

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Envision Eugene Implementation - Urban Growth Boundary Preliminary Recommendation for Jobs, Parks, Schools, and Homes

Meeting Date: December 10, 2014
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
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ISSUE STATEMENT

The City Council will hold a work session to learn about the preliminary recommendation for expanding the urban growth boundary to meet the community's 20-year land need for jobs, parks, schools, and single-family homes.

BACKGROUND

The 2012 Envision Eugene recommendation identified a shortfall of land for large-lot industrial jobs, community parks, schools, and single-family homes. The council's motion directed staff to prepare an Urban Growth Boundary (UGB) adoption package following the work outlined in the Technical Components Document (Attachment A). The amount of land needed for jobs, parks, schools, and homes is documented in the [Land Supply & Capacity- 2012 Update Summary](#).

Jobs, Parks, and Schools

The preliminary recommendation is to pursue UGB expansion in the Clear Lake Road area for over 3,000 jobs, a community park and a future school site, on a total of 924 acres (Attachment B). In addition, the recommendation includes expanding the UGB for a 35-acre community park in Santa Clara (Attachment C). This recommendation refines the 2012 Envision Eugene Recommendation and directly implements strategies under the *economic opportunity, neighborhood livability, compact development and efficient transportation, and flexible implementation* pillars.

In refining the UGB recommendation for jobs, parks, and schools, a variety of community stakeholders were engaged to plan for collective best outcomes and triple bottom line sustainability, including the Technical Resource Group, the Planning Commission, study area property owners and residents, members of the Sustainability and Human Rights Commissions, the Toxics Board, and other interested parties and groups.

The council's 2012 motion also directed staff to undertake an analysis of potential environmental justice issues in expansion areas, particularly where industrial and residential uses might occur in proximity to one another. Staff work on this topic included two consultation meetings with interested individuals and organizations; completion of an environmental justice issue paper; and discussion of the issue paper recommendations with a subcommittee of the Sustainability and

Planning Commissions. A summary of this work is provided in Attachment D, and the issue paper is available on the Envision Eugene [website](#).

Single-Family Homes

The preliminary recommendation for expansion of the UGB for single-family homes will be presented at the meeting, along with a summary of the expansion analysis. The recommendation will implement strategies under the *affordable housing, neighborhood livability, climate change, natural resources, and flexible implementation* pillars.

Leading up to the preliminary recommendation for single-family homes, a variety of community stakeholders were engaged and consulted, including the Technical Resource Group, the Planning Commission, study area property owners and residents, a subcommittee of Planning, Sustainability, and Human Rights commissioners, and other interested parties and groups.

Attachment E contains a map of the areas under study for expansion for single-family homes. A summary of the three property owner meetings held in November is included in Attachment F, and a summary of the Triple Bottom Line Analysis is provided in Attachment G.

Next Steps

An on-line open house will be launched at www.envisioneugene.org by December 12, an in-person open house will be held in mid-January, and a City Council forum will be held on January 20, 2015. The council is scheduled to hold a work session on January 28, 2015, to provide direction to staff on the formal UGB adoption package. Following council direction, the package will be brought to the City and Lane County planning commissions for hearings and recommendations. Following an additional hearing, both the City Council and Board of County Commissioners will take action to adopt the new urban growth boundary.

RELATED CITY POLICIES

The 2012 Envision Eugene Recommendation is the guiding document for this agenda item. In addition, the Regional Prosperity Economic Development Plan, Parks and Open Space Project and Priority Plan, and Bethel School District Facility Plan guide City decision-making on adding land for jobs, parks, and schools.

COUNCIL OPTIONS

This is an informational work session; no action is required at this time.

CITY MANAGER'S RECOMMENDATION

No action is required at this time.

SUGGESTED MOTION

No action is required at this time.

ATTACHMENTS

- A. Envision Eugene Technical Components Document, June 2012
- B. Clear Lake Road UGB Recommendation Map
- C. Santa Clara Community Park UGB Recommendation Map
- D. Clear Lake Road Summary of Environmental Justice Analysis
- E. Single-Family Homes UGB Expansion Study Areas Map
- F. Single-Family Homes Summary of Property Owner Meetings
- G. Single-Family Homes Summary of Triple Bottom Line Analysis

FOR MORE INFORMATION

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