

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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

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Meeting Date: January 28, 2015  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
Staff Contact: Terri Harding  
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#### **ISSUE STATEMENT**

The City Council will hold a work session to discuss the preliminary recommendation for expanding the urban growth boundary to meet the community's 20-year land need for jobs, parks, and schools. Housing need will be brought back at a later meeting.

#### **BACKGROUND**

The preliminary Urban Growth Boundary (UGB) recommendation was presented to the City Council on December 10, 2014. The attached map (Attachment A) shows only the recommended expansion areas for jobs, parks, and schools.

The proposed expansion would add approximately 958 acres specifically for employment lands for new or expanding businesses, two parks, and a future Bethel school. 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.

#### **Public Input**

Comments from the public have been solicited through surveys, in-person and online open houses, emails and meetings, and a council public forum held on January 20. Public comments on the entire recommendation presented on December 10 are grouped by topic with staff responses in Attachment B, and a summary of on-line survey results is included as Attachment C. Complete survey results are posted on-line at [www.envisioneugene.org](http://www.envisioneugene.org).

Strong public support has been voiced for the proposed parks and schools expansions. The jobs expansion proposal has been received with reasonably good support, along with specific concerns about the lack of alternatives to expanding on to farm land and the potential impacts of additional industrial development in Northwest Eugene. Staff's recommendation includes continuing to work with stakeholders to develop appropriate regulatory and financial tools to realize the triple bottom line goals of Envision Eugene.

Twenty-eight people provided comments at the public forum on January 20. Issues raised in public comment have been included in Attachment B with a staff response for each.

### **Next Steps**

Following council direction on the UGB adoption package for jobs, parks, and schools, staff will prepare the package components for the formal adoption process. These include plan amendments, zone changes, code amendments, supporting documentation, and findings of compliance with statewide planning goals and rules and local plans and regulations. Meanwhile, work will continue on the housing recommendation, and a work session will be scheduled to present a revised recommendation to the council. Additional public input opportunities will be scheduled to solicit feedback on the revised recommendation prior to asking the council to provide direction to staff.

Ultimately, a single adoption package including a complete UGB recommendation 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**

- A. Move forward with the Jobs, Parks and Schools UGB recommendation as presented by staff.
- B. Modify the recommendation for one or more land need categories.

### **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends moving forward with the urban growth boundary expansion of approximately 958 acres for jobs, parks, and schools as shown on Attachment A, and assembling an adoption package that includes the components listed in Attachment D.

### **SUGGESTED MOTION**

Move to request that staff prepare an urban growth boundary adoption package that adds approximately 958 acres to Eugene's UGB for jobs, parks, and schools as shown on Attachment A, and includes the components listed in Attachment D.

### **ATTACHMENTS**

- A. UGB Recommendation Map for Jobs, Parks, and Schools
- B. Public Input Summary with Staff Response
- C. Summary of Survey Results
- D. List of Adoption Package Components

**FOR MORE INFORMATION**

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