

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Public Forum: Envision Eugene Urban Growth Boundary Preliminary Recommendation for Jobs, Parks, Schools and Homes

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Meeting Date: January 20, 2015  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 2  
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### ISSUE STATEMENT

The City Council will hold a public forum to hear from community members 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

At its December 10, 2014, work session, the Eugene City Council heard the preliminary staff recommendation for expanding the urban growth boundary (UGB) to meet the community's 20-year land need for jobs, parks, schools, and single-family homes (Attachment A).

Over the next 20 years, adopted population projections indicate Eugene can expect to add 34,000 new residents to the city. Eugene's current urban growth boundary includes 34,500 acres and has accommodated the city's housing, employment, park and school needs for the past 30 years. Through development on vacant land and the adoption of land use efficiency measures by the City Council, including code amendments, land use designation changes, and incentives to increase redevelopment activity, Eugene will be able to accommodate about 92 percent of future jobs and 96 percent of future homes inside the current urban growth boundary (Attachment B). There will be no urban growth boundary expansion for commercial jobs or multi-family housing. For those land uses that cannot fit inside the current urban growth boundary, a modest expansion is proposed.

The proposed expansion would add 1,250 acres specifically for employment lands for new or expanding businesses, two parks, a future Bethel school, and approximately 535 single-family homes. While Eugene's population is expected to increase by about 20 percent over the next two decades, the proposed expansion only increases the footprint of the community by 3.5 percent during that same time period. The recommendation for UGB expansion includes:

- Adding about 924 acres near the Eugene airport and Clear Lake Road to provide land for over 3,000 jobs, Golden Gardens Community Park, and future Bethel schools.
- Adding 35 acres near Madison Middle School (Wilkes Drive and River Loop 2) for Santa Clara Community Park.
- Adding 230 acres near Bloomberg Road, north of 30th Avenue and Lane Community College, to provide land for about 400 homes.
- Adding 60 acres near Bailey Hill and Gimpl Hill Roads to provide land for 135 homes.

Maps of each recommended expansion area are provided as Attachments C - F.

The recommendation provided by City staff is based on more than five years of work that began in 2010. The recommendation considers extensive community input, technical analysis, and specific state land use laws that define what areas can be considered by Oregon cities when they need to expand their UGBs.

### **Next Steps**

An on-line open house is live at [www.envisioneugene.org](http://www.envisioneugene.org), and the UGB Recommendation materials are available for viewing from 9 a.m. – 5 p.m. weekdays in the Atrium lobby at 99 West 10<sup>th</sup> Avenue. Hard copy surveys are available, and people may request to meet with a staff person by asking at the front counter through the end of the month.

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 adoption 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 a public forum listening opportunity; 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. Community Vision Map - Preliminary UGB Recommendation
- B. Community Vision Map - Efficiency Measures Adopted
- C. Clear Lake Road UGB Recommendation Map
- D. Santa Clara Community Park UGB Recommendation Map
- E. Bailey Hill/Gimpl Hill UGB Recommendation Map
- F. Bloomberg/McVay UGB Recommendation Map

**FOR MORE INFORMATION**

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