

City of Springfield
Work Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD PLANNING COMMISSION HELD
Tuesday, July 17, 2007

The City of Springfield Planning Commission met in Work Session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon on **Tuesday, July 17, 2007 at 6:30 p.m.**, with Frank Cross as Springfield Planning Commission Chair.

ATTENDANCE

Present were Chair Frank Cross, Vice Chair Bill Carpenter and Planning Commissioners Johnny Kirschenmann, Terri Leezer, Eric Smith and Sheri Moore. Also present were Development Service Director Bill Grile, Planning Supervisor Mark Metzger, Planning Secretary Brenda Jones, and City Attorney Joe Leahy.

ABSENT

- Lee Beyer

APPLICATIONS

- **Proposed Development Master Plan - Liberty Business Park – LRP2007-00020 –**

Andy Limbird, Planner II, provided a PowerPoint presentation regarding the proposed master plan. He alerted the commission that staff would request a revision to one of the conditions of approval as a result of discussions with the applicant. He said the site in question was 12.7 acres in size and located in the Gateway Campus Industrial District. The site was within the city limits and currently zoned Campus Industrial. Mr. Limbird pointed out the location of the site on a vicinity map and identified adjacent streets and other infrastructure features. He shared photographs of the site and identified the uses on adjacent properties. He noted the location of utilities in place and the relatively flat, featureless nature of the site, and indicated the site was readily developable.

Mr. Limbird called attention the site assessment plan, included in the meeting packet, which showed the contours on the site and well travel zones. He indicated that due to the time of travel, there would be drinking water protections considered for the site. The site fell within the 100 year flood plain of the McKenzie River, and the applicant had received approval for a flood plan overlay district through another process.

Mr. Limbird called attention to the proposed master plan, which was for a business park. He said the master plan was submitted to allow for development phasing over more than two years. The master plan also allowed for the entire site to be considered as a business park, exempting it from the existing ceiling on business park use within the Campus

Industrial District. Currently the percent was just under 30 percent, and upon approval the percent could go above that percentage. Staff and the applicant would go before the City Council to discuss the future of business parks in the district. He emphasized that business parks were a primary use within the district so the application required no discretionary approvals. Mr. Limbird anticipated that uses on the site could include light manufacturing, corporate headquarters, general office use, and auxiliary uses such as cafeterias.

Mr. Limbird noted the proposed plans for access off International Way.

Mr. Limbird said that approval of the master plan facilitated future site reviews by staff and laid out a template for future development over a seven- to ten-year period. The master plan established general building footprints, easements, and parking locations, as well as such things as connections to public utilities and consideration of landscaping, building height and mass, emergency access, and connectivity. He shared the details of a phasing plan provided by the applicant, noting tentative phase 1 plans for a light manufacturing facility, corporate headquarters, and the construction of shared access to facilitate future development of three other parcels.

Mr. Limbird shared copies of the proposed landscaping plans.

Mr. Limbird noted that there was also provision for amendment to the master plan in the future, which would require a separate application. Mr. Grile confirmed, in response to a question from Commissioner Cross, that the commission would review that application if major changes were proposed. He said the commission could amend the master plan by stipulating that minor changes be reviewed by the commission, although staff did not normally recommend that to give flexibility to the developer.

Mr. Limbird emphasized that the master plan was elective for the developer. In the absence of a master plan, each lot would be developed individually. He said there was nothing to preclude another permitted or primary use listed in the campus industrial district from locating at the site.

Responding to a question from Commissioner Cross, Mr. Limbird said staff had not received an application for site plan review. He understood there were some land transfers that must be made prior to that. Commissioner Cross asked the risks to the City of locking in the identified percentage. He asked if there were people seeking to build there or if it had taken many years to reach the 30 percent level. Mr. Limbird said that it had taken to this point to reach 30 percent, not just in the Gateway district but throughout the city. Mr. Tamulonis said with the approval of the master plan, the acres in the overall campus industrial area would be at 30 percent, leaving another 27 acres that would have to be in business park use to reach 40 percent. He said there were not many places were that could readily occur. He did not think the 30 percent figure was particularly significant, and he did not perceive it from keeping the city from taking advantage of future opportunities. The result was likely to be more vertical development.

Commissioner Kirschenmann asked how long it took the City to reach 75 percent of its 40 percent ceiling. Mr. Tamulonis said it was established in 2004 and the City included areas that had begun to develop in 1989. Mr. Limbird added market trends appeared to indicate a demand for smaller sites. Mr. Tamulonis noted a seven-acre parcel to the west that was also being proposed for a business park, raising the percentage to 32 percent.

Mr. Limbird reviewed the staff-recommended conditions of approval.

ADJOURNMENT

- The meeting was adjourned at 6:30 p.m.

(Recorded by Kimberly Young and Brenda Jones)