

MINUTES
Springfield Planning Commission
Work Session
Springfield City Hall--Jesse Main Room
225 Fifth Street, Springfield

April 6, 2004
6:10 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Lee Beyer, Dave Cole, Gayle Decker, Greg Shaver, members; Mel Oberst, Ashley DeForest, Sarah Summers, Springfield staff; Joseph Leahy, Office of City Attorney.

Commissioner Moe called the meeting to order.

1. DISCRETIONARY USE/SITE PLAN – NORTHWOOD CHURCH

Ms. DeForest said that the applicant was requesting Discretionary Use for the phased expansion of an existing church facility. She said the first phase of the proposal included the addition of 62 new vehicle parking spaces with associated landscaping improvements. She added the second phase of the proposal included construction a new kitchen, fellowship hall, additional classroom space, and courtyard along the southeastern edge of the existing church facility. She reported the subject property was 2.6 acres and the proposed phased expansion would result in the building footprint increasing by 6,000 square feet (sf), paved areas increasing by 19,000 sf, and landscaped areas decreasing by 25,000 sf. She said the applicant had submitted a concurrent Site Plan Review Application for both phases of the proposal.

Ms. DeForest stated that the proposal required Discretionary Use Approval because churches were Discretionary Uses in residential zoning districts.

Ms. DeForest reported that the Northwood Christian Church was established in the early 1980's. She added that in 1993, the church received Discretionary Use/Site Plan Approval (93-03-044) for the phased expansion of their facility. A 1,600 sf office/library/narthex area was completed in 1993, and a 5,766 sf sanctuary was completed in 1999 (99-03-046). Prior to any additional expansion, the City required the applicant to annex into the City of Springfield. Annexation of the subject property was approved by the Lane County Boundary Commission in August 2003.

As part of the annexation proposal, an Annexation Agreement was signed by the City of Springfield and Northwood Christian Church to ensure the subject property would be adequately served with public sanitary sewer service. She said in that agreement, the City agreed to support the applicant's request to the Lane County Sanitarian to use its existing septic system or to submit an application for a new septic system. She added that the Sanitarian approval would be required prior to issuance of any building permits for the new facility. Ms. DeForest said the applicant would mitigate stormwater by hooking up to the City storm sewer line.

Ms. DeForest said surrounding properties were zoned LDR and were improved with single family residences to the west, north and east, while Page Elementary School occupied the lot located directly to the south of the church's property.

Ms. DeForest said that in order for the Planning Commission to consider a Discretionary Use Request there must be supporting information and Findings of Fact submitted by the applicant. She added the Findings of Fact must show reason for the request consistent with the *Criteria of Approval* as set forth in Springfield Development Code Section (SDC) 10.030. She added the applicant submitted a Discretionary Use Application with supporting information and Findings of Fact, a copy of which was included in the agenda packet.

Ms. DeForest said staff recommended that the Planning Commission approve the Discretionary Use Request based on the Findings of Fact and Conclusions presented in the staff report included in the agenda packet.

In response to Mr. Leahy's question, Ms. DeForest said the church was over 800 feet from the sanitary sewer.

In reply to Commissioner Decker, Mr. Oberst referred to the North Springfield Sewer Study, noting that the routing of sanitary sewer lines was very complicated. He said an attempt by the City to establish a local improvement district in the Hayden Bridge Road area a number of years ago had failed. He said State of Oregon statute required hookup to a sanitary sewer for properties within 300 feet of an existing sanitary sewer. He added that the City of Springfield code required hookup for properties within 150 feet of sanitary sewers for properties within the city limits. He noted that the requirement for hookup for properties annexed into the City was 300 feet. He said there was interest in expanding the sewer system in the north Springfield area on the part of some developers and property owners.

In response to Commissioner Cole's question, Ms. DeForest said the Cambridge access would be 24 feet.

Commissioner Beyer arrived at 6:20 p.m.

2. ZONE CHANGE – BORDEN CHEMICAL, INCORPORATED – ZON2004-0001

Ms. Summers introduced the item, saying that the Planning Commission must decide whether to approve a zone change request from Light/Medium Industrial (LMI) to Heavy Industrial (HI) for approximately 9.3 acres of land.

Ms. Summers said the property consisted of approximately 9 acres on which the Borden Chemical plant was located, at 470 South Second Street. She said the entire property was currently zoned LMI. Based on an examination of the Metro Plan and zoning maps, she said that approximately 3.5 acres were designated LMI and approximately 5.7 acres were designated HI by the Metro Plan diagram. She said there was no refinement plan for the area. She said that rezoning the 5.7 acres to HI would eliminate a Metro Plan/zone conflict. She added that rezoning the 3.5 acres shown as LMI on the Plan diagram to HI involved a study of the Metro Plan, Technical Supplement 82, and Springfield policy.

Ms. Summers said that applicant was a heavy industrial use that had existed on the site since the 1940's. She said it was considered an existing non-conforming use due to the LMI zoning. She noted that the Metro Plan diagram was developed at a metropolitan scale to reflect existing land uses that did not occur in this case. She said the Metro Plan text, which took precedence over the diagram, supported and recognized the importance of existing industries. She said that both the Metro Plan and the Springfield Development Code (SDC) indicated that heavy industrial uses were to be located by and use railroad tracks. She observed the applicant had its own spur line. She said that Technical Supplement 82 stated that projected land use needs would be met on undeveloped land rather than through redevelopment of existing uses. She said Technical Supplement 82 also stated that interpretation of uses smaller than 5 acres would rely on Metro Plan policy interpretation and local refinement plans and policies. Ms. Summers said that both the Metro Plan and the Springfield Development Code allowed the proposed use. She added that the Planning Commission acted as the local interpreter.

Ms. Summers said staff recommended the Planning Commission approve the zone change based on findings contained in the staff report included in the agenda packet.

In response to a question from Commissioner Beyer, Ms. Summers confirmed that the zone charge request applied only to property west of Second Street.

Commissioner Beyer asked why the applicant was requesting a zone change now. Ms. Summers replied the reason for the zone change request was due to the fact that applicant's tanks were not in good shape and were too close to the river. She opined that the applicant wanted to acquire new tanks and relocate them.

Mr. Oberst said that three tanks leaked approximately 40,000 gallons into the river about 18 months ago. He said the applicant removed two of the tanks and left one in place. He added the applicant had another tank farm on South Second Street and planned to relocate the tanks to a safer location south of the railroad tracks.

In response to a question from Commissioner Carpenter, Ms. Summer said that locating an office for the facility on the industrial zoned property was allowable.

In response to Commissioner Decker's question, Mr. Oberst said the zone change was occurring both as a house keeping measure and to bring the property into compliance with the existing code.

3. ITEMS FROM STAFF AND COMMISSIONERS

Mr. Oberst proposed revising the Planning Commission meeting schedule to reduce the number of Work Sessions. Commissioner Carpenter suggested that the staff and the Planning Commission chair could preview issues to determine the need for a Work Session.

Commissioner Beyer asked about the need for traffic control at the intersection of Game Farm Road and Harlow Road due to the development of professional and medical offices in the area. Mr. Oberst said that some property owners were unwilling to cooperate.

The Planning Commissioners had a discussion about code requirements and site review related to development of arterials. Mr. Oberst said the best option would be for traffic engineering to study traffic patterns and develop criteria, but limited resources precluded such a study at the present time.

Commissioner Shaver arrived at 6:50 p.m.

Commissioner Carpenter iterated the earlier Planning Commission discussion about staff and the chair previewing agenda items. Commissioner Decker said Planning Commissioners should contact staff if they have questions about the materials before them, and that they should analyze their questions to ensure that they were not frivolous. Commissioner Shaver offered several suggestions for streamlining the meeting process. Mr. Oberst noted consensus among Planning Commissioners to have the chair review agenda items with staff to determine the need for Work Sessions and offered to use a different process in the future.

4. ADJOURN

Commissioner Moe adjourned the meeting at 6:58 p.m.

(Recorded by Linda Henry)