

IN THE BOARD OF COUNTY COMMISSIONERS, LANE COUNTY, OREGON

Ordinance No. PA 1311

AN ORDINANCE CONCERNING ENVISION EUGENE RESIDENTIAL REDESIGNATION TO REDESIGNATE UNANNEXED RESIDENTIAL PROPERTIES BY AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN LAND USE DIAGRAM AND ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Board of County Commissioners of Lane County finds that:

**A.** The amendments contained in this ordinance are intended to implement recommendations contained in *Envision Eugene, A Community Vision for 2032*, including the establishment of a Eugene-specific urban growth boundary. Specifically, these amendments are intended to accommodate more of the city's 20-year housing needs inside the current urban growth boundary. The areas affected include the Crow Road Study Area and the Irving Rd/Eagles site as identified in Exhibit A.

**B.** The amendments contained in this Ordinance are based on the recommendation of the Lane County Planning Commission. The City of Eugene Planning Commission and the Lane County Planning Commission held a joint public hearing on the amendments contained in this Ordinance on November 19, 2013, and the Lane County Planning Commission voted to approve a recommendation to the Board of Commissioners that the proposed amendments to the Metropolitan Area General Land Use Diagram as shown on Exhibits B and C be adopted. On June 3, 2014, the Eugene City Council and the Lane County Board of Commissioners held a joint public hearing to consider the amendments and the governing bodies deliberated separately on July 8, 2012 and July 9, 2012, respectively. The Lane County Board of Commissioners and the Eugene City Council reached consensus to approve the proposed amendment.

**NOW, THEREFORE**, the Board of County Commissioners of Lane County Ordains as follows:

**SECTION 1:** The Metro Plan Diagram is hereby amended to change the land use designations for certain properties as indicated on Exhibit A attached to this Ordinance, and depicted on the maps attached as Exhibits B and C to this Ordinance. Specifically, the Metro Plan Diagram for the identified Crow Road Study Area properties is amended from a designation of Medium Density Residential to a designation of Low Density Residential, Commercial, or a combination of Low Density Residential, Commercial or Medium Density Residential. The Metro Plan Land Use Diagram for the Irving Road/Eagles property (identified as Tax Lot 3500 of Assessor's Map 17-04-10-42) is amended from a designation of Parks and Open Space to Low Density Residential.

**SECTION 2:** Based on the findings set forth in Exhibit E attached hereto and adopted as findings in support of this Ordinance, upon annexation the following limitation on the use of the land referenced in Section 1 above is hereby imposed:

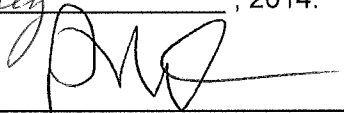
New development that is not already approved through an existing land use approval on the Irving Rd/Eagles lot (map and tax lot number 17-04-10-42-03500) is limited to a maximum of 92 peak hour vehicle trips. The maximum peak hour vehicle trips are based on the Trip Generation Manual from the Institute of Transportation Engineers (ITE).

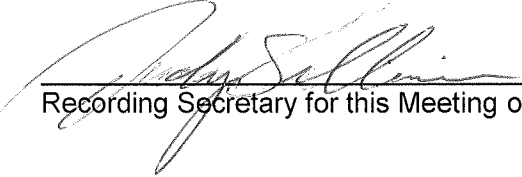
The City may allow a modification of the trip cap beyond this maximum number of peak hour vehicle trips only if the applicant submits to the City a traffic impact analysis that demonstrates that the proposed intensification of use would be consistent with the Transportation Planning Rule (TPR) at OAR 660-12-0060. The applicant shall seek and the City shall consider such approval using the City's Type II land use application procedures

**SECTION 3:** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section constitutes a separate, distinct and independent provision, and such holding does not affect the validity of the remaining portions hereof.

**FURTHER,** although not part of this Ordinance, the Board of County Commissioners adopts findings and conclusions in support of this action as set forth in Exhibit "E" the City of Eugene Ordinance No. 5117 attached and incorporated here by this reference.

ENACTED this 22 day of July, 2014.

  
\_\_\_\_\_  
Pat Farr, Chair  
Lane County Board of Commissioners

  
\_\_\_\_\_  
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date 5-29-14


  
\_\_\_\_\_  
LANE COUNTY OFFICE OF LEGAL COUNSEL

Exhibit A  
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Area	Map	Lot	Total Lot Acres	CURRENT			Approximate Tax Lot Acres for split designations or split zones <sup>2</sup>	PROPOSED			Annexed
				Metro Plan Designation	Refinement Plan Designation	Zoning (overlay zones not shown) <sup>1</sup>		Metro Plan Designation	Refinement Plan Designation	Zoning (overlay zones not shown) <sup>1</sup>	
Irving Road/Eagles	17041042	3500	16.98	POS	POS	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	900	4.43	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	1000	1.20	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	1100	2.41	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	1200	9.12	MDR	MDR	R-1	1.2	MDR	MDR	R-1	No
							7.9	COM	COM	R-2	No
Crow Road Study Area	17043200	1502	3.10	MDR	MDR	R-1		MDR	MDR	R-2	No
Crow Road Study Area	17043200	1600	39.84	MDR	MDR	R-1	32.9	LDR	LDR	R-1	No
							6.9	MDR	MDR	R-2	No
Crow Road Study Area	17043200	1700	0.43	MDR	MDR	R-1		MDR	MDR	R-2	No
Crow Road Study Area	17043200	1800	0.82	MDR	MDR	R-1		MDR	MDR	R-2	No
Crow Road Study Area	17043200	1900	0.82	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2000	0.82	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2100	0.82	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2200	0.83	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2300	0.37	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2400	0.41	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2500	0.85	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2600	0.45	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2700	0.35	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2800	0.47	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	2900	3.75	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3000	2.00	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3100	1.20	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3200	2.80	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3300	2.06	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3400	0.34	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3500	0.27	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3600	0.48	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3700	2.79	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3800	0.23	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	3900	0.31	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4000	0.66	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4100	0.63	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4200	0.44	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4300	0.44	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4400	0.88	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4500	0.88	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4600	0.44	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4700	0.44	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	4800	7.83	MDR	MDR	R-1	6.2	LDR	LDR	R-1	No
							1.7	COM	COM	R-1	No
Crow Road Study Area	17043200	4900	12.58	MDR	MDR	R-1	9.4	LDR	LDR	R-1	No
							2.4	MDR	MDR	R-2	No
							0.7	COM	COM	R-1	No
Crow Road Study Area	17043200	5000	38.12	MDR	MDR	R-1	27.5	LDR	LDR	R-1	No
							10.6	MDR	MDR	R-2	No
Crow Road Study Area	17043200	5100	16.47	MDR	MDR	R-1		MDR	MDR	R-2	No
Crow Road Study Area	17043200	5200	5.03	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5300	2.16	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5400	5.63	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5500	4.45	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5600	4.47	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5700	5.01	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5800	5.29	MDR	MDR	R-1		LDR	LDR	R-1	No
Crow Road Study Area	17043200	5900	5.29	MDR	MDR	R-1		LDR	LDR	R-1	No

Exhibit A  
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Plan Designations		Zoning		Overlay Zones
LDR	Low Density Residential	R-1	Low Density Residential	Some lots also have one or more overlay zones which are not shown in this table.
MDR	Medium Density Residential	R-2	Medium Density Residential	All existing overlay zones remain in effect.
COM	Commercial	C-1	Neighborhood Commercial	
GOV & ED	Government & Education	PL	Public Land	<sup>2</sup> For split designations or zones, the adoption map rules over the approximate acreage cited here






Exhibit B

**Crow Road Study Area** Envision Eugene: Residential Re-designation  
**(File No. MA 13-2, RA 13-1, Z 13-7, CA 13-5)**



**Proposed Metro Plan and Willow Creek Special Area Plan Designation / Zoning**

**Note: in some areas the plan designation or zoning is not changing**

-  Commercial / R-1 Low Density Residential - **no change to R-1 zoning**
-  Medium Density Residential / R-2 Medium Density Residential - **no change to MDR designation**
-  Low Density Residential / R-1 Low Density Residential - **no change to R-1 zoning**
-  City Limits
-  Study Area

0000 Tax Lot number of Assessor's Map 17-04-32-00

Current Metro Plan designation is Medium Density Residential / current zoning is R-1 Low Density Residential  
 Note: Overlay zones are not shown and remain unchanged.




May 2014

**Irving Road/Eagles Site** Envision Eugene: Residential Re-designation  
**(File No. MA 13-2, RA 13-1, Z 13-7, CA 13-5)**



**Proposed Metro Plan and River Road-Santa Clara Urban Facilities Plan Designation / Zoning**  
**Note: in some areas the plan designation or zoning is not changing**

 Low Density Residential / R-1 Low Density Residential  
 Current plan designation is Parks and Open Space / no change to zoning  
 Note: Overlay zones are not shown and remain unchanged.



 Study Area  
 City Limits

Exhibit D

**Willow Creek Special Area Study text amendments**

(for the Envision Eugene Crow Road Study Area re-designation/rezone)

Existing text to amend:

*Red italic text* = Proposed Policies

~~Strike through text~~ = Text to be removed.

(page 6, after note 11 of the Summary and Policies section)

II. SUMMARY AND POLICIES

*Envision Eugene Update*

*In 2008, the city began the process to establish a new Eugene-only UGB and accommodate the next 20 years for growth in our community. As part of that effort, the city identified several opportunities to re-designate land to accommodate more of the city's 20 year need inside the current UGB, which were published in the recommendation Envision Eugene, A Community Vision for 2032 (March 14, 2012). Re-designating land such as portions of the 277 acre Crow Road Study Area, that are more suitable for low density residential or Commercial rather than medium density residential allows the city to accommodate more low density residential inside the current UGB, while promoting higher density housing to redevelop in downtown and core commercial areas, and along key transit corridors, creating a more compact urban development pattern.*

*During 2011-2013, the city worked with property owners and residents of the Crow Road Study Area to identify an updated vision for the study area and to help with the city's 20 year land need. The city held public meetings and sent surveys and letters to gather feedback on a draft land use concept plan and potential future development standards for the area. The main themes identified were to recognize the area's rural character and promote a less urban, more country feel as the area develops in the future while also ensuring the area is adequately serviced. Standards to address these issues in the future include such topics as tree preservation, building and lot standards, home businesses, and street design, connectivity and safety.*

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A. Land Use

3. Map E reflects land-use arrangements for the Willow Creek Basin and shall become one basis for future implementation through zoning or other applicable land use measures.

The approved land use map reflects a variety of policies within this special study and other approved policy documents such as the Community Goals and Policies and the Metro Plan.

*The plan diagram locations for the approximately 92.8 acres of medium density residential and 10.3 acres of commercial in the Crow Road Study Area are based on the discussions at this time. The city recognizes that in the future there may be justification for minor adjustments to the designation and zone boundaries on those properties with more than one designation. The city shall allow for consideration of minor adjustments to the plan designation and zone boundary*

Included for reference purposes only to Lane County Ord No. PA 1311

*provided the acreage of each designation and zoning district remains within 10%, and the change is consistent with the purpose of the regulations adopted in the future for this area.*

4. City of Eugene shall apply its planned unit development (PUD), cluster subdivision or site review procedures (as appropriate) in the Willow Creek Basin in at least ~~three~~ two cases:

- a. Properties with elevation and slope and geologic conditions which fit criteria identified South Hills Study for applying PUD procedures;
- b. Properties in or adjacent to designated natural areas will be developed under either PUD or site review procedures, depending on the scale and complexity of the project; and
- c. ~~Properties along natural stream courses will be developed under either PUD or site review procedures depending on the scale and complexity of the project.~~

*The city may remove these requirements for the Crow Road Study Area upon completion of code amendments that are completed in coordination with the neighborhood.*

(page 8)

5. *The city shall explore the value of the following code amendments and develop them if determined appropriate through a collaborative effort with study area property owners and residents. The code amendments to consider could include:*

- a. *Allow clustered housing outright (no PUD or Cluster Subdivision application required), combined with providing a larger lot to preserve views/open space, tree preservation, or agricultural/livestock use.*
- b. *Allow large single-family lots, such as for those lots that are located south of the Pitchford Avenue extension or that include an identified tree preservation area.*
- c. *Provide tree preservation requirements that:*
  - *have higher standards for preserving significant oak trees or areas,*
  - *make it easier to remove other trees, and*
  - *make it easier to remove trees along the UGB if trees outside the UGB are removed*
- d. *Facilitate home businesses related to agriculture and livestock such as stabling and sales of farmed products, encourage small businesses to serve a neighborhood, and consider compatibility requirements for these uses.*
- e. *Provide residential and commercial building design requirements or guidelines that promote a less urban, country feel.*



Included for reference purposes only to Lane County Ord No. PA 1311

- f. *Provide street design standards that create a less urban, more country feel to the street network and increase safety and circulation for all modes of travel.*

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B. Transportation

*9. In the Crow Road Study Area, safety and circulation improvements at the intersection of Crow Road and W. 11<sup>th</sup> Avenue will be needed as the area develops. Transportation system level issues will be addressed by the transportation system plan according to the type of development anticipated by the comprehensive plan. Development-specific impacts will be addressed by individual developers in accordance with the city's traffic impact analysis requirements.*

*10. In the Crow Road Study Area, north-south and east-west collector streets will be needed to serve the area, such as extension of Pitchford Avenue and Ed Cone Blvd.*