

City of Springfield
Work Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD PLANNING COMMISSION HELD
Wednesday, September 3, 2008

The City of Springfield Planning Commission met in Work Session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon on **Wednesday, September 3, 2008 at 6:30 p.m.**, with Frank Cross as Springfield Planning Commission Chair.

ATTENDANCE

Present were Chair Frank Cross, Vice Chair Johnny Kirschenmann and Planning Commissioners Lee Beyer, Sheri Moore, Eric Smith, Terri Leezer and Steve Moe. Also present were Development Service Director Bill Grile, Planning Manager Greg Mott, Planner III Mark Metzger, Environmental Services Supervisor George Walker, Planning Secretary Brenda Jones, and City Attorney Joe Leahy.

ABSENT

- None

APPLICATIONS

- **Review and discussion: City of Springfield Stormwater Facility Master Plan –**

The Planning Commission was asked to review and discuss the draft Stormwater Facility Master Plan elements as approved with amendments on March 4, 2008.

The City of Springfield contracted with URD Corporation for development of a comprehensive Stormwater Facility Master Plan (SWFMP). The Phase I draft document addressing flood control was completed earlier in the year. The final draft plan including the Phase II sections of the plan covering water quality, and policies and procedures elements has been completed.

The work session inaugurated a public review and comment period leading to the Springfield City Council's adoption of the SWFMP by resolution following a public hearing on October 6, 2008. Following council adoption, City staff will prepare the necessary documents to amend the Eugene-Springfield Metropolitan Area General (Metro Plan) and the Eugene-Springfield Metropolitan Area Public Facilities and Services Plan (PFSP).

The draft SWFMP is a public infrastructure master planning tool. It is a comprehensive look at the stormwater system to identify both existing and future needs for the City. The project was designed to fill the needs of the City in three general areas; flood control

and public safety, water quality and regulatory compliance, and guidance for the development community and consulting firms.

The approach was to evaluate the City's existing storm drainage infrastructure and then assess the future needs posed by anticipated growth and build-out of the Urban Services Area. Using the city's Geographic Information System (GIS), a hydrologic/hydraulic model was developed to simulate the development stormwater system. This evaluation included the open channel water ways within an upstream of the jurisdictional boundaries.

A second model was developed using regional GIS data to project a future conditions simulation representing buildout to the Urban Services Boundary. Each of the models was analyzed for storm events in a range from low-volume storms associated with water quality treatment to analysis of a one hundred year occurrence. The results from running these simulations identified priority flooding locations and a threshold for water quality treatment to process the majority of the runoff occurring within the City service area. "Majority" was defined by storm events with rainfall amounts occurring within a 24 hour period of time.

A prioritized list of conceptual CIPs was first developed to address volume control or flooding. A second list of water quality CIPs was generated to address water quality treatment to the maximum extent practicable to meet the regulatory intent of the laws affecting the City related to the Clean Water Act, the Endangered Species Act and others. These two lists were overlaid and intersected to create a combined set of projects for areas where flood control and water quality needs meshed. These projects will be the basis for future amendments to the Metro Plan and its Public Facilities and Services component. They will also provide substance for developing the stormwater systems development methodology in process by City staff.

Included in the scope of work for the SWFMP was a review of Springfield's stormwater development standards, Springfield Development Code, and the Springfield Pollution Control Plan for Maintenance operations. These documents were reviewed primarily for application relative to water quality needs for new and re-development situations. Appendix F is included in the plan as a detailed summary of recommended changes to the City Standards and codes. These will be evaluated by staff for later inclusion in the proper documents and adoption in separate actions.

Planning Manager Greg Mott introduced the item. George Walker of the Environmental Services Division of Public Works Department was present for the item.

Commissioner Beyer asked if the approach being used to adopt the document was an attempt to keep such technical material out of land use documents to avoid continual amendments. Mr. Mott said that the administrative rule itself that governed the process recognized that cities developed planning documents that assisted with daily operations, and those were specifically exempt from the land use arena. However, there were parts of the plan that needed to be incorporated into the PSP because of their nature. Mr.

Walker said that the design standards and standard specifications were tools that gave staff and developers direction about day-to-day things. He likened them to a recipe book.

Mr. Mott said there were specific stormwater projects included in the PSP; Springfield had about 25 specific stormwater projects on the list. The City would amend the list by removing the projects that had been completed and adding new projects in the same manner as it had with sanitary sewers.

Commissioner Beyer asked if the guidelines provided Public Works staff with the ability to work with a project engineer on an alternative that made sense if a developer wanted to use a different approach. Mr. Walker responded that he had advocated for building flexibility into the plan and avoided specificity and regimentation. Almost all the capital improvements contemplated were conceptual in nature, some to the point of calling for further analysis and study of the area in question to determine specific approaches. That generally occurred when a larger development proposal came in. The conceptual plan was a placeholder that allowed for long-range budgeting and project prioritization.

Mr. Walker provided the commission with an overview of the SWFMP. He reviewed the public outreach associated with the SWFMP.

Commissioner Beyer asked if staff received much feedback in regard to its targeted mailings. Mr. Walker said that the City received quite a bit of comment from those living in problem areas. There were few issues that the City was not already aware of, however, as Maintenance staff did an excellent job of tracking problems. The same citizens would be targeted for the next phase of outreach as well. He said that the City had received some useful suggestions, including an offer by County residents living in rural areas where Springfield contributed to flooding problems to allow the City to install facilities on their land to help control that flooding.

Mr. Walker noted the commission was scheduled to hold a public hearing on the document on September 16 and the City Council would hold a public hearing and consider final adoption of the SWFMP on October 6.

Commissioner Beyer asked if staff formed a technical committee to advise it. Mr. Walker said he had a steering committee, and targeted mail outs had gone out to the consulting community. He also took advantage of his knowledge of that community to consult with its members. He said the people who would have to work with the document, including the Lane County Homebuilders, had been targeted for feedback, and many had taken advantage of the opportunity.

Commissioner Beyer suggested that staff considering holding a work shop before the commission's public hearing. Mr. Walker said he had hoped to do so but the time line had not accommodated it. A public workshop was scheduled to occur after the commission hearing but before the council hearing.

Responding to a question from Commissioner Cross, Mr. Walker said the plan had more flexibility built into it than past plans had and the consultants had used the land use data available to the City in regard to population, density, and zoning to create the model. Changes in land use could be accommodated and the model could be run again. The plan was predicated on build-out rather than any particular time frame.

Commissioner Moore asked when Springfield last had a major flood and what type of flooding problems it experienced. Mr. Walker said the last major flood was in 1965. He distinguished between the built system for flood conveyance and the natural river system and indicated that staff had focused on the municipal system in the plan. He further clarified that Springfield did not have a combined sewer/storm system and had not had such a system since the 1950s. The stormwater system was completely reliant on gravity. He said that generally, the system experienced only localized flooding and there was rarely any property damage because the water was generally neither deep nor swift.

Commissioner Beyer referred to the systems installed in the Gateway area and asked if they could withstand a flood similar to the one that occurred in 1996. Mr. Walker responded that part of the system was in place in 1996. After the Sony plant had experienced flooding that year, the revetment had been raised above the Army Corps of Engineers revetment.

ADJOURNMENT

- The meeting was adjourned at 7 p.m.

Minutes recorded by Brenda Jones, Transcribed by Kim Young