

DATE OF REGULAR SESSION: May 4, 2010

TO: Springfield and Lane County Planning Commissions

**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM**

FROM: Greg Mott
Linda Pauly

SUBJECT: Metro Plan Amendment: Springfield 2030 Refinement Plan LRP 2009-00014/
PA 09-6018 and Springfield Development Code Amendments LRP 2009-00015/PA 09-6018

ACTION REQUESTED: The Planning Commissions are asked to consider the evidence in the record and forward recommendations to their respective elected officials regarding co-adoption of the proposed Springfield 2030 Refinement Plan (SRP) and proposed Springfield Development Code Amendments. The SRP diagram and policies must provide sufficient buildable lands within an urban growth boundary to accommodate estimated housing needs for 20 years to meet the mandate of 2007 Or Laws Chapter 650. Statewide Planning Goal 9 requires that the SRP and urban growth boundary must also include a sufficient inventory of land to provide for at least a 20-year supply of commercial and industrial sites consistent with Springfield's community development objectives. The Planning Commissions are asked to select a preferred alternative for Springfield's separate Urban Growth Boundary. Three concepts were prepared by the City's consultant ECONorthwest. The Planning Commissions may recommend one or a combination of the three concepts or another concept.

ISSUE: The City of Springfield and Lane County propose to:

1) Co-adopt amendments to the Eugene-Springfield Metro Plan to implement 2007 Or Laws Chapter 650 (HB 3337) and ORS 197.295 to 197.314, establishing a separate Springfield urban growth boundary, demonstrating that Springfield's comprehensive plan provides sufficient buildable lands within an urban growth boundary established pursuant to statewide planning goals and rules to accommodate estimated needs for 20 years, and adopting related goals, objectives, findings, policies, designations, measures, analyses, determinations, and inventories for the metropolitan area east of Interstate Highway I-5. The Springfield 2030 Refinement Plan (SRP) includes a site specific plan diagram and plan provisions applicable to Springfield only. The SRP diagram and text supplements and supports the existing policies and provisions of the Metro Plan.

2) Co-adopt amendments to the Springfield Development Code to implement Land Use Efficiency Measures.

DISCUSSION: On February 17th and March 16th, 2010 the Joint Planning Commissions conducted a public hearing on the proposals. The hearing was closed on March 26th, 2010. At the April 20th meeting the Joint Planning Commissions began their deliberations of the proposals. The commissioners began their discussion of a series of action items and decision points – Action Item 1: Residential Land and Housing Element, Action Item 2: Economic Element, and Action Item 3: Urbanization Element and Springfield Urban Growth Boundary. The commissioners asked staff for additional information from the record to explain the Commercial and Industrial Land Study Stakeholder Committee recommendations and for more detailed maps of four geographic study areas included in the UGB concepts maps. ECONorthwest has been commissioned to prepare detailed maps of study areas 1: North Gateway, 3: N. of 52nd Street, 8: South of Mill Race and 9: Seavey Loop. Maps and summary data tables will be provided at the meeting for consideration by the commissioners.

ATTACHMENTS

Attachment 1: Decision Matrix (reprinted from April 20, 2010 packet)

Attachment 2: CIBL Stakeholder Summary (April 16, 2009)

Attachment 3: Planning Commission Recommendations

Attachment 4: Memorandum from Mark Metzger – Action on Proposed Parcel-Specific Refinement Plan Diagram

Exhibit A: Individual Request for Redesignation or Zone Change, 2030 Refinement Plan Hearing Record

Exhibit B: Recommended Metro Plan/Neighborhood Refinement Plan Changes