

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: An Ordinance Amending the Eugene-Springfield Metropolitan Area General Plan to Enable the Establishment of City Specific Urban Growth Boundaries and Comprehensive Planning Documents; Adopting a Severability Clause; and Providing an Effective Date

Meeting Date: November 24, 2014
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Carolyn Burke
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ISSUE STATEMENT

The City Council will take action on 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.

If adopted, the proposed amendments (Exhibit A of Attachment A) 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.

On October 20, 2014, the joint planning commissions of Eugene, Springfield and Lane County held a public hearing on the proposed Metro Plan Enabling Amendments. One individual, Bill Kloos, representing Environ-Metal Properties, LLC, submitted testimony and testified in person, that the proposed Metro Plan Diagram was different than the official 2004 Metro Plan Diagram. Staff verified that there was an unintended discrepancy in the two plans and recommended that the joint planning commissions not include the proposed plan diagram and boundary map in the package of amendments. While the inclusion of these maps would have provided extra clarification, they are not necessary for the amendments to move forward. The commissions agreed with staff’s recommendation and all three unanimously recommend that the Joint Elected Officials approve the Ordinance (Attachment A) to Adopt the Metro Plan Enabling Amendments.

A public hearing of the Joint Elected Officials was held on November 10, 2014. No individuals provided testimony and no additional written testimony was received on this topic. The Board of Commissioners voted to unanimously approve the amendments. Springfield is scheduled to take action on December 1, 2014.

RELATED CITY POLICIES

Findings addressing consistency with related City policies, including provisions of the Metro Plan, are included as an exhibit to the proposed ordinance (Exhibit B of Attachment A).

COUNCIL OPTIONS

The City Council may consider the following options:

1. Adopt the ordinance.
2. Adopt the ordinance with specific modifications as determined by the City Council. (Note: All three jurisdictions must adopt substantively identical ordinances for the proposal to take effect. Any substantive changes to the ordinance by the Eugene City Council will require new action by the Springfield City Council and Board of County Commissioners.)
3. Deny the ordinance.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt the proposed ordinance contained in Attachment A.

SUGGESTED MOTION

Move to adopt the proposed ordinance as contained in Attachment A.

ATTACHMENTS

A. Proposed Ordinance and Exhibits

FOR MORE INFORMATION

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