

MINUTES

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

Minutes approved by the Springfield
Planning Commission: **April 6, 2004**

March 16, 2004
6 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Lee Beyer, Dave Cole, Gayle Decker, members; Bill Grile, Mel Oberst, Kitti Gale, Al Peroutka, Brian Barnett, Springfield staff; Joseph Leahy, Office of City Attorney; Kenneth Nagao, Misro Smith, Nancy Smith Clark, Chris Larson, guests.

ABSENT: James Burford, Greg Shaver, members.

Commissioner Moe called the meeting to order.

1. REQUEST FOR VACATION OF A PORTION OF LAURA STREET PUBLIC RIGHT-OF-WAY LRP2003-00030 -

Commissioner Decker stated she had a conflict of interest with this item. Following a conversation with Mr. Leahy, it was agreed that she would remain seated at the table for the work session but refrain from participating in the discussion.

Kitti Gale Planner II, introduced Mr. Peroutka who gave the staff presentation. He said the City of Springfield Public Works Department was requesting the vacation of approximately 203 feet by 30 feet of Laura Street r-o-w because Laura was proposed to be re-aligned and the current r-o-w would no longer be required.

Mr. Peroutka said the City had approved a transportation infrastructure project throughout the Gateway area that involved the realignment of Laura Street, Project Number P20205 (known as Laura Street Realignment Project). The project included the construction of a new street through a portion of what was known as the Smith Property to intersect at Harlow Road to the west. The City intended to acquire a fee title to the portion of the Smith Property required for the new street and to vacate the portion of the old r-o-w that currently intersected Harlow Road/Hayden Bridge Way. On October 15, 2003 the City of Springfield and the property owner entered into an agreement to facilitate Project Number P20205, which obligated the City to initiate and complete proceedings to vacate a 30 foot portion of Laura Street r-o-w abutting Tax Lot 7500 and Tax Lot 5000.

Mr. Peroutka said the City Council had allocated \$1 million for the project and the Lane County Board of Commissioners had allocated \$200,000 from Lane County Community Development Fund for the project, totaling \$1.2 million.

Commissioner Moe asked if the adjacent Lane County property in the r-o-w would eventually be annexed. Mr. Peroutka explained the annexation process and ownership process, noting it would occur after the Laura Street vacation project due to timing issues.

In response to questions from Ms. Decker, Mr. Peroutka replied that a portion of Laura Street was in Lane County. He added that the City had asked the County to make needed improvements to the County owned portion of the road, but no action had been taken. Ms. Larson said that the Laura Street improvements had been on Lane County's Capital Improvement Project list at one time, but had been removed.

Mr. Oberst outlined the possible annexation and improvement scenario for the properties in the area.

Mr. Peroutka said staff hoped to complete the Laura Street project this summer.

Ms. Gale reviewed the street vacation process. She said the Planning staff brought forth a recommendation to the Planning Commission. The Planning Commission then held a public hearing to receive public testimony to formulate a recommendation to forward to the City Council. The City Council would hold two public hearings, the first of which scheduled for April 5.

Mr. Leahy said all of the property owners involved in this process had been very patient in working through the process for this project. He said the proposed solution was good for everyone involved.

2. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

Bill Grile Development Service Director, reported that the Oregon Court of Appeals had held oral arguments on March 16 on the River Bend plan amendment and zone change appeal. He said a decision would be available in 90 days.

Mr. Grile reported that there were three assignments of error in the LDAP appeal before the Land Use Board of Appeals (LUBA).

- On the first issue of whether LUBA has jurisdiction for the annexation agreement, LUBA ruled that it did not have jurisdiction and that parties could proceed to the Circuit Court if they chose to.
- On the second and third issues, LUBA agreed with the appellant, saying that a Master Plan had to be adopted prior to development occurring, and that development had been improperly authorized by the City; thus the issues were remanded. He added that the City was reviewing its options for responding to the decision.

Mr. Grile said that the Springfield City Council would be conducting a work session on March 22 on how urban renewal worked in Oregon. The briefing would include information the effects of Ballot Measure 50 on urban renewal.

Commissioner Beyer arrived at 6:30.

Mr. Grile distributed copies of a March 11 memorandum from Mr. Grile to City Manager Mike Kelly on the reorganization of the Development Services Department. He reviewed the changes and said some organizational changes would be implemented on April 1. He said funding stabilization was a concern that prompted the changes.

3. ADJOURN

Commissioner Moe adjourned the meeting at 6:35 p.m.

(Recorded by Linda Henry)