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BOOK 135 PAGE 1355

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JUN 24 1988

IN THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

County Clerk

For Lane County, Oregon

BY *James Lajoie*
DEPUTY

ORDINANCE NO. PA 952

) IN THE MATTER AMENDING THE
) EUGENE-SPRINGFIELD METROPOLITAN
) AREA GENERAL PLAN TO INCORPORATE
) THE EAST MAIN REFINEMENT PLAN
) FOR THE CITY OF SPRINGFIELD, AND
) ADOPTING A SEVERABILITY CLAUSE.

WHEREAS, on November 24, 1986, the Lane County Board of Commissioners adopted Ordinance No. 16-86 amending Chapter 10 of Lane Code to transfer to the Springfield Planning Commission the legislative land use authority for the urbanizable portion of the Springfield Urban Growth Boundary that had been previously excercised by the Lane County Planning Commission; and

WHEREAS, on March 9, 1988, the Springfield Planning Commission recommended to the Springfield City Council adoption of the East Main Refinement Plan and the minor amendments to the Eugene-Springfield Metropolitan Area General Plan; and

WHEREAS, on April 4, 1988, the Springfield City Council adopted the East Main Refinement Plan and related amendments to the Eugene-Springfield Metropolitan Area General Plan; and

WHEREAS, on April 25, 1988, the Eugene City Council adopted the amendments to the Eugene-Springfield Metropolitan Area General Plan related to the City of Springfield's East Main Refinement Plan; and

WHEREAS, on June 1, 1988, the Lane County Board of Commissioners conducted the First Reading of this Ordinance and on June 22, 1988, conducted the Second Reading and held a public hearing to review the proposed amendments to the Eugene-Springfield Metropolitan Area General Plan related to the City of Springfield's East Main Refinement Plan; and

WHEREAS, based upon the above record and findings (Exhibit "B"), the Board of County Commissioners concludes that the Eugene-Springfield Metropolitan Area General Plan Diagram amendments set forth below are consistent with the Statewide Goals, with the unamended portions of the Eugene-Springfield Metropolitan Area General Plan, reflect changes in policy as indicated in the City of Springfield's East Main Refinement Plan, and should be approved; NOW

THEREFORE, BE IT RESOLVED, the Lane County Board of County Commissioners Ordains as follows:

1. The Eugene-Springfield Metropolitan Area General Plan Diagram is amended as shown in Exhibit "A".
2. If any section, subsection, sentence, clause, phrase, or portion of

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

While not part of this Ordinance, we adopt attached Exhibits "B as findings in support of this decision.

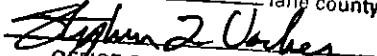
DATED this 22nd day of June, 1988.



Chairperson, Lane County Board of Commissioners

APPROVED AS TO FORM

Date 5-24-88 lane county


OFFICE OF LEGAL COUNSEL

PROPOSED AMENDMENTS TO THE METRO PLAN DIAGRAM

KEY:

1. Remove Mixed-Use *
2. From Light-Medium Industrial (LMI) to Heavy Industrial (HI)
3. Add Mixed-Use *
4. Add Mixed-Use *
5. From Low Density Residential (LDR) to Medium Density Residential (MDR)
6. Add Mixed-Use *
7. From Low Density Residential (LDR) to Parks and Open Space (POS)
8. From Low Density Residential (LDR) to Light-Medium Industrial (LMI)

EAST MAIN
Refinement Plan

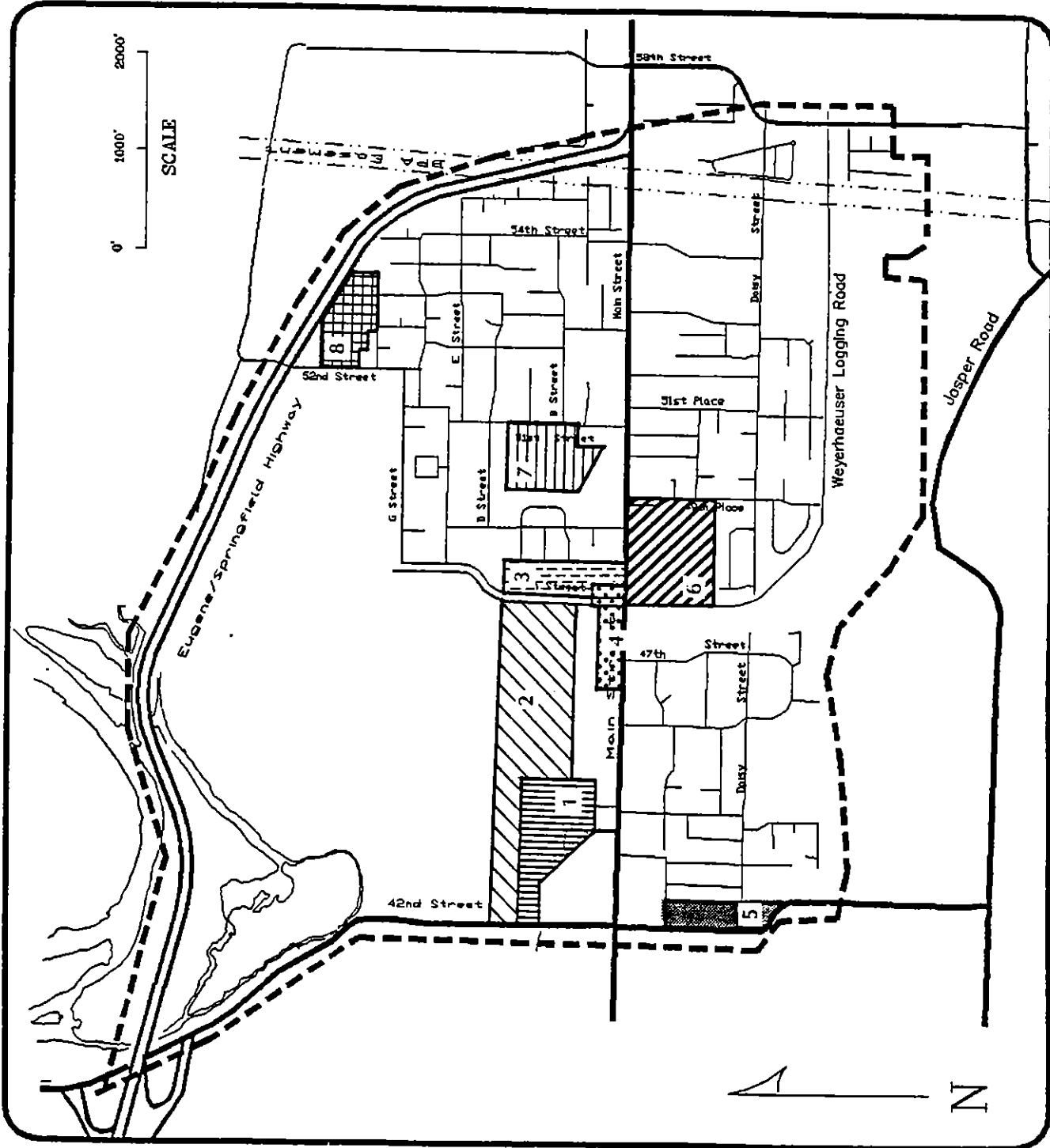


EXHIBIT "B"

FINDINGS: METRO PLAN DIAGRAM AMENDMENT CONSISTENCY WITH STATE-WIDE PLANNING GOALS AND GUIDELINES, METROPOLITAN AREA GENERAL PLAN TEXT AND EAST MAIN REFINEMENT PLAN TEXT**STATEWIDE GOALS**

The following Statewide Goals are applicable to the East Main area Metropolitan Area General Plan diagram amendments.

Goal 1) Citizen Involvement

Goal 1 is intended to insure that citizens are involved in all stages of the planning process. It directs planning bodies to: provide information to the public, involve citizens in all stages of the planning process at a level appropriate to the scale of the effort, route proposals through the official "citizen advisory committee" (the Planning Commission in Springfield's case), make the technical information available and understandable, ensure that two way communication occurs between the citizen and planning agencies, and ensure that policy makers respond to the citizens with the reasons for their decisions.

FINDINGS

- 1) In July of 1987 the East Main Refinement Plan Advisory Team, composed of area residents, Park agency representatives, local industry representatives, and Planning Commissioners was formed to develop a draft refinement plan for the area.
- 2) Over 3,000 letters were sent out in late June 1987, notifying all property owners and residents that work was beginning on the East Main Refinement Plan and describing the process which would follow. On February 8, 1988, notice was sent to all affected property owners informing them of the two neighborhood meetings on February 16 & 18, the Planning Commission public hearing on March 9, and the City Council public hearing on March 21. The letter contained the proposed Plan Diagram and information on where recipients could obtain a draft copy of the Refinement Plan. In addition letters were sent to all properties which were rezoned as a result of the East Main Refinement Plan.
- 3) Approximately 35 people attended the neighborhood meetings in February.
- 4) Legal notice was printed in the Springfield News on March 2, 1988, for the first Planning Commission public hearing.
- 5) At least 2 feature articles and one editorial were printed in the local papers discussing the East Main Refinement Plan.

Goal 2) Land Use Planning

Goal 2 mandates the establishment of a land use planning process and policy framework to be used as a basis for all land use decisions. It requires special district plans to conform to the adopted comprehensive plan.

FINDINGS

- 1) Land use, natural resources, and public facilities were inventoried during the East Main planning process.
- 2) Criteria and policies for determination of land use designations were developed and systematically applied in making legislative land use decisions as part of the planning process.
- 3) Citizen involvement was an integral part of every phase of the planning process (see findings for Goal 1 above).
- 4) The diagram amendments are consistent with the remainder of the East Main Refinement Plan and the Metro Plan text (see following findings in this Attachment).

Goal 5) Open Spaces, Scenic and Historic Areas, and Natural Resources

Goal 5 is intended to "conserve open space and protect natural and scenic resources."

FINDINGS

- 1) One historic structure is identified on both the State Of Oregon Inventory Historic Sites and Buildings and Springfield's 1980 Historic Buildings of Springfield. The Springfield Development Code Article 30 H, Historic Overlay District was adopted in October of 1987 in order to encourage the preservation and adaptive use of historic structures and sites. Evaluation of the 1980 Inventory for application of the Historic Overlay District is planned to be completed by July 1989.
- 2) A site in the north east corner of the East Main area is identified in the Metro Plan, Natural Assets and Constraints Working Paper, Significant Vegetation and Wildlife Areas map as riparian vegetation but is not listed as one of the 35 "Significant Areas".
- 3) Prior to the completion of the Metro Plan Update in 1990 the East Main Refinement Plan provides interim protection for potential wetland areas through Environmental Design Policy #4 which requires that any development which would affect wetlands shown on the refinement plan Development Constraints Map, shall complete an inventory and an ESEE analysis of the potential resource site.

4) Due to a lack of available information on the wetland areas within the planning area it is necessary to gather accurate information in order to evaluate the potential wetland resource for its significance.

5) The Metro Plan Update is in progress and a work program has been adopted which includes an inventory of Metro area wetlands and will rate each area for its significance within the Metro area.

Goal 9) Economy

This Goal addresses the need to diversify and improve the variety, type, scale and location of business and commercial activities.

FINDINGS

1) The heavy industrial plan diagram amendment will allow the City's largest employer room to expand its operations.

Goal 10) Housing

This Goal provides for the housing needs of the citizens of the State. It allows for flexibility in location, type, and density of housing for both rental and owner occupied units.

FINDINGS

1) The mixed-use diagram amendments shown on Attachment A2, #3 & 8, require the retention of at least 60% of the area for multi-family residential.

2) Medium density amendments designate areas for the exclusive use of medium density residential use which were previously designated mixed-use or LDR.

Goal 12) Transportation

Goal 12 provides for safe, convenient, and economic transportation systems and the consideration of all modes of transportation.

FINDINGS

1) The location of commercial uses and medium and high density housing, in the mixed-use amendments, on and near transit lines promotes transit usage.

Goal 13) Energy Conservation

Land uses shall be managed and controlled so as to maximize energy conservation. This goal encourages land use patterns which allow people to live, work and shop in the same area.

FINDINGS

- 1) The mixed-use designations in the East Main area accommodate industrial, residential and commercial uses in the same area.
- 2) The location of commercial uses and high and medium density housing along transit lines promotes energy conservation through the use of transit services.

EAST MAIN REFINEMENT PLAN

FINDINGS

- 1) The Metro Plan diagram amendment areas implement the diagram and policies of the East Main Refinement Plan.
- 2) The East Main Refinement Plan complies with the Metro Plan (see Attachment A).