

MINUTES

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

May 4, 2004
6 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Dave Cole, Frank Cross, Gayle Decker, Greg Shaver, members; Greg Mott, Gary Karp, John Tamulonis, Springfield staff; Joseph Leahy, Office of City Attorney; Ed Bergeron, Lane Transit District Staff; Ray Meduna and Bob Linaham, Springfield Utility Board staff.

Commissioner Moe called the meeting to order.

Commissioner Moe introduced Frank Cross as a new member of the Springfield Planning Commission.

**1. AMENDMENT TO THE SPRINGFIELD DEVELOPMENT CODE – ARTICLE 21
CI CAMPUS INDUSTRIAL LRP2004-00005**

Mr. Karp directed the attention of the Planning Commissioner to the Campus Industrial District Map on the wall that illustrated the two existing Campus Industrial (CI) Districts in the City.

Mr. Karp asked the Planning Commission to take the following action:

- To provide feedback to staff and direction on the proposed SDC amendments.
- To initiate the Committee for Citizen Involvement to review and approve the public process for the proposed amendments as outlined in the Commission Transmittal Memorandum, Attachment D entitled *Public Process Proposed SDC Amendments*.

Mr. Tamulonis introduced himself as the City of Springfield Community Development Manager. He reviewed the process that established the CI District zoning designation. He said the CI District was being amended because the City Council authorized the Campus Industrial Advisory Committee:

- To investigate the possibility of allowing other light industrial manufacturing use in addition to high technology without degrading the clean industry, campus environment.
- To improve the ability of businesses to locate within the CI District by eliminating current ambiguities.
- To encourage multiple use and multiple story buildings.
- To establish standards whereby certain existing uses could continue without being considered non-conforming.

Mr. Leahy arrived at 6:10 p.m.

Mr. Tamulonis said there was no provision in the City Code for new technologies that had developed since the CI District was adopted. He said there was a need to change from an allowed use standard to performance standards. He added that while some high technology uses had left the Gateway CI District, the code needed to allow for change of use to keep the properties on the tax roles and provide jobs for the community. He said community needs were weighed against missed opportunities and against what the market would provide in light of the shift of high

technology manufacturing to overseas. Mr. Tamulonis said there were issues on a statewide basis related to the conversion of industrial land from industrial uses to commercial uses. He said there were allowances in the CI District to allow for some corporate headquarters uses.

Mr. Karp said staff would propose that the zoning criteria be reviewed in three to five years through the public hearing phase. He said this was an experiment to bridge a gap by allowing mixed-use industrial zoning that permitted commercial and residential uses.

Mr. Tamulonis added that another goal was to protect investments already made in the area. He said that the current tenants expected a clean environment and expected the other tenants to be good neighbors, with similar intent in how they reacted to the community and how they participated in the community.

Mr. Karp said that a revised version of the amendments would be submitted to the Planning Commission on May 18 that would incorporate modifications developed through the public hearing process.

In response to a question from Commissioner Carpenter, Mr. Tamulonis explained the appointment process for the Campus Industrial Advisory Committee (CIAC).

Responding to a question from Commissioner Carpenter, Mr. Karp said secondary uses, which were incidental to any primary use, should be permitted in the CI District. Secondary uses may occur within permitted light industrial manufacturing uses and/or office or commercial uses within business parks. Mr. Karp referred to the prohibited uses as list on page B-6 of the agenda packet.

In response to queries from Commissioner Decker regarding a 20 percent limitation for secondary uses of CI zoned properties, Mr. Tamulonis replied that monitoring such a requirement could be difficult. Mr. Karp said under current code, two options addressed secondary uses. He said the first was 20 percent of the gross floor area. He added the second, 15 percent of the developable area, was difficult to interpret for small uses. Thus, the 15 percent standard was dropped, and the 20 percent standard would be the established criterion.

In response to a question from Commissioner Shaver, Mr. Tamulonis replied that all office uses were allowable in CI Districts with the exception of medical offices. Commissioner Decker suggested that reviewing medical laboratory use should be reconsidered for exclusion.

Commissioner Shaver expressed hope that the federal government would take action to protect manufacturing jobs in the United States. He said he liked performance based standards and suggested developing softer lists of do's and don'ts for the CI District zoning. He said he wished to maintain as much employment as possible.

In response to a question from Commissioner Decker, Mr. Tamulonis replied that annexation agreements for properties within the Urban Growth Boundary (UGB) needed to be in place prior to development.

The Planning Commission discussed the public process as outlined in Attachment D in the Commission Transmittal Memorandum, Public Process Proposed SDC Amendments, and approved by consensus the process.

2. METRO PLAN AMENDMENT: AMENDMENT OF PFSP TO ADD TRANSMISSION PROJECT

Ms. Gale introduced Ray Meduna and Bob Linaham from the Springfield Utility Board (SUB).

Mr. Meduna provided a brief history and summary of the request before the Planning Commission. He said SUB experienced reliability problems in southwest Springfield with transmission lines during winter weather conditions. He said the proposal was to amend the Public Facilities and Services Plan (PFSP) to include the construction along an

existing route of a 115 kV transmission line from the Marcola Substation site at 28th and Olympic Streets to the Laura Substation site at Laura and Shelly Streets.

In response to questions about the SUB service area from Commissioner Shaver, Mr. Meduna described the SUB boundaries. Mr. Meduna added that Weyerhaeuser Company and Sierra Pine were the last areas in the City of Springfield served by the Eugene Water and Electric Board (EWEB). He said this project would provide the necessary capacity to serve Weyerhaeuser Company in the future.

In response to a question from Commissioner Carpenter, Mr. Meduna explained Weyerhaeuser Company's co-generation operations.

In response to a question from Commissioner Cross, Mr. Meduna replied that the purpose of the request was to update the Metro Plan to reflect the transmission line.

3. ADJOURN

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

(Recorded by Linda Henry)
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