

AUG 2 1982

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

D. M. PENFOLD, Director of the  
Dept of General Services of Lane County  
*[Signature]*  
OF LANE COUNTY

ORDINANCE NO. 867

- ) IN THE MATTER OF AMENDING ~~BY~~ THE EUGENE-[Signature]
- ) SPRINGFIELD METROPOLITAN AREA GENERAL
- ) PLAN, AN ELEMENT OF THE COMPREHENSIVE
- ) PLAN FOR LANE COUNTY, RELATIVE TO THE
- ) PLAN DIAGRAM/WILLOW CREEK AREA

WHEREAS, the Board of County Commissioners has received from the City of Eugene a letter of transmittal, dated June 16, 1982, of record herein, requesting consideration of the amendment of the Eugene-Springfield Metropolitan Area General Plan Diagram for the Willow Creek area; and

WHEREAS, the Lane County Planning Commission recommended approval of said Plan Amendment at a duly advertised public hearing June 22, 1982; and

WHEREAS, the Board of County Commissioners has received and considered said Plan Amendment identified as Map E, Alternative #1 of Draft City of Eugene "Willow Creek Special Area Study", dated May, 1982, public testimony, Plan findings and correspondence relating thereto; and

WHEREAS, the Board of County Commissioners has performed its public hearing and other duties in accordance with applicable law, including conducting public hearings as required by Lane Code 12.040, 12.050, and 12.060; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY ORDAINS AS FOLLOWS:

That the Eugene-Springfield Metropolitan Area General Plan, amendment to the Plan Diagram relative to the Willow Creek Area (copy attached hereto and indicated as Exhibit "A"), be ADOPTED.

In support of this Ordinance, the Board adopts as its findings those contained in the following documents attached hereto, however, these supporting documents are not part of this Ordinance:

1. City of Eugene Planning Department Memorandum to the Mayor and City Council, "Status Report/Plan Amendment Referral -- Willow Creek Special Area Study", dated June 14, 1982, relative to Statewide Goals requirements (Attachment A) and Metropolitan Plan policies (Attachment B).
2. County Cover Memo to Board of Commissioners dated June 22, 1982, "Applicable Criteria", relative to Lane Code 12.050 criteria for plan amendments.

ENACTED this 28th day of July, 1982.

APPROVED AS TO FORM
DATE <u>8/2/82</u> <small>by county</small>
<i>[Signature]</i>
OFFICE OF LEGAL COUNSEL

*[Signature]*  
Chair, Board of County Commissioners

*[Signature]*  
Recording Secretary for this Meeting  
of the Board

In the Matter of Amending the Eugene-Springfield Metropolitan Area General Plan, An Element of the Comprehensive Plan for Lane County, Relative to the Plan Diagram/Willow Creek Area

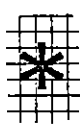
Ordinance #867  
Exhibit A

# MAP E

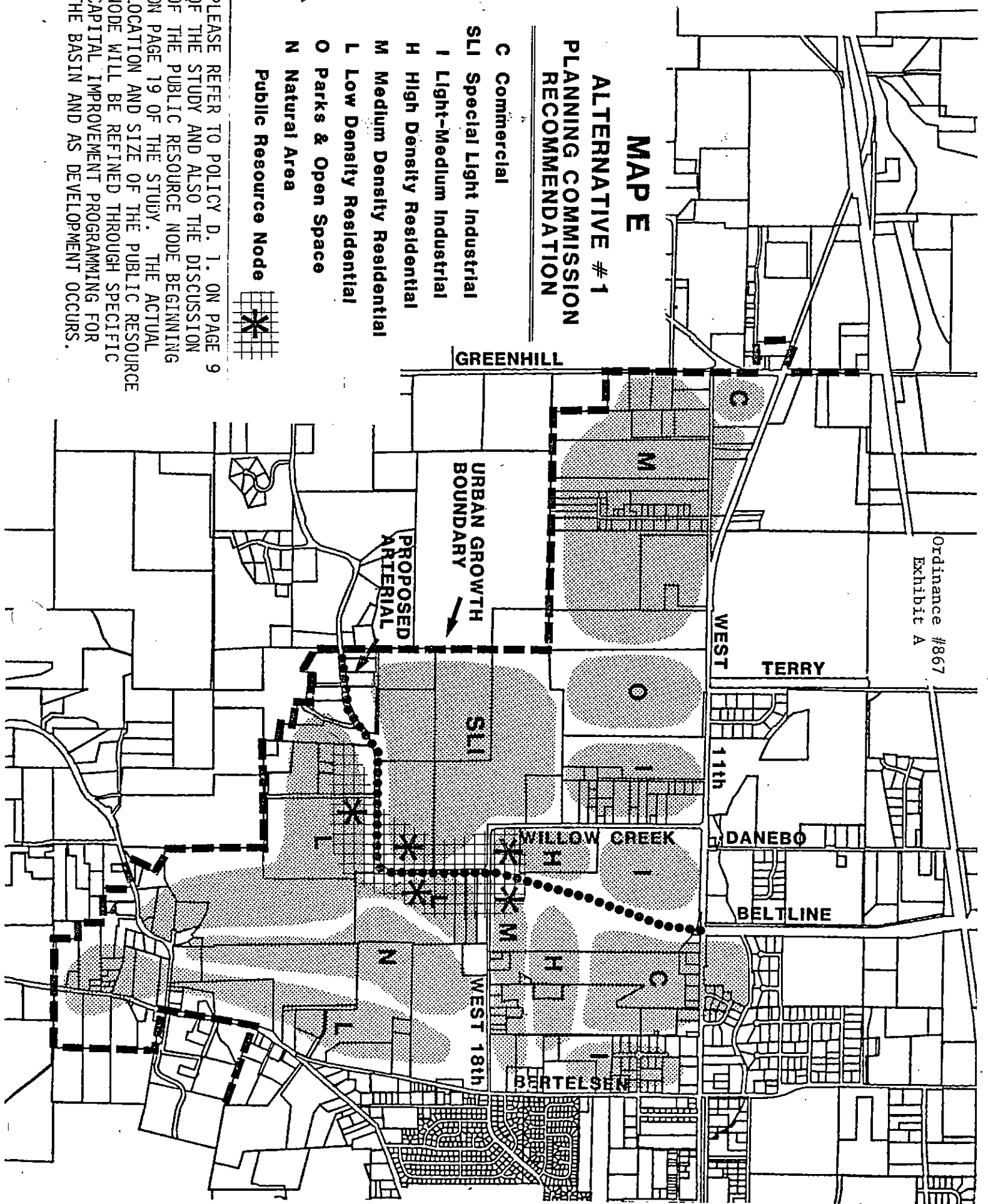
## ALTERNATIVE #1

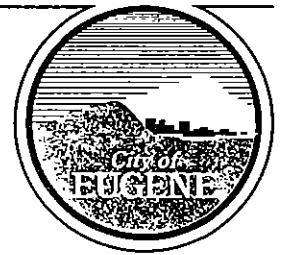
### PLANNING COMMISSION RECOMMENDATION

- C Commercial
  - SLI Special Light Industrial
  - I Light-Medium Industrial
  - H High Density Residential
  - M Medium Density Residential
  - L Low Density Residential
  - O Parks & Open Space
  - N Natural Area
- Public Resource Node**



PLEASE REFER TO POLICY D. 1. ON PAGE 9 OF THE STUDY AND ALSO THE DISCUSSION OF THE PUBLIC RESOURCE NODE BEGINNING ON PAGE 19 OF THE STUDY. THE ACTUAL LOCATION AND SIZE OF THE PUBLIC RESOURCE NODE WILL BE REFINED THROUGH SPECIFIC CAPITAL IMPROVEMENT PROGRAMMING FOR THE BASIN AND AS DEVELOPMENT OCCURS.





June 16, 1982

Margaret Mahoney, Director  
Department of Planning  
Lane County  
125 East 8th Avenue  
Eugene OR 97401

Dear Margaret:

As we discussed in February, the Eugene Planning Commission directed our Planning Department to initiate work on the Willow Creek Special Area study. Staff work on that document was completed in May of this year.

On June 8, 1982, the Planning Commission conducted its public hearing on the draft study, and on June 14 completed its final recommendations to the City Council on the study. The study is intended to guide public and private decision-making pertaining to the City of Eugene.

The Planning Commission's recommendations reflect:

1. A major special and industrial site for activities involving manufacture of high-technology products located in the center of the basin, taking advantage of the gently rolling terrain in the area;
2. Designation of land for light-medium industrial activities at the northern edge of the basin along West 11th Avenue;
3. Medium- and high-density residential development clustered in proximity to the employment centers in Willow Creek to encourage the use of alternative modes of transportation; and
4. Location of commercial activities in the northern edge of the basin in proximity to light-medium industrial activities and major transportation corridors.

Based on these recommendations, we feel that an amendment to the Metropolitan Plan is necessary.

We hope that the adoption process of this study can coincide with acknowledgment of the Metro Plan by the Land Conservation and Development Commission (LCDC). To accomplish this, we have developed a tentative schedule (attached to the inside front cover of the draft study). As you will note, the City Council is scheduled to take final action on this study at a meeting on July 21, 1982.

Margaret Mahoney, Director  
June 16, 1982  
Page 2

Consequently, we are referring this proposed amendment to Lane County for review and comment as prescribed in chapter 4 of the Metropolitan Area General Plan.

I have attached discussion of goal consistency and rationale for plan amendment for your review. If I can be of any further assistance, or provide any additional materials or other assistance, please feel free to call me.

Sincerely,

James A. Farah  
Planner



JAF:pm/Wa18

Attachment

## MEMORANDUM

Date: June 14, 1982

To: Mayor and City Council

From: Planning Department

Subj: Status Report/Plan Amendment Referral -- Willow Creek  
Special Area Study

In February the Planning Commission directed the staff to initiate work on the Willow Creek Special Area Study. Staff work on that document was completed in May of this year. A copy of the draft document is attached to facilitate review by the Mayor and Council.

On June 8, 1982 the Planning Commission conducted its public hearing on the draft Study. Based on the background information and public testimony, the Commission has forwarded the following recommendation to the Council concerning the Willow Creek Study:

1. Adopt the Study as modified by the Planning Commission (materials showing the Commission's recommended changes are being prepared);
2. Initiate an amendment to the Metropolitan Plan to reflect the fact that the recommended land-use diagram for the Basin is a modification to the arrangement and allocations envisioned in the General Plan.

The adoption process for this Study is intended to coincide with acknowledgement of the Metro Plan by the Land Conservation and Development Commission (LCDC). The acknowledgement process will also include consideration of the Willow Creek Special Area Study. To accomplish this objective, a tentative schedule has been prepared (attached to the inside front cover of the Study). In order to maintain the tentative time schedule, the Council will be requested to initiate referral of a plan amendment to the City of Springfield and Lane County at the Council meeting of June 16. This action merely refers the proposal to the other two jurisdictions for comment. It would and should not commit the Council to a predetermined course of action.

Because of the generalized nature of the Metro Plan, it should be refined in specific areas. In most cases, these changes or refinements will not require a plan amendment and formalized modifications to the Metropolitan Plan. However, when changes cross a threshold of impact, i.e. when amendments would cause major changes to the Plan, then the plan amendment process should be implemented. The recommendations of the Planning Commission emphasize employment generating activities in the Basin and, because of the change from the Metro Plan, would involve a plan amendment.

The Planning Commission's recommendation would reflect:

1. A major special light industrial site for activities involving manufacture of high-technology products located in the center of the Basin, taking advantage of the gently rolling terrain in the area;

2. Designation of land for light-medium industrial activities at the northern edge of the Basin along West 11th Ave.;
3. Medium-and high-density residential development clustered in proximity to the employment centers in Willow Creek to encourage the use of alternative modes of transportation;
4. Location of commercial activities at the northern edge of the Basin in proximity to light-medium industrial activities and major transportation corridors.

In order to facilitate the review by other jurisdictions, the staff has prepared a series of materials that would be included in justifying an amendment to the Metro Plan reflecting direction established by the Planning Commission's recommendation. Attachment A provides a discussion of the consistency of the Special Study with the Statewide Goals. Attachment B provides a discussion of support and needs for an amendment to the adopted Eugene-Springfield Metropolitan Area General Plan as a result of the Planning Commission's recommendation on the Willow Creek Special Area Study.

Attachment A  
Statewide Goals

Although Statewide goals 1 through 14 are applicable to the Willow Creek Special Area Study, Goals 5 (Open Space), 8 (Recreational Needs), 9 (Economy), 10 (Housing), 11 (Public Facilities and Services) and 14 (Urbanization) are particularly salient. While LCDC goals are dealt with in the policy section of this Study, pertinent goals are also discussed in other sections of the Study as follows:

<u>Statewide Goals</u>	<u>Special Study Discussion</u>
Goal 1, Citizen Involvement	Section III
Goal 2, Land Use Planning	Sections I, IV and VII
Goal 3, Agricultural Lands	Section VIII
Goal 4, Forest Lands	Section VIII
Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources	Section VIII
Goal 6, Air, Water and Land Resources Quality	Section VIII
Goal 7, Areas Subject To Natural Hazards	Section VIII
Goal 8, Recreational Needs	Section VI
Goal 9, Economy Of The State	Section VII
Goal 10, Housing	Section VII
Goal 11, Public Facilities And Services	Section V
Goal 12, Transportation	Section IX
Goal 13, Energy Conservation	Sections VII and IX
Goal 14, Urbanization	Sections VI, VI, VII, VIII and IX

The following is a discussion of the consistency between the Willow Creek Special Area Study and the Statewide Goals.

Goal 1 -- Citizen Participation: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Discussion: Development of the Willow Creek Special Area Study occurred through the benefit of several citizen involvement techniques:

1. The area was identified as a major growth area through development of the Eugene-Springfield Metropolitan Area General Plan. Development of this planning document occurred over a period of about five years and involved over 250 public meetings and hearings. Major changes to the Metropolitan Plan will involve further public hearings through an established plan amendment process.
2. Development of the Willow Creek Special Area Study involved discussion with representatives of some of the

major property owners in the Basin to gain their comments on staff proposals.

3. Other property owners and residents were contacted on an individual basis through mailings of the draft study. This involved distribution of over 600 copies of the draft Study, and an informational meeting conducted at Bailey Hill Elementary School on May 25, 1982. In these reviews, the staff discussed (either through meetings or phone conversations) ideas with and questions from of a number of area property owners.
4. Because the Willow Creek Basin represents one of the major growth areas of the City (into the 21st century), and because it is currently sparsely populated, the Planning Commission itself plays an important role in advocating for future generations of Eugeneans. This involves balancing the Commission's role as policy developers with one which assesses the needs and desires of the future citizens living or working in the Basin. MAPAC will have an opportunity to formally comment on the proposed amendment.
5. The Metropolitan Area Plan Advisory Committee (MAPAC), citizen involvement body for metropolitan wide planning, has received continuous status reports and updates concerning development of this Study. This provided a metropolitan-wide perspective on public policy development for the Willow Creek Basin.

The City's Citizen Involvement program received acknowledgement in 1978 by the Land Conservation and Development Commission (LCDC) as part of the overall acknowledgement of Eugene's comprehensive planning program. Development of the Basin will continue to involve citizen input and discussion through the public hearing processes which are part of public actions such as annexations or rezonings. Moreover, Lane County is holding hearings on this proposed plan amendment, affording yet another mechanism for citizen involvement.

Goal 2 -- Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Discussion: A series of working papers containing information on current land inventories and projected demands have been developed. For a variety of reasons, including public cost efficiencies, the Metro Plan identified the Willow Creek Basin as a major growth area. The Willow Creek Special Area Study outlines a series of policy statements consistent with adopted direction established by the Eugene-Springfield Metropolitan Area General Plan, Eugene's Community Goals and Policies and Eugene's Economic Diversification Program. Policies outlined in the Study are designed to more specifically apply the development needs and public actions which will occur within the Willow Creek Basin as part of the normal urbanization process.

1. The working papers referred to above were derived from an inventory, review and analysis of a number of relevant elements conducted as part of the development of the Metropolitan Plan. These elements included population projections, land use and housing (supply and demand), public facilities and utilities, and natural assets and constraints. The "Metropolitan Area General Plan, Technical Supplement," is a product of these working papers.
2. Discussion of alternative land use arrangements reflecting an emphasis on residential use in the Willow Creek Basin is contained in the original draft of the Special Area Study.
3. Coordination of the proposed plan amendment has occurred through: (a) consultations with and requests for comments from affected public agencies; referral and comments by other City departments; and (c) referral, through processes outlined in the Metropolitan Plan, of a proposed amendment to that document to the City of Springfield and Lane County.
4. No exceptions to the LCDC's Goal #2 will be required by this plan amendment since any Goal #2 issues have been addressed through adoption of the Metropolitan Area General Plan.
5. To the extent that the proposed plan amendment occurs shortly after acknowledgement of the Metro Plan, such an immediate amendment is necessary for the following reasons:
  - (a) Experience in continuing economic development programs of the City of Eugene suggests that the major special light industrial site in the Willow Creek Basin is quite attractive to large special light industrial firms. This conclusion is based on discussions with at least one such firm. Based on those discussions, it can be concluded that advanced planning for the Willow Creek Basin, reflecting the proposed amendment to the Metro Plan, will further the City's efforts to diversify its local economic base -- an established goal of the City Council.
  - (b) Competition for such sitings is intense both within and outside the State. City involvement in this competition reveals strong locational advantages for the City of Eugene through proximity to the University of Oregon, lack of competition of existing high-technology firms for a local "labor pool", and cultural and recreational amenities for employees. This general competitive edge will require supplemental action to provide a variety of sites (both in terms of sizes and locations) which can respond to the needs and requirements of potential high-technology firms.
  - (c) The original comprehensive plan placed special light industrial designation upon a property not clearly suitable for those purposes by virtue of diversity of ownership and lack of aesthetic qualities, among other factors. The need for a plan amendment at this time is justified in order to correct this problem.

Goal 3 -- Agricultural Lands: To preserve and maintain agricultural lands.

Discussion: The Study provides discussion of soils conditions in the Basin. The Study notes that the Basin contains some of the least productive agricultural soils in the metropolitan area, generally consisting of Class III and IV rated agricultural soils, with isolated pockets of Class II soils on the flatland and Class VI soils in the upper portions of the Basin. The Study concludes discussion on agricultural uses in the Basin by noting that during development of the Metropolitan Plan, the relatively low degree of potential agricultural productivity in the Basin was compared with other areas having greater agricultural productivity. For this reason, among others, the Basin was identified as a major growth area of the City and included within the adopted, site specific urban growth boundary with commitment to urban levels of development during the planning period. Focussing development in this part of the metropolitan area reduces pressures for urbanization on valuable farm land to the north. The reallocation of special light industrial sites occasioned by the proposed plan amendment will not affect agricultural operations in a degree different from the impact of the unamended Plan.

Goal 4 -- Forest Lands: To conserve forest lands for forest uses.

Discussion: Designation of the Basin for urban development through the Metropolitan General Plan effectively precluded lands within the urban growth boundary for potential use as commercial forests. However, Goal 4 also recognizes forested lands as significant for uses such as watershed protection measures and situations where soil and topographical conditions require maintenance of vegetative cover. The Special Study, through a series of proposed policies, address these latter conditions. Policy A-4 addresses a variety of issues including those identified in Goal #4. It calls for the use of planned unit development, site review and cluster subdivision procedures to address environmental issues of slope; geologic and soil conditions; properties in or adjacent to designated natural areas; and properties along natural stream courses. Policy E-1 directs the City to work with Lane County to protect forested slopes between the city limits and the ridgeline of the Basin. This policy suggests that one appropriate method of achieving this objective would be to utilize as a model, Eugene's tree cutting ordinance (currently only in effect within the City's limits).

Goal #5 -- Open Spaces, Scenic and Historic Areas, and Natural Resources: To conserve open space and protect natural scenic resources.

Discussion: A major portion of the Willow Creek Special Area Study is devoted to discussion of protection of natural resources. Proposed policies A-4 and E-1 (see Goal #4 discussion above), as well as C-3, D-1, E-2 and E-3 focus on Goal #5 issues. Policy C-3 addresses the concern for protecting the wetlands area while controlling storm run-off (see Goal #6 for further discussion). Policy D-1 would direct the City to explore the possibility of acquiring land to site a variety of public services including a major park site and community center. Discussion in the Study itself details the use of this major park facility as well as smaller park facilities anticipated to be located throughout the Basin. Policy E-2 of the Study would direct the City to acquire through a variety of mechanisms

a continuous corridor system along the ridgeline of the Basin (continuing a program already underway in the City's south hills) as well as an interconnecting environmental/recreational/storm drainage system throughout the Basin. This policy emphasizes the importance of similar programs existing in the City and their application to the Basin itself. Policy E-3 focuses on public actions which can be taken to protect a sensitive wetland area which has a variety of rare plants. Policy E-3 identifies public actions which should occur to encourage an appropriate balance between the need to preserve this sensitive natural area and provide for urban development in the Basin. In part, the allocation of a significant quantity of land for special light industrial uses reflects a concern for the retention of open space through the development of a "campus-like" setting for such facilities. To the extent this proposed plan amendment creates a larger light industrial site for this purpose, it advances the policy of Goal #5 as consistent with open space values.

Goal 6 -- Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

Discussion: The nodal development concept upon which the Study is based, provides for the opportunity to cluster development around service and employment activities which positively affect land and air quality of the area. This responds to direction established through the Metropolitan Plan. The issue of water quality is specifically addressed through proposed Policy C-3 which would direct the City to conduct study of appropriate measures to control storm run-off. The discussion of this policy notes that a balance must be maintained between the protection of the bottom land in the Basin from storm run-off and the need to maintain an adequate moisture level (both quantity and quality) for vegetation in the protected natural areas. Little significant impact upon air, water and land resource quality can be anticipated by the reallocation of industrial lands through the proposed plan amendment. Creation of a large special light site may facilitate single ownership and control over siting of facilities, thereby increasing the ability to develop more unified and efficient waste control measures.

Goal 7 -- Areas Subject To Natural Disasters And Hazards: To protect life and property from natural disasters and hazards.

Discussion: The Study provides detailed discussion of potential natural hazard areas in the Basin. Policy A-4 would direct the City to utilize land use mechanisms such as planned unit developments, site review procedures and cluster subdivisions to respond to these hazard areas. Policy C-3 would direct the City to conduct an analysis and implement appropriate measures to deal with urban level storm run-off from the Basin. This policy notes that care should be taken to ensure that appropriate moisture levels (both quantity and quality) be maintained to protect vegetation in the natural area.

Goal 8 -- Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors. (See also discussion of park and trail systems under Goal 5.)

Discussion: The Special Study contains discussion of both passive and active recreational needs for the Basin. It sets forth public policy which will assist in preserving sensitive natural areas and corridors, and

attaining public access to these properties. It also focusses on active recreational needs of present and future residents of the Basin and establishes policy to further investigate siting of a public resource node which would contain, among other facilities, a community center and major park.

Goal 9 -- Economy Of The State: To diversify and and improve the economy of the State.

Discussion: The need to diversify the local economy has been well established over the past fifteen to twenty years. During the last five years, efforts have been intensified to achieve economic diversification objectives of the community. The Study responds to Goal 9 direction by establishing public policy to actively annex lands designated for industrial use in the Basin, and reaffirms the City's commitment to expedite extension of sanitary sewer service to the Basin -- a critical factor in the siting of employment intensive firms. The Study also responds to Goal 9 direction by establishing land-use patterns which will be attractive to firms seeking "campus-like environments" (also see discussion under Goal #2 above.)

Goal 10 -- Housing: To provide for the housing needs of the State.

Discussion: The Metropolitan Area General Plan established the Willow Creek Basin as a primary growth area for the City and metropolitan community. The Study refines this direction by providing direction to locate multiple-family housing in proximity to employment, commercial and service opportunities. Finally, the Study responds to direction established in the Metro Plan to keep a six-to-ten year supply of residential land in the City's limits by establishing annexation policy for residential land in the Basin. It must be recognized, however, that the plan amendment would result in less acreage available for residential development within the Basin. In considering this reallocation, Goal #10 concerns have been addressed through a variety of measures, including retention of medium-and high-density housing designations on land in the northeastern portions of the Basin. Reduction in the amount of low-density residential land will not affect the market for various types of housing in the metropolitan area, because:

- (a) The overall supply of low-density residential land anticipated by the Metro Plan is adequate to meet projected demands for this housing type.
- (b) The Metropolitan Plan anticipates timing of residential land well into the future (estimated year 2000). If more quantity of this type of land is required, the factors affecting land supply, such as timing and delivery of public services, can be reevaluated in the future.

Goal 11 -- Public Facilities And Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Discussion: Through adoption of the 1990 General Plan in 1972, the Eugene-Springfield Metropolitan Area established one of the first urban growth boundaries in the State. As subsequently mandated by the Land

Conservation and Development Commission, the urban growth boundary is the outer edge of an area to receive urban levels of public services over a specific planning period. The concept has worked well in this area. With adoption of the Metro Plan (updating the 1990 Plan), the urban growth boundary was expanded to include parts of the Willow Creek Basin. The Metro Plan programmed this area to provide a portion of the required land inventory needed for orderly growth of the community to about the year 2000. The Willow Creek Special Area Study identifies a series of public facilities needed to ultimately provide service for the Basin, and provides direction to implement these projects. Notably, the Study identifies the fact that police, fire and services and some elementary school capacity can be provided through existing facilities.

Goal 12 -- Transportation: To provide and encourage a safe, convenient and economic transportation system.

Discussion: The Eugene-Springfield Area Transportation 2000 (T-2000) Plan contains policy and capital project requirements intended to guide development of the area's transportation systems to the end of the century. While it identifies the street and highway network as the backbone of the system, it also calls for efforts to encourage use of alternate modes of transportation such as bicycling, walking, transit and paratransit. The Study contains a series of policies which respond to that direction. The Study also provides for a clustering of several land-use activities through a "nodal development" to facilitate walking and bicycling, as well as efficient transit and paratransit service.

Goal 13 -- Energy Conservation: To conserve energy.

Discussion: The nodal development concept (discussed in Goal 12 analysis above) is critical to both local and State energy conservation efforts. Facilitating alternative modes of transportation is one method of achieving conservation of petroleum-based fuels. The Study also encourages construction of multi-family housing types, which are more energy efficient than single-family units, both during construction and use. Finally, development of the Basin will occur under city-wide codes including Eugene's solar access provisions which maintains passive and active solar energy options for current and future residents of the area. To the extent that increased employment will occur in the Basin by virtue of the proposed plan amendment, it will facilitate worker residency near places of employment, thereby promoting energy efficiencies.

Goal 14 -- Urbanization: To provide for an orderly and efficient transition from rural to urban land.

Discussion: Provisions of this goal direct the following:

Land within the boundaries separating urbanizable land from rural land shall be considered available over time for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:

1. Orderly, economic provision for public facilities and services;
2. Availability of sufficient land for various uses to insure choices in the market place;

3. LCDC goals; and
4. Encouragement of development within urban areas before conversion of urbanizable areas.

As noted in the draft Study and analysis of other Statewide Goals (see for example Goals 2, 3 and 11), the Willow Creek Basin has been identified in the adopted Eugene-Springfield Metropolitan Area General Plan as a major growth area of the community and included within the adopted urban growth boundary of that document. This is consistent with earlier analysis conducted by the City of Eugene which identified the western and southwestern portions of the metropolitan area as primary growth areas for Eugene and indicates that these areas can:

1. be provided with public services in the most cost-effective manner;
2. provide a choice of land for future residential, industrial and commercial activities in order to respond to various market needs;
3. respond to direction established by the Statewide Goals; and
4. respond to local goals to maintain a compact urban growth form.

These are examples of the reasons that the Willow Creek Basin was ultimately chosen to be included within the urban growth boundary. The Willow Creek Special Area Study refines broad land-use allocations for the Basin provided in the Metropolitan Plan, and through policies addresses the need to accommodate some of the metropolitan area's long-range growth anticipated in the Metro Plan. The Willow Creek Study attempts to balance the need for intensive land uses and employment opportunities with the need to respond to existing conditions, e.g. environmental concerns, as part of the urbanization of the Basin. Early annexation of the industrially-designated land and the wetlands area is meant to fulfill the local goals of providing a sufficient supply of development-ready industrial land and to protect a Goal 5 resource. As Policy A-2 of the Study provides, conversion of the remainder of the Basin from urbanizable to urban land will be deferred. The Study also responds to a basic premise of the compact urban growth concept which directs that intensive urban land-uses most appropriately occur within an approved urban growth boundary -- a foundation of Goal 14 concerns.

Remaining Goals 15 through 19 -- Not Applicable.

Attachment B  
Consistency With  
Local Policy  
Documents

INTRODUCTION

During the 1970s, two basic planning concepts were established in Eugene that directly affect future development of the Willow Creek Basin:

- 1) The western and southwestern portions of the metropolitan area were established as the primary growth areas for Eugene for at least the remainder of this century. The Metropolitan Area General Plan reinforces this policy direction by identifying the Willow Creek Basin as an important development area for Eugene.
- 2) The concept of development nodes was established in the mid-1970s. Development nodes are meant to provide facilities for living, working, recreation and commerce within one general area. The development node concept is especially critical in responding to adopted policies pertaining to compact urban growth, efficient use of public services and gaining maximum efficiency from the area's transportation system. This concept was first established through the Goodpasture Island Study (June 1975), and further refined in the Coburg-Crescent Special Area Study (July 1981). Recognizing the value of the concept, the Metro Plan calls for nodal development patterns in the Willow Creek Basin. Because of its location in the southwestern portion of the metropolitan area, the Basin is a logical continuation of the physical, economic and social growth of the city of Eugene.

The purpose of the Special Area Study is to establish more specific policy direction and land-use arrangements in the southwestern portion of the metropolitan area -- the Willow Creek Basin.

The Willow Creek Basin is important for the future development of the community because:

1. It is in proximity (approximately 10 minutes driving) to Mahlon Sweet Field, the regional airport for the southern Willamette Valley;
2. It is within 15 minutes driving time to downtown Eugene;
3. It contains large undeveloped parcels, which will provide flexibility for future development as it occurs in the Basin;
4. It has interesting and varied topographical and environmental features providing a unique setting, which will be attractive to new business and residents of the Basin; and
5. It provides an opportunity for the community to encourage development while meeting goals pertaining to compact urban growth and transportation.

The following comprise major changes to the Metropolitan Plan diagram (no text amendments are required) which would result from the Planning Commission's recommendation:

1. Redesignate land (about 100 acres) at the northern edge of the Basin from special-light industrial to light-medium industrial;
2. Redesignate land (about 230 acres) generally shown for low-density residential in the center of the Basin to special-light industrial;
3. Designate all land at the western edge of the Basin between the urban growth boundary and West 11th as medium-density residential.

The need for diversification of the local economic base is well documented. Currently, while unemployment rates for the metropolitan area are not officially calculated, data available from the State Department of Labor placed the seasonally adjusted March 1982 unemployment rate for Lane County at 13.1%. This is higher than the national and State averages and reflects a continued dependence upon certain types of employment activities throughout the entire County.

Seven documents developed over the last few years are pertinent to the discussion of need for alteration to land use arrangements for the Willow Creek Basin as outlined in the Metro Plan.

#### A. Metro Plan Context.

The entire Willow Creek Basin was considered for inclusion within the urban growth boundary established by the Eugene-Springfield Metropolitan Area General Plan. Ultimately, only a portion of the Basin was contained in the adopted Metro Plan, with the remainder designated urban reserve. Map B of the draft Study shows areas within the urban growth boundary and urban reserve areas adopted as part of the Metro Plan. These actions are supported by a series of background documents including Eugene's "Growth Management Studies --Phases I and II", and working papers developed and technical supplement developed for the Metro Plan itself. By identifying the Basin for future growth of the community, the Metro Plan established the foundation for eventual urbanization of the area.

The Metro Plan as well as other planning documents of the City of Eugene have established over time a nodal development concept which is meant to provide facilities for living, working, recreation and commerce within one general area. Other development nodes in Eugene include the downtown area, Goodpasture Island Road and the Coburg-Crescent area.

The Planning Commission's recommendation, which involves an amendment to the Metro Plan involves, several changes to that document. All relate to land-use configurations generally depicted on the plan diagram. However, the proposed changes are consistent with and supported by adopted policies in the Metro Plan which provide a broad basis for public policy decisions within the metropolitan area. The proposed amendments are also consistent with the technical assumptions supporting the Metropolitan Plan diagram and the urban growth boundary.

B. Metropolitan Plan Support For Plan Amendment.

A total of seven special light industrial sites (about 885 gross acres total) are designated in the Metro Plan. Those seven sites were not designated to meet projected employment demand; they were designated to respond to goals regarding diversification of the local economy. A number of sites were designated to meet two objectives: (1) allocation of sites to meet the cities of Springfield and Eugene needs; and (2) allocation of sites in various size, configurations, and locations to allow choice among several sites by potential special light industrial firms. Criteria used for selecting the seven sites in the Metro Plan include: (1) large scale -- in excess of 50 acres; (2) five or fewer ownerships; (3) good access to transportation facilities -- especially highways; (4) buffered from detracting surrounding urban uses; (5) campus-like atmosphere; and (6) the ability to extend services to the site.

The following table summarizes size and ownership information for each site designated in the Plan.

Jurisdiction	Name	Approximate Size (Gross Acres)	Number Of Ownerships
Springfield	N Gateway	185	5
Springfield	Pierce	60	1
Eugene	Cone-Breeden	115	1
Eugene	West Park	110	2
Eugene	Spectra-Physics	120	4
Eugene	West Terry	200	2
Eugene	S 11th(Willow Creek)	95	8
Seven Sites		885 Total Gross Acres	

Of the total 885 gross acre, the following assumptions were used in developing the Plan:

Public right-of-way (20% of gross)	= 175 acres
Devoted to commercial use (10 acres per site)	= 70 acres
Buffering/landscaping (20% of gross)	= 175 acres
Net industrial use acreage	= 465 acres

885 acres

By amending the Plan to substitute a 230-acre Willow Creek special light industrial site for the 95-acre South 11th site, the gross acreage for that designation in the Metro Plan would be about 1,020 acres, and the net special light industrial acreage would become approximately 590 acres. The amendment would not require alternation to the urban growth boundary.

In its analysis of the treatment of the special light industrial sites, the Industrial Study Task Force considered a March 5, 1980, memorandum from the Metropolitan Area Planning Advisory Committee (MAPAC), "Industrial Allocations in the draft Metropolitan Area General Plan." In that memorandum, MAPAC examined 17 alternative sites, including the Willow Creek Basin.

The proposed 230 acre site was within a larger area examined by MAPAC. MAPAC concluded the following regarding the Willow Creek site:

There is potential to designate one or two sites in the Willow Creek Basin. Because there is ample vacant land in relative large parcels, sites ranging from 50 to 200 acres in size could be identified. The relationship of Willow Creek to the West Eugene Industrial Area, and the Eugene east-west corridor identified in the adopted Transportation Plan and the relationship to other special light manufacturing sites identified in the draft Plan (see shaded areas) and the Spectra-Physics site (also shaded, see discussion under #1 in this report) have a bearing on a possible designation in the Willow Creek Basin.

A range of options or combinations thereof are available, including:

- (1) Expansion of the 130-acre site already identified in the draft Plan; it could easily be expanded to 200 acres and medium-density uses could be shifted into the Willow Creek Basin or areas south of West 11th.
- (2) Locate a site outside the draft urban growth boundary in the Willow Creek Basin.
- (3) Locate a site on the "speedway" property and shift medium and high density residential uses to other locations within the Willow Creek Basin.

West 11th and Beltline provide good transportation access to the Willow Creek Basin. Improvements to West 11th between Beltline and Green Hill Road would improve access to the airport.

Advantages - Planned transportation improvements (Terry Streets, 6th-7th Extension) and planned sanitary sewer improvements (Terry Street or West Eugene trunkline and ancillary improvements) will open opportunities for annexation and development in the west Eugene region. Willow Creek presents a drainage basin which is largely undeveloped and provides excellent opportunities for developing a balanced land use system which, if properly planned, can complement development and planning already completed within adjacent areas of the city.

The Basin is attractive and the large parcels provide the locational flexibility mentioned previously. A southward extension of Beltline to 20th (See Map No. 8) would provide improved access to parcels south of 20th.

The close proximity of the 230 acre site to other west Eugene special light industrial sites would be beneficial. In addition, the Willow Creek site would be nearby housing. Of the other Eugene sites, only the Cone-Breeden site offers similar opportunities.

The proposed 230 acre site is in one ownership. If the Plan is amended, it would become the only site over 160 acres with parcels in one contiguous ownership. The amendment would fulfill a need to have a site of greater than 200 acres. Testimony at local hearings on industrial land allocations have often focussed on such a need.

While the special light industrial site designated as part of the Metro Plan process responds to these criteria, the land use arrangements proposed by the Eugene Planning Commission better meets direction provided by these criteria and other Plan policies.

1. Size - The approximately 200-acre special light industrial site in Alternative #1 is in one ownership and can provide siting potential for a major user. The special light industrial site in Alternative #2 is split by Willow Creek Road into approximately two 50-acre pieces, possibly rendering it less desirable by a potential major firm.

2. Ownership Patterns - The special light site designation, resulting from the Planning Commission's recommendation, is in one ownership. This compares to the fragmented ownership pattern (see above table) existing in the site designated by the Metro Plan. The ownership pattern occurring in the proposed amendment mitigates land assemblage problems and make this site more attractive for use by a major firm.

2. Access - While Alternative #2 currently has access to a major arterial (West 11th Avenue), upon extension of the proposed arterial facility south from Beltline Road, the access to the special light industrial site in Alternative #1 would be superior.

3. Surrounding Uses - The topography of the site in Alternative #1 provides natural buffering from existing transitional heavy industrial uses to the north.

4. Campus-Like Environment - Some firms do prefer gently rolling topographical conditons. The site in Alternative #1 contains this type of conditon. In addition, the site in Alternative #1 would provide unobstructed views to the scenic forested hills to the south and the natural wetlands area to the east.

The projected demand for Metropolitan housing units within the three residential density designations and the amounts allocated within the adopted urban growth boundary are shown in the following table:

Plan Residential Designation	Projected Demand (No. of D.U.s)	Allocations (No. of D.U.s)	Result Of Wlw Creek Amendments
Low Density	42,505	43,925	42,625
Medium Density	10,280	14,965	13,896
High Density	4,800	5,650	5,650
	<u>59,985*</u>	<u>64,540</u>	<u>62,171</u>

\*Note: This total includes 2,400 multiple-family units assumed for downtown Eugene.

The shift in land uses from residential to industrial within the Willow Creek Basin does not jeopardize either the overall allocation of dwelling units or the allocations among the three residential density categories within the urban growth boundary. The shift does not necessitate an expansion of the urban growth boundary to accommodate units which would be "lost" through a change in the Plan designation.

In addition to the points noted above, the Planning Commission's recommendation provides a residential land use arrangement which responds more efficiently to goals and policies of the community pertaining to balanced land use and compact urban growth. This occurs through clustering of the multiple-family land uses around the major service and employment centers, i.e. commercial and industrial land uses.

Several statements in the Metropolitan Plan support the proposed plan amendment.

The Goal, Finding #5, Objectives #4, #5, and #8, and Policies #19 and #22 found in the Economic Element of the Metro Plan, all support modifications which would reflect a larger special light industrial site located in the central portion of the Basin. Essentially these statements outline one strategy to respond to the need to diversify the local economic base. They direct the reservation of several areas within the urban growth boundary for large-scale, campus-type, light manufacturing uses, continually evaluating other sites in and around Springfield and Eugene for potential light-medium industrial and special-light industrial uses. Shifting of the special-light industrial site to the central portion of the Basin and designation of property at the northern edge of the Basin to light-medium industrial use responds to this direction.

C. 1974 Community Goals and Policies Document.

The 1974 Community Goals and Policies Document support the need to diversify the local economy. Policies #2 a and #2 b direct the City to pursue efforts which would diversify the local economy.

D. Eugene And Site Selection By High Techonolgy Firms,  
Economic Consultant Oregon, May 1981

This document addresses concerns of high technology firms in relation to siting of new facilities. Firms surveyed as part of this study rated their preferences for different combinations of topography and vegetation. The results reflected a strong preference for high-image sites. Shifting of the special light industrial site to the center of the Basin responds to this desire and would provide Eugene with an expanded inventory of attractive sites for major high-technology firms.

#### E. Industrial Lands Task Force Report.

The report of the Industrial Lands Task Force, April 1981, reviewed and supplemented findings and policies pertinent to industrial locations outlined in the Metro Plan. The report finds that:

1. Important locational factors identified for high-technology firms include proper plan designation, proper zoning designation, availability of public city services, compatibility with existing and future surrounding uses and image of the site.
2. The report also concluded that some of the largest electronic firms (such as Tektronix and Hewlett-Packard) are interested in sites of 150 acres, but noted that other smaller firms (comprising the majority of the potential users) were interested in sites between 10 and 50 acres in size.
3. In relation to light-medium industrial activities, the Report notes that the most recent industrial growth in the metropolitan area has been almost entirely in the light-medium category.
4. The Task Force Report recommended that until more is learned about the demand for light-medium industrial land, the cities should continue to maintain a variety of sites, fully serviced, in a variety of locations.

While the special light industrial site designated as part of the Metro Plan responds to some of these criteria, the land use arrangements proposed in the Planning Commission's recommendation better meet the direction provided by these criteria and other locally adopted policies, and need established in preparation of the Metro Plan and technical supporting documents, such as the "Economic Working Papers."

1. Size - The approximately 200-acre special-light industrial site in the Commission's recommendation is in one ownership and can provide siting potential for a major user. This would add a second site to the City's potential inventory of special-light industrial sites in excess of 150 acres in size, thereby providing greater degree of choice for major firms seeking potential sites in the City. Because the special-light industrial site identified in the Metro Plan is split into about twenty separate parcels (not all of which are under one ownership), it may be less desirable by a potential major firm.

2. Access - While Alternative #2 currently has access to a major arterial (West 11th Avenue), upon extension of the proposed arterial facility south from Beltline Road, the access to the special-light industrial site in the Planning Commission's recommendation would be superior.

3. Surrounding Uses - The topography of the site in Alternative #1 provides natural buffering from existing transitional heavy industrial uses to the north.

4. Campus-Like Environment - Some firms do prefer gently rolling topographical conditions. The site in Alternative #1 contains this type of condition. In addition, the site in Alternative #1 would provide unobstructed views to the scenic forested hills to the south, and the natural wetlands area to the east.

In addition to the points noted above, by shifting the special light industrial site to the center of the Basin, the Planning Commission's recommendation provides a residential land use arrangement which responds more efficiently to goals and policies of the community pertaining to balanced land use, transportation and compact urban growth. This occurs through clustering of the multiple family land uses around the major service and employment centers, i.e. commercial and industrial land uses.

#### F. Eugene Economic Diversification Program.

On September 23, 1981, the Eugene City Council adopted the City's Six-Point Diversification Program. That document outlines six specific actions the City will embark upon to diversify the local economy. Those points are: 1) industrial siting; core area development; small business assistance; destination point activities; employment and training programs; and capital improvement projects. Two of these six points are particularly pertinent to the Willow Creek Special Area Study. Point 1 - industrial siting - anticipates provision of a variety of siting opportunities for industrial firms which wish to expand or locate in the community. Point 6 - capital improvement projects - identifies continued improvement and expansion of the City's infrastructure as critical to diversification of the local economic base. The Willow Creek Study, both through policy and proposed land-use configurations, directly responds to these points.

The Basin is identified in the Metro Plan as an important growth area of the metropolitan community. It includes land which is contained within the adopted urban growth boundary (which is appropriate for extension of key urban services as the metropolitan area grows), and land identified as urban reserve (which is identified for extension of the urban growth boundary beyond the planning period of the Metro Plan). Both the urban growth boundary and urban reserve areas of the Willow Creek Basin are shown on Map B of the Study document.

#### G. 2000 Transportation Plan (T-2000).

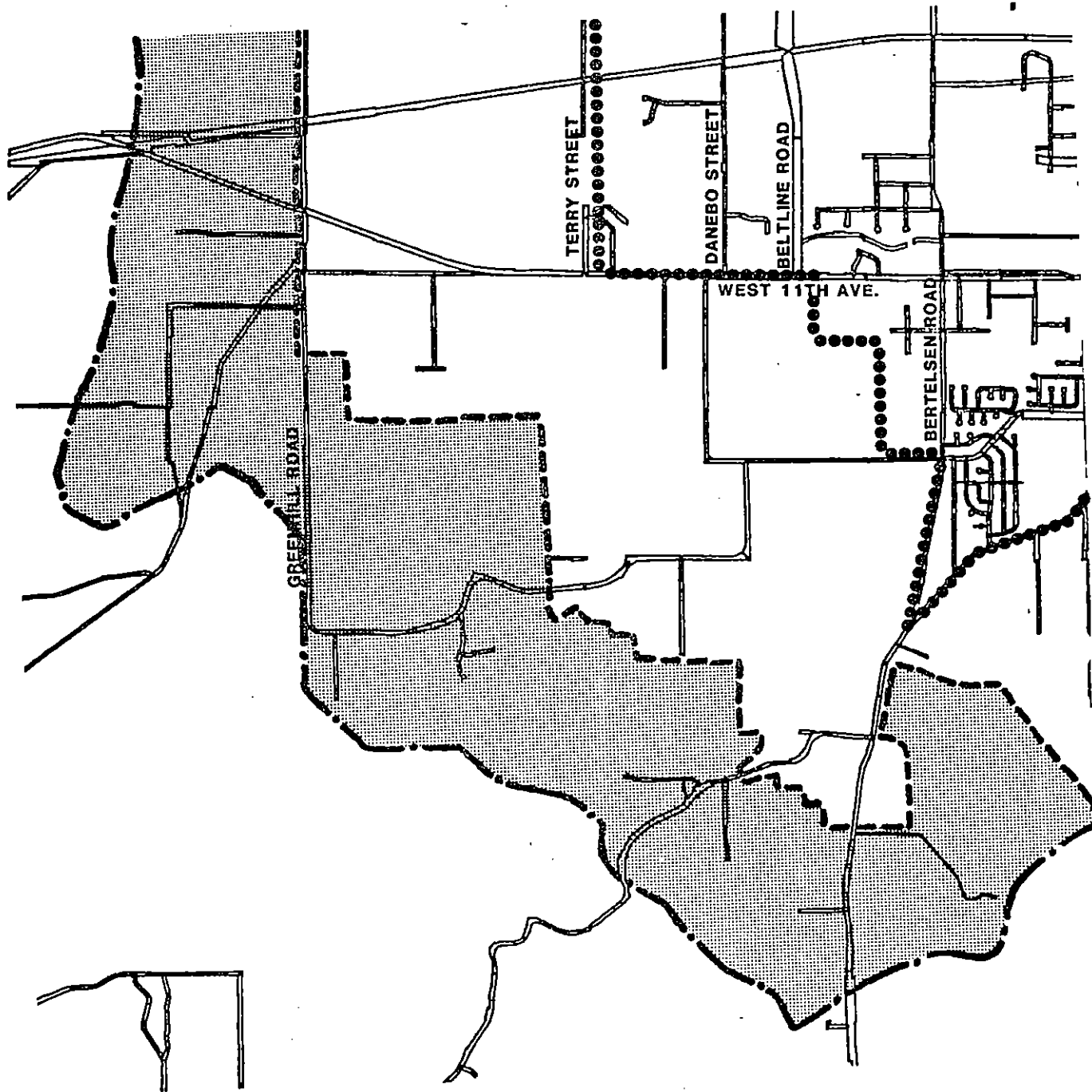
The areawide transportation plan, T-2000, is a functional plan intended to guide development of transportation facilities to serve the metropolitan area. It emphasizes streets and highways as the backbone of

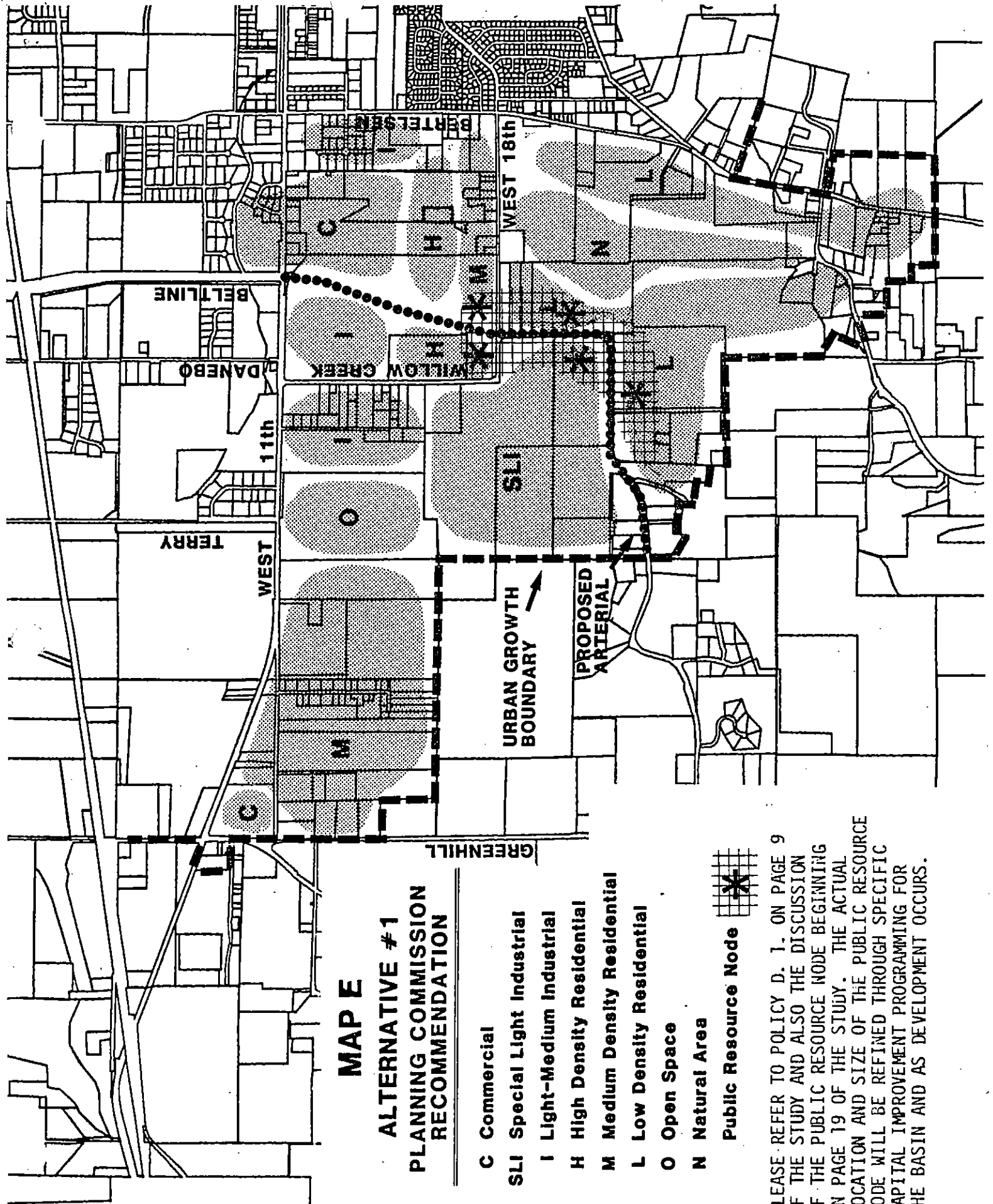
the area's transportation facilities for the next twenty years. It also focuses on policies intended to maximize the capacity of existing and future facilities by suggesting land-use arrangements and capital improvements which may encourage the use of alternate modes of transportation, such as bicycling, walking, paratransit and transit. The Willow Creek Special Area Study responds to this direction by providing draft policies which will guide capital improvements in the Basin and land-use arrangements which will encourage alternative transportation modes.

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# MAP B METRO PLAN BOUNDARIES

- CITY LIMITS
- ▒ URBAN RESERVE
- - - - - URBAN GROWTH BOUNDARY
- · - · - · PLAN BOUNDARY (ridgeline)





**MAP E**  
**ALTERNATIVE #1**  
**PLANNING COMMISSION**  
**RECOMMENDATION**

- C Commercial
- SLI Special Light Industrial
- I Light-Medium Industrial
- H High Density Residential
- M Medium Density Residential
- L Low Density Residential
- O Open Space
- N Natural Area
- Public Resource Node 

PLEASE REFER TO POLICY D. 1. ON PAGE 9 OF THE STUDY AND ALSO THE DISCUSSION OF THE PUBLIC RESOURCE NODE BEGINNING ON PAGE 19 OF THE STUDY. THE ACTUAL LOCATION AND SIZE OF THE PUBLIC RESOURCE NODE WILL BE REFINED THROUGH SPECIFIC CAPITAL IMPROVEMENT PROGRAMMING FOR THE BASIN AND AS DEVELOPMENT OCCURS.

# MEMORANDUM

Date: June 15, 1982

To: Mayor and Council

From: Planning Department

Subj: Planning Commission Recommendations --  
Willow Creek Special Area Study

## I. Introduction

In February, 1982, the Planning Commission directed the staff to initiate work on a Special Area Study in the Willow Creek Basin which has been identified in the Metro Plan as a major growth area for the community. The Commission felt it was important and appropriate to establish publically adopted guidelines for development of this area prior to consideration of major development proposals for land annexed to the City.

On June 8, 1982, the Commission conducted its public hearing on the draft Willow Creek Special Area Study. The draft Study contained a series of policy statements, elaboration and background material supporting those statements, and two alternate diagrams for consideration by the Commission. Alternative #1 reflected an employment intensive land-use arrangement, while Alternative #2 emphasized residential development in the Basin. Both alternatives contained a variety of land uses which were consistent with broad goals and policies established by the Metro Plan, the 1974 Community Goals and Policies document, and T-2000.

About twelve individuals presented testimony to the Commission at its hearing on this item. The majority of the testimony supported the Study and generally favored Alternative #1 -- the employment intensive land-use alternative.

The Commission continued its deliberation on the Study until its meeting of June 14, 1982. At that time, based on testimony it received at the public hearing, its own discussion, and the background and supporting materials prepared by the staff, the Commission unanimously voted to forward the following recommendations to the City Council:

1. Adopt the Willow Creek Special Area Study with Alternative #1;
2. Initiate amendment procedures to the Metro Plan as outlined in Chapter IV of that document; and
3. Make a series of changes to the draft document.

## II. Proposed Technical Changes To Study

The following technical changes to the draft were recommended to the Council and are shown in legislative format with underline \_\_\_\_\_ indicating additions and parenthesis ( ) indicating deletions.

1. Modify the explanation of policy A-1, pages 4 and 5 to read, "This policy is consistent with other policies in the Metropolitan Plan which provide for annexation of industrial land in conjunction with an approved capital improvement program that outlines provision of sanitary sewer service to an area. The Metro Plan policy also provides for interim sanitary sewer service through acceptable (to both the city and developer) facilities, such as sewage lagoons, when a permanent servicing plan has been established through an adopted capital improvement program. Adoption of the City's capital improvement program for FY 1982-83, which identifies the West Eugene Trunk as Eugene's highest priority for capital improvements, helps fulfill this policy direction. Finally, the Metro Plan contains policy language (policy #23, page III-B-6, Aug. 1980 Metro Plan and policy #18, page 26 and 19, page 6, 1982 Plan Amendments) which support an aggressive annexation program and servicing of designated industrial lands in order to have a sufficient supply of "development ready" land. In addition, this policy responds to Eugene's own economic diversification efforts as outlined in "Eugene's Economic Diversification Program," , Sept. 23, 1981, which identifies industrial siting as one strategy to improve the economic conditions of the community.
2. Policy A-2, page 5, change to read, "Except as specially provided in Policy E-3, annexation of commercial and residential land shall be deferred at least until sanitary sewer service is available to the area, and other Eugene annexation requirements are met."
3. Policy D-1, page 9, under explanation, change to read, "The community resource node concept is intended to maximize public investment by providing land for facilities which can be shared by various public, quasi-public, and appropriate private activities. Under this concept, Eugene would acquire land for the public resource node, making it available to various users, including appropriate social service agencies. Ultimately, siting of the elementary school facility must be approved by the School Board of District 4J, taking into account location of other existing schools, attendance boundaries and other pertinent factors. In any event, the proposed future acquisition of this property should not be used to stop development Plans when other appropriate public criteria have been satisfied. The public resource node on the Plan Diagram is merely meant to schematically demonstrate this concept, and is not meant to be site specific."
4. Policy E-3, page 10, change to read, "The City of Eugene shall encourage annexation of the wetlands area and properties under contiguous ownership in order to facilitate agreements for public management between the property owners and The Nature Conservancy. In the short term a non-urban zoning classification, such as AG, Agriculture and Grazing, shall be

applied to these properties (until they are needed for urban levels of development) until appropriate conditions have been met to provide for urban development."

5. Page 18, Introduction to Section VII, add a new paragraph, "The plan diagram, adopted as part of this Special Study Study is intended to conceptually identify land-use arrangements in the Basin, which would ultimately be implemented by other more specific public actions. For instance: 1) the public resource node on the plan diagram is shown schematically to demonstrate the intent of the concept, and is not meant to be site specific; 2) neighborhood commercial facilities may be located in residential areas as part of the process of urbanization; and 3) zoning and other implementation techniques will be used to specifically define land-use arrangements suggested by the plan diagram.

6. Add a new second paragraph to the Introduction Section, page 1, to read as follows:

"This study is in several sections as noted on the preceding Table of Contents. The first section lists the summary of the study and policies being recommended. Each individual policy is followed by a brief discussion of the policy. Additional background information for the policies, as well as further discussion of the land use alternatives and elements of the Willow Creek Basin, are found in the latter sections of the Study. Policies are adopted by the City Council as guidance for decision-making related to the Plan area. City programs, actions, and decisions, such as zone changes, traffic pattern changes, and capital improvements, will be evaluated on the basis of their ability to implement these policies as well as other adopted City goals and policies. Because they are adopted by the Council as the City's guide for action, policies are the most important statements in the Study.

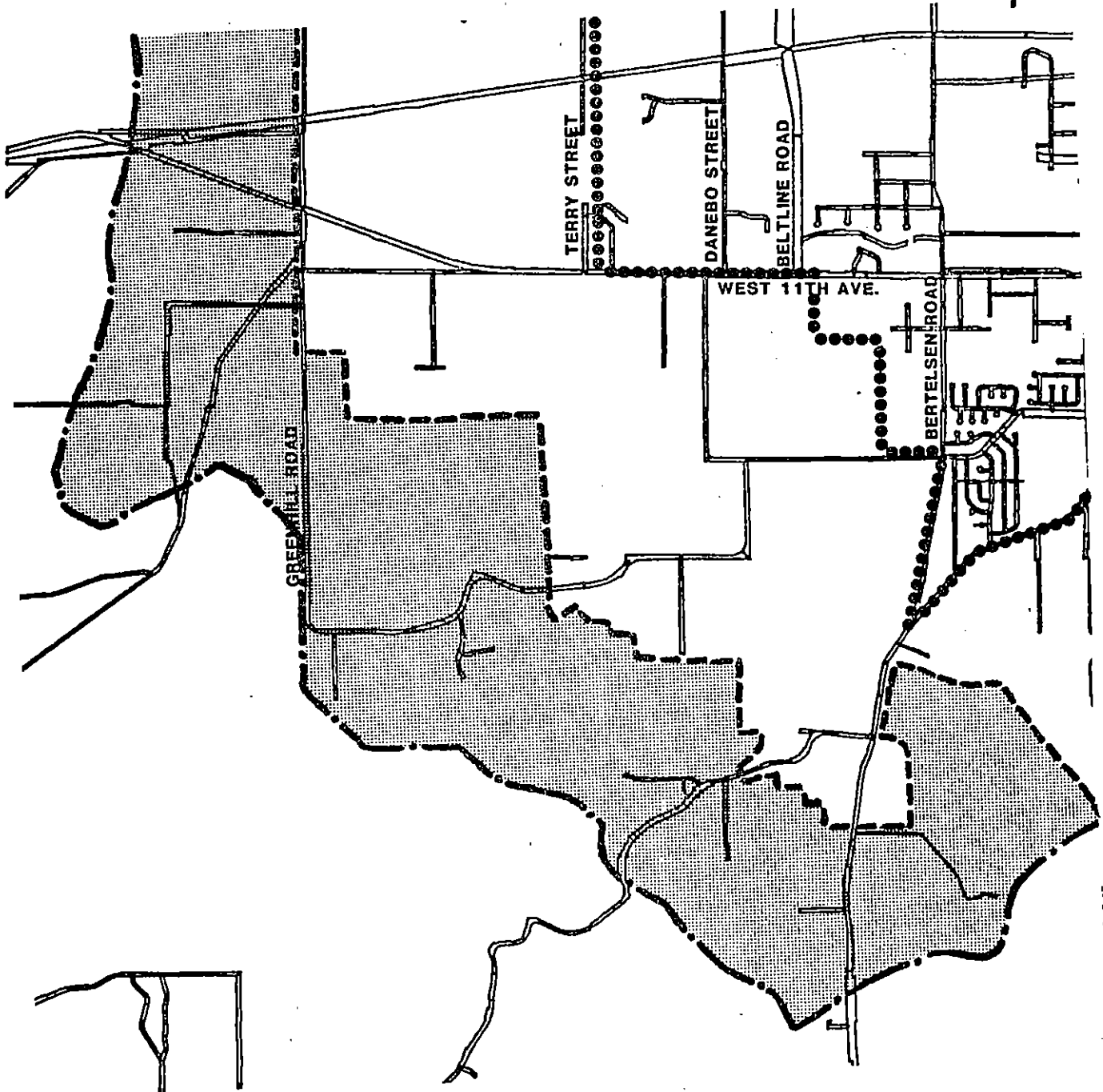
7. On pages 5 and 6, modify the explanatory paragraph as follows, "On property with slopes and elevations which fit criteria to apply planned unit development procedures outlined in the South Hills Study, the PUD procedures (should) shall include direction to: 1) minimize the effects of development on visual assets; 2) cluster development away from potential and identified problem soils, slopes and geologic conditions; and 3) maximize retention of existing vegetation. On properties in or adjacent to designated natural areas, the PUD procedures (should) shall include direction to: 1) transfer residential densities from natural resource areas to buildable portions of tax lots; 2) control storm drainage -- quantity and quality -- consequences on the natural area; and 3) use buffering techniques such as vegetative landscape barrier or fencing to protect the natural resource values of the site. On properties bordering stream courses, the PUD, cluster subdivision or site review procedures (should) shall include direction for retention of natural vegetation and buffering of the stream courses from development. This policy recognizes that under Eugene's planned unit development regulations, a variety of structure types and other neighborhood uses such as "neighborhood commercial" are allowed in any residential areas."

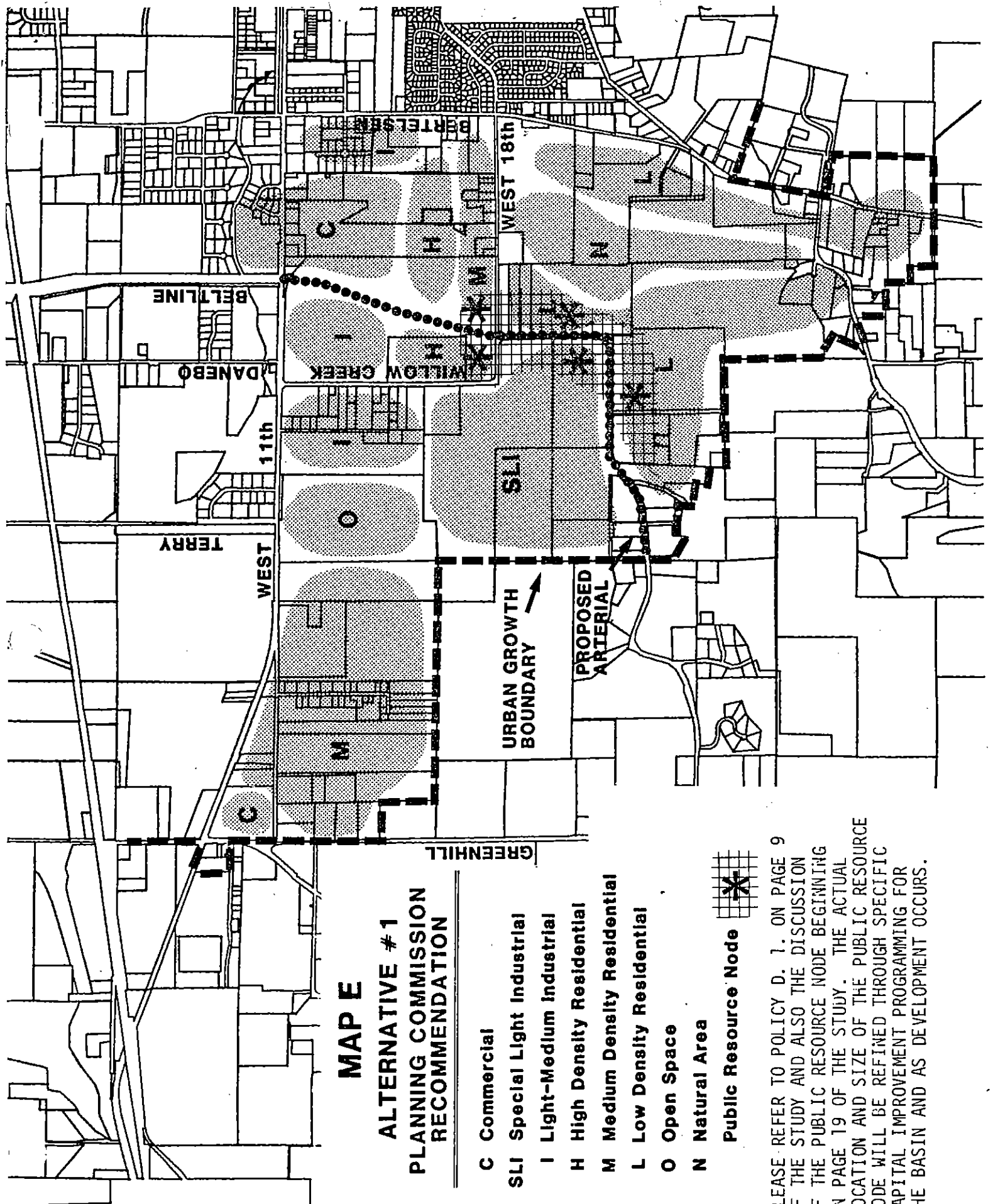
8. Page 19, under Public Resource Node discussion, change second sentence to read as follows, "While these types of facilities are generally available within the community, this proposal conceives of them being clustered in one area and located in proximity to other high-intensity land uses in the Basin".
9. Page 25, under Plants and Wildlife, change the first sentence in the second paragraph to read, "At least three rare plants (including the Aster curtis) do exist in the wet natural resource area of the Basin (see Map H)."
10. Page 23, Under Discussion of Size, change second sentence to read, "The special light industrial site in Alternative #2 is split into approximately (two 50 acre pieces). sixteen separate parcels, possibly rendering it less desirable by a potential major firm.
11. Map E in the draft document, change to include footnote for Public Resource Node, and addition of high-density residential south of commercial designation (see revised Map E attached).
12. Modify Map B in the draft Willow Creek Special Area Study to show Eugene's City limits line (see revised Map B attached).

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# MAP B METRO PLAN BOUNDARIES

- CITY LIMITS
- ▒ URBAN RESERVE
- - - - - URBAN GROWTH BOUNDARY
- PLAN BOUNDARY (ridgeline)





**MAP E**  
**ALTERNATIVE #1**  
**PLANNING COMMISSION**  
**RECOMMENDATION**

- C Commercial**
- SLI Special Light Industrial**
- I Light-Medium Industrial**
- H High Density Residential**
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