

**MEMORANDUM**

**CITY OF SPRINGFIELD**

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**DATE OF HEARING:** June 6, 2006

**TO:** Springfield Planning Commission      **PLANNING COMMISSION**  
**FROM:** Andy Limbird                              **TRANSMITTAL**  
**SUBJECT:** Request for Vacation of Lot Lines      **MEMORANDUM**

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**ISSUE**

The Planning Commission is requested to conduct a public hearing for a proposed vacation of subdivision property lines. The Planning Commission will decide whether to advise the City Council to approve, approve with conditions or deny the request.

**DISCUSSION**

The applicant is requesting the vacation of the property lines between Lots 1-4 of Sycan Commercial Park, First Addition subdivision. The Assessor’s map description for the subject lots is 17-03-22-20, TL 6800, 6900, 7000 and 7100. The vacation would consolidate the four lots, which are under the same ownership, into a single lot. The vacation is a condition of approval for a tentative site plan application for a six-storey, 153-room Holiday Inn hotel (Case No. DRC2006-00037). The applicant proposes to construct a hotel building across the lot lines. A vacation of public easements also is proposed for the subject subdivision area to accommodate the hotel development (LRP2006-00016).

**RECOMMENDATION**

Staff recommends approval of the vacation request based on the attached findings.

**DESIRED ACTION**

Advise the City Council to approve the vacation request at their public hearing by motion and signature of the attached recommendation by the Planning Commission Chairperson.

- ATTACHMENT 1.** Staff Report and Findings
- ATTACHMENT 2.** Maps showing the proposed vacation and site plan
- ATTACHMENT 3.** Applicant’s Submittal
- ATTACHMENT 4.** Recommendation to City Council

**ATTACHMENT 1  
VACATION REQUEST  
STAFF REPORT AND FINDINGS**

**LRP2006-00015**

**APPLICANT**

Sycan B Development Corporation  
840 Beltline Road, Suite 202  
Springfield, OR 97477

**REQUEST**

The vacation of the lot lines common to Lots 1-4, Sycan Commercial Park First Addition as platted and recorded in File 75, Slides 1039 and 1040, Lane County Oregon Plat Records.

**LOCATION OF PROPERTY**

The property is located at 919 Kruse Way, Tax Map 17-03-22-20, tax lots 6800, 6900, 7000 & 7100.

**BACKGROUND**

The applicant is requesting the vacation of the property lines between Lots 1-4 of Sycan Commercial Park First Addition subdivision. The vacation will consolidate the four lots, which are under the same ownership, into a single  $\pm 4.2$  acre parcel. The vacation request complies with a condition of approval for a tentative site plan application for a hotel (Case No. DRC2006-00037). The applicant plans to construct a six-storey, 153-room Holiday Inn hotel (comprising approximately 94,900 square feet in floor area), which would straddle the lot lines common to Lots 1-4.

**SPRINGFIELD DEVELOPMENT CODE CRITERIA**

Springfield Development Code (SDC) 9.030 establishes vacation criteria that must be met in order to approve this request. The following findings address each of the criteria.

**(1) THE VACATION IS IN CONFORMANCE WITH THE *METRO PLAN* INCLUDING ADOPTED STREET PLANS AND/OR CONCEPTUAL PLANS;**

The *Metro Plan* is a general plan which does not specifically discuss the vacation of plat lines. The vacation process is found in SDC Article 9. The SDC is in conformance with the *Metro Plan*.

The *Gateway Refinement Plan* is the conceptual plan that encompasses the subject property. The vacation of the property lines to allow construction of the proposed Holiday Inn hotel is consistent with the following Goals and Policies found in the Commercial Element of the *Gateway Refinement Plan*:

Goal 3. Ensure availability of an adequate supply of land appropriate for commercial development.

Finding 1: The Springfield Development Code complies with the *Metro Plan* and the *Gateway Refinement Plan*. The vacation process is found in SDC Article 9.

Finding 2: The vacation proposal is for common lot lines internal to an existing subdivision and does not affect any public right-of-way. The proposal does not affect any adopted street plans.

**(2) THERE ARE NO NEGATIVE EFFECTS ON ACCESS, TRAFFIC CIRCULATION, AND EMERGENCY SERVICE PROTECTION, OR ANY OTHER PUBLIC BENEFIT DERIVED FROM THE EASEMENT, RIGHT OF WAY OR PLAT.**

Finding 3: Tax Lots 6800, 6900, 7000 and 7100 currently have frontage on a private driveway contained within an access easement that is to be vacated under a separate planning action (LRP2006-00016). Primary access to the site is proposed via Kruse Way and a private commercial access easement across the adjacent property to the west (Tax Lot 6600). The existing private commercial access easement across Tax Lot 6600 is to be retained with the proposed development.

Finding 4: Tax Lots 7000 and 7100 have frontage on Oriole Street and Pheasant Boulevard, and public street frontage will be maintained. Primary access to the hotel site will not be provided via residential streets. Only an emergency access driveway and public walkway connection are proposed for the public street frontage in accordance with DRC2006-00037. Vacation of the common property lines, which would consolidate the four lots, would not affect the public street frontage or access.

Finding 5: Because the vacation request will have no negative affect on traffic circulation, this application complies with this criterion.

Finding 6: No public rights-of-way are affected and access to properties in the neighborhood will not change due to the proposed vacation. Emergency access to properties in the area will not be affected. Secondary emergency access to the subject site will be provided from the public street system by way of a gated emergency access driveway on Pheasant Boulevard.

Finding 7: No public benefits could be found for the retention of the property line. Necessary easements and rights-of way have been dedicated with the site plan approval process.

## **CONCLUSION**

Vacating the subject property lines will satisfy a condition of approval of the Sycan B Developments Holiday Inn Hotel site plan decision (DRC2006-00037). Staff has demonstrated that the proposed request to vacate the property lines is in conformance with the vacation criteria of approval (Ref. SDC 9.030).

## **RECOMMENDATION**

Recommendation of approval of the proposed plat vacation to the City Council.

**BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF SPRINGFIELD, OREGON**

**RECOMMENDATION TO THE CITY COUNCIL**

**CASE NO. LRP2006-00015**

**NATURE OF THE APPLICATION**

Vacation of the property lines common to Lots 1-4 of the Sycan Commercial Park First Addition, as platted and recorded in File 75, Slides 1039 and 1040, Lane County Oregon Plat Records.

1. On April 28, 2006 the following vacation application was accepted:

Case No. LRP2006-00015 – Sycan B Development Corporation, applicant.

2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of public hearing, pursuant to Sections 14.030 and 9.050 of the Springfield Development Code, has been provided.

3. On June 6, 2006, a public hearing on the vacation request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the persons testifying at that hearing have been considered and are part of the record of this proceeding.

**CONCLUSION**

Based on this record, the requested vacation application is consistent with the criteria of SDC 9.030. This general finding is supported by the specific findings of fact and conclusion in Attachment A, Vacation Staff Report.

**RECOMMENDATION**

The Planning Commission hereby recommends the City Council approve the vacation request at a public hearing.

**ATTEST**

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Planning Commission Chairperson

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**