

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

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

**TO:** Springfield Planning Commission

**FROM:** Mark Metzger, Planner

**SUBJECT:** Residential Lands Inventory Update

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**TRANSMITTAL  
MEMORANDUM**

**ISSUE:** In March 2006, the City Council approved a work program for the completion of a Springfield Residential Lands Inventory. A Stakeholder Committee was established to advise staff on the assumptions and definitions to be used in the inventory process. The work program included a check-in with the Planning Commission and City Council on those assumptions and definitions. Enclosed is are materials that summarize the recommendations of the Stakeholder Committee

**DISCUSSION:** Defining terms such as “vacant,” “redevelopable,” and “unbuildable” is important to the conduct of the Residential Lands Inventory. These terms seem clear, but they have been defined differently by various communities who have completed similar inventories. State planning rules provide some guidance, but there is a significant amount of latitude that is allowed under the law. Staff provided the Stakeholder Committee background materials on how the state and other communities have defined these terms. These materials also described how these terms were defined for the 1999 Residential Lands Study that was completed.

At its May 11<sup>th</sup> meeting, the Committee worked with staff to recommend a set of definitions for use in the 2006 process. The recommended definitions and assumptions are not a radical departure from the criteria used in 1999, or from those used by other communities for their inventories. These recommendations are enclosed as Attachment 1. A second meeting of the Committee is scheduled for June 1. While staff does not any significant changes in the recommendations to come from that meeting, any new information from that meeting will not make it into this packet. Refinements to the recommendations, if any, will be brought to the Commission at its meeting on June 6<sup>th</sup>.

**ACTION REQUESTED:** The Planning Commission is requested to review the recommended definitions and assumptions and make comment as appropriate. Staff has provided the Commission with background materials (Attachment 2) similar to that presented to the Stakeholder Committee to give the Commission a context from which to evaluate the recommendations.

**ATTACHMENT:**

Attachment 1: Stakeholder Committee Recommendations: Residential Lands Inventory  
Assumptions and Definitions

Attachment 2: Process Tasks for Completing the Residential Lands Inventory