
MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF WORK SESSION: December 11, 2007**TO:** Springfield Planning Commission**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM****FROM:** David Reesor, Planner III **SUBJECT:** Residential Lands Study - Land Use Efficiency Measures Work Plan

ISSUE: As discussed during the November 6th Planning Commission work session, review and evaluation of land use efficiency measures is one of the next steps necessary for completing the Residential Buildable Lands Study. ORS 197.296(9) requires that communities consider a range of land use efficiency measures to help accommodate future growth within their existing urban growth boundary (UGB), prior to any UGB expansion efforts. During the November 6th work session, the Commission requested that staff construct a work program to help guide the next steps of this process.

DISCUSSION: Attached is Staff's proposed Work Plan. Staff has worked with ECONorthwest on creating a list of 12 efficiency measures commonly used by communities; some of which are currently being used to some degree in Springfield. Additional efficiency measures can be reviewed if the Commission so chooses.

This Plan proposes involvement with both the Housing Stakeholder Committee and Planning Commission, which will ultimately make recommendations to the City Council regarding adoption of various efficiency measures. Stakeholder Committee input is essential in order to gather insight from a wide array of perspectives.

RECOMMENDATION: Staff recommends that each of the efficiency measures be reviewed with the Planning Commission and Housing Stakeholder Committee by including the following steps:

- Staff will prepare and send out memorandum to Stakeholder Committee and Planning Commission which will present information on each land use efficiency measure and provide guidance as to each measure's potential impact on growth in Springfield.
- Stakeholder Committee members and Planning Commissioners will individually review information; categorize measures; and complete online survey to reflect preferences.
- Work session with Stakeholder Committee to discuss survey findings and finalize recommendations to Planning Commission.
- Work session with Planning Commission to discuss survey findings, review Stakeholder recommendations, and finalize recommendations to City Council.
- Work session with Planning Commission to discuss potential Development Code updates to reflect chosen efficiency measures.

ACTION REQUESTED: Planning Commission is requested to approve the attached Work Plan.

ATTACHMENTS:

Attachment 1: Land Use Efficiency Measures Work Plan

Springfield Residential Lands Study - Land Use Efficiency Measures Work Plan

Table 1.1 Summary of Tasks and Target Completion Dates

Tasks	Staff	Target Dates
Phase 1. Housing Stakeholder Committee Review of Efficiency Measures	Reesor / Metzger	
1-1 Staff sends out memorandum to Housing Committee. Memorandum will present information on the following land use efficiency measures: 1. Accessory Dwelling Units (ADUs); 2. Multifamily Housing Tax Credits to developers; 3. Density Bonuses; 4. Duplexes, Townhomes & Condos 5. Transfer/Purchase of Development Rights; 6. Cluster Development; 7. Co-housing; 8. Increase Allowable Residential Densities 9. Mandate Maximum Lot Sizes; 10. Reduce Street Width Standards; 11. Mandate Minimum Residential Densities; 12. Allow Small Residential Lots.		7-Jan.
1-2 Stakeholder Committee members individually review information and categorize measures.		7-Jan. through 21-Jan.
1-3 Stakeholder Committee members individually complete online survey to reflect preferences of efficiency measures.		21-Jan.
1-4 Stakeholder Work Session to discuss survey findings and finalize recommendations to Planning Commission.		31-Jan.
Phase 2. Planning Commission Review of Efficiency Measures	Reesor / Metzger	
2-1 Staff sends out memorandum to Planning Commission. Memorandum will present information on the following land use efficiency measures: 1. Accessory Dwelling Units (ADUs); 2. Multifamily Housing Tax Credits to developers; 3. Density Bonuses; 4. Duplexes, Townhomes & Condos 5. Transfer/Purchase of Development Rights; 6. Cluster Development; 7. Co-housing; 8. Increase Allowable Residential Densities 9. Mandate Maximum Lot Sizes; 10. Reduce Street Width Standards; 11. Mandate Minimum Residential Densities; 12. Allow Small Residential Lots.		7-Jan.
2-2 Planning Commissioners individually review information and categorize measures.		7-Jan. through 21-Jan.
2-3 Planning Commissioners individually complete online survey to reflect preferences of efficiency measures.		21-Jan.
2-4 Planning Commission Work Session to discuss survey findings, Stakeholder recommendations, and finalize recommendations to City Council.		20-Feb.
Phase 3. Discuss Potential Development Code Updates & Finalize Recommendations to City Council	Reesor / Metzger	
3-1 Meet with Planning Commission and discuss potential Development Code updates to reflect chosen efficiency measures.		18-Mar.