

Frequently Asked Questions: Property Owners

Also see the [Open House FAQ](#) for information related to properties within Urban Reserves.

How do I know if my land is being considered for inclusion in Urban Reserves?

See the interactive map in the [Urban Reserves Options Story Map](#) to see if your property is currently (June 2020) included in one of the four Urban Reserve options. If your land is in an area being considered for Urban Reserves, you will receive a postcard in the mail. Project information on the website is regularly updated and you can also sign up to be on Interested Parties list.

What will happen if my property is included in Urban Reserves?

Being included in Urban Reserves means your property will be among the land considered first when a UGB expansion is necessary. Land designated as Urban Reserves will remain rural, and can't be urbanized, unless it is brought into the City's urban growth boundary (UGB) through the formal state-directed process for UGB expansion, and then later is able to annex into city limits.

Will Urban Reserves put restrictions on my property?

When Urban Reserves are designated, the City and County will work together to develop policies and code changes to ensure that rural land does not become fully developed before being brought into the UGB. The intention of any code updates for land within Urban Reserves would be to keep rural land rural and ensure that development and land division will not hinder the transition to urban land uses and services. Any new policies or code changes in Urban Reserves areas would need to be agreed to by both Eugene and Lane County.

Can I keep doing what I'm doing on this land if it is included in Urban Reserves?

Yes, property that is included in Urban Reserves could continue to be used as it is currently. Urban Reserves don't trigger any changes in use.

Will Urban Reserves impact agreements set out by Homeowners Associations (HOAs) or through Covenants, Conditions and Restrictions (CC&Rs)?

CC&Rs and other types of HOA agreements are private contracts and are not enforced by the City or County. Urban Reserves cannot change private neighborhood agreements. These private agreements can be more restrictive than zoning laws and may include details on things like accessory dwelling units and minimum lot sizes. The City enforces its zoning laws; it will not enforce CC&Rs even if a property owner applies for a permit to use property in a way that conflicts with their CC&Rs. If a neighborhood is eventually brought into the Urban Growth Boundary, the zoning would change to allow for future urban uses.

Do I have a choice about whether my property is included Urban Reserves?

Based on State land use requirements, we have to look at specific areas regardless of property owner desire, but staff and decision-makers want to know your opinion about any proposed Urban Reserve area.

Can I still provide input?

Yes! Input is ongoing. Please visit our [Urban Reserves Engage Eugene project page](#) and share your thoughts.

What will be the impact on my taxes if my property is brought into the UGB?

Bringing property into the UGB does not change the tax rates applied to the property. The tax rates would only change if the property was brought into the UGB and then the property owner chooses to annex into the City limits. See the [Open House FAQ](#) for information on farm tax deferral.

Will I get City services, such as water and sewer, if my property is included in Urban Reserves?

Having your land included in an Urban Reserves area will not change your current service provision. Property owners are only eligible for services, such as sewer and EWEB water, when their property is annexed into the City of Eugene. To annex and receive City services, Urban Reserves land would have to first be brought into the Urban Growth Boundary and then meet the requirements for voluntary annexation. See the next question for more information on this.

If my property is in Urban Reserves, then brought into the UGB, will I be required to annex into the City?

Annexation into the city limits is voluntary. Annexation typically occurs when a property owner proposes to develop a property that is within the UGB but is not within the city limits. There has been no discussion of requiring properties to annex if they are brought into the UGB. In order to annex into the city limits, the property must:

- border the city limits and
- be within 300' of services (water, wastewater, streets), or
- be willing to extend those services to the project site at the developer's cost

See the matrix on the last page of this FAQ for more information on City and County differences in services, land use, and taxes.

Will Urban Reserve areas be managed by City of Eugene or Lane County?

Land within areas designated as Urban Reserves will remain rural and within Lane County's jurisdiction. Designating land as Urban Reserves does not make it part of Eugene. This means that land use decisions and applications for building permits will still go through Lane County.

How long until Urban Reserves are brought into the UGB?

That depends on how fast Eugene is growing and how quickly we are using up the supply of developable land within the UGB. Eugene's new Growth Monitoring Program will allow us to regularly analyze how quickly the City's land is developing and when a UGB expansion may be needed. Any future UGB expansion onto urban reserve land will go through a state-guided process which requires a rigorous study of 20-year land needs using the most up-to-date population forecasts and identifying strategies to develop more compactly inside the current UGB before expanding.

Which Urban Reserve land is likely to come into the UGB first?

Land already abutting the UGB will most likely come in first, depending on the type of land needed and the results of the UGB analysis. It will be incrementally brought into the UGB as we grow and know what types of land we need.

See the matrix on the next page for more information on City and County differences in services, land use, and taxes.