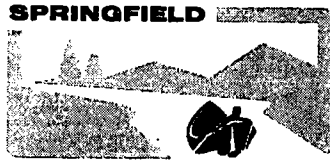


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Date: October 19, 2009

To: Lane County Board of Commissioners

From : Susan Muir, Planning & Development Director, City of Eugene
Bill Grile, Development Services Director, City of Springfield

Re: Update on Eugene and Springfield progress toward House Bill 3337 compliance and efforts to establish separate Urban Growth Boundaries for the two cities

The purpose of this presentation and discussion is for the cities of Eugene and Springfield to update the Board of Commissioners on progress toward compliance with House Bill 3337 as well as the larger effort to establish separate Urban Growth Boundaries (UGB) for the two cities. While the two cities alone, as prescribed by statute, have undertaken this initial requirement of HB 3337, future actions to amend the Metro Plan by adopting new urban growth boundaries and policies that reflect this new land use model will require the participation of the Board of Commissioners in concert with one or both of the cities. Staff from both cities and Lane County will continue to coordinate closely in the coming months to ensure that each milestone in this process receives the full measure of governing body participation required by the statute and the applicable co-governance provisions of the Metro Plan.

Background

The 2007 Oregon Legislature passed House Bill 3337, which requires Eugene and Springfield to each establish separate growth boundaries, by dividing the metropolitan boundary that Eugene and Springfield have shared for more than 25 years. In preparation for this, the new law also requires that the cities of Eugene and Springfield complete a study of the sufficiency of residential buildable land within their respective boundaries by December 31, 2009. Both cities elected to broaden the scope of their studies to also include an analysis of employment and public land sufficiency over the next 20 years.

In establishing separate growth boundaries, the cities must address all of the State's applicable planning goals and administrative rules, requiring each City to make estimates of its residential and employment land inventory and needs for a 20 year period. Statewide Planning Goal 9 (Economic Development), Goal 10 (Housing) and Goal 14 (Urbanization) and their associated administrative rules clearly direct cities on how to complete these studies

Both Springfield and Eugene have addressed compliance with HB 3337 in similar ways. Both chose to address their lands comprehensively rather than only focusing on residential lands and both, through independent processes, selected ECONorthwest as their consultant to assist with collection and analysis of technical information. In addition, both created committees comprised of community members and key partner entities (including county planning staff) to assist with review of the data produced. Both

cities are on track to comply with the residential land needs determination required by HB 3337 and ORS 197.296 by December 31, 2009 by doing the following: inventorying the supply of buildable residential lands, analyzing housing need and determining the number of residential units and the amount of land needed for each housing type for the next 20 years. Indeed both cities will have many additional products completed by this date as well.

City of Eugene Process

Eugene's process is referred to as the Eugene Comprehensive Lands Assessment (ECLA). Initiated in 2008, the scope of ECLA is to inventory and determine demand for all land types within the Eugene portion of the metro UGB for the 2010-2030 period. A 15 member Community Advisory Committee was formed comprised of key stakeholders from across the community and met 11 times to review key products. An Agency Technical Advisory Committee that included Lane County staff was also formed to review products. The process is on schedule to be completed in December with a determination of how much land is needed to address 20 year demand for housing and employment lands. The City Council will accept a series of documents that will comply with the requirements of HB 3337 by the end of the year.

Once the number of acres needed has been determined, a second phase of ECLA will be initiated in 2010. Part of a larger effort to establish a Eugene-specific comprehensive plan, this phase will address the question of how to meet the land need. This will first include a review of existing projects and policies to determine if there are policy changes that could result in a need for less land. Once policies have been examined, any remaining land need would be addressed through modifications to the UGB. This analysis would be performed consistent with administrative rules that direct cities on how to analyze potential expansion areas. This second phase of the project is likely to be completed in late 2010 or 2011.

City of Springfield Process

Springfield's process is embodied in two efforts: the Residential Lands Study (RLS) initiated in late 2006 and the Commercial and Industrial Buildable Lands Study/Goal 14 Analysis (CIBL), which was initiated in 2008. The RLS provides an inventory of buildable residential land as well as a determination of the number and type of housing units needed to address population growth over the planning period of 2010-2030. The CIBL contains the same information for commercial and industrial lands in Springfield. Both of these efforts have been completed and both show a deficit of land. The RLS is being reviewed for adoption by planning commission and city council by the end of the year, while the CIBL will have similar action early next year. The Council's action to "adopt" the RLS will be by a resolution affirming the RLS addresses the determination required by HB 3337, ORS 197.296, and ORS 197.304 (1)(b).

Work on land use efficiency measures to address these land needs has already been initiated by reviewing existing policies, identifying additional measures that could reduce land need and seeking public involvement on these policies. This work will continue through early 2010. Springfield has conducted a UGB Alternatives Analysis and has prepared three concepts for a revised Springfield growth boundary. These concepts will continue to be discussed in early 2010. Ultimately all of these efforts will

be embodied within a new comprehensive policy document known as the Springfield 2030 Refinement Plan. This amendment to the Metro Plan will rely in part on the preceding documents, or subsequent iterations of these documents, as well as additional findings, evidence and testimony entered into the record of the proceedings establishing a new UGB for Springfield. This is anticipated to occur in the Spring or Summer of 2010.

Lane County Role in Process

Lane County staff has already played a key role in the process by close participation in our coordination actions with the Department of Land Conservation and Development sorting through the various implications implementation of HB 3337 will have on the Metro Plan. The Board, too, has made a significant contribution by adopting the Coordinated Population Forecast in a timely fashion, including forecasts for the two separate metro areas. These forecasts serve a critical and mandated element for both cities in our efforts to determine residential land needs over the planning period. Once completed, each cities efforts will be taken through a formal public review and adoption process including public hearings of the joint planning commissions and joint elected officials and, at least in the case of new urban growth boundaries, approval by the Land Conservation and Development Commission. We are excited by the prospect of improvement and modernization to our comprehensive plan that will result from this process. We look forward to the continued, high-level participation and coordination that have characterized our efforts to date.