

RECOMMENDATION TO THE CITY COUNCIL

BEFORE THE PLANNING COMMISSION OF THE CITY OF SPRINGFIELD

REQUEST TO ADOPT THE SPRINGFIELD
2030 REFINEMENT PLAN

RECOMMENDATION TO
THE CITY COUNCIL

}
}
}

Case Number LRP 2009-00014

NATURE OF THE APPLICATION

1. On February 17th and March 16th, 2010 the Joint Planning Commissions conducted a public hearing on the proposed Metro Plan Amendments. The Development Services Department staff report, the oral testimony, letters received, written submittals of the persons testifying at the hearing, and the public record for file # LRP 2009-00014 have been considered and hereby are incorporated into the record for this proceeding.
2. House Bill 3337 requires that Springfield demonstrate as required by ORS 197.296 that its Comprehensive Plan provide sufficient buildable lands within an urban growth boundary to accommodate estimated housing needs for 20 years on or before January 1, 2010. To accomplish this requirement, the City of Springfield has commissioned ECONorthwest to prepare a Residential Land and Housing Needs Analysis outlining Springfield's housing needs for the next 20 years. The Springfield Residential Land and Housing Needs Analysis completes the residential land inventory, analysis, and housing needs determination required by HB 3337.
3. Springfield has conducted the Springfield 2030 Refinement Plan, Residential Lands Study and Commercial and Industrial Land Study planning processes to date in a manner consistent with Statewide Planning Goals 1 and 2, and evidence of the citizen involvement and intergovernmental coordination processes thus far is fully documented in the public record: application file numbers LRP2007-00014, LRP2007-00030 and LRP2007-00031 and hereby are incorporated into the record for this proceeding.
4. The Springfield Residential Land and Housing Needs Analysis is incorporated into the Springfield 2030 Refinement Plan, a refinement plan of the Eugene-Springfield Metro Plan, as an appendix to the Residential Land and Housing Element of the plan.
5. On December 7, 2009, a public hearing on the Springfield Residential Land and Housing Needs Analysis was held before the Springfield City Council. The Development Services Department staff report, the oral testimony, letters received, written submittals of the persons testifying at the hearing, and the public record for file # LRP2007-00030 have been considered and hereby are incorporated into the record for this proceeding.
6. On the basis of this record, the Springfield Residential Land and Housing Needs Analysis as submitted is consistent with the criteria of House Bill 3337, ORS 197.296, ORS 197.303, ORS 197.304, the Statewide Planning Goals and Administrative Rules pertaining to housing – OAR 660-008-0000 - 0040. This general finding is supported by the specific findings of fact and conclusions as described in the public record for application file # LRP 2009-00030 and hereby incorporated into the record for this proceeding.

7. On December 7, 2009, the Springfield City Council adopted resolution no. 09-54: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD ADOPTING THE 2009 PRELIMINARY SPRINGFIELD RESIDENTIAL LAND AND HOUSING NEEDS ANALYSIS, FULFILLING ITS STATUTORY OBLIGATION TO "COMPLETE" THE PRELIMINARY INVENTORY, ANALYSIS AND DETERMINATION BEFORE JANUARY 1, 2010.
8. Local adoption of the Springfield Residential Land and Housing Needs Analysis was an interim step necessary to comply with the law. The final decision on adoption of the Springfield Residential Land and Housing Needs Analysis shall be made by the Springfield City Council and the Lane County Board of Commissioners as the Springfield Residential Land and Housing Needs Analysis is incorporated into the Springfield 2030 Refinement Plan, a refinement plan of the Eugene-Springfield Metro Plan. Subsequent action in compliance with HB3337 to establish a separate urban growth boundary for Springfield may rely in part on this document, a variation of this document, or entirely new documentation. The adoption of a UGB is an iterative process, and depending on how the record develops, the background assumptions, analysis and determinations in the Springfield Residential Land and Housing Needs Analysis may change.
9. The city chose to conduct a Commercial and Industrial Lands Study concurrently with the Residential Lands Study.
10. The Springfield 2030 Refinement Plan incorporates the Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis as appendices to the Economic Element of the plan.
11. The City of Springfield has commissioned ECONorthwest to prepare a Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis to outline Springfield's employment land needs for the next 20 years as part of Springfield 2030 Refinement Plan pursuant to LCDC's Economic Development goal and rule in order to carry out mandate of 2007 Or Laws Chapter 650 requiring Springfield to separately establish its own urban growth boundary pursuant to statewide land use goals.
12. On the basis of this record, the Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis is consistent with 2007 Or Laws Chapter 650, State Economic Development Planning Goals and Rules OAR 660-0015, OAR 660-009-0020, OAR 660-009-0025 as amended by LCDC in 2007, and applicable comprehensive plan policies. While not explicitly required by Or Laws 2007 Chapter 650, the Commercial and Industrial Buildable Lands Study supplements the residential lands determination required by Or Laws 2007 Chapter 650 by evaluation of the additional buildable lands necessary for the establishment of an urban growth boundary. This general finding is supported by the specific findings of fact and conclusions as described in the public record for application file # LRP 2009-00031 and hereby incorporated into the record for this proceeding.
13. On January 19, 2010 The Springfield City Council adopted resolution no 10-03: A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD ADOPTING THE DRAFT SPRINGFIELD COMMERCIAL AND INDUSTRIAL BUILDABLE LANDS INVENTORY, ECONOMIC OPPORTUNITIES ANALYSIS, ECONOMIC DEVELOPMENT OBJECTIVES AND IMPLEMENTATION STRATEGIES AS PART OF THE SPRINGFIELD 2030 REFINEMENT PLAN PURSUANT TO LCDC'S ECONOMIC DEVELOPMENT GOAL AND RULE IN ORDER TO CARRY OUT MANDATE OF 2007 OR LAWS CHAPTER 650 REQUIRING SPRINGFIELD TO ESTABLISH ITS OWN URBAN GROWTH BOUNDARY PURSUANT TO STATEWIDE LAND USE GOALS.

14. The final decision on adoption of the Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis shall be made by the Springfield City Council and the Lane County Board of Commissioners as the Springfield Residential Land and Housing Needs Analysis is incorporated into the Springfield 2030 Refinement Plan, a refinement plan of the Eugene-Springfield Metro Plan. Subsequent action in compliance with HB3337 to establish a separate urban growth boundary for Springfield may rely in part on this document, a variation of this document, or entirely new documentation. The adoption of a UGB is an iterative process, and depending on how the record develops, the background assumptions, analysis and determinations in the Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis may change.

15. Timely and sufficient notice of the public hearing, pursuant to Springfield Development Code Section 5.2-115, has been provided.

CONCLUSION

On the basis of this record, the Springfield 2030 Refinement Plan as submitted is consistent with the criteria of House Bill 3337, ORS 197.296, ORS 197.303, ORS 197.304, the Statewide Planning Goals and Administrative Rules pertaining to housing – OAR 660-008-0000 - 0040. On the basis of this record, the Springfield 2030 Refinement Plan as submitted is consistent with the criteria of 2007 Or Laws Chapter 650, ORS 197.296, ORS 197.303, ORS 197.304, the Statewide Planning Goals and Administrative Rules pertaining to housing – OAR 660-008-0000 – 0040, and State Economic Development Planning Goals and Rules OAR 660-0015, OAR 660-009-0020, OAR 660-009-0025 as amended by LCDC in 2007, and applicable comprehensive plan policies.

RECOMMENDATION

The Planning Commission, at its April 20, 2010 meeting, hereby recommends that the City Council approve the Springfield 2030 Refinement Plan, as presented herein at Case No. LRP 2009-00014.

 Planning Commission Chairperson

ATTEST:
 AYES: _____
 NOES: _____
 ABSENT: _____
 ABSTAIN: _____