

MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF HEARING: March 7, 2006**TO:** Committee for Citizen Involvement**TRANSMITTAL
MEMORANDUM****FROM:** Mark Metzger, Planner**SUBJECT:** Springfield Residential Lands Inventory (RLI)

ISSUE: In December 2005, the City Council listed the completion of an updated inventory among their Council Goals for 2006. In response, staff is preparing a work program to complete an updated residential buildable lands inventory by the end of the year. The work program includes a Citizen Involvement Plan that is appropriate for review by the Committee for Citizen Involvement.

DISCUSSION: Staff has prepared a detailed work program based on the requirements of ORS 197.296 and on established best practices. The "Summary of Tasks and Target Completion Dates" (Attachment 1) outlines a work program for completing the Springfield Residential Lands Inventory (RLI). Targeted completion dates for the various tasks are described in the summary. It also highlights key points where citizen involvement in various forms will be used to advise staff and help shape an inventory process that is viewed as fair and accurate. The tasks reflect the inventory process required under ORS 197.296. The process includes three phases:

- 1) Assess the supply of buildable land;
- 2) Assess the demand for residential development (including the acreage required to accommodate those needs); and
- 3) Evaluate the alternatives for meeting shortfalls that are revealed when comparing phases 1 and 2, and propose a solution.

Set out below is a Citizen Involvement Plan that is consistent with the Springfield's planning policies and with Statewide Planning Goal 2—Citizen Involvement. The Plan proposes the formation of a Stakeholder Committee that will advise staff on important issues in each of the project phases. The Stakeholder Committee will be composed of citizens, business professionals, builders, realtors, housing advocates, agencies and staff. It is also proposed that a member from both the Planning Commission and the Council be included on the Committee. The goal is to assemble a cross section of the professionals whose input is necessary to complete the technical work and the citizens and interest groups who will be most impacted by the RLI when it is completed. Attachment 2 shows the proposed structure of the Committee.

Defining terms such as "vacant," "redevelopable," and "unbuildable" will be important to the content of the RLI. These terms seem clear, but they have been defined differently by various communities who have completed similar inventories. State planning rules provide some guidance, but there is a significant amount of latitude that is allowed under the law. Input from the Stakeholder Committee is needed to inform the inventory process and make sure that the definitions used makes sense for Springfield.

Constraints like slope, soil conditions, landslide hazards, floodplain issues, and wetlands will be factored into determining whether land can feasibly be developed and at what density. The ability to provide basic services like water, power, sewer and drainage will also be factored into determining whether parcels should be on the inventory of buildable land. Lands that are constrained or cannot be feasibly served with basic utilities will be subtracted from the inventory. The Stakeholder Committee will provide valuable input into identifying and defining development constraints and will help staff determine how to account for their impact on the inventory. Stakeholder Meeting 3 will be held in May to address these issues.

Stakeholder Meetings #1-2 will be held in April to address the buildable lands definitions and constrains issues.

Assessing future housing needs is a required element of the RLI process. State planning law focuses on “needed housing” when assessing how much land is required for future residential uses. ORS 197.296 requires an analysis of housing needs by type and density range to determine the number of units and the amount of land needed for each housing type for the next 20 years. The needed housing analysis will take into consideration anticipated population and employment growth as well as trends that may affect the housing types (single-family, single-family attached, apartments, condominiums, etc.). Needed housing will be converted into the buildable acreage required to accommodate future development. The Stakeholder Committee will provide valuable comment on the assumptions used to project future housing needs at Meeting #3 in May.

The Stakeholder Committee (Meeting #4) will review the initial findings of the RLI in August. The initial findings of the RLI will also be presented for public discussion in a workshop format that will be used to both describe the RLI process and receive comments on the findings. The public forum will be held in August.

The Planning Commission and Council will also be updated on the initial findings of the RLI in early September. It is important to the success of this complex study to have feedback from the Commission and Council prior to drafting the RLI report.

The final draft of the RLI Report will be reviewed by the Stakeholder Committee (Meeting #5) in early October. The Planning Commission will review the Draft RLI in mid-October. The final report will be presented to the City Council for adoption in mid-November.

ACTION REQUESTED: The Committee for Citizen Involvement is requested to review and approve, not approve, or approve with modifications, the proposed Citizen Involvement Plan including the proposed Stakeholder Committee composition.

ATTACHMENT:

Attachment 1: Summary of Tasks and Target Completion Dates
Attachment 2: Stakeholder Committee Membership