

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Work Session: Metro Plan Enabling Amendments

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Meeting Date: September 17, 2014  
Department: Planning and Development  
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Agenda Item Number: A  
Staff Contact: Carolyn Burke  
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#### **ISSUE STATEMENT**

The City Council will consider whether to initiate a process to make enabling amendments to the Metro Plan. The proposed Metro Plan amendments are policy-neutral revisions to the Metro Plan. The amendments are needed to ensure that the general text throughout the Metro Plan will be consistent with upcoming Metro Plan amendments by Eugene, Springfield and Lane County to replace the shared metropolitan urban growth boundary (UGB) with two separate urban growth boundaries.

#### **BACKGROUND**

As it is currently written, the Metro Plan text will be an obstacle to the cities of Eugene and Springfield as the two cities take steps toward establishment of their own, separate UGBs. The Metro Plan was originally adopted in 1972. That version of the plan and updates since that time, have been based on a premise that there would be a single UGB surrounding both Eugene and Springfield. The Metro Plan is also based on the premise that the two cities and Lane County must jointly adopt policies about how to accommodate the entire region's future needs within that shared UGB, including but not limited to the need for homes, jobs, parks, schools, public facilities and transportation. Consequently, the Metro Plan includes text that is at odds with new requirements that Eugene and Springfield adopt separate UGBs and (at least some) separate land use planning policies.

The new requirements for separate land use planning were established in 2007, when the Oregon Legislature adopted House Bill 3337. Now located in ORS 197.304, that law requires Eugene and Springfield to establish separate UGBs. It also requires each city to decide, independently of the other, how it will accommodate its population's future need for housing. Although the text of ORS 197.304 refers only to the cities' accommodation of residential land needs, its requirement for separate UGBs carries with it the implicit need for the cities to independently plan for other land needs as well, including land for jobs, parks, and schools. To comply with the law, the Metro Plan must be revised to enable the cities to take actions to adopt their independent policies about

accommodating their city-specific needs over the next 20-year planning period.

It is anticipated that Springfield and Eugene will have their own city-specific comprehensive plans to address the aspects of land use planning that the cities conduct independently of one another (e.g. residential and employment land studies and policies). These new city-specific plans will make portions of the Metro Plan unnecessary. Each city is taking a different approach to creating these city-specific plans. It appears that the shift will occur incrementally through a number of actions that take place over the next several years. During the transition, there will be points in time when portions of the Metro Plan that no longer apply to one city will still be needed by the other city. This situation is not anticipated or provided for in the current Metro Plan. The proposed package of amendments allows for this incremental shift to take place and provides an explanation of the process to plan readers.

The proposed amendments are summarized in table-form in Attachment A. If adopted, they will constitute the second, and final, step needed to prepare the Metro Plan for the city-specific actions described above. The first step was accomplished when the cities and Lane County jointly adopted a new Metro Plan Chapter IV (“Metro Plan Review, Amendments and Refinements”) in 2013. The 2013 amendments made substantial amendments to Chapter IV of the Metro Plan to establish new rules for determining which of the three governing bodies are required to participate in various types of Metro Plan amendments.

Springfield, Eugene and Lane County remain committed to addressing regional needs cooperatively. Except to the extent now required by State law, the proposed amendments do not inhibit the three jurisdictions’ ability to plan on a regional basis. The proposed amendments do not include any revisions to portions of the Metro Plan that address transportation or public facilities planning, for example.

#### Next Steps

If the City Council initiates a process to make the proposed amendments to the Metro Plan, a joint public hearing will be held with the Planning Commissions of Eugene, Springfield and Lane County. Following deliberations and a recommendation by the joint planning commissions, a joint public hearing will be held with the Joint Elected Officials of Eugene, Springfield and Lane County. The individual bodies will then separately deliberate on whether to adopt the proposed amendments.

#### **RELATED CITY POLICIES**

The Metro Plan is the official long-range comprehensive plan (public policy document) of metropolitan Lane County and the cities of Eugene and Springfield.

#### **COUNCIL OPTIONS**

The City Council may consider the following options:

1. Initiate a process to make Enabling Amendments to the Metro Plan.
2. Decline to initiate a process to make Enabling Amendments to the Metro Plan at this time.

**CITY MANAGER'S RECOMMENDATION**

The City Manager recommends that the City Council initiate Enabling Amendments to the Metro Plan.

**SUGGESTED MOTION**

Move to initiate a process to make Enabling Amendments to the Metro Plan.

**ATTACHMENTS**

A. Summary of Proposed Enabling Amendments to the Metro Plan

**FOR MORE INFORMATION**

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