

MINUTES

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

April 19, 2005
6:00 p.m.

PRESENT: Springfield Planning Commission:
Steve Moe, Chair; Bill Carpenter, Vice Chair; Frank Cross, David Cole, Greg Shaver, Gayle Decker

Lane County Planning Commission:
Steve Dignam, Chair; James Carmichael, Vice Chair, Juanita Kirkham, Lisa Arkin, Jozef Siekiel-Zdzienicki

City of Springfield Staff: Greg Mott, Susanna Julber, Gary McKenney, Ken Vogeney

City of Springfield City Attorney: Meg Kieran

Absent: Lee Beyer, Ed Becker, Marion Esty.

Commissioner Moe called the meeting to order at 6:00.

1. GLENWOOD RIVERFRONT PLAN AMENDMENT -

The City of Springfield and Lane County Planning Commissioners are being asked to review a package of proposed amendments concerning "Subarea 8: The River Opportunity Area" in Glenwood.

Susanna introduced herself tonight and reminded the planning commissioners as to why they are here tonight. Susanna gave a brief presentation (7 slides) of the materials, which discussed the following:

The packet of amendments has three sub areas.

- The first changes are Plan Diagram Amendments to the Metro Plan Diagram and the Glenwood Refinement Plan Diagram.
- The second change involves text amendments to Subarea 8 of the Glenwood Refinement Plan. The text amendments add policies to guide the development review process within the Project Area.

- The third change involves Code amendments to the Springfield Development Code (SDC), to add Article 44: Glenwood Riverfront (GR) Plan District.

The other sections of the Glenwood Refinement Plan and the SDC will not change. Additionally, the City is not proposing any zone changes as part of these Amendments. Currently, the zoning of the properties within the Project Area is Low Density Residential, Community Commercial, and Light-Medium Industrial. These zoning districts will not be considered non-conforming under the new Plan Designation. When a developer does decide to submit a development proposal, they will be required at that time to submit a zone change application if necessary, along with their site plan, or in some cases, Master plan Modification proposal. This allows flexibility in the location and appropriate mix of uses, based on market conditions and development plans. It also allows property owners to continue their present uses.

Susanna presented the Planning Commissioners with a Plan Diagram that shows the proposed Plan Diagram change to Mixed Use/ Nodal Development.

The text amendments to Subarea 8 of the Glenwood Refinement Plan add policies to guide the development review process within the Project Area. The text amendments:

- Adds the allowable zoning districts under the Mixed-Use / Nodal Development Plan Designation;
- Establishes the master plan or master plan modification goals and objectives;
- Establishes the range of land uses that are allowable within a Master Plan Modification; and
- Establishes interim policy guidance regarding Franklin Blvd. and the storm system.

Amendments to the Springfield Development Code (SDC) to add “Article 44: Glenwood Riverfront (GR) Plan District”.

Establishes Master Plan Modification process:

- Glenwood River Front Plan is essentially a Master Plan.
- If a developer had a “good idea” that didn’t fit within the Master Plan parameters they could propose a Modification.
- This process would be through a Type I, II, or IV Master Plan Modification application.

Establish a two track system for site and building designs:

- Use the standards from our existing Article 40, 41, and 16; or
- Use the Alternative track, where building and site design can meet the intent of the standard and comply with specific criteria outlined in the GR Plan District.

Susanna shared the Composite Plan with the Planning Commissioners. She also listed the Building Types that would be in the Design Guidelines:

- Mixed-Use Commercial: Commercial on ground floor, residential and/or office on upper floors;
- Medium or High Density Residential; or
- Mixed-Use Commercial/ Mixed-Use Residential: Commercial or office on ground floors, residential and/or office on upper floors.

Design guidelines will help ensure that buildings are interesting, that streetscapes are pedestrian friendly, and that a mix of commercial, office and residential can be contained.

Commissioner Lisa Arkin inquired about the ability to require energy efficiency and higher energy ratings for the buildings within the Glenwood Riverfront. Susanna replied that the City does not have a special program for energy efficient buildings and “green” or sustainable development in addition to the statewide programs available. Project Consultant Otto Poticha clarified the state building code programs regarding energy efficiency.

Commissioner Jozef Siekiel-Zdzienicki had questions regarding density within the Glenwood Riverfront Plan District. Susanna said she would look into his concerns and report back to him.

Commissioner Lisa Arkin was concerned about the lighting standards for development within the Glenwood Riverfront Plan District. Susanna explained that within the Springfield Development Code (SDC), lighting standards are contained at SDC 31.160(3). The code language states, “All lighting shall be design to reflect away from any less intensive use and public rights-of-ways.” The proposed Article 44 defers to these existing standards.

Commissioner Steve Dignam asked if the neighbors have been notified. Susanna answered yes, they had been provided adequate notice of the hearing consistent with the SDC.

Commissioner Shaver asked 2 questions related to the solar setback ordinance. Greg Mott replied that we do have a solar setback ordinance, and it is applied only in the residential areas. Commissioner Shaver asked about a transportation related question involving the evolution of changes in fuel, mass transit, electric/hybrid vehicles. He noted that given these new technologies, he would hate to adopt the new code language, which includes a prohibition on auto-oriented uses, and in two or three years want to include auto-oriented uses here.

Greg Mott replied that this is a small area, and other places in Glenwood can have auto-oriented uses. But existing policy language maintains that walking and the ability to arrive/depart by transit is important here. If, years ahead, we do need more motorcycle parking or charging stations, that is a policy question we can revisit.

Commissioner Bill Carpenter inquired about the impacts of Ballot Measure 37 on these new code regulations. Greg Mott answered that the City has not received any claims in Glenwood to date, and that this entire project area is not yet annexed to the City. If the property owner does want to develop, they will need to annex to the City and sign an annexation agreement. It is highly likely that they will need to sign a Ballot Measure 37 waiver in order to annex and receive sanitary sewer.

Commissioner Jim Carmichael inquired about the provision of services to this area. Susanna explained that all services are provided by the City and SUB upon annexation. Schools are provided through 4J district.

Commissioner Siekiel-Zdzienicki stated that he was under the impression that the Willamette Greenway is 150’ feet. Greg Mott you said that he is correct about the boundary in which a special review process is required. The basis for the Greenway Setback Line is one that varies from side to side. For example, for the temporary bridge, the City established a setback line. The City hired a naturalist to

survey the area based on the requirements of the SDC, Article 25. Based on his recommendation, the City applied the water related/ water dependent provisions on the recommended setbacks. Commissioner Siekiel-Zdzienicki had further comments about the lack of findings in the staff report regarding the river and the Greenway. Susanna said she would research further and get back to the Commission.

Commissioner Dignam was curious as to how the amendments will improve safety. Susanna explained that one of the objectives of these amendments and the master plan work is to minimized conflicts on Franklin Blvd. Through the Glenwood the project area there is eleven driveways on Franklin. The Riverfront Plan master plan reduces these to 2-3 accesses.

Commissioner Juanita Kirkham stated that she drove here through Glenwood, and was wondering about all the existing uses. Susanna explained that these regulations only come into play if the property owner wants to redevelop. The existing uses are not considered non-conforming.

2. ADJOURN

Commissioner Moe adjourned the work session at 6:55 p.m.

(Recorded by Brenda Jones)