

RECOMMENDATION TO THE CITY COUNCIL

**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF SPRINGFIELD**

REQUEST TO ADOPT SPRINGFIELD DEVELOPMENT CODE AMENDMENTS } RECOMMENDATION TO THE CITY COUNCIL }

Case Number LRP 2009-00015

NATURE OF THE APPLICATION

1. On February 17th and March 16th, 2010 the Joint Planning Commissions conducted a public hearing on the proposed Code 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 2009-00015 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. 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.
4. Springfield has conducted the Residential Lands Study planning process 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 number LRP2007-00030 and hereby are incorporated into the record for this proceeding.
5. Through the Residential Lands Study planning process, the Residential Lands Study Advisory Committee, a Housing Focus Group, the Planning Commission and City Council considered, identified and prioritized Land Use Efficiency Measures that, when implemented will increase the likelihood that needed housing will occur in Springfield. The proposed code amendments represent Phase One implementation.
6. 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.
7. 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.

8. 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.
9. 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 attached Springfield Residential Land and Housing Needs Analysis may change.
10. 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 proposed amendments to the Springfield Development Code as submitted are consistent with the criteria of Springfield Development Code 5.6-115 and are consistent with Metro Plan policies and Statewide Planning Goals and Administrative Rules pertaining to housing – OAR 660-008-0000 - 0040.

RECOMMENDATION

The Planning Commission, at its April 20, 2010 meeting, hereby recommends that the City Council approve the amendments to the Springfield Development Code, as presented herein at Case No. LRP 2009-00015.

Planning Commission Chairperson

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