



PUBLIC HEARING NOTICE, SPRINGFIELD CITY COUNCIL

CASE NUMBER: 811-17-000057-TYP4

APPLICANT: City of Springfield

NATURE OF THE APPLICATION: Type IV Amendment to the Springfield Development Code. As part of the City's Affordable Housing Strategy, the City is proposing to make it easier and potentially less expensive to add an accessory dwelling unit to a lot or parcel with a single-family home. These amendments would affect Section 3.2-210 Schedule of Use Categories, Section 3.2-215 Base Zone Development Standards, Section 3.2-235 Residential Manufactured Dwellings, Section 3.3-900 Historic Overlay District, Section 5.5 Accessory Dwelling Units, and Section 6.1-110 Meaning of Specific Words and Terms. The proposed text amendments would be applicable to all properties that are zoned residential (Low Density Residential - LDR, Medium Density Residential - MDR, and High Density Residential - HDR) within the Springfield City limits.

APPLICABLE CRITERIA: The City Council shall approve, modify, or deny the code amendments based on the following criteria of approval 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 Springfield Development Code is available for review at the Springfield Development & Public Works Department and online at: <http://qcode.us/codes/springfield-development/>.

DATE, TIME, AND LOCATION OF THE HEARING: The City Council will hear all testimony for and against the proposal on **Monday, December 4, 2017 at 7:00 p.m.** at Springfield City Hall Council Chamber, 225 Fifth Street, Springfield, Oregon.

ADDITIONAL INFORMATION: The Planning Commission's recommendation and supporting documents are available on the city's website at <http://www.springfield-or.gov/dpw/AccessoryDwellingUnits.htm>, and for inspection at City Hall at no cost. Copies will be provided at a reasonable cost. Seven days prior to the hearing a copy of the staff report will be similarly available.

CONTACT PERSON: Sandy Belson at (541) 736-7135. Send written testimony prior to the hearing by regular mail to her at: Development & Public Works Department, City of Springfield, 225 Fifth Street, Springfield, Oregon 97477; or by email to sbelson@springfield-or.gov; or attend the hearing. The hearing will be conducted in accordance with Springfield Development Code Section 5.2-100.