

W. 8. a + b

## **SUPPLEMENTAL MEMO**

**DATE:** July 22, 2005 (memo)  
June 27, 2005 (third reading)  
**TO:** LANE COUNTY BOARD OF COMMISSIONERS  
**DEPT.:** Public Works Department/ Land Management Division  
**PRESENTED BY:** Stephanie Schulz, Planner  
Suzanna Julber and Greg Mott, Springfield Development Services

**AGENDA ITEM TITLES: ORDINANCE NO. PA 1223 – IN THE MATTER OF AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (METRO PLAN) DIAGRAM FOR PROPERTY IN THE GLENWOOD AREA, WITH CONCURRENT GLENWOOD REFINEMENT PLAN DIAGRAM AND TEXT AMENDMENTS, AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.**

**ORDINANCE NO. 2-05 – IN THE MATTER OF AMENDING CHAPTER 10 OF LANE CODE TO ADOPT AMENDMENTS TO THE SPRINGFIELD DEVELOPMENT REGULATIONS FOR APPLICATION TO URBANIZABLE LANDS WITHIN THE SPRINGFIELD URBAN GROWTH AREA (LC 10.600-15) AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.**

### **DISCUSSION**

This is the third reading by the Board on the proposed Metro Plan amendments for properties in the Glenwood Riverfront Opportunity Area (Subarea 8), and the implementation measures codified in Article 44 of the Springfield Development Regulations for this area.

The amendments will allow the development of the Glenwood Riverfront into a land use pattern which includes a mix of residential, office, and commercial uses along the Glenwood Riverfront, as well as allow the flexibility to respond to a changing market through a Master Plan Modification procedure.

On June 20, 2005, the Joint Elected Officials of Springfield and Lane County conducted a work session and public hearing on the proposed amendments. The minutes are provided as Attachment A. On July 18, 2005, the Springfield City Council unanimously (6-0) approved the Glenwood Area Metro Plan Amendments, including the recommended changes discussed at the public hearing. They approved the staff recommended 75 ft. setback along the Willamette River, not the 100 ft setback recommended by the Lane Planning Commission.

The City Ordinance and County Ordinance No. PA 1223 considered at the public hearing did not include the portion of Subarea 8 that lies south of the railroad tracks. The railroad tracks are a significant physical barrier that functions well as a boundary

to the Subarea, which was confirmed by the design team during the public input for project development, and so became the southern edge of the Riverfront Plan area.

The Springfield City Council added the following statement regarding the Plan Diagram to their adopted Ordinance (Attachment B) that addresses the two properties south of the railroad tracks not being included in the future Riverfront Opportunity Area.

“The parcels south of the railroad tracks currently part of Subarea 8, will become part of Subarea 9 at the time of annexation request and subsequent Glenwood Refinement Plan Amendment”.

County Ordinance No. PA1223 (Attachment C) has been revised to include the above language for consistency. The exhibits remain as presented at the first reading, and are the correct ones to attach to the revised Ordinance. Ordinance No. 2-05 adopting the Springfield Development Code does not require amendment and remains the same as presented at the Joint Public Hearing. A fourth reading and deliberation of the revised Ordinance No PA1223 and Ordinance 2-05 will be scheduled for August 10, 2005

## **ATTACHMENTS**

- A. Minutes from July 17, 2005 Joint Elected Officials worksession and public hearing.
- B. City of Springfield Ordinance No. 6137
- C. Revised County Ordinance No. PA 1223

City of Springfield  
Joint Elected Officials (JEO) Regular Meeting

MINUTES OF THE REGULAR MEETING  
OF THE JOINT ELECTED OFFICIALS  
FROM THE CITY OF SPRINGFIELD AND LANE COUNTY  
MONDAY, JUNE 20, 2005.

The City of Springfield Council and Lane County Commissioners met in a Regular Session in the Library Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, June 20, 2005 at 7:00 p.m., with Mayor Leiken and Commissioner Chair Anna Morrison presiding.

ATTENDANCE

Present were Eugene Mayor Kitty Piercy, Mayor Leiken and Councilors Ballew, Fitch, Lundberg, Woodrow and Pishioneri and Commissioner Chair Anna Morrison and Commissioners Sorenson, Stewart and Green. Also present were County Administrator Bill Van Vactor, City Manager Mike Kelly, Assistant City Manager Cynthia Pappas, City Attorney Joe Leahy, Administrative Coordinator Julie Wilson and members of the staff.

Councilor Ralston and Commissioner Dwyer were absent (excused).

Roll call was conducted for the Springfield Council. All members were present except for Councilor Ralston (excused).

Commissioner Morrison called to order the Lane County Board of Commissioners meeting for June 20, 2005. Board members were present except for Commissioner Dwyer (excused).

Mayor Leiken welcomed Eugene Mayor Piercy.

UPBEAT

1. Recognition of ACTSO Medal Winners from Lane County Schools.

Commissioner Green introduced this item and said the elected officials would take this time to recognize some outstanding young individuals in the community. This recognition occurred on an annual basis. ACT-SO was sponsored by the National Association for the Advancement of Colored People (NAACP) and was an acronym for Afro-Academic, Cultural, Technological and Scientific Olympics. The program encouraged high academic and cultural achievement among African-American high school students. There were many categories for the competition and all African-American high school students who were citizens of the United States were eligible to participate.

Commissioner Green introduced Arbrella Luvert, member of NAACP Executive Board, and also one of the advisors for ACTSO. Ms. Luvert said this was one of the greatest programs there was in terms of youth initiative for African American students. She shared information regarding the NAACP, one of the largest and oldest civil rights organizations which had two youth initiatives. This one was targeted for African American youth in high schools. The very first competition was held in Portland, Oregon. The program offered opportunity for students to compete in sports as well as an opportunity to compete in several academic areas. She thanked the elected officials

for taking the time to recognize the success of the students. She also recognized Dr. Snell Fontus for his efforts and support related to this program. She acknowledged the mentorship associated with this program.

Commissioner Green thanked participants, including specific audience members, the parents at the meeting this evening, NAACP board members Dennis Shine and Henry Luvert, and chaperones also at the meeting this evening.

Mayor Piercy said she would be recognizing Eugene students but also wanted to express, on behalf of the entire community and Eugene council appreciation of all participants and how much they appreciated the efforts they had made. She read a proclamation recognizing the ACT-SO program.

Mayor Piercy recognized Gold Medal Winners from Eugene as follows:

Destiny Henderson, Churchill High School, Gold, Photography and Oratory  
Desiree Fountaine, Churchill High School, Gold, Essay  
Courtney Howard, Churchill High School, Gold, Drawing

Mayor Leiken thanked everyone for their support of the ACT-SO program and read his letter of support to the students. He also recognized efforts of Dennis Shine for recommending recognition of the ACT-SO program about five years ago. Mayor Leiken recognized the accomplishments of the students and recognized Springfield Gold Medal winners as follows:

Ashley Patterson, Thurston High School, Gold, Dramatics  
Justin Roberts, Springfield High School, Gold, Poetry  
James Harman, Thurston High School, Gold, Musical Instrument/Classical  
James Harman, Thurston High School, Gold, Musical Instrument/Contemporary

Commissioner Anna Morrison echoed comments made by both Mayors and thanked everyone for their support. She recognized accomplishments of the following students:

Ashley Patterson, Thurston High School, Gold, Dramatics  
Courtney Howard, Churchill High School, Gold, Drawing  
Justin Roberts, Springfield High School, Gold, Poetry  
James Harman, Thurston High School, Gold, Musical Instrument/Classical & Contemporary  
Desiree Fountaine, Churchill High School, Gold, Essay  
Destiny Henderson, Churchill High School, Gold, Photography and Oratory

Commissioner Morrison presented the students with a check presentation to NAACP / ACT-SO Program, in the amount of \$5,000, on behalf of the Lane County Board of County Commissioners. This funding was to help defray trip expenses to Milwaukee while participating in the International ACT-SO Competition.

Ashley Patterson presented a monologue called the "Invisible Friend." The group applauded her presentation and message.

Mayor Leiken thanked Mayor Piercy for attending. She exited the meeting.

Mayor Leiken thanked Ashley Patterson for her presentation.

### PUBLIC HEARING

1. Proposed Metro Plan Diagram Amendment, Concurrent Glenwood Refinement Plan Diagram Amendment, Glenwood Refinement Plan Text Amendment Establishing Designation, Zoning, and Development Policies, and Amendment to the Springfield Development Code for the Area Known as "Subarea 8: The River Opportunity Area" in the Glenwood Refinement Plan, Excepting the Parcels South of the Railroad Tracks.

Mayor Leiken opened the public hearing for Springfield.

Commissioner Morrison opened the public hearing and announced this was a second reading and public hearing of ordinance PA 12-23, IN THE MATTER OF AMENDING THE EUGENE/SPRINGFIELD METROPOLITAN AREA GENERAL PLAN COMMONLY KNOWN AS THE METRO PLAN, DIAGRAM FOR PROPERTY IN THE GLENWOOD AREA WITH CONCURRENT GLENWOOD REFINEMENT PLAN DIAGRAM AND TEXT AMENDMENTS AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.

Commissioner Morrison conducted a reading in regards to the second half, ORDINANCE NO. 2-05, IN THE MATTER AMENDING CHAPTER 10 OF LANE CODE TO ADOPT AMENDMENTS TO THE SPRINGFIELD DEVELOPMENT REGULATION FOR APPLICATION TO URBANIZABLE LANDS WITHIN THE SPRINGFIELD URBAN GROWTH AREA, LANE CODE 10.600-15, AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.

Commissioner Morrison introduced Lane County staff representative Stephanie Schultz.

City Planner Susanna Julber introduced this topic. The package of amendments necessary to adopt a redevelopment process for the Glenwood Riverfront, which the council initiated on September 20, 2004, was now before the Springfield City Council and Lane County Board of Commissioners. The amendments would allow the development of Subarea 8 into a land use pattern which included a mix of residential, office, and commercial uses along the Glenwood Riverfront, as well as allow the flexibility to respond to a changing market through a Master Plan Modification procedure.

The Mixed Use/Nodal Development Metro Plan and Refinement Plan diagram designations were effective upon adoption of this amendment. The remainder of the Amendments, including Article 44 of the Springfield Development Code, and zoning districts consistent with the policies of the Refinement Plan, were applied as the properties within the Project Area are annexed into the City.

The Springfield Planning Commission made a recommendation for approval of the Amendments, with some recommended changes on May 18, 2005, with a vote of 6-0. The Lane County Planning Commission made a recommendation for approval, with some recommended changes, on May 17, 2005, with a vote of 4-1-1. These changes were addressed in Attachment 2.

No specific development was approved pursuant to the Joint Elected Official's approval of the Amendments. A second reading of the Ordinance before the Springfield City Council was scheduled for July 18. The Lane County Board of Commissioners had a first reading on the

amendments on June 1, 2005. The Joint Elected Officials may elect to keep the record open at this June 20 meeting.

Ms. Julber entered into the public record the packet the elected officials had, all the exhibits and attachments. She noted that the minutes from the Planning Commission meetings had not been approved yet and were in draft at this point. She pointed to Exhibit E of the ordinance, which was the staff report, and the response to criteria and findings for the plan and development code amendments for Subarea 8, the river opportunity area in Glenwood. This report showed that it met the criteria from Article 7 of the Springfield Development Code for plan amendments and development code amendments.

1. Fred Simmons, 312 52<sup>nd</sup> Street, Springfield, OR. Mr. Simmons spoke regarding this topic. He had resistance to the amalgamation in that turf. As far as planning goes, a one hundred foot buffer needed to be maintained. The seventy-five foot average appeared there would be some substantial alterations in the process. The concept of storm water issues were such that we needed to go one step further than just cleaning storm water. We needed to change the plumbing codes and change codes to allow storm water to be used for sanitary sewer purposes in this type of area and use it as a complimentary sustainable component. One of the problems with the plan was the issues of exclusions of business. There are a number of nodes that were adopted previously in Springfield and none have come to fruition. They have been replaced by Burrito Amigos and other facilities that don't fit into that node. When some businesses were excluded here, you begin to foreclose some of the economic opportunities in that area. The dream was great; there was no question about that. It was a significant contribution to the community, but the entire zoning change at this point, by excluding some of those other uses, not only put a grandfather clause in there, but created some real ending points for people that have those existing businesses. Because of their non conforming use, they would not be able to go to a financial institution and secure funding for expansion or replacement of those businesses. There were glitches that needed to be addressed, but the bucket was not there to fund it. There were some restrictions on existing business. He urged council to be careful.
2. Zachary Vishanoff, Patterson Street Eugene, OR. Mr. Vishanoff provided an article to the group, by the Oregon Daily Emerald, titled *Community Groups Fear Impacts of ODOT Plan*. This article was related to interchange problems. He said this plan seemed to tie into the interchange and our community had not discussed the Gateway problem. That was one of the things it was rationalizing putting in the interchange there. Somehow we don't know when we are coming into Eugene. If there was a more grand entrance then we could become the world's greatest place. He said the Gateway problem was something people in Eugene needed to discuss. He did not think people would spend a lot of money trying to create a real psychological entrance when we had a backlog in road repair already. He referenced the congress of the new urbanism group and read a portion of an article titled "New Urbanism Doesn't Speak to Western Towns".
3. Jozef Siekiel-Zdzienicki, 1025 Taylor Street, Eugene, OR. Mr. Siekiel-Zdzienicki testified regarding this subject. He referenced the Glenwood Redevelopment Plan and said it is a great project. The filtration system went along with what they say they wanted to do and he thought it would work. He said the steeping of the roofline was good and the confinement of the lighted areas was important. He had two caveats, though. He said

the setback from the river should be more than seventy-five feet. He said he would push for one hundred and fifty, but did not think that was a viable number, so he would push for the one hundred foot setback. The density for these properties would be high. He said since the focus was on the river you would have more people going toward it. People don't stay on the path. That extra twenty-five feet would make a big difference. He warned that there would be areas that would be grandfathered in that were less than seventy-five feet from the river. You need to be very careful about that. He is a builder and realized some can find a loophole in the rule and would get around this.

Mayor Leiken closed the public hearing.

Commissioner Morrison asked if anyone else wanted to testify and no one appeared. Commissioner Morrison closed the public hearing for the Board of County Commissioners.

Springfield City Council will not take action on this until July 18<sup>th</sup>.

Commissioner Morrison said the Lane County Commissioners would take action on July 27 their next available meeting date after the Springfield City Council takes action.


IT WAS MOVED BY COMMISSIONER STEWART WITH A SECOND BY COMMISSIONER GREEN, THAT THE COUNTY COMMISSIONERS MOVED TO BRING ORDINANCE PA 12 23 AND ORDINANCE 2-05, TO A THIRD READING AND DELIBERATION ON JULY 27. THE MOTION PASSED UNANIMOUSLY.

Springfield City Council was adjourned at 7:40 p.m.

Lane County Board of Commissioners was adjourned at 7:40 p.m.

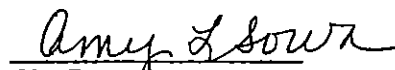
ADJOURNMENT

Minutes Recorder Julie Wilson



Sidney W. Leiken  
Mayor

Attest:



Amy L. Soren  
City Recorder

City of Springfield  
Work Session Meeting

MINUTES OF THE JOINT ELECTED OFFICIALS  
WORK SESSION MEETING HELD  
MONDAY, JUNE 20, 2005.

The City of Springfield Council and Lane County Commissioners met in a work session in the Library Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, June 20, 2005 at 6:00 p.m., with Mayor Leiken and Commissioner Chair Anna Morrison presiding.

ATTENDANCE

Present were Mayor Leiken and Councilors Ballew, Fitch, Lundberg, Woodrow and Pishioneri and Commissioner Chair Morrison and Commissioners Sorenson, Stewart and Green. Also present were County Administrator Bill VanVactor, City Manager Mike Kelly, Assistant City Manager Cynthia Pappas, City Attorney Joe Leahy, Administrative Coordinator Julie Wilson and members of the staff.

Councilor Ralston and Commissioner Dwyer were absent (excused).

1. Proposed Metro Plan Diagram Amendment, Concurrent Glenwood Refinement Plan Diagram Amendment, Glenwood Refinement Plan Text Amendment Establishing Designation, Zoning, and Development Policies, and Amendment to the Springfield Development Code for the Area Known as "Subarea 8: The River Opportunity Area" in the Glenwood Refinement Plan, Excepting the Parcels South of the Railroad Tracks.

The Lane County Commissioners already held a first reading on this item. The Springfield City Council will hold a second reading on this topic on July 18, 2005.

Springfield City Planner Susanna Julber presented the staff report on this item. Also present were Otto Poticha, Jim Hanks and Nicolai Krueger.

The package of amendments necessary to adopt a redevelopment process for the Glenwood Riverfront, which the council initiated on September 20, 2004, is now before the Springfield City Council and Lane County Board of Commissioners. The Amendments will allow the development of Subarea 8 into a land use pattern which includes a mix of residential, office, and commercial uses along the Glenwood Riverfront, as well as allow the flexibility to respond to a changing market through a Master Plan Modification procedure.

Susanna Julber provided background and brief information regarding this topic. She presented changes in the form of a power point presentation and answered brief questions from the group. See Agenda item summary packet for details regarding the suggested amendments.

The Mixed Use/Nodal Development Metro Plan and Refinement Plan diagram designations are effective upon adoption of this amendment. The remainder of the Amendments, including Article 44 of the Springfield Development Code, and zoning districts consistent with the policies of the Refinement Plan, are applied as the properties within the Project Area are annexed into the City.

The Springfield Planning Commission made a recommendation for approval of the Amendments, with some recommended changes on May 18, 2005, with a vote of 6-0. The Lane County



Planning Commission made a recommendation for approval, with some recommended changes, on May 17, 2005, with a vote of 4-1-1. These changes are addressed in Attachment 2.

No specific development is approved pursuant to the Joint Elected Official's approval of the Amendments. A second reading of the Ordinance before the Springfield City Council is scheduled for July 18. The Lane County Board of Commissioners had a first reading on the amendments on June 1, 2005. The Joint Elected Officials may elect to keep the record open at this June 20 meeting.

Otto Poticha provided additional information presented in the power point presentation. He explained the proposal was a framework for the project. He discussed Bus Rapid Transit (BRT) and the design for Franklin Boulevard. He discussed the McVey and Franklin area and the importance of being aware of traffic concerns.

The issue of transients was briefly discussed. A councilor asked what improvements might be made at or under the bridge to address this issue. Mr. Poticha said they have been working with the Oregon Department of Transportation (ODOT) regarding this traffic flow. He discussed the "business end" of traffic. An access management plan had been worked on for ODOT. The ODOT storm sewer was discussed.

Mr. Poticha pointed out the proposed BRT station, which was approximately one square block in size.

Ms. Julber explained that the plan proposed was conceptual at this point and other factors would be incorporated in the plan.

Mr. Poticha said two economic consultants were asked to provide an opinion of what Glenwood could support economically. He shared a model of Phase I. He said with Phase I, you could have access to it at this time. The regional commercial model was pointed out. He also discussed the proposed highway commercial area.

Mr. Poticha provided an overview of the Phase I model from a different view and further reviewed the proposal from several viewpoints.

Ms. Julber reviewed other points related to the following:

- Procedural History
- Suggested Changes to Document (see Attachment I)
  - Incorporate housekeeping amendments
  - Incorporate suggested height maximum of 90 feet within GR Plan District.
  - Add requirement to proposed language found at SDC 44.120 that implements a height maximum of 35 feet development adjacent to the Willamette River. This requirement was provided in earlier versions of the GR Plan District language, but was omitted from the final version.
- Prohibit free standing wireless communication towers (this 48 acre area / Glenwood)
- Prohibit key card lock facilities
- Add transit to the list of amenities for Franklin Blvd such as sidewalks, bike lanes and planter strips.

- Omit the allowance of Campus Industrial in Article 44, as the list of allowable uses for Mixed Use Employment (MUE) will allow most of the employment-oriented opportunities within the GR Plan District.
  - Mayor Leiken said this elected body may support this but what occurs if/when new elected bodies are in place. He asked if mixed use employment would confuse this over the long term. We don't want to have a concern regarding interpretation of mixed use. Campus Industrial has been consistent for a long time. We need to look at overall economy. If this is something we can clarify and state so it is interpreted the same as campus industrial is, we should consider this. Ms. Julber said if we want to identify campus industrial you could do that or a plan amendment. Mr. Poticha said the way it is currently setup, you follow the plan.
- The Lane County Planning Commission (LCPC) recommended approval of the proposed Amendments at the June 7, 2005 meeting, however, had concerns regarding the proposed riparian setback of 75 feet for all development within the GR Plan District. The commissioners forwarded a recommendation to the board for a 100 foot setback, instead of the 75 foot setback in the proposed amendment.
  - Ms. Julber discussed the issue and concern regarding potential Measure 37 claims if a 100 foot setback was included. The analysis of the 100 foot setback had not yet been done. Mr. Poticha discussed the 100 year flood plain. The wording would be that it would be an average of 75 feet for the riverfront master plan. Environmental consultants had examined this area and cross sections had been made. Following their analysis, it was determined that a 75 foot average could be used. If someone wanted to do something as a master plan, such as expand on their own, they might have one building they need to construct on their property. The setback would be 75 feet from the top of the bank. If someone came in with a master plan for development, some variation could occur if other drainage options were used. Those plans would need to be reviewed. The plan Mr. Poticha proposed could vary from the average 75 feet setback. Ms. Julber said she was recommending council approve the package of amendments including the recommendation suggested by staff and the Springfield and Lane County Planning Commissions as noted in Attachment 1, page 3, G Section 2 of 75 foot setback. That is outlined in Exhibit D-1 under the Glenwood Riverfront (GR) Plan District language that goes in the Springfield Development Code. She noted that the amendment would be adopted by ordinance rather than resolution as stated on Attachment 2, page 13.
- Ms. Julber reviewed the proposed plan diagram change to mixed use/nodal development. She discussed section 8. She referenced the mobile home park and why their property was not made as part of Subarea 9. If amendments as adopted, the two tax lots will not be any part of any subarea. It is proposed they are part of Subarea 9 or 8. At that time when they redevelop they would need to undergo master plan amendments the same as Subarea 8. Any applicant for amendment in Subarea 8 will be treated the same. Zoning in Subarea 8 is not changed.

Ms. Julber said the ordinance was written to leave out the portion south of the railroad tracks. If it was their desire to leave them in Subarea 8, she could take that section out of the ordinance.

A council member recognized the efforts of staff and others that have worked on this project.

Mayor Leiken appreciated the fact that staff was working on this project and continuing to be flexible in proposals.

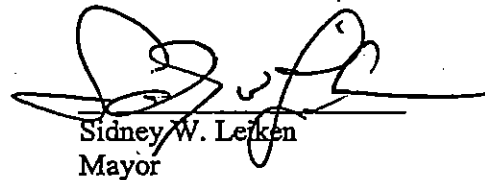
Mr. Poticha thanked the group for their interest.

ADJOURNMENT

The Springfield City Council adjourned at approximately 6:56 pm.

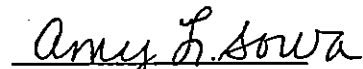
The Lane County Commissioners called for a recess at approximately 6:56 pm until the Public Hearing.

Minutes Recorder: Julie Wilson



Sidney W. Leiken  
Mayor

Attest:



Amy Sowa  
City Recorder

## ORDINANCE No. 6137

**IN THE MATTER OF AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (METRO PLAN) DIAGRAM FOR PROPERTY IN THE GLENWOOD AREA, WITH CONCURRENT GLENWOOD REFINEMENT PLAN DIAGRAM, REFINEMENT PLAN TEXT AMENDMENTS, AND SPRINGFIELD DEVELOPMENT CODE AMENDMENTS, AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES.**

WHEREAS, the Springfield City Council is committed to establishing policies and procedures to guide development in Glenwood in the area known as "Subarea 8: The River Opportunity Area", in the Glenwood Refinement Plan, excepting the parcels south of the railroad tracks, and as such, initiated the following Eugene-Springfield Metropolitan Area General Plan (Metro Plan) diagram and concurrent Glenwood Refinement Plan diagram amendment, Glenwood Refinement Plan Text amendment and Springfield Development Code amendment on September 20, 2004:

Redesignate approximately 47.5 acres of land from "Commercial/ Industrial/ Multi-Family Residential Mixed Use" to "Mixed Use/ Nodal Development", amend the Glenwood Refinement Plan to add policies and procedures to guide development, and amend the Springfield Development Code to add "Article 44: Glenwood Riverfront (GR) Plan District", Jo. No. LRP 2004-00031, City of Springfield, applicant.

WHEREAS, the combined application conforms to the provisions of Section 3.050 of the Springfield Development Code for providing timely and sufficient notice of the public hearing, pursuant to Section 14.030 of the Springfield Development Code, as well as applicable provisions of Lane Code (LC) chapter 12; and

WHEREAS, on April 19, 2005, public hearings on the Metro Plan diagram and concurrent Glenwood Refinement Plan diagram amendment, Glenwood Refinement Plan text amendments, and Springfield Development Code amendments were held. No persons testified in favor or against the proposed amendments. The Planning Commissions of Lane County and the City of Springfield held the written record open until April 29, 2005, in order to solicit more written testimony from interested parties. The Development Services staff notes, including criteria of approval, findings, and recommendations, together with the testimony and submittals of those persons testifying at the hearing or in writing, have been considered and are part of the record. In accordance with Chapter IV Plan Amendments and Refinements of the Metro Plan, Policy 6, the Springfield Planning Commission forwarded a recommendation to the Springfield City Council to adopt the package of amendments on May 18, 2005. The Lane County Planning Commission forwarded a recommendation to the Board of Commissioners to adopt the amendments on June 7, 2005; and

WHEREAS, Chapter IV Plan Amendments and Refinements of the Metro Plan, Policy 13 requires Metro Plan and refinement plan amendments to be referred to the other two jurisdictions for review and determination of Metro Plan consistency; and

WHEREAS, The City of Eugene was provided a referral notice on March 17, 2005. No response from the City of Eugene was received that indicated the proposed amendments have a Regional Impact; and

**City of Springfield, Oregon**

**CERTIFIED TRUE COPY**

*Julie M. Wilson*

**WHEREAS**, the City of Springfield has an acknowledged Citizen Involvement Program with a process for securing citizen input on all long range planning projects, which has been followed since the project's beginning in fall of 2000, and opportunities for citizen influence have been available at all stages during the development of the Glenwood Riverfront Plan and the proposed amendments. A group of property owners, business owners, and residents of Glenwood formed the Citizen Advisory Committee (CAC), which provided oversight to the project, and additionally, approximately 11 public open houses and workshops were offered throughout the project history to receive citizen input, in addition to a number of City Council and Planning Commission work sessions; and

**WHEREAS**, Metro Plan Amendments and Refinements policy 3(b) supports the proposed amendments as a Type II amendment; and

**WHEREAS**, the requested Metro Plan diagram amendment, concurrent refinement plan diagram amendment, Glenwood Refinement Plan text amendments, and Springfield Development Code amendments, are consistent with the criteria of approval of Section 7.070 and the provisions of Section 7.110(4) of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions in the staff report (Exhibit "E") attached hereto; and

**WHEREAS**, the Springfield Development Code, Article 44, Glenwood Riverfront (GR) Plan District was developed to implement the Metro Plan and Glenwood Refinement Plan amendments for the area known as "Subarea 8"; and

**WHEREAS**, the Board of Commissioners conducted a joint public hearing on this proposal on June 20, 2005, with the Springfield City Council, and is now ready to take action based upon the above recommendations and evidence and testimony already in the record as well as the evidence and testimony presented at the joint elected officials public hearing; and

**WHEREAS**, the Metro Plan, LC chapter 12 and 10.600-15 requires Lane County participation in all refinement plan adoptions or amendments which affect land outside the city limits of Springfield; and

**WHEREAS**, substantial evidence exists within the record demonstrating that the proposal meets the requirements of the Metro Plan, of LC chapters 10 and 12, Springfield Development Code Article 7, and of applicable state and local law as described in Exhibit "E", attached, and which is adopted in support of this Ordinance.

**NOW, THEREFORE**, the Common Council of the City of Springfield ordains as follows:

Section 1. The Metro Plan diagram is amended to change the current designation of approximately 47.5 acres of land from "Commercial/ Industrial/ Multi-Family Residential Mixed Use" to "Mixed Use/ Nodal Development," as identified and described on Exhibits "A" and "B" attached and incorporated here by this reference.

Section 2. Concurrently and consistent with the provisions of Springfield Development Code Article 7, the Glenwood Refinement Plan diagram for the area known as Subarea 8: The River Opportunity Area in the Glenwood Refinement Plan, excepting the area south of the railroad tracks, is amended to change the current designation from "Commercial/ Industrial/ Multi-Family Residential Mixed Use" to "Mixed Use/ Nodal Development," as identified and described on Exhibits "A" and "B" attached and incorporated here by

this reference. The parcels south of the railroad tracks currently part of Subarea 8, will become part of Subarea 9 at the time of annexation request and subsequent Glenwood Refinement Plan Amendment.

Section 3. The Glenwood Refinement Plan, Subarea 8: River Opportunity Area text is hereby amended by replacing the current pages with revised text as described in Exhibit "C" attached and incorporated here by this reference.

Section 4. The Springfield Development Code is amended to add Article 44: GR Plan District, as described in Exhibit "D" attached and incorporated here by this reference.

Section 5. Notwithstanding the effective date of ordinances as provided by Section 2.110 of the Springfield Municipal Code 1997, this Ordinance shall become effective 30 days from the date of passage by the City Council and approval by the Mayor, or upon the date of its acknowledgement as provided by ORS 197.625, whichever date is later, provided that by that the Lane County Board of Commissioners have adopted ordinances containing identical provisions to those described in Sections 1, 2, 3, and 4 of this Ordinance.

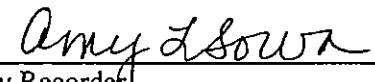
**FURTHER**, although not a part of this Ordinance, the Common Council of the City of Springfield adopts findings as set forth in the staff report, attached as Exhibit "E", in support of this action.

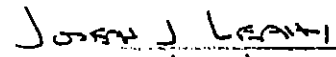
The prior underlying Metro Plan designations replaced by this Ordinance remain in full force and effect to authorize prosecution of persons in violation thereof prior to the effective date of this Ordinance.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not effect the validity to the remaining portions hereof.

Adopted by the Common Council of the City of Springfield this 18th day of July 2005.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Recorder

  
7/8/05  
\_\_\_\_\_  
CITY ATTORNEY

## BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

**ORDINANCE No. PA 1223 ( IN THE MATTER OF AMENDING THE EUGENE-  
( SPRINGFIELD METROPOLITAN AREA GENERAL  
( PLAN (METRO PLAN) DIAGRAM FOR PROPERTY IN  
( THE GLENWOOD AREA, WITH CONCURRENT  
( GLENWOOD REFINEMENT PLAN DIAGRAM AND  
( TEXT AMENDMENTS, AND ADOPTING SAVINGS  
( AND SEVERABILITY CLAUSES.**

**WHEREAS**, the Springfield City Council is committed to establishing policies and procedures to guide development in Glenwood in the area known as "Subarea 8: The River Opportunity Area", in the Glenwood Refinement Plan, excepting the parcels south of the railroad tracks, and as such, initiated the following Eugene-Springfield Metropolitan Area General Plan (Metro Plan) diagram and concurrent Glenwood Refinement Plan diagram amendment, Glenwood Refinement Plan Text Amendment and Springfield Development Code amendment on September 20, 2004:

Redesignate approximately 47.5 acres of land from "Commercial/ Industrial/ Multi-Family Residential Mixed Use" to "Mixed Use/ Nodal Development", amend the Glenwood Refinement Plan to add policies and procedures to guide development, and amend the Springfield Development Code to add "Article 44: Glenwood Riverfront (GR) Plan District", Jo. No. LRP 2004-00031, City of Springfield, applicant.

**WHEREAS**, the combined application conforms to the provisions of Section 3.050 of the Springfield Development Code for providing timely and sufficient notice of the public hearing, pursuant to Section 14.030 of the Springfield Development Code, as well as applicable provisions of Lane Code (LC) chapter 12; and

**WHEREAS**, on April 19, 2005, public hearings on the Metro Plan diagram and concurrent Glenwood Refinement Plan diagram amendment, Glenwood Refinement Plan text amendments, and Springfield Development Code amendments were held. No persons testified in favor or against the proposed amendments. The Planning Commissions of Lane County and the City of Springfield held the written record open until April 29, 2005, in order to solicit more written testimony from interested parties. The Development Services staff notes, including criteria of approval, findings, and recommendations, together with the testimony and submittals of those persons testifying at the hearing or in writing, have been considered and are part of the record. In accordance with Chapter IV Plan Amendments and Refinements of the Metro Plan, Policy 6, the Springfield Planning Commission forwarded a recommendation to the Springfield City Council to adopt the package of amendments on May 18, 2005. The Lane County Planning Commission forwarded a recommendation to the Board of Commissioners to adopt the amendments on June 7, 2005; and

**WHEREAS**, Chapter IV Plan Amendments and Refinements of the Metro Plan, Policy 13 requires Metro Plan and refinement plan amendments to be referred to the other two jurisdictions for review and determination of Metro Plan consistency; and

**WHEREAS**, the City of Eugene was provided a referral notice on March 17, 2005. No response from the City of Eugene was received that indicated the proposed amendments have a Regional Impact; and

**WHEREAS**, the City of Springfield has an acknowledged Citizen Involvement Program with a process for securing citizen input on all long range planning projects, which has been followed since the project's beginning in fall of 2000, and opportunities for citizen influence have been available at all stages during the development of the Glenwood Riverfront Plan and the proposed amendments. A group of property owners, business owners, and residents of Glenwood formed the Citizen Advisory Committee (CAC), which provided oversight to the project, and additionally, approximately 11 public open houses and workshops were offered throughout the project history to receive citizen input, in addition to a number of City Council and Planning Commission work sessions; and

**WHEREAS**, Metro Plan Amendments and Refinements policy 3(b) supports the proposed amendments as a Type II amendment; and

**WHEREAS**, the requested Metro Plan diagram amendment, concurrent refinement plan diagram amendment, Glenwood Refinement Plan text amendments, and Springfield Development Code amendments, are consistent with the criteria of approval of Section 7.070 and the provisions of Section 7.110(4) of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions in the staff report (Exhibit "D") attached hereto; and

**WHEREAS**, the Board of Commissioners conducted a joint public hearing on this proposal on June 20, 2005, with the Springfield City Council, and is now ready to take action based upon the above recommendations and evidence and testimony already in the record as well as the evidence and testimony presented at the joint elected officials public hearing; and

**WHEREAS**, the Metro Plan, LC chapter 12 and 10.600-15 requires Lane County participation in all refinement plan adoptions or amendments which affect land outside the city limits of Springfield; and

**WHEREAS**, substantial evidence exists within the record demonstrating that the proposal meets the requirements of the Metro Plan, of LC chapters 10 and 12, and of applicable state and local law as described in Exhibit "D", attached, and which is adopted in support of this Ordinance.

**NOW, THEREFORE**, the Board of County Commissioners of Lane County ordains as follows:

Section 1. The Metro Plan diagram is amended to change the current designation of approximately 47.5 acres of land from "Commercial/ Industrial/ Multi-Family Residential Mixed Use" to "Mixed Use/ Nodal Development," as identified and described on Exhibits "A" and "B" attached and incorporated here by this reference.

Section 2. Concurrently and consistent with the provisions of Lane Code chapter 12, the Glenwood Refinement Plan diagram for the area known as Subarea 8: The River Opportunity Area in the Glenwood Refinement Plan, excepting the area south of the railroad tracks, is automatically amended to change the current designation from "Commercial/ Industrial/ Multi-Family Residential Mixed Use" to "Mixed Use/ Nodal Development," as identified and described on Exhibits "A" and "B" attached and incorporated here by this reference. The parcels south of the railroad tracks, currently part of Subarea 8, will become part of Subarea 9 at the time of annexation request and subsequent Glenwood Refinement Plan Amendment.



Section 3. The Glenwood Refinement Plan, Subarea 8: River Opportunity Area text is hereby amended by replacing the current pages with revised text as described in Exhibit "C" attached and incorporated here by this reference.

**FURTHER**, although not a part of this Ordinance, the Board of County Commissioners adopts findings as set forth in Exhibit "D" attached, in support of this action.

The prior underlying Metro Plan designations replaced by this Ordinance remain in full force and effect to authorize prosecution of persons in violation thereof prior to the effective date of this Ordinance.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not effect the validity to the remaining portions hereof.

**ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Chair, Lane County Board of County Commissioners

\_\_\_\_\_  
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date 7-21-2005 Lane County

Stephen J. Parker  
OFFICE OF LEGAL COUNSEL