregon.

THE CLEAR CHOICE FOR URBAN GROWTH RESERVES IS 30TH AVE NEAR LCC

Why is the 30th Avenue option best?

1. We need mixed-use retail/residential and "walkable" neighborhoods and this is a better opportunity to do that than the other areas
2. This area is prime for integration into Eugene's current transportation infrastructure from LTD to E 30th Ave being widened to Interstate 5 being right there
3. It will give Eugene a visible footprint from I-5 where we currently don't
4. The land is primarily flat and will be easier to build on
5. Fewer trees will have to be removed for new buildings
6. There is dramatically less wildlife that will be affected by construction
7. The character of this neighborhood is non-existent, which means we could have mixed-use buildings including retail--these are the best for the city's revenue versus suburbs without retail
8. College students from either university could consider this housing not too far away
9. It won't change the character of an existing area that caters to commuters and community college students
10. The close proximity to the interstate will be attractive to retail establishments as well as hotels
11. The city of Eugene could connect this neighborhood to the currently unused Moon Mountain Park the city owns
12. This will be closer to Springfield's expansion plans in Glenwood
13. This is a clean-slate new neighborhood without big box stores to dominate retail--we can make a new neighborhood that's very Eugene from the get-go
14. I strongly suggest requiring all new buildings in this area be at least 2-3 stories and all residential apartment buildings must have commercial on the street, and each street corner should be commercial if possible
15. Building *up* instead of *out* will work great at this location--great scenic views without disturbing anyone else's views

OTHER OPTIONS ARE MORE DIFFICULT, MORE EXPENSIVE WITH FEWER BENEFITS

BAILEY HILL / SOUTH OF EUGENE

1. Building new homes south of Eugene off Bailey Hill will likely relegate the new neighborhoods to expensive real estate
2. We don't need more millionaire mansions--we need mixed use retail/housing and tall buildings
3. Difficult widening of streets would be required for the options off Bailey Hill and Hwy 126/W 11th/Crow Rd
4. Inclimate weather will affect transportation to and from this neighborhood more dramatically than other options
5. This option has zero freeway access anywhere--it does not connect to Beltline, Interstate 5, NW Expressway, Delta HWY, Interstate 105

GREENHILL / CROW RD / HWY 126 / W 11th AVE

1. The HWY 126/W 11th/Greenhill/Crow Rd proposed site is too close to a sensitive wildlife refuge area owned by the Army Corps of Engineers: The Fern Ridge Wildlife Refuge
2. Proposed additions on or around Greenhill could have devastating impacts on area wildlife as certain habitats could be disconnected from others, making them effectively dead zones
3. The wildlife habitats outside of west Eugene are thriving wetlands--the richest biodiversity of any kind of habitat we have in our area
 - This area has coyotes, deer, frogs, foxes, cougar and bobcats, as well as myriad migratory and resident bird populations
4. 80% of the population of Veneta drives to Eugene each weekday
 - That's a lot of traffic to get snarled up on the very edge of town without the existing infrastructure to support it
5. Other proposed additions, such as the Ed Cone Industrial Park, have seen underwhelming enthusiasm from real estate developers or industry
6. Difficult widening of streets would be required for the options off Bailey Hill and Hwy 126/W 11th/Crow Rd

Thank you for taking the time to consider my feedback. Please contact me if you have any questions or would like additional feedback.

Best,
Neal Manser
1741 Allea Dr
Eugene, OR 97404
(541) 913-5103

From: Tom Happy
To: [@Eugene Urban Reserves](#)
Date: Monday, February 27, 2023 3:34:51 PM

You don't often get email from tomhappy@aol.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

[EXTERNAL]

Dumb idea. Build along transportation corridors. Keep the hills natural.

From: [Paul Conte](#)
To: [@Eugene Urban Reserves](#)
Subject: Testimony opposing proposed urban reserves
Date: Monday, February 27, 2023 2:11:42 PM

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[EXTERNAL]

More idiocy.

So much area designated in the hills and out 126, when the obvious thing is to go out on either side of the major highway 99 and rail corridor out to the Junction City UGB. The wide open path for future BRT and rail public transportation.

The State Democrats seem happy to expand the UGB for mega industrial campuses, so they could change any current barriers in that area.

-- Paul Conte
1461 W. 10th Ave.
Eugene, OR 97402
541.344.2552

Earth Advantage Accreditations:
* Sustainable Homes Professional
* Accessory Dwelling Unit (ADU) Specialist

From: [jamie marie marranca](#)
To: [@Eugene Urban Reserves](#)
Subject: Public comment
Date: Monday, February 27, 2023 9:59:57 AM

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[EXTERNAL]

I'm disappointed in the council for focusing on expanding the footprint of this city instead of improving the life and accessibility of the people already here.

The first is the problem of enough living wage jobs to support the working population here. We are struggling with job opportunities ranging from unskilled to professional, lack of living wages, lack of concern or respect for unskilled labor, and mistreatment of the labor force in general- the view that everyone is replaceable and undeserving of dignity (also the apparent move by the state to get rid of 30,000 permanent job opportunities in the state with the plan to allow Oregonians to pump their own gas in order to favor businesses who don't want to pay the labor force they currently have decent enough to keep them).

We already have classrooms with too many kids and a low standard of math and English literacy upon graduation- if they graduate. We don't have opportunities for our high school or college graduates to live and thrive in their own towns, but you are concerned about bringing more people here. We have parks and playgrounds- but the focus of those is primarily towards young children and not the teenagers and preteens that have nowhere to go and nothing to do.

There is the serious lack of affordable housing available to the citizens who the city would need to support and even larger population of people moving here. Allowing tiny houses and more duplexes doesn't help when that just crams more people into a small space with no concern about accessibility. And not just to the people who need to live in those spaces- most of which have personal vehicles, but for emergency services as well.

We have a limited public transportation system that doesn't run to enough areas of the city nor often enough to make its use worth while. This does not attract people who could potentially come without adding to the load of our streets- which we already can't keep up with repairs and replacement as it is!

Finally we come to the actual process of adding land that does not belong to the city in order to accomplish these goals. People buy those houses on the border of town for a reason - they don't want to be in town. People want the ability to have some space, not have to look out their window to see their neighbors showering, and a view of the sky without the constant sound of traffic and sirens. You might give them the option at first to sell off some of their lands, until you decide you have to take it for the betterment of the city. And then in 30-50 years you'll just do it again still without addressing any of the actual problems the city has.

Stop pretending that expanding cities upward and outward is the only way! Eugene claims to be intelligent and progressive, so prove it. Instead of expanding city limits, why not work with the county and the state to expand accessibility to smaller towns around us and rural areas to make life more sustainable? Extend reliable power and internet and other services outside the city limit. Support more remote working opportunities so that it doesn't matter where employees live! Support more downtown night/weekend events to bring people in to spend money locally without the added stresses that come with housing them all. Give people the option to cram into a city or live with a little bit of space to reduce in town traffic, noise, pollution, trash, homelessness, and just overall mental stress.

Jamie Marie Marranca
703-209-5798
Sent from my iPhone

From: [Omero Torres](#)
To: [@Eugene Urban Reserves](#); [GERSHOW Rebecca F](#); [EICHNER Lindsey A](#)
Subject: Urban Reserves Adoption (City Files MA22-1, ECA22-1, RA22-1, & County File 509-PA22-05580)
Date: Monday, February 27, 2023 12:31:20 AM

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[EXTERNAL]

To Eugene City Council and Lane County Board of Commissioner,

Though I generally support the purpose and planning effort of Urban Reserves, I request some changes to the current proposal.

Please remove my residence, located at 87155 Kellmore Street (Tax Lot #1804050001802), from the Urban Reserves. In reviewing the maps provided by City of Eugene, it appears that my lot would not make a good candidate for future housing opportunities because it is too steep to accommodate additional developments. I think it should be recognized that such steep landscapes should remain as green space to allow fauna to continue migrating through future city boundaries.

Additionally, I am concerned that future rezoning could prohibit me from burning landscape piles. Given that the lots in my neighborhood are at least 2 acres or larger, we rely on the ability to burn piles to keep a defensible space, from wildland fires, around our properties. Vegetation such as blackberry shrubs, ivy, thistles, holly and other nonnative species grow quite persistently after the winter and spring rains. Tree limbs and various tree saplings require at least annual removal. This type of maintenance cannot be accomplished, economically, without the ability to burn landscaping piles.

I recommend removing the Lane County owned lots at Murray Hill (#1804050005200) and Townsend Woods (#1804060000601) from the Urban Reserves boundary. These lots function as habitat and corridors for wildlife such as deer, turkeys, skunks, coyotes, bobcats, and various other fauna (photographed by trail cameras on my property) to migrate between homes and other developments. They provide linkages to nearby Eugene Area Parks and Open Space such as Willow Creek Natural Area and Wild Iris Ridge. These currently undeveloped lots should be excluded from Urban Reserves adoption to ensure wildlife habitat persists and to ensure future residents have natural landscapes within their communities.

Thank you for considering my comments.

Sincerely,
/s/ Omero Torres
87155 Kellmore Street
Eugene, OR 97402

From: [Daniel Wilson](#)
To: [@Eugene Urban Reserves](#)
Subject: Do not expand UGB
Date: Sunday, February 26, 2023 4:53:11 PM

You don't often get email from daniel.gregory.wilson@gmail.com. [Learn why this is important](#)

[EXTERNAL]

Dear commission members-

My name is Daniel Wilson, residing in Eugene Ward 2. One of the things I love about Eugene is that we have a well-defined urban growth boundary. I am concerned that expanding this will lead to more sprawl, when the reality is that we have plenty of room within it, provided that we build more sensibly. Car-oriented development is not compatible with human life, and adding space at the periphery of the city without first addressing our gross inefficiencies within current city limits will only exacerbate our very real problems. We need to be building closer and higher to create a more walkable city. Creating more infrastructure for cars will only impoverish the city and diminish the quality of life within it.

Thank you,

Daniel Wilson

From: VIRGINIA FARKAS
To: [@Eugene Urban Reserves](#)
Subject: Comment on recommendations
Date: Sunday, February 26, 2023 1:58:13 PM

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[EXTERNAL]

I am in favor of the areas you have designated for urban reserves. I am so glad you have not used the prime farmland in north part of Eugene to expand housing when it is needed.

I live off Crest Drive so would be impacted by increased traffic, but still feel like using these lands in the close-in hills makes sense. Hopefully, traffic from new neighborhoods can mainly be routed down the wider Chambers corridor. If housing is added up here it may also allow reopening of the neighborhood school, Crest Drive.

Thank you for all the clear maps you included to help see the proposed areas.

Sincerely,

Virginia Farkas

From: [Wendy D](#)
To: [*Eugene Mayor, City Council, and City Manager](#)
Subject: Wendy Dudelheim re: February 23 2023 - Opposition For Ordinance for Urban Reserves General Plan
Date: Sunday, February 26, 2023 11:31:53 AM

[EXTERNAL]

RE: ORDINANCE NO: PA1388 IN THE MATTER OF ADOPTING AN ORDINANCE ESTABLISHING URBAN RESERVES FOR THE CITY OF EUGENE; AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN; AMENDING THE LANE COUNTY RURAL COMPREHENSIVE PLAN; AMENDING THE ENVISION EUGENE COMPREHENSIVE PLAN; AMENDING THE PUBLIC FACILITIES AND SERVICES PLAN. (Lane County)

To: Her Honor Mayor Lucy Vinis and City Councilors

After reviewing the map for the designated lands outside the UGB, it appears those urban reserves are appealing to high-end home developments, given the "mansions" and pseudo "ranches" that are sprouting out in currently in rural edges of Eugene. I feel this potential "Ordinance" can only favor the wealthier new residents and developers for the generations of 10-30 years.

I question potential urban reserves placing stress on our future water supplies and electrical grids. It's already a challenge!

I question the increase and the additional burden for current tax payers when the comprehensive plan activates future bonds and tax incentives for future new roads, sidewalks, emergency responders, fire stations, utilities and/or schools.

I do not envision future companies entering the arena which would support moving the extension of Eugene into rural settings of the Urban Reserves General Plan. We need to see Eugene as Eugene, and not a Portland or Salem replica by missing the core of our community by increasing our population.

With these statements and more, **I submit my opposition in establishing the Ordinance for the Urban Reserves General Plan.**

**Southwest Hills Neighborhood Ward 2
Councilor Matt Keating**

Sincerely

Wendy Dudelheim
3385 Storey Blvd.
Eugene, Oregon 97405

From: [Christopher L](#)
To: [@Eugene Urban Reserves](#)
Subject: Comment on W. 11th Urban Reserves
Date: Sunday, February 26, 2023 11:19:00 AM

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[EXTERNAL]

Greetings, Planners!

In the rush to "develop" Eugene, one group is sorely left out of the picture: Eugene's (officially) 2000 homeless people.

The area out West 11th would be ideal for a People's Housing project. Instead of Egan Warming Centers offering so-so facilities only when the nights are freezing, Eugene could get virtually all these people indoors regularly, where they could lock up their own stuff, take a shower, wash their clothes, and sleep behind a locked door.

Having seen a lot of these in East Asia, I suggest five-story walk-up apartment complexes. Handicapped folks can live on the ground floor, or a ramp could be made for them to reach the second floor. With no elevators, there is less to maintain and less expense, plus the exercise value of the stairs may be all some people get. My wife climbed six flights in Taiwan every day before giving birth to her first child - in five hours. The stairwells need hosed out regularly.

A fifty-year (or better) lifespan should be expected of these buildings, which should be solid enough to withstand considerable wear. Cement construction was used in Taiwan.

A resident manager and two assistants could cope with a building of maybe 100 units, and ten or more buildings could be arranged in clustered "villages". Stores would want to locate near these villages. Bus service could connect regularly to the town core in daytime, and bring them out of town in the evening. Mobile security (and someone watching the monitors) would be important, so that everyone is able to enjoy the space in peace.

Keeping costs low – the space should be very basic, but convenient – the City would have little expense in the long term. Prices of rooms or dormitory beds could be low enough that almost anyone could afford to stay there, but high enough to pay back the investment in twenty or thirty years.

By allowing currently homeless people to have a room of their own, no matter how small and basic (a window of course, a bed, desk and chair, a light and plugs, maybe wifi), you virtually solve homelessness. When a person can shower at will, wash clothes, get several good nights' sleep in a row and leave most gear locked up safe, that person can look for work, do creative projects, heal from wounds and trauma.

Villages out W. 11th would reduce the threat of crime in bad times, but more importantly would give human dignity back to people currently pushing their chilly shopping carts around downtown. It would make the city less pathetic, and possibly raise property values in the City. And a thousand or more poor people would have the opportunity to pursue happiness

without the crippling disability of homelessness.

I hope you'll consider dedicating territory bounded by Greenhill and W. 11th to a People's Housing project. As government looks into the future, civil order is extremely important, and removing a chaotic element into improved conditions outside town might provide said government with an easier way to go, in said future. And it's the right thing to do for people suffering daily in our midst.

Blessings!
Christopher Logan
River Road

From: [Sande Johnson](#)
To: [@Eugene Urban Reserves](#)
Subject: Comment on County Farm Rd reserve
Date: Sunday, February 26, 2023 7:54:44 AM

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[EXTERNAL]

Commissioners,

Among the reserves currently included for future development, the parcel in the northeast corner bordered by County Farm Road is the most agriculturally productive of all. I wish to provide perspective from a commercial farmer viewpoint. I have personally farmed this entire parcel in the past, know its characteristics, and seen its long term value for productivity. I have farmed in various parts of Lane county for 50 years, observed crop productivity by others involved in agriculture throughout the state, thereby basing my opinion: this urban reserve parcel should be preserved for continued agricultural production as long as practical. There will come a day when all surrounding land will have been developed, isolating it from other agriculture zones north of the McKenzie river. It should be postponed as long as possible, perhaps removing it from the reserves for now, or placing some contingency upon its alternative use.

I was a member of the commissioners task force in the 1970's when Senate bill 100 was being implemented. My continued interest in land use planning has not subsided especially as it pertains to preservation of farmland for agricultural use. The country bemoans its loss of productive land, yet continues its inexorable extrication of good farmland from agriculture at urban perimeters. There is a will to say NO!, but it gets hushed by pressures for housing, then by supporting commercial development. Level land near existing utilities and infrastructure is almost too good to resist. Such is the case with this parcel. That it was included in the urban reserves at all is evidence that one of two things happened. Either its agricultural excellence was not understood, or that removal from farming would eventually happen; not if, but when. And if it is the latter, we really do not care about farmland preservation when it comes to near-city demands for housing. Senate bill 100 is a farce in these instances, it never was meant as an absolute priority, and somehow food production will still happen on fewer acres with technical advances.

Walter Johnson
Johnson Vegetable Farms
89733 Armitage Rd
Eugene