Link to view meeting virtually youtube.com/@cityofcreswell1909

CRESWELL CITY COUNCIL
WORK SESSION AGENDA

MAY 26, 2026
Creswell City Hall - McCluskey Chambers
13 South 1st Street
6:00 P.M.

Mayor Nicholas Smith Presiding
City Councilors:
Alonzo Costilla, Alan Dukes, Staci Holt, Clark Kent
Mark Kremer, Joan Morris

Please silence your cell phones as a courtesy to everyone

Open Meeting

Pledge of Allegiance

1. **Committee Reports – 10 minutes**

   A. **Public Safety Committee (5 minutes)**
   B. **Parks and Tree Advisory Board (5 minutes)**

2. **Discussion Items – 15 minutes**

   A. **Urban Growth Boundary Expansion – City Planner Curtis Thomas (15 minutes)**

3. **Executive Session Pursuant to ORS 192.660(2)(h)**
   i. **The Creswell City Council will hold an Executive Session pursuant to ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.**

4. **Adjournment**

The meeting location is wheelchair accessible. Anyone needing special accommodations (hearing impaired, language translation, large print, etc.) please make your request to Caitlin Born at least 2 Business Days prior to the meeting at 541- 895-2531. Creswell is an Equal Opportunity provider and employer and complies with Section 504 of the Rehabilitation Act of 1973. Questions about this agenda from the hearing impaired can use TTY and call at 1-800-735-2900; Spanish TTY at 1-800-735-3896.

Committee Reports
Agenda Item No. 1

Discussion Items
Agenda Item No. 2

MEMO

To: **Creswell City Council**
From: **Curtis Thomas, Planner**
Re: **Site Selection for UGB Expansion**
Date: **May 19, 2026**

The City of Creswell is eligible for a one-time UGB expansion of up to 50 net acres under SB 1537. This one-time expansion is an expedited process in lieu of the sequential UGB expansion process. The traditional UGB expansion process involves a Housing Needs Analysis, an Economic Opportunities Analysis, Buildable Land Inventories, an updated Transportation System Plan, etc. The sequential process is time-intensive and logistically challenging. Staff recommend that the one-time UGB expansion may be a favorable option.

Sequential UGB Expansion (Traditional Process)

The sequential UGB expansion process is cumbersome. In the most basic sense, a City needs to evaluate the residential land supply and employment land supply and determine if there is enough land to meet the needs of the City. Creswell City Council has adopted plans to meet those objectives: a 2019 Housing Needs Analysis (Finding: 51-acre need) and a 2025 Economic Opportunities Analysis (Finding: No need). However, since the Housing Needs Analysis is almost seven (7) years old, it will be subject to scrutiny. Any UGB expansion using population growth calculations from pre-Covid, has a risk of being appealed by LandWatch Lane County and/or 1000 Friends of Oregon. In order for the City to update the Housing Needs Analysis, it will cost $75k to $100k. Upon UGB expansion, the City will be required to implement housing production strategies and adopt efficiency measures (like zone changes) to hold the city accountable for housing production.

One-time UGD Expansion (Streamlined Process)

All cities smaller than 25,000 may expand by a *maximum* of 50 net residential acres as a part of a one-time expansion process. Cities must meet the following criteria: 1) Show that 25% of their renters are rent burdened (Creswell is at 25.06%), and 2) show that there is not a 20-acre contiguous tract of land that is zoned residential (Creswell's largest is 13.8 acres). There is no cost to the City to take on the one-time UGB expansion other than staff time. There are requirements in the UGB expansion (inclusion of parks land, workforce housing) but the requirements are much more predictable and controllable than the sequential process.

For this Work Session

City Council to provide direction to staff to move forward or not move forward with one-time UGB expansion. No motion or resolution is required. If City Council is supportive, staff will initiate the expansion process.

Next Steps

At a future City Council Work Session, Staff will present the submitted conceptual site plans to City Council. At a future City Council Public Hearing, Council will invite members of the public to provide comments. The City Council can elect to select a site, not select a site, or partially select a site.

Potential Timeline for One-Time UGB Expansion

Below is a hypothetical timeline for the one-time UGB expansion. Creswell City Council has five touchpoints to review the project, make recommendations, and require changes.

May 26th City Council Work Session – City Council decide whether to explore one-time UGB expansion.

May 27th – Staff kick off 45-day notice period for conceptual site plans.
(City Council can direct staff to expand 45 notice period. Staff recommend required at least a 15-acre site plan in order to require a conceptual plan.)

July 11th – Application window closes.

July 16th Planning Commission Hearing – Staff present and Planning Commission review concept site plans and make recommendation (not required).

August 24th City Council Work Session – Staff present concept plan submittals to City Council.

September 14th City Council Meeting – City Council make final site selection and hold a public hearing for public input. Example selection criteria:

- Estimated property tax and system development charge revenue generation
- Consistency with neighborhood character
- Connectivity with existing transportation network
- Efficient extension of public facilities (water and wastewater)
- Location and size of park and open space facilities
- Avoidance of natural hazards

August to October – Site is refined to meet final requirements.

October 22nd Planning Commission Hearing – Planning Commission to hold a public hearing, review refined conceptual plan, traffic analysis, and make recommendation on Comprehensive Plan Amendment and UGB expansion.

November 23rd City Council Work Session – City Council to review refined concept plan, traffic analysis, Comprehensive Plan Amendment and UGB expansion criteria.

December 14th City Council Public Hearing – City Council to hold a public hearing and make a decision on Comprehensive Plan Amendment and UGB Expansion. (Note: Following decision, Lane County will be more or less required to amend their Rural Comprehensive Plan.)