

**MEMORANDUM****CITY OF SPRINGFIELD**

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**DATE OF HEARING:** October 7, 2008

**TO:** Springfield Planning Commission

**FROM:** Mark Metzger, Planner

**SUBJECT:** Discretionary Use hearing to consider a proposed impounded vehicle storage use of an existing industrial building at 3636 Olympic Street.

**TRANSMITTAL  
MEMORANDUM**

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**ISSUE:** There are certain uses which, due to the nature of their impact on nearby uses and public facilities, require a case-by-case review and analysis at the Planning Commission or Hearings Official level. To mitigate these and other possible impacts, conditions may be applied to address potential adverse effects associated with the proposed use.

**DISCUSSION:** The applicant has requested to a discretionary use hearing to consider his proposed use of an existing industrial building to store impounded vehicles. He has a contract with the Oregon State Police and intends to contract with various law enforcement agencies including the City of Springfield.

In the application narrative, the applicant emphasizes that the facility is an impound yard as opposed to a wrecking yard. Wrecking yards dismantle vehicles for parts and recycling. Although the proposed impound storage activity is different from a wrecking yard, SDC Section 3.2-410 groups the proposed use into this general classification, triggering the need for discretionary review.

The likely impact of the vehicle storage activity on nearby businesses is small. The larger development that is being considered on this site by the property owner assumes that the existing building will be retained. A site plan for that development is being processed parallel to this application.

Based the findings set forth in this report, **staff recommends approval** of the proposed vehicle impound storage use at this location.

**ACTION REQUESTED:** The Planning Commission is requested to review the proposed activity against the approval criteria for discretionary uses found in Section 5.9-120 of the Springfield Development Code and make a determination as to whether the proposed activity meets those criteria. The Commission may approve the proposed use, approve the use with conditions, or may deny the use.

**ATTACHMENTS:**

Attachment 1: Staff Report  
Attachment 2: Planning Commission Order