

FILED

SEP 26 1991

BOOK 148 PAGE 1908

COUNTY CLERK  
FOR LANE COUNTY OR  
BY *Marsha J. Woodward*

IN THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE 13-91 ) IN THE MATTER OF AMENDING LANE CODE CHAPTER 10 TO  
 ) ADD REGULATIONS FOR TEMPORARY EMERGENCY QUARTERS,  
 ) REVISE DEVELOPMENT STANDARDS IN THE NEIGHBORHOOD  
 ) COMMERCIAL (NC) ZONE, AND MODIFY FEES CHARGED FOR  
 ) AMENDMENTS TO THE EUGENE-SPRINGFIELD METROPOLITAN  
 ) AREA GENERAL PLAN FOR THE URBANIZABLE LANDS  
 ) WITHIN THE SPRINGFIELD URBAN GROWTH BOUNDARY (LC  
 ) 10.600-15); ADOPTING A SAVINGS AND SEVERABILITY  
 ) CLAUSE; AND DECLARING AN EMERGENCY

WHEREAS, on November 24, 1986, the Lane County Board of Commissioners enacted Ordinance No. 16-86 to adopt the City of Springfield land use regulations for application to urbanizable lands within the Springfield Urban Growth Boundary in accordance with the urban transition agreement with the City of Springfield; and

WHEREAS, that urban transition agreement provides for joint development and adoption of land use regulations applicable to urbanizable lands within the Springfield Urban Growth Boundary; and

WHEREAS, on July 1, 1991, the Springfield City Council adopted the following legislative amendments to the Springfield Development Code: Ordinance 5579 (Emergency), having to do with temporary emergency medical hardship living quarters; Ordinance 5580 (Emergency), having to do with development standards in the NC zoning district; and Ordinance 5582 (Emergency), having to do with City fees for Metro plan amendments; and

WHEREAS, the City of Springfield has requested that Lane County adopt the regulations contained in the Ordinances described above, for application on the urbanizable lands within the Springfield Urban Growth Boundary; and

WHEREAS, prior to adoption of each of the Ordinances described above, the City of Springfield Planning Commission and City Council held public hearings and took action in accordance with applicable laws and regulations; and

WHEREAS, Article IV.A.3 of the urban transition agreement (Exhibit "C" to Ordinance 16 - 86) transferred the planning commission legislative land use authority for the urbanizable lands within the Springfield Urban Growth Boundary to the Springfield Planning Commission and that body recommended approval of the Ordinances described above; and

WHEREAS, Lane County Board of County Commissioners has conducted public hearings and is ready to take action.

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

Section 1. The provisions of the Springfield Development Code, as adopted by Lane County Ordinance No. 16-86, and amended by Ordinance Nos. 5-89,

Page 1 - IN THE MATTER OF AMENDING LANE CODE CHAPTER 10 TO ADD REGULATIONS FOR TEMPORARY EMERGENCY QUARTERS, REVISE DEVELOPMENT STANDARDS IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE, AND MODIFY FEES CHARGED FOR AMENDMENTS TO THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN FOR THE URBANIZABLE LANDS WITHIN THE SPRINGFIELD URBAN GROWTH BOUNDARY (LC 10.600-15); ADOPTING A SAVINGS AND SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY

18-90, and 9-91, are hereby further amended as specified by the City of Springfield Ordinances described as follows: Ordinance 5579, attached as Exhibit "A"; Ordinance 5580, attached as Exhibit "B"; and Ordinance 5582, attached as Exhibit "C". These amendments are adopted and incorporated herein by this reference for application on the urbanizable lands within the Springfield Urban Growth Boundary and shall not be codified into Lane Code.

Section 2. Chapter 10 of Lane Code is hereby amended by removing and inserting the following page:

REMOVE THIS PAGE  
 10.600-10 - 10.600-15(2)  
 i.e. 10-358  
 (a total of one page)

INSERT THIS PAGE  
 10.600-10 - 10.600-15(2)  
 i.e. 10-358  
 (a total of one page)

This page is attached hereto and incorporated herein by this reference. The purpose of this substitution is to include specific reference to this Board of County Commissioners action adopting the City of Springfield land use regulations to be applied by the City of Springfield on urbanizable lands within the Springfield Urban Growth Boundary.

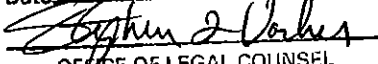
Section 3. Ordinances and regulations amended by this Ordinance shall remain in force to authorize a punishment, penalty or forfeiture incurred, or a suit, prosecution or proceeding pending when the amendment takes effect, for an offense or violation committed under the amended Ordinance or regulation prior to the effective date of this Ordinance.

Section 4. 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 of the remaining portions hereof.


An emergency is hereby declared to exist and this ordinance, being enacted by the Board in the exercise of its police power for the purpose of meeting such emergency and for the immediate preservation of the public peace, health and safety, shall take effect immediately upon adoption.

ENACTED this 25 day of Sept., 1991.

APPROVED AS TO FORM

Date 8-19-91 Jane County  
  
 OFFICE OF LEGAL COUNSEL

  
 Chair, Lane County Board of Commissioners

  
 Recording Secretary for this Meeting of the Board

10.600-10

Lane Code

10.600-15(2)

-10 Springfield Urban Growth Boundary. The City of Springfield shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Springfield Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, east of 1-5, excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by 1-5).

(2) Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

-15 Applicable Land Use Regulations. Lane County has adopted the following land use regulations to be applied by Springfield on urbanizable land within the Springfield Urban Growth Boundary.

(1) The Springfield Development Code adopted by the Lane County Board of Commissioners as part of Ordinance No. 16-86, and amended by Ordinance Nos. 5-89, 18-90, 9-91 and 13-91.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division.

16-86, 11.24.86  
5-89; 5.31.89  
11-89; 11.21.89  
18-90; 12.19.90

10-358

WP 1/co/00036/C

UNDERLINING \_\_\_\_\_ indicates material being added.

LEGISLATIVE FORMAT

BRACKETS [ ] indicate material being deleted.

10.600-10

Lane Code

10.600-15(2)

-10 Springfield Urban Growth Boundary. The City of Springfield shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Springfield Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, east of 1-5, excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by 1-5).

(2) Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

-15 Applicable Land Use Regulations. Lane County has adopted the following land use regulations to be applied by Springfield on urbanizable land within the Springfield Urban Growth Boundary.

(1) The Springfield Development Code adopted by the Lane County Board of Commissioners as part of Ordinance No. 16-86, and amended by Ordinance Nos. 5-89, 18-90, [and] 9-91 and 13-91.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division.

16-86, 11.24.86  
5-89; 5.31.89  
11-89; 11.21.89  
18-90; 12.19.90

10-358

WP 1/co/00036/C

ORDINANCE NO. 5579 (EMERGENCY)

AN ORDINANCE AMENDING ARTICLE 36 MOBILE HOME STANDARDS OF THE SPRINGFIELD DEVELOPMENT CODE BY CREATING SECTION 36.135 TEMPORARY USE - EMERGENCY MEDICAL HARDSHIP, AND DECLARING AN EMERGENCY.

THE CITY OF SPRINGFIELD DOES ORDAIN AS FOLLOWS:

Section 1: Section 36.135 is hereby added as described below:

---

36.135 Temporary Use - Emergency Medical Hardship

---

The intent of this Section is to allow temporary emergency quarters when certain medical hardships arise. The following standards shall apply in these circumstances:

- (1) The temporary emergency quarters may be a residential trailer, a travel trailer or an RV.
- (2) The temporary emergency quarters must be occupied by a person who is terminally ill, by a person who is severely incapacitated from illness or injury, by a person who is recuperating from an illness or injury, or by a person who is providing care for one of the preceding. Maximum stay for any of the preceding is 12 months. Under no circumstances may emergency quarters be used as a rental unit.
- (3) Timely and accurate verification of the person's condition and need for care must be provided by a licensed medical doctor.
- (4) The property must be zoned Low Density Residential (LDR).
- (5) The property must be occupied by a primary structure or, if vacant, must be located immediately adjacent to the residence of the care giver or the injured/ill person.
- (6) All temporary emergency quarters shall be located behind the leading edge of the primary structure (side yard) or behind the primary structure (rear yard).
- (7) All manufactured dwellings used as temporary emergency quarters shall be connected to sewer, water and electrical services as prescribed by the Oregon State Building Code, as adopted by the City of Springfield.
- (8) All travel trailers and RV's used as temporary emergency quarters shall have utility connections consistent with state law requirement for such units in RV parks.

Ordinance No. 5579  
Page 2

- (9) Temporary emergency quarters shall be reviewed under the Type II process. The application shall include a plot plan showing existing structures and their setbacks and the proposed location and setbacks of the temporary emergency quarters. The application shall include the written verification of medical condition as specified in paragraph 3 of this Section.
- (10) Appeals of decisions approving or denying temporary emergency quarters shall be to the Planning Commission/Hearings Official.
- (11) A request for a time extension beyond the 12 month maximum stay shall require a new Type II application.
- (12) Temporary emergency quarters shall maintain compliance with all conditions of approval. Violation of the provisions of this Section, or determination that need can no longer be verified shall be the basis for termination of this approval.

Section 2: The recommendation of the Springfield Planning Commission, Order No. 91-05-72, has been reviewed and is hereby adopted in support of the adoption of these amendments (See Attachment A attached hereto and incorporated herein by reference).

Section 3: It is hereby found and declared that matters pertaining to the temporary use of certain dwellings in circumstances of emergency medical hardships are matters affecting the public health, safety and welfare of the City of Springfield, and that this ordinance shall therefore take effect immediately upon its passage by the Council and approval by the Mayor.

ADOPTED by the Common Council of the City of Springfield by a vote of 5 for and 0 against this 1st day of July, 1991.

APPROVED by the Mayor of the City Springfield this 1st day of July, 1991.

ATTEST:

Bill Mondello  
Mayor

Eileen Stein  
City Recorder

REVIEWED & APPROVED  
AS TO FORM

Eileen Stein

DATE: 7-1-91  
OFFICE CITY ATTORNEY

BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF SPRINGFIELD, OREGON

REQUEST FOR AMENDMENT TO THE }  
SPRINGFIELD DEVELOPMENT CODE }  
}

Jo. No. 91-05-72  
FINDINGS, CONCLUSION  
AND RECOMMENDATION

NATURE OF THE APPLICATION

Amend Article 36 MANUFACTURED HOME STANDARDS of the Springfield Development Code.

RELEVANT FACTS, CRITERIA AND FINDINGS

1. On May 13, 1991, the Development Services Department initiated the following application for Code Amendment:

City of Springfield (Jo. No. 91-05-72) Request for Code Amendment.

2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the Public Meeting, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On June 19, 1991, a public meeting on the proposed Code amendment request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the applicant and other persons testifying at that hearing have been considered and are a part of the record of this proceeding.

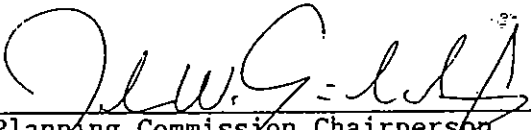
CONCLUSION

On the basis of this record, the requested amendment application is consistent with the criteria of Section 8.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions set out in the findings of fact adopted June 19, 1991 (Exhibit A) and attached hereto.

RECOMMENDATION

The Planning Commission of Springfield hereby recommends the City Council amend the Springfield Development Code as proposed by Jo. No. 91-05-72.

THIS RECOMMENDATION was presented to and approved by the Planning Commission on June 19, 1991.

  
\_\_\_\_\_  
Planning Commission Chairperson

ATTEST

AYES: 6

NOES: 0

ABSENT: |

ABSTAIN:

Findings in Support of Code Amendment - Article 36 Mobile Home Standards  
Emergency Medical Hardships

Amendments to the Springfield Development Code must be based on conformance to the following criteria of SDC 8.030:

- (1) The Metro Plan;
- (2) Applicable State statutes; and,
- (3) Applicable State-wide Planning Goals and Administrative Rules.

Conformance to the Metro Plan

This is a highly specialized amendment that acknowledges the emergency, short term needs of citizens burdened with temporary medical hardships. The standards and provisions of this amendment are intended to address the need for temporary, transportable shelter to house either the infirm or the care giver, and to ensure that neighborhood character is not disrupted.

The duration of these accommodations is 12 months or less, and in most circumstances the class of structure permitted would not be considered to be permanent housing under any circumstances. The short term nature of the use, in addition to the remote possibility that such a request would occur again on the same site, pre-empts the applicability of density objectives expressed in the residential element of the Metro Plan. This amendment has no effect on, nor is it affected by Metro Plan policies.

Conformance to Applicable State Statutes

The statutes, rightfully, defer this specialized and small land use activity to control at the local level by remaining silent on the issue.

Conformance to Administrative Rules and State-wide Planning Goals

This amendment does not allow a permanent use, nor is it intended to implement housing objectives directed toward specialized housing needs or affordable housing. The provisions of this amendment address a local need that has been brought before the City Council on numerous occasions. The Council seeks to provide temporary relief for temporary hardships by establishing specific criteria and standards. There are no Administrative Rules or State-wide Planning Goals which apply to this amendment or which this amendment seeks to implement.

ORDINANCE NO. 5580 (EMERGENCY)

AN ORDINANCE REGARDING THE LOCATION, BUILDING SIZE, LANDSCAPING COVERAGE, OFF-STREET PARKING STANDARDS AND PERMITTED USES IN THE NC NEIGHBORHOOD COMMERCIAL ZONING DISTRICT BY AMENDING ARTICLE 18 COMMERCIAL ZONING DISTRICTS OF THE SPRINGFIELD DEVELOPMENT CODE, AND DECLARING AN EMERGENCY.

THE CITY OF SPRINGFIELD DOES ORDAIN AS FOLLOWS:

Section 1: Section 18.010(1) is hereby amended as described below:

- (1) **NC NEIGHBORHOOD COMMERCIAL.** The NC District is intended to fully implement Metro Plan Text addressing Neighborhood Commercial facilities and any applicable refinement plan. This district designates sites up to 3 acres in size to provide day to day commercial needs for support populations up to 4,000 people. NC developments should enhance rather than intrude on the character of a neighborhood by using landscaping, building materials and design features that are similar to and in proportion with residential uses. New NC zoning districts larger than 1.5 acres shall be limited to collector and arterial streets. Existing NC zoning districts on local streets shall not be allowed to expand beyond 1.5 acres unless the proposed development area abuts a collector or arterial street.

Section 2: Section 18.020 is hereby amended as described below:

**Section 18.020 SCHEDULE OF USE CATEGORIES**

Subsection (3) Business and professional offices and personal services, delete all use prohibitions in the NC district and replace with: "P"

Subsection (6) Recreational facilities, delete all use prohibitions (except drive in movies and shooting ranges) in the NC district and replace with: "P"

Subsection (7) Religious, social and public institutions, delete all use prohibitions in the NC district and replace with: "P"

Subsection (9) Retail sales, delete all use prohibitions in the NC district and replace with: "P"

Section 3: Section 18.040 is hereby amended as described below:

**Section 18.040 LOT COVERAGE STANDARDS**

Lot coverage standards are limited only by standards specified in other Sections of this Code, except that lot coverage standards in the NC district shall be subject to the following:

Ordinance No. \_\_\_\_\_  
Page 2

- (1) For development areas less than 1 acre - Building coverage shall not exceed 35% of the total development area.
- (2) For development areas between 1 and 2 acres - Building coverage shall not exceed 35% of the total development area.
- (3) For development areas between 2 and 3 acres - Building coverage shall not exceed 35% of the total development area. No single lease space shall exceed 15,000 square feet.
- (4) Parking, loading and vehicular circulation area coverage shall not exceed 45% of the total development area.
- (6) Perimeter and interior landscaping area combined coverage shall not be less than 20% of the total development area.

Section 4: Section 18.050 is hereby amended as described below:

**Section 18.050 SETBACK STANDARDS**

- |  |        |
|--|--------|
| (1)(b) Parking, driveway and outdoor storage setback | 5 feet |
| Except: in NC districts this setback shall be        | 7 feet |
| (2)(b) Parking, driveway and outdoor storage setback | 5 feet |
| Except: in NC districts this setback shall be        | 7 feet |

Section 5: Section 18.070 is hereby amended as described below:

**Section 18.070 OFF-STREET PARKING STANDARDS**

Between the first and second paragraphs of this Section, add the following:

Parking lots in NC districts shall be designed so that every seventh space shall be developed as a landscaped separator between spaces. NC developments that require more than 25 parking spaces shall locate half of all the required spaces over 25 behind proposed buildings.

Ordinance No. \_\_\_\_\_  
Page 3

Section 6: The recommendation of the Springfield Planning Commission, Order No. 91-05-73, has been reviewed and is hereby adopted in support of the adoption of these amendments (See Attachment A attached hereto and incorporated herein by reference).

Section 7: It is hereby found and declared that matters pertaining to the location, building size, landscape coverage, off-street parking standards and permitted uses in the NC Neighborhood Commercial zoning districts are matters affecting the public health, safety and welfare of the City of Springfield, and that this ordinance shall therefore take effect immediately upon its passage by the Council and approval by the Mayor.

ADOPTED by the Common Council of the City of Springfield by a vote of \_\_\_\_\_ for and \_\_\_\_\_ against this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

APPROVED by the Mayor of the City of Springfield this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

WITNESSES:

Bill Morissette  
Mayor

Ellen Stein  
City Recorder

Joseph J. Leahy  
June 26, 1991  
OFFICE OF CITY ATTORNEY  
CITY OF SPRINGFIELD

BEFORE THE PLANNING COMMISSION

OF THE

CITY OF SPRINGFIELD, OREGON

REQUEST FOR AMENDMENT TO THE }  
SPRINGFIELD DEVELOPMENT CODE }  
}

Jo. No. 91-05-73  
FINDINGS, CONCLUSION  
AND RECOMMENDATION

NATURE OF THE APPLICATION

Amend Article 18 COMMERCIAL ZONING DISTRICTS of the Springfield Development Code.

RELEVANT FACTS, CRITERIA AND FINDINGS

1. On April 1, 1991, the Development Services Department initiated the following application for Code Amendment:

City of Springfield (Jo. No. 91-05-73) Request for Code Amendment.

2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the Public Meeting, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On June 19, 1991, a public meeting on the proposed Code amendment request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the applicant and other persons testifying at that hearing have been considered and are a part of the record of this proceeding.

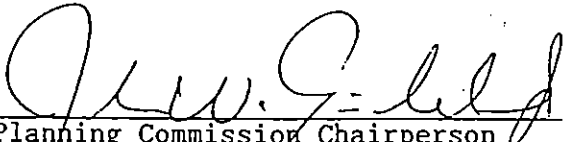
CONCLUSION

On the basis of this record, the requested amendment application is consistent with the criteria of Section 8.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions set out in the findings of fact adopted June 19, 1991 (Exhibit A) and attached hereto.

RECOMMENDATION

The Planning Commission of Springfield hereby recommends the City Council amend the Springfield Development Code as proposed by Jo. No. 91-05-73.

THIS RECOMMENDATION was presented to and approved by the Planning Commission on June 19, 1991.

  
Planning Commission Chairperson

ATTEST

AYES: 4

NOES: 2

ABSENT: 1

ABSTAIN:

Findings in Support of Code Amendment - Article 18 NC Neighborhood Commercial

Amendments to the Springfield Development Code must be based on conformance to the following criteria of SDC 8.030:

- (1) The Metro Plan;
- (2) Applicable State statutes; and,
- (3) Applicable State-wide Planning Goals and Administrative Rules.

Conformance to the Metro Plan

The proposed amendments limit the location and size of the building and lot; increase the landscaping requirements; require building materials to be comparable with surrounding residential uses; require half of all parking spaces in excess of 25 to be located behind the building; and expands the list of permitted uses.

These amendments will implement the following plan objectives, policies and goals:

Metropolitan Goals

Economy

Broaden, improve, and diversify the metropolitan economy while maintaining or enhancing the environment.

The Plan Diagram

Neighborhood Commercial Facilities are... "Oriented to the day-to-day needs of the neighborhood served. The determination of the appropriateness of specific sites and uses or additional standards is left to the local jurisdiction. Minimum location standards and site criteria include: (2) Adequate area to accommodate off-street parking and loading needs and landscaping, particularly between the center and adjacent residential property, as well as along street frontages next door to outdoor parking areas."

The Economic Element

Goal

Broaden, improve, and diversify the metropolitan economy while maintaining or enhancing the environment.

Objectives

4. Promote industrial and commercial development with local capital, entrepreneurial skills...

Policies

2. Encourage economic development which utilizes local and imported capital, entrepreneurial skills, and the resident labor force.

18. Review local ordinances and revise them to promote greater flexibility for promoting appropriate commercial development in residential neighborhoods.
25. Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood.
26. Encourage the expansion or redevelopment of existing neighborhood commercial facilities as surrounding residential densities increase or as the characteristics of the support population change.

The proposed amendments establish stricter standards for NC development on local streets, require building materials to be compatible with surrounding residential structures, require 20% of the lot to be landscaped (7' minimum adjacent to streets), and requires half of all parking over 25 spaces to be located behind the building. The use list has expanded to allow a wider variety of goods and services but this relaxation in uses has been balanced by new square footage limits for building size as well as individual lease space.

#### Conformance to Applicable State Statutes

The statutes, rightfully, defer this specialized and small land use activity to control at the local level by remaining silent on the issue.

#### Conformance to Administrative Rules and State-wide Planning Goals

There are no Administrative Rules or State-wide Planning Goals that are specifically applicable to this amendment. However, Goal 9 ECONOMIC DEVELOPMENT includes broad language that may be applied.

#### Goal

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;

The proposed amendments do not affect supply or spatial proximity. Development area on local streets has been reduced from 5 acres to 1.5 acres to reduce the possibility of incompatible development. Zone changes to Neighborhood Commercial remain subject to the criteria of Article 12 of the Springfield Development Code.

ORDINANCE NO. 5582 (EMERGENCY)

AN ORDINANCE AMENDING FEES CHARGED FOR MAJOR AND MINOR AMENDMENTS OF THE METROPOLITAN AREA GENERAL PLAN BY AMENDING APPENDIX 1 FEE SCHEDULE OF THE SPRINGFIELD DEVELOPMENT CODE, AND DECLARING AN EMERGENCY.

THE CITY OF SPRINGFIELD DOES ORDAIN AS FOLLOWS:

Section 1: Appendix 1 Development Code Fees is hereby amended as described below:

TYPE IV REVIEW

|                      |            |
|----------------------|------------|
| Minor Plan Amendment | \$750.00   |
| Major Plan Amendment | \$2,500.00 |

Section 2: The recommendation of the Springfield Planning Commission, Order No: 91-05-74, has been reviewed and is hereby adopted in support of the adoption of these amendments (See Attachment A attached hereto and incorporated herein by reference).

Section 3: It is hereby found and declared that matters pertaining to the fees charged for major and minor amendments of the Metropolitan Area General Plan are matters affecting the public health, safety and welfare of the City of Springfield, and that this ordinance shall therefore take effect immediately upon its passage by the Council and approval by the Mayor.

ADOPTED by the Common Council of the City of Springfield by a vote of \_\_\_ for and \_\_\_ against this \_\_\_ day of \_\_\_, 1991.

APPROVED by the Mayor of the City of Springfield this \_\_\_ day of \_\_\_, 1991.

ATTEST:

Bill Morrisette
Mayor

Gilmanstein
City Recorder

Joseph J. Leahy
June 26, 1991
CITY ATTORNEY
SPRINGFIELD

BEFORE THE PLANNING COMMISSION

OF THE

CITY OF SPRINGFIELD, OREGON

REQUEST FOR AMENDMENT TO THE }  
SPRINGFIELD DEVELOPMENT CODE }  
}

Jo. No. 91-05-74  
FINDINGS, CONCLUSION  
AND RECOMMENDATION

NATURE OF THE APPLICATION

Amend Appendix 1 DEVELOPMENT CODE FEES of the Springfield Development Code.

RELEVANT FACTS, CRITERIA AND FINDINGS

1. On May 13, 1991, the Development Services Department initiated the following application for Code Amendment:

City of Springfield (Jo. No. 91-05-74) Request for Code Amendment.

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

3. On June 19, 1991, a public meeting on the proposed Code amendment request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the applicant and other persons testifying at that hearing have been considered and are a part of the record of this proceeding.


CONCLUSION

On the basis of this record, the requested amendment application is consistent with the criteria of Section 8.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions set out in the findings of fact adopted June 19, 1991 (Exhibit A) and attached hereto.

RECOMMENDATION

The Planning Commission of Springfield hereby recommends the City Council amend the Springfield Development Code as proposed by Jo. No. 91-05-74.

THIS RECOMMENDATION was presented to and approved by the Planning Commission on June 19, 1991.

  
\_\_\_\_\_  
Planning Commission Chairperson

ATTEST

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN:

## Findings in Support of Code Amendment - Metro Plan Amendment Fees

Amendments to the Springfield Development Code must be based on conformance to the following criteria of SDC 8.030:

- (1) The Metro Plan;
- (2) Applicable State statutes; and,
- (3) Applicable State-wide Planning Goals and Administrative Rules.

## Conformance to the Metro Plan

The Metro Plan does not specifically speak to fees or charges for amendments. The introductory paragraph of Chapter IV PLAN REVIEW, AMENDMENT AND REFINEMENT states:

"In order for the Metropolitan Area General Plan to serve as an effective policy device to guide change and development, it must be adaptable to the changing circumstances and needs of the community. Changes to the Metropolitan Plan may occur...as the result of citizen-initiated amendment requests."

Section K of Chapter III PLAN ELEMENTS contains the following policy:

"Maintain an ongoing metropolitan region policy committee to provide policy direction on major Plan updates, Plan amendments, and special studies."

While neither of these citations discusses fees, it is clear that the amendment process needs to be available to the general public. Unreasonable fee rates would contradict this intent. The proposed fee charges (\$750.00 for Minors, \$2,500.00 for Majors) makes the cost of these land use applications consistent with comparable land use applications. For example, the existing City fee for a zone change is \$500.00. Based on an analysis performed at the time this fee was adopted (1986), cost recovery was less than 40%. A minor amendment of the Plan diagram requires a zone change as well as the Plan amendment.

A major amendment requires participation by at least one other jurisdiction if not two. These additional staff reports, notice, work sessions, and public hearings add substantively to the cost of processing Plan amendments. The two most recent major Plan amendments cost the City of Springfield several thousand dollars more than the fee charged. In addition, the City of Eugene and Lane County staff spent many hours on these proposals without any compensation from fees.

The proposed fees were taken to the Metropolitan Policy Committee (MPC) for review and comment. The MPC is charged with the responsibility of recommending policy to the elected officials. This responsibility includes fees for amendments. MPC was unanimous in their endorsement of these fees.

## Conformance to Applicable State Statutes

Plan amendment fees exacted for revenue or to offset the cost of general municipal operations would appear to be a violation of Ballot Measure 5. There are no other applicable statutes.

Conformance to Administrative Rules and State-wide Planning Goals

There are no Administrative Rules or State-wide Planning Goals that are specifically applicable to this amendment. However, Goal 1 CITIZEN INVOLVEMENT would not be served by fee charges that would preclude involvement based on financial status.

Although not derivative of this criteria, Vol. 9 McQuillin, Municipal Corporations (3rd Ed.) Section 26.32b states that fees are to be commensurate with services rendered and are not to be established as a source of revenue. The proposed fees, based on the City's 1986 fee analysis and recent experience processing major Plan amendments, would return less than 50% of the cost to process.

M E M O R A N D U M

City of Springfield

DATE: June 26, 1991  
 TO: Springfield City Council  
 FROM: Susan J. Daluddung, Development Services Director *Susan J. Daluddung*  
 SUBJECT: Temporary Residential Quarters for Emergency Medical Hardships

**Issue**

On May 13, 1991, the Council held a work session to consider the various aspects of this issue and to discuss how the code might be amended to affect the most reasonable solution. The Council selected their preferred options from a list that included medical hardships, dwelling type, duration of use and placement standards. The Council directed staff to construct these preferences into code language and to send their proposal to the Planning Commission for a public hearing and recommendation.

**Discussion**

On June 19, 1991, the Planning Commission conducted a public hearing (no testimony was offered) and deliberated thoughtfully on the content and implications of this proposal. At the conclusion of their deliberation, the Planning Commission made the following recommendations:

1. Manufactured homes and mobile homes should be deleted from the list of acceptable temporary quarters.

The City Council had included these types of dwellings, in addition to residential trailers, travel trailers and RV's, on their list of acceptable temporary quarters.

The Commission's recommendation was based on their belief that the physical appearance of such units is not consistent with the temporary nature of this use. The Commission also believed that once such units were in place the applicant might be more resistant to removal than would an applicant that had used an RV or travel trailer.

2. The maximum approval period for any medical emergency should be 6 months.

The City Council had selected time periods of 6 months for terminally ill, 36 months for severe incapacitation, and 12 months for recuperation.

The Commission's recommendation was based on their belief that anything longer than 6 months was not consistent with the temporary nature of this use. The Commission also expressed concern that the longer these uses remain, the more likely would be the requests to convert them to permanent status.

3. Appeals and/or extensions should require a Type III review by the Planning Commission.

The City Council wanted a Type II review, the decision from which would be appealable to the City Council. The Council also wanted an annual review to confirm compliance with this provision.

The Commission's recommendation was based on their concern about neighborhood participation in matters of potential impact within the neighborhood. The Commission also stated their belief that once the Council has codified a policy, it is the staff's and the Planning Commission's responsibility to see that policy implemented. The annual review would not be necessary if the maximum duration was reduced to 6 months.

### Conclusion

Throughout their deliberation, the Planning Commission expressed reservations about the ongoing administration of this ordinance and its susceptibility to abuse. This is most clearly evidenced by the recommendation concerning duration and the appeals process. In addition to these changes, the Commission further recommended that additional language be included that states clearly that these units may not be used as rentals.

City of Springfield

Development Services Department

June 3, 1991

TO: Springfield Planning Commission  
FROM: Gregory Mott, Planning Manager *GM*  
SUBJECT: Temporary Residential Quarters for Medical Hardships

COMMISSION  
TRANSMITTAL  
MEMORANDUM**ISSUE**

The Planning Commission must forward a recommendation to the City Council concerning proposed Code amendments that will allow temporary residential quarters when certain emergency medical hardships arise.

**DISCUSSION**

The City Council has initiated amendment of the Springfield Development Code (SDC) to provide for temporary residential quarters when emergency medical hardships occur. The Council reviewed various issues associated with this activity, e.g., types of medical hardships, types of temporary quarters, placement standards, etc., and forwarded their proposal to the Planning Commission for discussion and public hearing.

On June 3, 1991, the Planning Commission held a work session on the Council's proposal. The attached Code amendment incorporates the recommendations from the Commission's 6/3/91 work session.

**RECOMMENDATION**

Conduct a public hearing to accept testimony on this proposal and forward a final recommendation to the City Council.

**ATTACHMENTS**

1. Proposed Code Amendments
2. Final Recommendation

Proposed Code Amendment -

Temporary Residential Quarters for Emergency Medical Hardships

Add the following to Article 36 Manufactured Home Standards:

36.135 Temporary Use - Emergency Medical Hardship

The intent of this Section is to allow temporary emergency quarters when certain medical hardships arise. The following standards shall apply in these circumstances:

1. The temporary emergency quarters may be a manufactured home (excluding multi-sectional), a mobile home, a residential trailer, a travel trailer or an RV.
2. The temporary emergency quarters must be occupied by a person who is terminally ill (prognosis 6 months or less), by a person who is severely incapacitated from illness or injury (36 month maximum), by a person who is recuperating from an illness or injury (12 month maximum), or by a person who is providing care for one of the preceding (equivalent maximum stay).
3. Timely and accurate verification of the person's condition and need for care must be provided by a licensed medical doctor.
4. The property must be zoned Low Density Residential (LDR).
5. The property must be occupied by a primary structure or, if vacant, must be located immediately adjacent to the residence of the care giver or the injured/ill person.
6. All temporary emergency quarters shall be located behind the leading edge of the primary structure (side yard) or behind the primary structure (rear yard).
7. All manufactured dwellings used as temporary emergency quarters shall be connected to sewer, water and electrical services as prescribed by the Oregon State Building Code, as adopted by the City of Springfield.
8. All travel trailers and RV's used as temporary emergency quarters shall have utility connections consistent with state law requirement for such units in RV parks.
9. Temporary emergency quarters shall be reviewed under the Type II process. The application shall include a plot plan showing existing structures and their setbacks and the proposed location and setbacks of the temporary emergency quarters. The application shall include the written verification of medical condition as specified in paragraph 3 of this Section.

10. Appeals of decisions approving or denying temporary emergency quarters shall be to the City Council.
11. Temporary emergency quarters shall maintain compliance with all conditions of approval. An annual renewal of this application shall be required to confirm the continued need as identified in paragraph 2 of this Section. Violation of the provisions of this Section, or determination that need can no longer be verified shall be the basis for termination of this approval.

BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF SPRINGFIELD, OREGON

REQUEST FOR AMENDMENT TO THE }  
SPRINGFIELD DEVELOPMENT CODE }  
}

Jo. No. 91-05-72  
FINDINGS, CONCLUSION  
AND RECOMMENDATION

NATURE OF THE APPLICATION

Amend Article 36 MANUFACTURED HOME STANDARDS of the Springfield Development Code.

RELEVANT FACTS, CRITERIA AND FINDINGS

1. On May 13, 1991, the Development Services Department initiated the following application for Code Amendment:  
  
City of Springfield (Jo. No. 91-05-72) Request for Code Amendment.
2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the Public Meeting, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On June 19, 1991, a public meeting on the proposed Code amendment request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the applicant and other persons testifying at that hearing have been considered and are a part of the record of this proceeding.

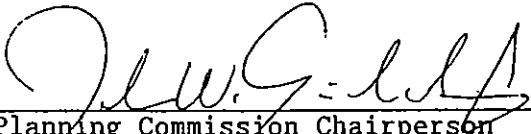
CONCLUSION

On the basis of this record, the requested amendment application is consistent with the criteria of Section 8.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions set out in the findings of fact adopted June 19, 1991 (Exhibit A) and attached hereto.

RECOMMENDATION

The Planning Commission of Springfield hereby recommends the City Council amend the Springfield Development Code as proposed by Jo. No. 91-05-72.

THIS RECOMMENDATION was presented to and approved by the Planning Commission on June 19, 1991.

  
\_\_\_\_\_  
Planning Commission Chairperson

ATTEST

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN:

AGENDA ITEM SUMMARY

BOOK 148 PAGE 1936

SPRINGFIELD  
CITY COUNCIL

Meeting Date: July 1, 1991  
Meeting Type: Regular Session  
Department: Dev Services  
Staff Contact: Greg Motg  
Estimated Time: 20 Minutes

ITEM TITLE: Public Hearing on Ordinance Adopting Proposed Development Code Amendments Regulating Allowed Uses in the NC Neighborhood Commercial Zoning District - Jo. No. 91-05-73.

ACTION REQUESTED: Conduct a public hearing and adopt the following Ordinance:  
  
AN ORDINANCE REGARDING THE LOCATION, BUILDING SIZE, LANDSCAPING COVERAGE, OFF-STREET PARKING STANDARDS AND PERMITTED USES IN THE NC NEIGHBORHOOD COMMERCIAL ZONING DISTRICT BY AMENDING ARTICLE 18 COMMERCIAL DISTRICTS OF THE SPRINGFIELD DEVELOPMENT CODE, AND DECLARING AN EMERGENCY.

ISSUE STATEMENT: The Planning Commission has recommended several changes to the NC Zoning District to make this district more compatible with nearby residential uses. Most of the changes are designed to reduce physical disparity between commercial and residential uses, and are in response to the issues raised in the referendum petition of 1990.

ATTACHMENTS: A. Planning Commission findings, recommendation and staff report  
B. Proposed Ordinance

DISCUSSION:  
  
Of the four Code provisions subject to a citizen referendum in 1990, all but the NC Zoning District changes have come to closure. The Planning Commission reviewed proposed changes to the NC zone on May 15, 1991, and conducted a public hearing on these changes on June 19, 1991. The recommendations of the Planning Commission, which are entirely supportive of changes suggested during public testimony, include limiting NC sites to 3 acres or less on collector/arterials, 1.5 acres or less on local streets; maximum building coverage of 35%; minimum landscaping of 20%; half of all parking in excess of 25 spaces must be placed behind the buildings; and, expansion of permitted office, recreational, institutional and retail uses.

# ATTACHMENT A

BOOK 148 PAGE 1937

---

City of Springfield

Development Services Department

---

June 5, 1991

TO: Springfield Planning Commission  
FROM: Gregory Mott, Planning Manager *GM*  
SUBJECT: Amendments to Neighborhood Commercial Standards

---

## ISSUE

The Planning Commission must review and forward a recommendation to the City Council regarding proposed amendments to the NC Neighborhood Commercial Standards of the Springfield Development Code (SDC). These amendments were inspired by the referendum petition of 1990.

## DISCUSSION

The Planning Commission discussed this matter at their 5/1/91 work session and agreed that amendments in response to market factors, neighborhood impacts and changes in public policy should be incorporated into the NC district. The primary emphasis on these changes should be towards compatibility, appearance, design and location.

The proposed amendments include limiting location of new NC zones to collector and arterial streets, limiting building size and building coverage, limiting parking lot size and placement, establishing new landscaping standards, and requiring compatibility of appearance with surrounding residences.

## RECOMMENDATION

Forward a final recommendation to the City Council for incorporation of these amendments into the SDC.

## ACTION REQUESTED

Planning Commission recommendation of City Council approval of these amendments and signature of Planning Commission Chairperson on the attached Final Recommendation.

## ATTACHMENTS

1. Proposed Code Amendments
2. Final Recommendation

Amendments to Article 18 COMMERCIAL ZONING DISTRICTS

Delete 18.010(1) and replace with:

- (1) NC NEIGHBORHOOD COMMERCIAL. The NC District is intended to fully implement Metro Plan Text addressing Neighborhood Commercial facilities and any applicable refinement plan. This district designates sites up to 5 acres in size to provide day to day commercial needs for support populations up to 4,000 people. NC developments should enhance rather than intrude on the character of a neighborhood by using landscaping, building materials and design features that are similar to and in proportion with residential uses. New NC zoning districts shall be limited to collector and arterial streets. Existing NC zoning districts on local streets shall be considered in conformance with this Article but shall not be allowed to expand unless the proposed development area abuts a collector or arterial street.

Section 18.020 SCHEDULE OF USE CATEGORIES

Subsection (3) Business and professional offices and personal services, delete all use prohibitions in the NC district and replace with: "P"

Subsection (6) Recreational facilities, delete all use prohibitions (except drive in movies and shooting ranges) in the NC district and replace with: "P"

Subsection (7) Religious, social and public institutions, delete all use prohibitions in the NC district and replace with: "P"

Subsection (9) Retail sales, delete all use prohibitions in the NC district and replace with: "P"

Section 18.040 LOT COVERAGE STANDARDS

Delete this section and replace with:

Lot coverage standards are limited only by standards specified in other Sections of this Code, except that lot coverage standards in the NC district shall be subject to the following:

- (1) For development areas less than 1 acre - Building coverage shall not exceed 35% of the total development area or 4,500 square feet, whichever is the lesser.
- (2) For development areas between 1 and 2 acres - Building coverage shall not exceed 15,000 square feet.
- (3) For development areas between 2 and 3 acres - Building coverage shall not exceed 30,000 square feet. No single lease space shall exceed 15,000 square feet.
- (4) For development areas between 3 and 5 acres - Building coverage shall not exceed 35% of the total development area. No single lease space shall exceed 25,000 square feet.

- (5) Parking, loading and vehicular circulation area coverage shall not exceed 40% of the total development area.
- (6) Perimeter and interior landscaping area combined coverage shall not be less than 25% of the total development area.

Section 18.050 SETBACK STANDARDS

Delete subsection (1)(b) and replace with:

- (b) Parking, driveway and outdoor storage setback 5 feet  
Except: in NC districts this setback shall be 7 feet

Delete subsection (2)(b) and replace with:

- (b) Parking, driveway and outdoor storage setback 5 feet  
Except: in NC districts this setback shall be 7 feet

Section 18.070 OFF-STREET PARKING STANDARDS

Between the first and second paragraphs of this Section, add the following:

Parking lots in NC districts shall be designed so that every seventh space shall be developed as a landscaped separator between spaces. NC developments that require more than 25 parking spaces shall locate half of all the required spaces over 25 behind proposed buildings.

BEFORE THE PLANNING COMMISSION

OF THE

CITY OF SPRINGFIELD, OREGON

|                              |   |                      |
|------------------------------|---|----------------------|
| REQUEST FOR AMENDMENT TO THE | } | Jo. No. 91-05-73     |
| SPRINGFIELD DEVELOPMENT CODE | } | FINDINGS, CONCLUSION |
|                              | } | AND RECOMMENDATION   |

NATURE OF THE APPLICATION

Amend Article 18 COMMERCIAL ZONING DISTRICTS of the Springfield Development Code.

RELEVANT FACTS, CRITERIA AND FINDINGS

1. On April 1, 1991, the Development Services Department initiated the following application for Code Amendment:  
  
City of Springfield (Jo. No. 91-05-73) Request for Code Amendment.
2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the Public Meeting, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On June 19, 1991, a public meeting on the proposed Code amendment request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the applicant and other persons testifying at that hearing have been considered and are a part of the record of this proceeding.

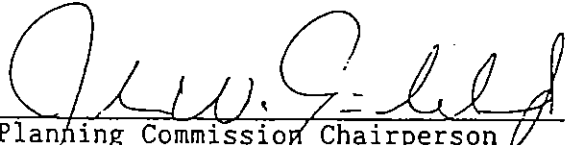
CONCLUSION

On the basis of this record, the requested amendment application is consistent with the criteria of Section 8.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions set out in the findings of fact adopted June 19, 1991 (Exhibit A) and attached hereto.

RECOMMENDATION

The Planning Commission of Springfield hereby recommends the City Council amend the Springfield Development Code as proposed by Jo. No. 91-05-73.

THIS RECOMMENDATION was presented to and approved by the Planning Commission on June 19, 1991.

  
Planning Commission Chairperson

ATTEST

AYES: 4

NOES: 2

ABSENT: 1

ABSTAIN:

## A G E N D A I T E M S U M M A R Y

S P R I N G F I E L D  
C I T Y C O U N C I LMeeting Date: July 1, 1991  
Meeting Type: Regular Session  
Department: Dev. Services  
Staff Contact: Greg Mott  
Estimated Time: 10 minutes

ITEM TITLE: Public Hearing on Ordinance Adopting New Metropolitan Plan Amendment Fees - Jo. No. 91-05-74.

ACTION REQUESTED: Conduct a public hearing and adopt the following Ordinance:

AN ORDINANCE AMENDING FEES CHARGED FOR MAJOR AND MINOR AMENDMENTS OF THE METROPOLITAN AREA GENERAL PLAN BY AMENDING APPENDIX 1 FEE SCHEDULE OF THE SPRINGFIELD DEVELOPMENT CODE, AND DECLARING AN EMERGENCY.

ISSUE STATEMENT: The Metropolitan Policy Committee (MPC) recommended that all three jurisdictions increase their existing fees charged for plan amendments. MPC recommends identical fees so that applicants will go to the "home jurisdiction" rather than shop around for amendment bargains.

ATTACHMENTS: A. Planning Commission findings, recommendation and staff report  
B. Proposed Ordinance

DISCUSSION: Last summer MPC recommended new plan amendment procedures and new, uniform fees. The amendment procedures were adopted in October, 1990, but the new fees were not included because the cost analysis had not been completed.

In February, 1991, the Planning Directors completed their analysis and recommended these fees be set at \$2,500 for major amendments and \$750 for minor amendments. Springfield currently charges \$1,500 and \$625, respectively. Eugene and Lane County already have enacted these new fees.

On May 13, 1991, the City Council reviewed this proposal and directed staff to send the item to the Planning Commission for a public hearing. On June 19, 1991, the Springfield Planning Commission conducted a public hearing on this amendment. No one testified. The Planning Commission unanimously recommended approval.

City of Springfield

Development Services Department

June 3, 1991

TO: Springfield Planning Commission

FROM: Gregory Mott, Planning Manager *gm*

SUBJECT: Metro Plan Amendment Fees

COMMISSION  
TRANSMITTAL  
MEMORANDUM

ISSUE

The Planning Commission must forward a recommendation to the City Council concerning proposed Code amendments that will increase fees for major and minor amendments to the Metropolitan Area General Plan.

DISCUSSION

Last summer, when the Metropolitan Policy Committee (MPC) was preparing the new Metro Plan Amendment Procedure (adopted November, 1990), the metro area planning directors were instructed to recommend new fees for this process. This recommendation was to be based on a realistic assessment of the costs involved, (although cost recovery was not the objective) and was to be uniform among the jurisdictions (eliminate "shopping for bargains").

The planning directors recommended fees of \$2,500.00 for major amendments and \$750.00 for minor amendments. Current City of Springfield fees, found in Appendix 1 of the Springfield Development Code, are \$1,500.00 for major amendments and \$625.00 for minor amendments.

At their May 13, 1991 work session, the Springfield City Council recommended that Appendix 1 of the SDC be amended to incorporate these new fees. This action requires a public hearing to amend the Code and a recommendation from the Planning Commission.

Eugene and Lane County already have adopted these new fees. The Springfield City Council will hold a public hearing on July 1, 1991, to adopt these fees. July 1 also is the next date for any citizen initiated major plan amendments.

RECOMMENDATION

Conduct a public hearing to accept testimony on this proposal and forward a final recommendation to the City Council.

ATTACHMENTS

1. Proposed Code Amendments
2. Final Recommendation

Proposed Code Amendment

Metro Plan Amendment Fees

Make the following changes to Appendix 1, Development Code Fee Schedule - Type IV Review -

delete:

|                      |     |
|----------------------|-----|
| Minor Plan Amendment | 625 |
|----------------------|-----|

and replace with:

|                      |     |
|----------------------|-----|
| Minor Plan Amendment | 750 |
|----------------------|-----|

delete:

|                      |      |
|----------------------|------|
| Major Plan Amendment | 1500 |
|----------------------|------|

and replace with:

|                      |      |
|----------------------|------|
| Major Plan Amendment | 2500 |
|----------------------|------|

BEFORE THE PLANNING COMMISSION  
OF THE  
CITY OF SPRINGFIELD, OREGON

REQUEST FOR AMENDMENT TO THE }  
SPRINGFIELD DEVELOPMENT CODE }  
}

Jo. No. 91-05-74  
FINDINGS, CONCLUSION  
AND RECOMMENDATION

NATURE OF THE APPLICATION

Amend Appendix 1 DEVELOPMENT CODE FEES of the Springfield Development Code.

RELEVANT FACTS, CRITERIA AND FINDINGS

1. On May 13, 1991, the Development Services Department initiated the following application for Code Amendment:  
  
City of Springfield (Jo. No. 91-05-74) Request for Code Amendment.
2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the Public Meeting, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On June 19, 1991, a public meeting on the proposed Code amendment request was held. The Development Services Department staff notes and recommendation together with the testimony and submittals of the applicant and other persons testifying at that hearing have been considered and are a part of the record of this proceeding.


CONCLUSION

On the basis of this record, the requested amendment application is consistent with the criteria of Section 8.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions set out in the findings of fact adopted June 19, 1991 (Exhibit A) and attached hereto.

RECOMMENDATION

The Planning Commission of Springfield hereby recommends the City Council amend the Springfield Development Code as proposed by Jo. No. 91-05-74.

THIS RECOMMENDATION was presented to and approved by the Planning Commission on June 19, 1991.

  
\_\_\_\_\_  
Planning Commission Chairperson

ATTEST

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: