
MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF TRANSMITTAL: February 20th, 2008**TO:** Springfield Planning Commission**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM****FROM:** David Reesor, Planner III *DRP***SUBJECT:** Residential Lands Study (RLS) - Land Use Efficiency Measures Survey findings

ISSUE: City Staff and ECONorthwest (consultant) will present findings from the land use efficiency measures online survey for Planning Commission review. Reviewing these key findings of the online survey will allow the Planning Commission to begin discussing the efficiency measures as a group. A final Housing Stakeholder Committee recommendation will be presented during a future meeting.

DISCUSSION: On January 7th, 2008, the Planning Commission and Housing Stakeholder Committee received a packet of information regarding land use efficiency measures. Planning Commissioners and Stakeholders were asked to complete an online survey which allowed each Planning Commissioner/ Stakeholder to individually express his/her thought of the level of appropriateness of each efficiency measure.

A Stakeholder Meeting was planned/ held on January 31st, 2008. This Stakeholder meeting did not result in a quorum which would have allowed a formal recommendation to the Planning Commission as originally planned. Because of the low Stakeholder turn-out, Staff is in the process of scheduling another Stakeholder meeting to gain group consensus on a recommendation to the Planning Commission. In the interim, Staff will present survey findings which will allow the Planning Commission to begin discussing efficiency measures as a group. After another Stakeholder Committee is held, Staff will present the Stakeholder Committee recommendation to the Planning Commission. At that time, Staff will ask the Planning Commission to formally consider the Stakeholder Committee's recommendation regarding efficiency measures. This future meeting will allow additional group discussion of the efficiency measures; followed by potential further analysis of efficiency measures; and an eventual Planning Commission recommendation of appropriate efficiency measures sent to the City Council.

It is common for jurisdictions to adopt combinations of policies to manage growth and improve the efficiency and holding capacity of land uses. Such policy groupings, however, are not necessarily cumulative in their intent or impact. Policies that address similar issues may not be mutually reinforcing. For example, having policies in residential zones for maximum lot size and minimum density essentially address the same issue—underbuild in residential zones. Thus, Springfield should carefully consider its policy programs and evaluate each policy both individually and in consideration of other policies.

RECOMMENDATION: Staff recommends that each of the efficiency measures be considered by the Planning Commission in relation to the next 20 years of growth in Springfield.

ACTION REQUESTED: Planning Commission is requested to review the survey results during the February 20th, 2008 presentation / work session and begin group discussion of land use efficiency measures.

ATTACHMENTS: No attachments are included.