

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Envision Eugene Urban Growth Boundary - Revised Recommendation for Homes

Meeting Date: February 18, 2015
Department: Planning and Development
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Agenda Item Number: B
Staff Contact: Terri Harding
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ISSUE STATEMENT

The City Council will hold a work session to discuss the revised staff recommendation for accommodating the community's 20-year land need for homes.

BACKGROUND

The preliminary urban growth boundary (UGB) recommendation was presented to the City Council on December 10, 2014. For housing, the recommendation presented to the City Council included no urban growth boundary expansion for multi-family housing, and a modest expansion for single-family housing, including:

- 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.

Public Input

Following the preliminary recommendation, comments from the public were solicited through surveys, in-person and online open houses, emails and meetings, and a January 20, 2015, City Council public forum. Public comments on the entire urban growth boundary recommendation for jobs, parks, schools and homes were provided as attachments to the agenda item summary for the January 28, 2015, City Council meeting.

While much of the public input focused on the proposed urban growth boundary expansion areas, some aspects of public input addressed the technical framework for the December 10, 2014, preliminary staff recommendation. Comments focused on two main topics: housing mix and density assumptions on sloped land.

- The topic of housing mix was addressed by the City Council in June of 2012, resulting in a decision to assume a future housing mix of 55 percent single-family and 45 percent multi-family. Staff has updated the mix calculations with new data through 2014. While recent development activity shows a significant increase in the share of multi-family housing, a majority of this shift was shown to be driven by the recent boom in student housing. Taking this into consideration, the variations seen appear to be consistent with the housing

market shift anticipated by the council's previous decision. While concerns continue to be expressed around housing mix, staff recommends proceeding with the current assumption while closely monitoring actual development trends in accordance with Pillar 7 (Flexible Implementation). Additional information will be provided at the work session.

- The assumed density of future housing has a strong effect on the capacity of vacant and partially vacant lands inside the current UGB. Two main concerns were identified and reviewed by the Technical Resource Group (TRG) in late January/early February. First, evidence was presented that densities on sloped lands – mainly located in the South Hills – should be applied differently to accurately reflect the intent of the density analysis originally vetted by the TRG. Second, evidence was presented that confirmed a higher density should be assumed for homes built above 900 feet elevation. Combined, these factors indicate there is sufficient capacity for single-family homes inside Eugene's existing UGB, thus eliminating the need for single-family residential expansion at this time. Staff concur that these adjustments are necessary to more accurately reflect the City's 20-year capacity for single-family homes. Additional information will be provided at the work session.

Revised Recommendation

In light of new information concerning the capacity of residential lands, the staff recommendation for the Eugene-only UGB is revised to include no expansion for housing. As of this writing, revisions to the analysis are still being finalized; results will be shared at the work session.

In addition, staff recommends initiating a process to identify urban reserves following the release of the new population forecast later this year. Urban reserve planning will enable the community to more comprehensively and predictably plan for growth over a time horizon of 50 years, anticipating the likely need for future UGB expansion. Although urban reserves may only be adopted after a new, Eugene-only UGB has first been formally adopted, initial preparations can be made. To facilitate this effort, staff recommends allocating \$75,000 to begin necessary analysis. If the council directs staff to proceed with the recommendation, these funds will be identified and brought to the council for approval through a supplemental budget process.

Next Steps

Public input opportunities on the revised recommendation have been scheduled, including an open house and information session on February 19, 2015, and a City Council forum on February 23, 2015. The City Council is scheduled to hold a work session on February 25, 2015, to provide direction to staff on the formal UGB adoption package for housing.

A single adoption package for jobs, parks, schools and housing will be brought to the City and Lane County planning commissions for a public hearing and recommendations. Subsequently, the City Council and Board of County Commissioners will hold a joint public hearing, and 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.

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

None

FOR MORE INFORMATION

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