Envision Eugene Implementation: Urban Reserves Planning

Lane County Planning Commission
May 15, 2018
1. Envision Eugene Implementation - Terri
2. Urban Reserves Planning - Rebecca
7 Pillars & Community Vision

• Provide ample economic opportunities for all community members

• Provide housing affordable to all income levels

• Plan for climate change and energy resiliency

• Promote compact urban development and efficient transportation options

• Protect, repair, and enhance neighborhood livability

• Protect, restore, and enhance natural resources

• Provide for adaptable, flexible, and collaborative implementation
Ongoing Planning for Eugene’s Growth

Hybrid Option 2012 - 2032

- Adoption Process
- Baseline UGB
- Needed Housing
- Monitoring & Area Planning
- Monitoring Report

Urban Reserves Process

Urban Reserves

Update UGB

New UGB

State Acknowledgement UGB

+ 1 year

+ 2 years

+ 3 years

+ 5 years

+ 3 years

State Acknowledgement Urban Reserves
Presentation Outline

1. Urban Reserves Background
2. How we will get there (highlights):
   • Draft Project Charter
   • Draft Public Involvement Plan
3. County-specific issues
4. Planning Commission role
5. Discussion and input
What Are Urban Reserves?
ANTICIPATED GROWTH: PLANNING BEYOND THE UGB

Data Source: Population Research Center, Portland State University 12/15/2015
Why are urban reserves important now?

- Housing supply and affordability
- Coordinated with our Growth Monitoring program
- Urban Reserves in place before the UGB is re-examined in January 2021
- Will allow more flexibility and smart growth; not limited to “exception areas”
- More certainty for landowners
What happens if we don’t adopt Urban Reserves?

• Less prepared to respond to growth
• Continued uncertainty about where future growth may occur
• Inefficient and higher cost of services and development
• Prevent us from realizing shared vision
How are we going to do it?

Collaborative effort:

- Community members
- Property owners
- Stakeholder groups
- Eugene
- Lane County
- Utility and Service Providers
- Nearby Cities
What is a Project Charter?

- Overview/purpose
- Goals
- Objectives
- Milestones/Timeline
- Deliverables
- Key Stakeholders
- Public Involvement Plan

- Decision Making Process
- Coordination Protocol
- Project Budget
- Assumptions & Policy Background
- Constraints
- Dependencies
- Risks
- Approvals
Project Assumptions

- Using same development density and housing mix assumptions as in UGB analysis
- Using the 2015 Portland State University population forecast
- Following direction in state law
Project Assumptions

- Analyzing between 10 and 30 years beyond the 2032 UGB—to select preferred planning period, location and size of urban reserves

- Flexible, collaborative approach

<table>
<thead>
<tr>
<th>Year</th>
<th>Estimated Population</th>
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<tbody>
<tr>
<td>10 Years (2042)</td>
<td>235,319 est. pop.</td>
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<tr>
<td>20 Years (2052)</td>
<td>251,199 est. pop.</td>
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<tr>
<td>30 Years (2062)</td>
<td>267,947 est. pop.</td>
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What about rural reserves?

- State law currently only allows rural reserves in the Portland Metro area.
- We do not have the authority to designate rural reserves.
- By designating potentially urbanizable areas, those areas outside of urban reserves should by default remain rural.
How will we get there?

<table>
<thead>
<tr>
<th>Urban Reserves Planning Process Summary Timeline</th>
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<tbody>
<tr>
<td>2018</td>
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<tr>
<td>Winter</td>
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<tr>
<td>Project Initiation</td>
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<tr>
<td>Technical Analysis</td>
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<tr>
<td>Develop Options</td>
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<tr>
<td>*UR Proposal</td>
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<td>IGA &amp; Adoption Process</td>
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*The target for City and County consideration of proposed urban reserves is within 2 years of UGB acknowledgement, or January 2020.
Draft Public Involvement Plan

Includes:

• Project Goals
• Public Involvement Process (work plan)
• Project Stakeholders—beginning list

• Describes ways people can engage, effectively participate and help shape the plan
• Equitable and thorough
Urban Reserve Agreements

- IGAs with service providers to identify responsibilities (i.e. building codes, land use, public facilities)
- Required before urban reserves are designated
- Urban reserve land will remain in rural use until it is added to the UGB
- Plan policies and County code can ensure that development and land division will not hinder the efficient transition to urban uses
Service Provider Working Group

• City, county & urban reserve-area service providers

• Land use regulations, building code administration, wastewater, water, fire protection, parks, transportation and stormwater

• Collaboratively discuss service provision and develop intergovernmental agreements (IGAs)
Envision Eugene Technical Advisory Committee:

• Advises staff on City-wide growth management initiatives
• Reviews technical information used to inform policy decisions
• Appointed by City manager
• Recruitment beginning in June
• Planning Commission representation requested
Triple Bottom Line (TBL) Sounding Board

- Framework to reach sustainability goals
- Environmental, equity and economic impacts of projects
- Provide feedback and review of policies and project ideas
- Act as liaisons to their groups
- Planning Commission representation requested
Planning Commission Role in Urban Reserves

• **Review and provide input** on the Public Involvement Plan and Project Charter

• **Approve** the Public Involvement Plan (Eugene Planning Commission)

• **Receive updates and provide input** on draft documents throughout the process

• **Make final recommendations** to adopting bodies, Eugene City Council and Lane County Board of Commissioners.

• **Participate** on the EETAC and TBL Sounding Board
Requested Action and Next Steps

• Provide input on Charter and PIP

Next Steps:
• Eugene City Council (May 29)
• Lane County Board of Commissioners (June 19)
• Eugene Planning Commission (June 25)
• PMT meetings (with County staff)
• Develop consultant contracts
• Recruit for EETAC
Questions for the Planning Commission:

**Project Charter:**
- Does the Project Charter clearly explain the *why, what, how, who and when* of the project?
- Are the Planning Commission’s roles in the project clear?
- Do you have any suggestions to improve the Project Charter?

**Public Involvement Plan:**
- Are the Public Involvement Plan goals appropriate and achievable?
- Are the public engagement strategies sufficient to inform our community and uncover a full range of potential impacts for decision makers to consider?
- Are there any project stakeholders we should add to the list?