



NOTICE OF PUBLIC HEARING LANE COUNTY AND SPRINGFIELD PLANNING COMMISSIONS

Notice is hereby given that the Lane County and Springfield Planning Commissions will conduct a Public Hearing on Tuesday, **May 8, 2018**. The public hearing will begin at 7:00 pm in Springfield's City Council Chambers at City Hall, 225 5th Street, Springfield, 97477 on the following:

File: Springfield Journal 811-18-000065-TYP4
Applicant: City of Springfield, Sandy Belson

PROPOSAL: In compliance with state legislation passed in 2017 (Senate Bill 1051) and 2018 (House Bill 4031), the City of Springfield and Lane County are considering amendments to the Springfield Development Code to allow accessory dwelling units within the urbanizable area of Springfield's urban growth boundary. The amendments proposed affect Springfield Development Code, Section 3.2-200 Residential Zoning Districts, Section 3.3-800 Urbanizable Fringe Overlay District, and Section 5.5 Accessory Dwelling Units. These code amendments would allow owners of residentially-zoned property between the city limits and urban growth boundary to add an accessory dwelling unit on land developed with a single family detached home, subject to specific conditions identified in Sections 3.3-825 and 5.5. The Commissions will also consider minor amendments to the standards for accessory dwelling units.

The Planning Commissions will review the proposed land use code amendments for compliance with the approval criteria found in Springfield Development Code Section 5.6-115:

- A. In reaching a decision on the adoption or amendment of refinement plans and this Code's text, the City Council shall adopt findings that demonstrate conformance to the following:
1. The Metro Plan;
 2. Applicable State statutes; and
 3. Applicable State-wide Planning Goals and Administrative Rules.

The proposed amendments and supporting documents and evidence are available on the city's website at <http://www.springfield-or.gov/dpw/AccessoryDwellingUnits.htm>. They are also available for inspection at no cost at the Lane County Land Management Division office at 3050 North Delta Highway in Eugene and at Springfield's Development and Public Works Department at Springfield City Hall at 225 5th Street. A copy of the staff report will be available for inspection at no cost at least 7 days prior to the public hearing. Copies of these materials will be provided at a reasonable cost upon request. Following Planning Commission action, the recommendation and proposed amendments will be considered for adoption by the Board of County Commissioners and the Springfield City Council.

Persons wishing to testify on this matter may do so in person at the hearing. Written testimony may be submitted until 5:00 pm on May 8 to Sandy Belson at Development & Public Works Department, City of Springfield, 225 5th Street, Springfield, OR 97477; or by email to sbelson@springfield-or.gov; or to

Lane County Land Management Division, 3050 North Delta Highway, Eugene, OR 97408. Failure of an issue to be raised in a hearing or in writing, or failure to provide sufficient specificity to afford the Approval Authority who conducts the hearing an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. For additional information, please contact Sandy Belson at 541-735-7135.

The Springfield Development Code is available for review at the Springfield Development & Public Works Department and online at: <http://qcode.us/codes/springfield-development/>. The hearing will be conducted in accordance with Springfield Development Code Section 5.2-100.