

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Eugene-Springfield Metropolitan Area General Plan Boundary Adjustment Proposal

Meeting Date: November 30, 2011
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Alissa Hansen
Contact Telephone Number: 541-682-5508

ISSUE STATEMENT

This work session provides an opportunity to update the City Council on the proposed Eugene-Springfield Metropolitan Area General Plan (Metro Plan) boundary amendment to adjust the boundary on the Springfield side of the plan. While not a part of the current proposal, the legal and policy considerations related to adjusting the Metro Plan boundary on the Eugene side will also be addressed.

BACKGROUND

Earlier this year, the Lane County Board of Commissioners initiated an amendment to the Metro Plan to make adjustments to the boundary of the plan. This proposal is directly related to the five areas of concern identified by the board and discussed by the joint elected officials over the past few years. The purpose of this particular amendment is to seek jurisdictional autonomy on land use matters for those areas that are outside the urban growth boundaries of Springfield and Eugene, but currently inside the Metro Plan boundary.

The current Metro Plan amendment under consideration is to reduce the size of the Metro Plan boundary on the east side of I-5, with a resulting Metro Plan boundary that would be coterminous with Springfield's urban growth boundary (UGB). Adjustment of the Metro Plan boundary on the Eugene side is not part of the current proposal. Lane County intends to propose a Metro Plan boundary change on the Eugene side at a later date. A copy of the current Metro Plan diagram, including the boundary, is provided as Attachment A.

Based on the Metro Plan's amendment procedures, Eugene is required to participate in this proposal to adjust the boundary on the Springfield side. The process includes a joint planning commission public hearing and recommendation, followed by a joint elected official's public hearing and action. All three jurisdictions must approve the same Metro Plan boundary location for the proposal to take effect. In July, the joint planning commissions (Lane County, Springfield and Eugene) held the required public hearing, and held a continued hearing in August. Following the close of the public hearing record, the three planning commissions met jointly in October for deliberations and to provide recommendations to their respective elected officials. The Lane County Planning Commission voted 7-2 to recommend denial of the proposal to the Lane County Board of Commissioners. The City of Springfield voted 4-2 to recommend approval to the Springfield City Council, with a condition that Springfield and Lane County enter into an agreement to address concerns about authority over Springfield's drinking water wells. The Eugene Planning Commission voted 3-2 to recommend approval of the proposal to the

Eugene City Council. A public hearing before the joint elected officials, and subsequent action, has not yet been scheduled, but is anticipated to occur in early 2012.

The scope and timing of a future County-initiated proposal to amend the boundary on the Eugene side of the Metro Plan has not been established, and will be subject to a separate public process. Lane County has acknowledged that, given the different circumstances on the Eugene side, such as the location of the Eugene Airport outside of Eugene's current UGB, the County's proposal for the Eugene side may not precisely follow Eugene's UGB; it may propose to leave some areas that are located outside of Eugene's UGB within the new Metro Plan boundary so the City continues to have some decision-making authority in those areas. The council's upcoming participation in the County's proposal to adjust the Springfield side of the Metro Plan boundary may help the Eugene City Council identify some of the issues it will eventually consider when a similar proposal is made for the Eugene side. The outcome of Envision Eugene, including the location of Eugene's UGB, will be a factor in more specifically identifying those issues. It is anticipated that the County will ask Eugene to consider the proposal as part of the Envision Eugene final adoption process.

Because jurisdictional autonomy is a fundamental reason this proposal was initiated by Lane County, this work session will provide an overview of the jurisdictional decision-making authority within the current Metro Plan boundary. A memo that was presented to the joint planning commissions regarding this topic is provided as Attachment B.

It is important to note that the Metro Plan amendment procedures generally prohibit new evidence from being introduced at the joint elected officials' public hearing. However, the joint elected officials have the authority to decide prior to the public hearing that they will allow new evidence. Until such time, staff's presentation and the council's discussion will need to be limited to the information in the public hearing record from the joint planning commission proceedings.

RELATED CITY POLICIES

Eugene-Springfield Metropolitan Area General Plan
Growth Management Policies

COUNCIL OPTIONS

No formal action is required at this time.

CITY MANAGER'S RECOMMENDATION

No action is required on this item. Therefore, no recommendations are offered by the City Manager.

SUGGESTED MOTIONS

No action is required on this item. Therefore, no motions are suggested.








ATTACHMENTS





- A. Map of Current Metro Plan Boundary
- B. Memo on Jurisdictional Decision-Making Authority

FOR MORE INFORMATION

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Staff E-Mail: alissa.h.hansen@ci.eguale.or.us

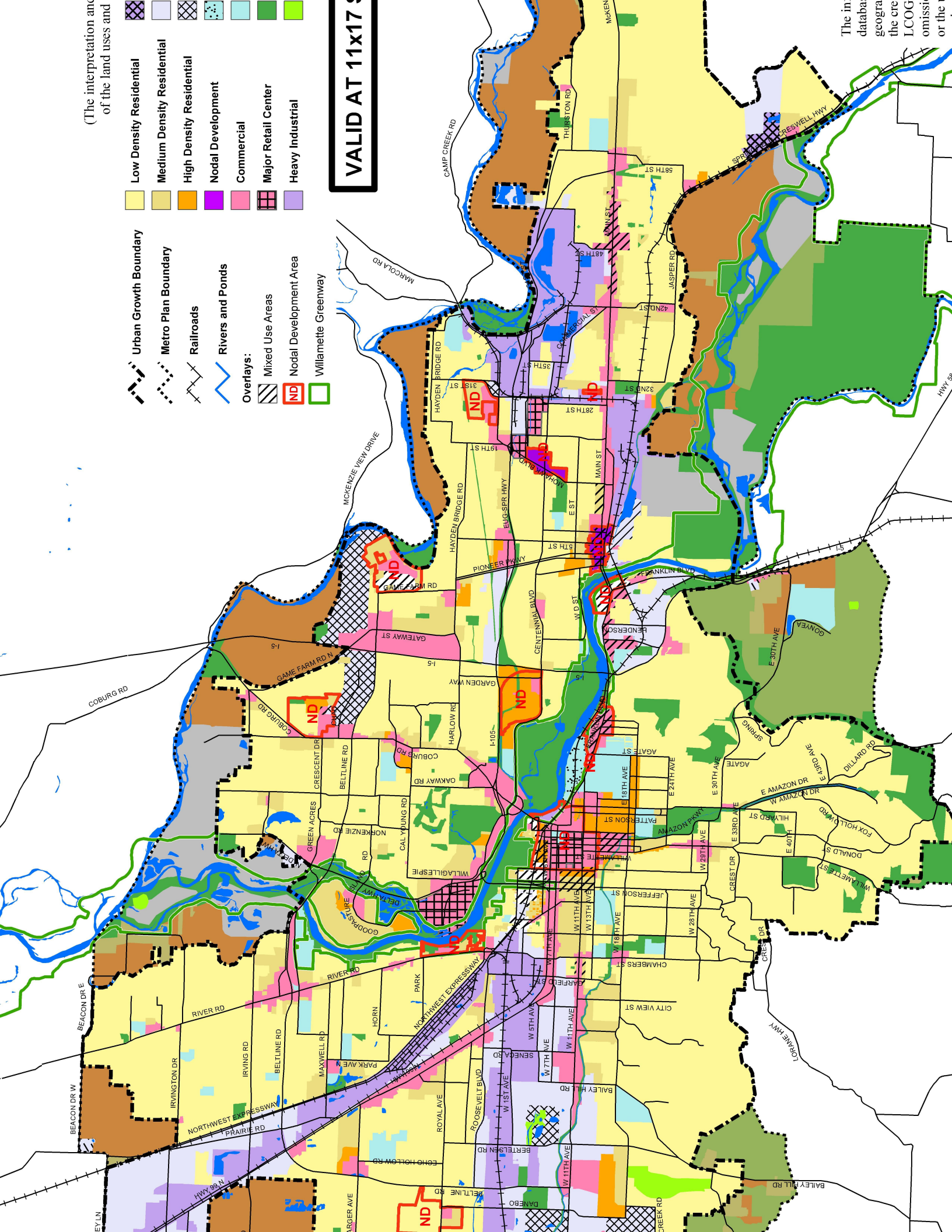
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-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Nodal Development
-  Commercial
-  Major Retail Center
-  Heavy Industrial

-  Urban Growth Boundary
-  Metro Plan Boundary
-  Railroads
-  Rivers and Ponds

- Overlays:
-  Mixed Use Areas
 -  Nodal Development Area
 -  Willamette Greenway

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MEMORANDUM

Date: August 16, 2011

To: Lane County Planning Commission, City of Springfield Planning Commission and City of Eugene Planning Commission

From: Alissa Hansen, City of Eugene Planning Division

Subject: Proposed Metro Plan Boundary Adjustment on East Side of Interstate 5




Attached are two documents intended to provide clarity regarding jurisdictional decision making authority within the current Metro Plan boundary. The first document includes a chart identifying which governing bodies have authority with respect to each type of Metro Plan amendment, as well as zoning/land use code administration. The chart is color-coded based on the accompanying map (second document), which illustrates the various jurisdictional boundaries. The map includes the west side of I-5 for context only; the proposed amendment is for the east side of I-5.

ATTACHMENTS

- A. Current Authority for Metro Plan Amendments and Zoning/Lane Use Code Administration
- B. Map of Boundary Relationships

Metro Plan Amendment Review Process

The Metro Plan provides a review and approval process for amendments to the Metro Plan. The applicable process depends upon the nature and location of the proposed amendment. The following table identifies which governing bodies have authority with respect to each type of Metro Plan amendment. This table is based on Chapter IV of the Metro Plan (pages IV-1 – IV-4). **The portion below in underlined italics applies to the area subject to the proposed amendment.**

Current Metro Plan Amendment Review Process		
Location	Type of Amendment	Decision Making Authority
Inside City Limits 	Site specific diagram or site specific text amendments	Home City ¹
Between City Limits and UGB 	Site specific diagram or site specific text amendments	Home City and Lane County Non-Home City may elect to become decision-maker if council determines amendment has regional impact ²
<u>Between UGB and Metro Plan Boundary</u> 	<u>Site specific diagram or site specific text amendments</u>	<u>Same as above</u>
UGB or Metro Plan Boundary changes	Boundary changes that do not cross the Willamette or McKenzie Rivers, or over a ridge into a basin	Same as above
UGB or Metro Plan Boundary changes	Boundary changes that cross the Willamette or McKenzie Rivers, or crosses over a ridge into a new basin	Lane County, City of Springfield and City of Eugene
Not location specific	Non-site specific text amendments or amendments that involve a goal exception not related to UGB expansion	Lane County, City of Springfield and City of Eugene

¹Springfield is home city on east side of I-5; Eugene is home city on west side of I-5.




²A Metro Plan amendment is considered to have regional impact if:

- (1) It will require an amendment to a jointly adopted functional plan (such as TransPlan or the Public Facility Plan) in order to provide the subject property with an adequate level of urban services and facilities; *[Note: With a few rare exceptions, urban services may only be provided to urban lands (lands within City limits).]*
- (2) It has a demonstrable impact on the water, storm drainage, wastewater, or transportation facilities of the non-home city; or
- (3) It affects the buildable land inventory by significantly adding to Low Density Residential (LDR), Campus Industrial (CI), Light-Medium Industrial (LMI), or Heavy Industrial (HI) designations or significantly reducing the Medium Density Residential (MDR), High Density Residential (HDR), or Community Commercial (CC) designations. *[Note: These plan designations are only applicable inside the UGBs.]*

Zoning and Land Use Code Administration

The following table identifies the jurisdiction responsible for administering zoning and land use (or development) codes within the city limits, between the city limits and the UGB, between the UGB and the Metro Plan Boundary, and outside of the Metro Plan boundary. Zoning and land use code administration includes applying the code to development proposals and reviewing land use applications, such as land divisions, conditional use permits, and re-zonings not processed concurrent with Metro Plan amendments.

No changes to zoning and land use code administration will occur as a result of the proposed amendment.

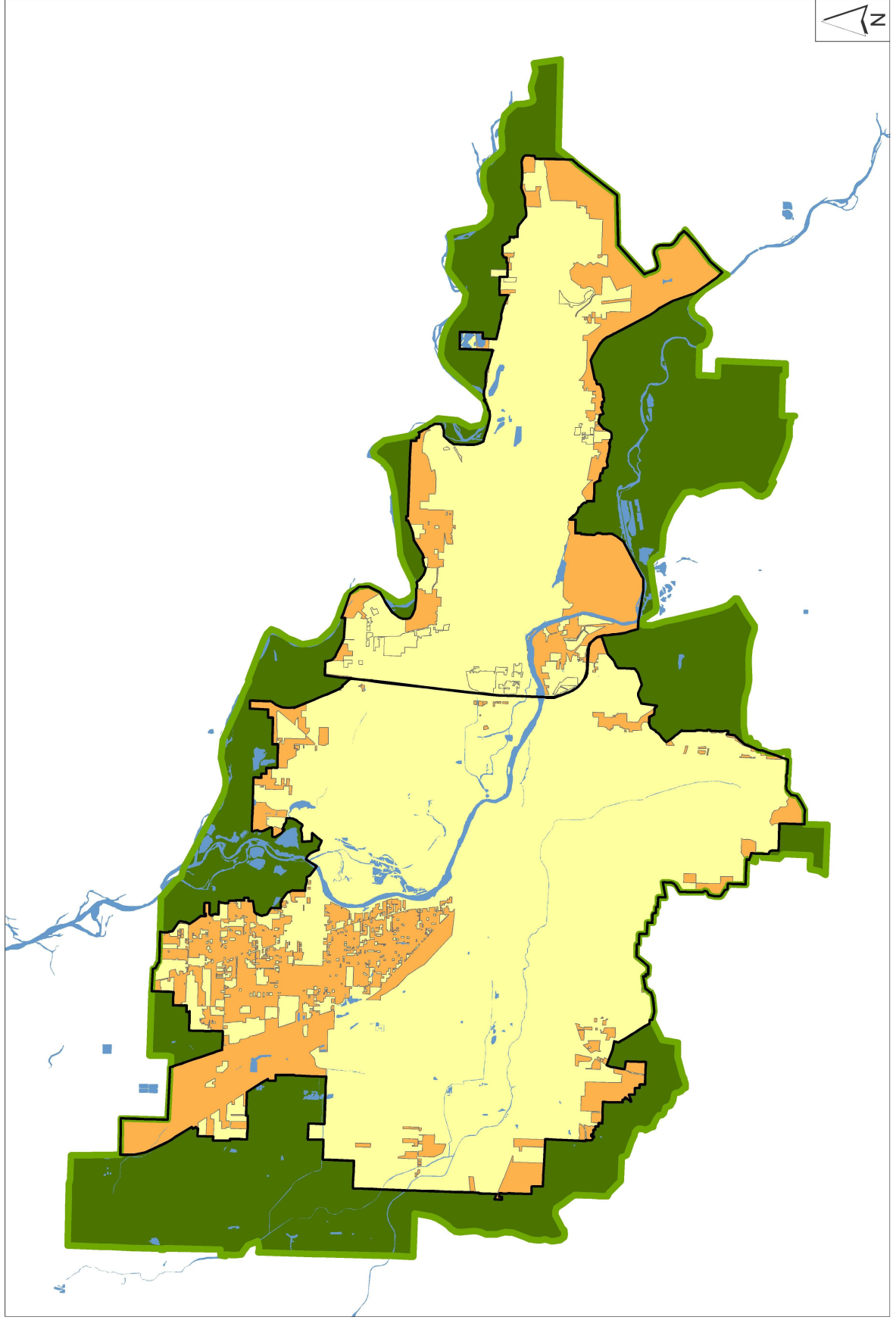
Zoning and Land Use Code Administration	
Location	Jurisdictional Responsibility/Decision Body
Inside City Limits 	City
Between City Limits and UGB 	City administers land use code jointly adopted by Lane County and City
Between UGB and Metro Plan Boundary 	Lane County
Outside Metro Plan Boundary	Lane County

Boundary Relationships



Legend

- Inside City Limits
- Between City Limits and UGB
- Between UGB and Metro Plan
- UGB
- Metro Plan Boundary
- Water Bodies



August 16, 2011

Caution:
This map is based on
imprecise source data, subject
to change, and for general
reference only.

