

City of Springfield  
Regular Meeting

MINUTES OF THE REGULAR MEETING OF  
THE SPRINGFIELD PLANNING COMMISSION  
Tuesday, March 27, 2007

***NOTE: The recorder malfunctioned. These minutes are prepared from written notes taken by several Development Services Department Staff.***

The City of Springfield Planning Commission met in regular session in the Council Meeting Room, 225 Fifth Street, Springfield, Oregon on Tuesday, March 27, 2007 at 7:00 p.m., with Frank Cross as Springfield Planning Commission Chair.

**ATTENDANCE**

Present were Chair Frank Cross, Planning Commissioners Lee Beyer, Gayle Decker, Dave Cole, Steve Moe and Johnny Kirschenmann. Also present were Development Service Director Bill Grile, Planning Manager Greg Mott, Planning Supervisor Mark Metzger, Planner III Gary Karp, Transportation Planner Gary McKenney, Planning Secretary Brenda Jones, and City Attorney Joe Leahy.

**ABSENT**

- Commissioner Carpenter

**PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Chair Frank Cross.

**COUNCIL ACTION**

- Dave Cole reviewed the previous evening's discussion on the ODOT replacement bridges.

**BUSINESS FROM THE AUDIENCE**

- None

**QUASI-JUDICIAL HEARING**

**Metro Plan Diagram Amendment, Journal Number LRP2006-00027**  
**Springfield Zoning Map Amendment, Journal Number ZON2006-00054**  
**Satre Associates, Applicant – Representing SC Springfield, LLC**

There was no conflict of interest or ex-parte contact.

Mr. Mott reviewed the criteria of approval for the two applications found in the Springfield Development Code Sections 7.070 and 12.030.

Mr. Mott stated that any comments should address the criteria of approval and that the Planning Commission is not the decision maker on these applications. The Planning Commission will make a recommendation to the City Council to approve, approve with conditions or deny these applications.

Commissioner Beyer asked Mr. Mott to explain that the reason for this hearing is not to approve a single use, but that a much broader range of development that can be sited and that the scope of public testimony is not limited.

### **STAFF PRESENTATION:**

Mr. Karp presented the staff report.

Mr. Karp began by entering the staff report and written testimony sent to the Planning Commission into the record. Written testimony was from:

Brenda Wilson, received March 23, 2007

Darlene Houck, received March 26, 2007

Rick Satre, received March 26, 2007

Mr. Karp went on to state: The subject site, formerly known as the “Pierce” property is located north of Marcola Road, west of 31<sup>st</sup> Street, east of Mohawk Marketplace shopping Center and south of the EWEB bike path. The subject site is 100.3 acres in size. The current Metro Plan designations and zoning are: Campus Industrial, Medium Density Residential and Community Commercial. The applicant requests approval of a : Type II Metro Plan diagram amendment to change the Campus Industrial designated portion of the subject site (currently 56 acres) to Commercial/Nodal Development Area. Community Commercial and Medium Density Residential/Nodal Development Area; and amendment of the Springfield Zoning Map from Campus Industrial to Community Commercial; Mixed Use Commercial and Medium Density Residential. The applicant’s intent is to obtain the proper Metro Plan designations and zoning to allow the construction of a phased mixed-use residential and commercial development with nodal attributes called the Villages at Marcola Meadows.

Mr. Karp referred to a handout that explained the three step review process that is required before development can occur: 1) Approval of the Metro Plan Diagram and Zoning Map Amendment Applications; 2) Approval of a Master Plan for the entire property; and 3) Site Plan Review and Subdivision Approval. Mr. Karp stated that all these applications require public notice.

Mr. Karp stated that staff recommends approval of Metro Plan Amendment and Springfield Zoning Map Amendment, with conditions.

## **APPLICANT PRESENTATION:**

Rick Satre with Satre and Associates, P.C.; 132 East Broadway, Suite 536, Eugene, Oregon 97401: Applicant's representatives

Mr. Satre reminded the Planning Commission that the question tonight is about Planning and Zoning. Nonetheless, there has been substantial effort invested in developing a vision. Mr. Satre referenced the Master Plan process and the plans underway. Mr. Satre informed the Planning Commissioners that he will be in front of them again when he presents the Master Plan application, and then there will be a conversation in more detail about what the community can expect at Marcola Meadows.

Mr. Satre stated the property in question has been known for years as the "Pierce Property". The site is now known as the Villages at Marcola Meadows. Marcola Meadows is envisioned to be a livable, walkable, human scale, connected suite of villages. The proposal does include a home improvement center, but the home improvement center is only 13.6 acres of the 100.3 acre site, and the proposed open space is also about 13 acres. However, the home improvement center is the economic engine, it will be the draw which will allow smaller commercial to survive, and indeed thrive.

Mr. Satre described the proposed Metro Plan Diagram and Zoning Map amendments. Mr. Satre pointed out that the proposed Nodal Development Area will be applied to 80.7 of the subject property's 100.3 acres which will help Springfield comply with TransPlan and the TPR regarding trip reduction. Mr. Satre also stated that the proposed Mixed Use Commercial zone will require building design standards that will be applied to the future commercial uses fronting Marcola Road to buffer the Community Commercial uses from the residences across the street.

Mr. Satre stated that there are three key questions:

1. Has the demand for light industrial manufacturing uses originally intended for the CI district not materialized? Yes. The Pierce property has been "shovel ready" for some 30 years, yet there have been no CI development proposals. The SLI/CI designation was originally adopted to assist in the diversification of the metro area's economy in the transition following the wood product industry's decline. However, there has been, and continues to be, a change in market forces regarding the "high-tech" industry. For example, SONY manufactured CD's for only 5 years and closed due to "new technologies", and has been replaced by a medical research facility. If manufacturing uses are in demand, why is there only one manufacturing facility in the Gateway CI district? Because demand for "manufacturing", the traditional intended use for CI, isn't there.
2. Does the proposal satisfy Goal 9 and DLCDC's concerns? Yes. Following receipt of DLCDC's March 12, 2007 letter, we met with City staff and DLCDC representatives and revised our Goal 9 findings. These are included in your staff report and are the basis for staff concurrence that we meet Goal 9 criteria. Specifically (See letter dated 3/26/2007 submitted at the meeting)

- DLCD issue 1 and 3: Quantitative Analysis. Industrial supply is low. Using acknowledged inventories there is over 100 acres of vacant CI land (In the Gateway area alone). There will be a surplus of industrial land at the end of the plan year 2010.
- Issue 2, 4c and e, 8 and 11: acknowledged inventories. Findings now rely solely on acknowledged inventories
- Issue 4b: Consistency with the Metro Plan. The Metro Plan acknowledges that inconsistencies may at times occur between various policies and that this is okay, leaving it to local jurisdictions to sort out. The staff report, documents we are consistent with Economic Policy B6 and others in the Springfield CLS.
- Issue 5, 6, 7: Nodal Development. The home improvement center is not proposed for a nodal area. As noted in the staff report, the proposal applies the nodal area designation to the commercial area outside of the home improvement center location. The surrounding mix of residential and mixed-use commercial designations serve quite well as a transition between proposed and existing land uses, and our proposal meets all adopted nodal and mixed-use standards.
- Issue 4a, b, d, r and h: Inventory Equilibrium. The three land inventories are economically interdependent. Improving the balance between the three, as our proposal does, improves equilibrium of supply which spurs orderly and proportional growth in the others.

3. Will Springfield and its citizens be better served by converting CI to Commercial? Yes. Acknowledged land inventories document that there is a surplus of industrial land and shortage of commercial land. This proposal introduces equilibrium in the supply, thus assisting with market forces and economic development. Even with this proposed change, there will still be over 100 acres of vacant CI zoned and designated land in Springfield.

Mr. Satre thanked the Planning Commission for the consideration of their request. Mr. Satre made himself available for questions from the Planning Commission.

#### **TESTIMONY OF THOSE IN SUPPORT**

- None

#### **TESTIMONY OF THOSE OPPOSED –**

- Karen Boden, 2187 N. 32<sup>nd</sup> Street had the following concerns:
  - The impact to the established neighboring homes and the quality of the proposed homes.
  - The impact on Briggs and Yolanda schools.
  - If the proposed development would require annexation of nearby properties.
  - What would happen to wildlife that live in and/or use the open field.
  - Drainage issues.
  - Explained there was a mapping error – 23<sup>rd</sup> Street should be Bonnie Lane.

- Peggy Thompson, 2777 Marcola Road had the following concerns:
  - The increased traffic caused by the development.
  - Could a round-about could be constructed at 28<sup>th</sup> Street and Marcola Road.
  
- Gayle Wagenblast, 2457 Otto Street had the following concerns:
  - Where the new children would go to school; the schools are already full.
  - The cost of homes vs. the homes that are already built.
  - Medium Density Residential density questions – if the minimum density is 10 dwelling units per acre, why are they required to have 12 dwelling units per acre and why can't they rezone to a lower density.
  - There were inconsistencies in what Mr. Satre presented tonight and at neighborhood meeting.
  - The animals that use the property would be displaced.
  - Wetland flooding.
  - Not apposed – just wanted to be re-assured that the development would be a quality development.

Commissioner Beyer asked if Ms. Wagenblast preferred the current zoning or more warehouse and industrial up front.

Commissioner Cross asked if they would like to see this stay as a vacant parcel.

- Cheri Willis, 2476 Otto Street **asked to keep the record open** and had the following concerns:
  - Medium Density housing.
  - The number of children needing to go to school and who pays for the new schools.
  - Extra persons on the bike path and crime.
  
- Robert Lind, 2359 31<sup>st</sup> Street had the following concerns:
  - He was not opposed to the project, but wanted to have the two and three story apartments placed in another spot.
  - How is 31<sup>st</sup> Street going to be improved and will this cost be placed on the current property owners.
  
- Nancy Falk, 2567 Marcola Road had the following concerns:
  - This is a special piece of property and that a number of developers have tried to locate on this property without success.
  - The Planning Commission should not amend the Metro Plan.
  - The residential density is too much.
  
- Lauri Segal, representing Goal 1 Coalition, 642 Charnelton Street, Eugene **asked to keep the record open** and had the following concerns:
  - There are internal inconsistencies with Type I, II, III and IV review processes.
  - Goal 2 was not adequately addressed.

- Goal 5 – The City’s Natural Resource Study was not an update of the City’s land inventories, the loss of land involved small acreages pertaining to the 25 foot setbacks.
  - Goal 9 – Staff cited an outdated version of the OAR.
  - Recreational needs were not adequately addressed.
- Jennifer Bates, representing the Ambleside Homeowner’s Association, 2287 35<sup>th</sup> Street had the following concerns:
    - Moe Mountain Subdivision will also impact schools.
    - Residential density.
    - Safety issues for children crossing 31<sup>st</sup> Street at V Street.
  - Karen Clearwater, 2361 31<sup>st</sup> Street had the following concerns:
    - Residential density.
    - Why nodal? Can we skip nodal?
    - Strongly recommended a traffic signal at V and 31<sup>st</sup> Streets for kids crossing the street.

Mr. Mott responded to the density question by stating the Medium Density Residential ranges from 10-20 units per acre and that Nodal Development Area requires a minimum of 12 dwelling units per acre. The density could be higher in one part of the property, but the 12 dwelling unit per acre standard must be met.

**TESTIMONY OF THOSE NEUTRAL –**

None

**PLANNING COMMISSION ACTION**

*A motion was made by Lee Beyer and seconded by Gayle Decker to hold the record open to consider additional written material and to reconvene on April 17, 2007 deliberate on this matter and forward a recommendation to the City Council. The vote was 6- 0, with 1 absent.*

The written record will be kept open until April 3, 2007. The Applicant has until April 10, 2007 to respond to the written record. The Planning Commission will reconvene on April 17, 2007 to deliberate and make their recommendation to the City Council.

Mr. Mott stated that the City Council work session and public hearing dates will change and a new notice will be sent, prior to this meeting.

Commissioner Cole, Decker thanked the audience for coming forward

**REPORT OF COUNCIL ACTION**

- None

**BUSINESS FROM THE AUDIENCE**

- None

**BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR**

- April 9, 2007 – Council will be hearing a presentation for Glenwood and the direction they see these project

**BUSINESS FROM THE COMMISSION**

- None

**ADJOURNMENT**

- The meeting was adjourned at 9:00.

Minutes recorded Brenda Jones