
AGENDA ITEM SUMMARY

Meeting Date: 5/12/2014
Meeting Type: Work Session
Staff Contact/Dept.: Linda Pauly/ Len Goodwin/DPW
Staff Phone No: (541)726-4608
Estimated Time: 20 minutes
Council Goals: Mandate

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: SPRINGFIELD 2030 URBAN GROWTH BOUNDARY (UGB) STUDY: COUNCIL DISCUSSION (METRO PLAN AMENDMENT FILE NO. LRP 2009-00014)

ACTION REQUESTED: Continue discussing the Springfield 2030 Plan, potential UGB expansion areas and options for growth.

ISSUE STATEMENT: This is the third in a series of Council Work Sessions to discuss options for growth to meet the City's commercial and industrial land needs. The City Council's 2030 Plan UGB proposal and the final UGB may include land within the five study areas or other lands identified through the 2030 Plan process, consistent with the prioritization requirements of ORS 197.298 and the Oregon Land Use Goal 14 Administrative Rule.

ATTACHMENTS:

1. UGB Study Area Maps
2. Correspondence

**DISCUSSION/
FINANCIAL
IMPACT:** The Council is in the process of reviewing new information and identifying additional information to be provided by staff to inform the City's UGB expansion and 2030 plan policy proposals.

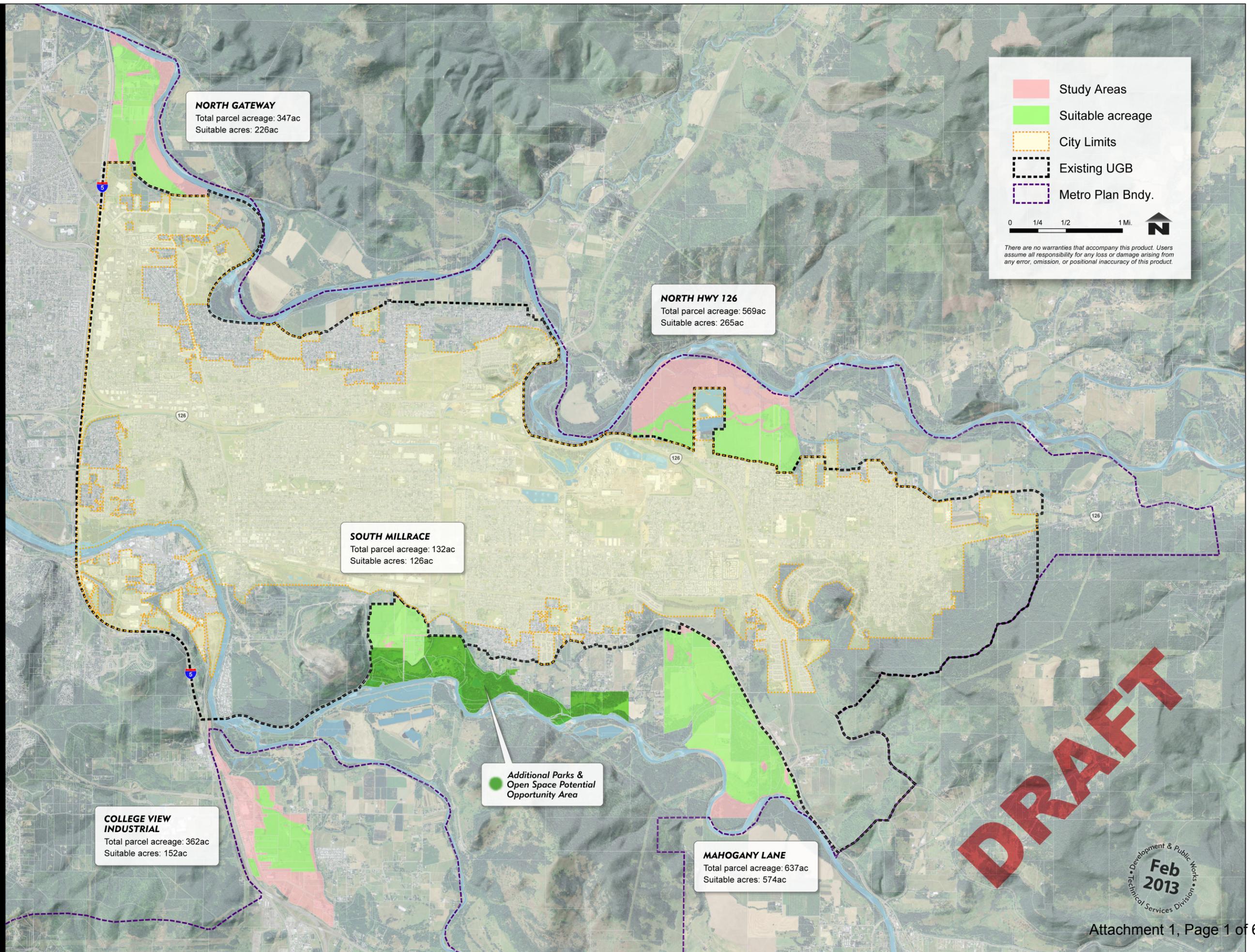
At the April 28th work session the Council received information to compare the probable costs of providing urban levels of service to the five study areas and directed staff to provide more information to inform Council's discussion, including but not limited to: CIBL/EOA policy choices; location and size of redevelopment areas in the existing UGB; feasibility and cost of phasing service extensions to expansion areas or portions thereof; and economic development considerations.

At the May 5th work session the Council reviewed the *Results of Stakeholder Outreach* and continued their discussion.

Staff is conducting additional analysis as requested. Not all of that information will be ready for distribution in advance of tonight's work session. Accordingly, staff will schedule an additional work session on May 27, and will provide the additional information requested in advance of that session, so that Council will have an opportunity to review it. If convenient, Council may then continue a conversation among the members of the Council to reach a consensus on what parcels the Council wishes to include in a proposed expansion. Staff will be available to provide any technical information Council may need to facilitate that discussion. Staff encourages Council to request any additional information that may be helpful.



SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas



NORTH GATEWAY
Total parcel acreage: 347ac
Suitable acres: 226ac

NORTH HWY 126
Total parcel acreage: 569ac
Suitable acres: 265ac

SOUTH MILLRACE
Total parcel acreage: 132ac
Suitable acres: 126ac

COLLEGE VIEW INDUSTRIAL
Total parcel acreage: 362ac
Suitable acres: 152ac

Additional Parks & Open Space Potential Opportunity Area

MAHOGANY LANE
Total parcel acreage: 637ac
Suitable acres: 574ac

Study Areas
 Suitable acreage
 City Limits
 Existing UGB
 Metro Plan Bndy.

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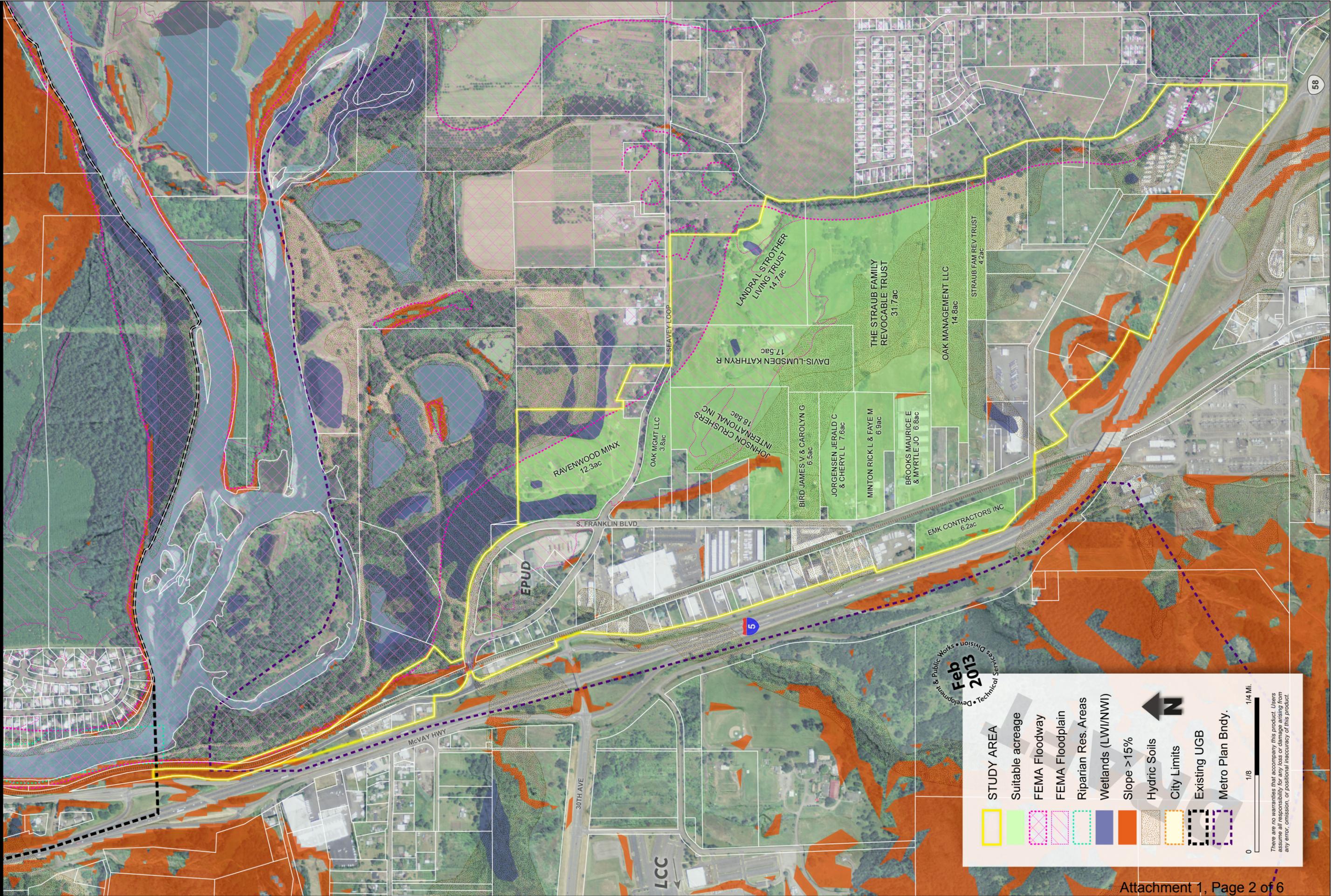
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DRAFT

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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - College View Industrial



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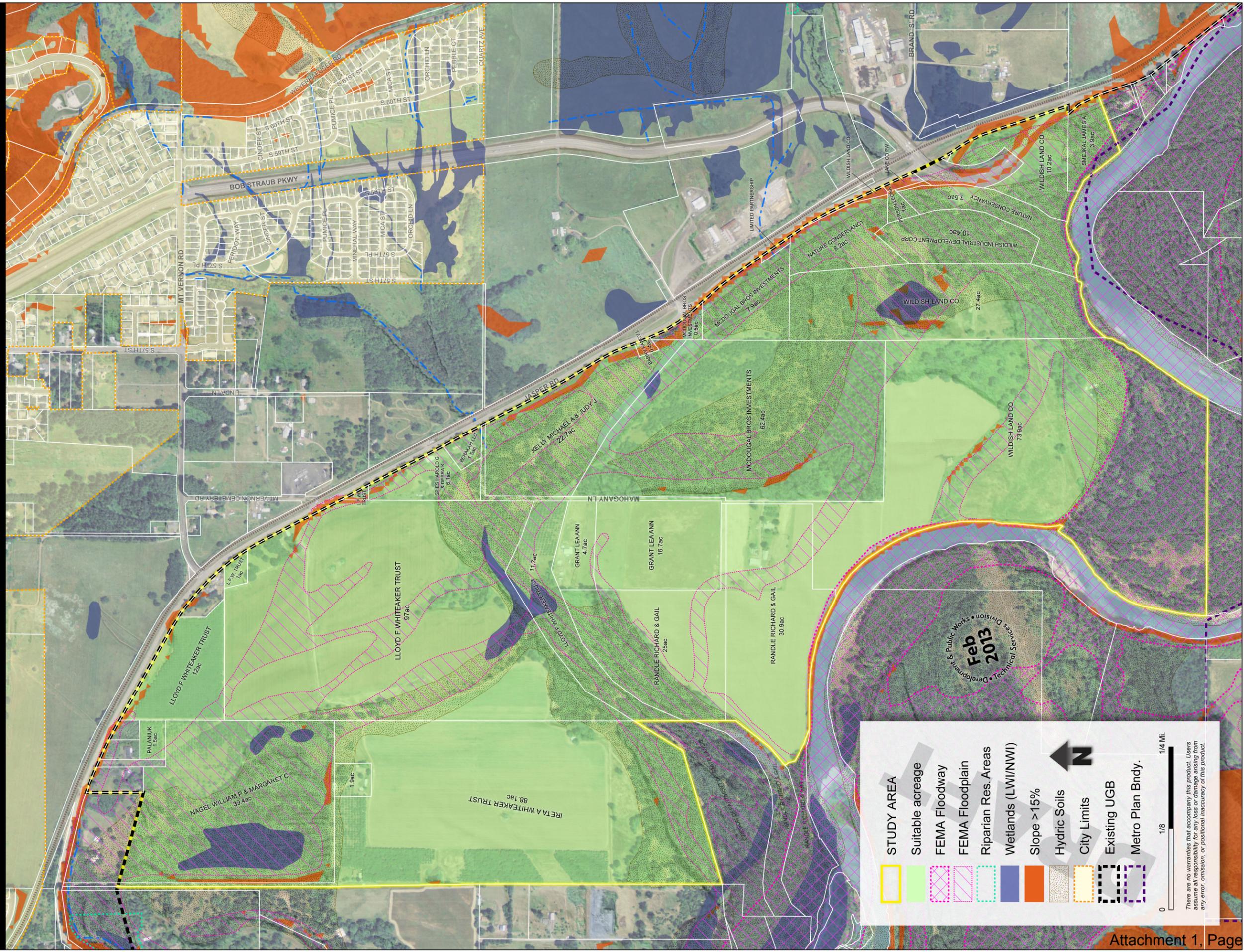
	STUDY AREA
	Suitable acreage
	FEMA Floodway
	FEMA Floodplain
	Riparian Res. Areas
	Wetlands (LWI/NWI)
	Slope > 15%
	Hydric Soils
	City Limits
	Existing UGB
	Metro Plan Bndy.

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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - Mahogany Lane



SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - North Gateway

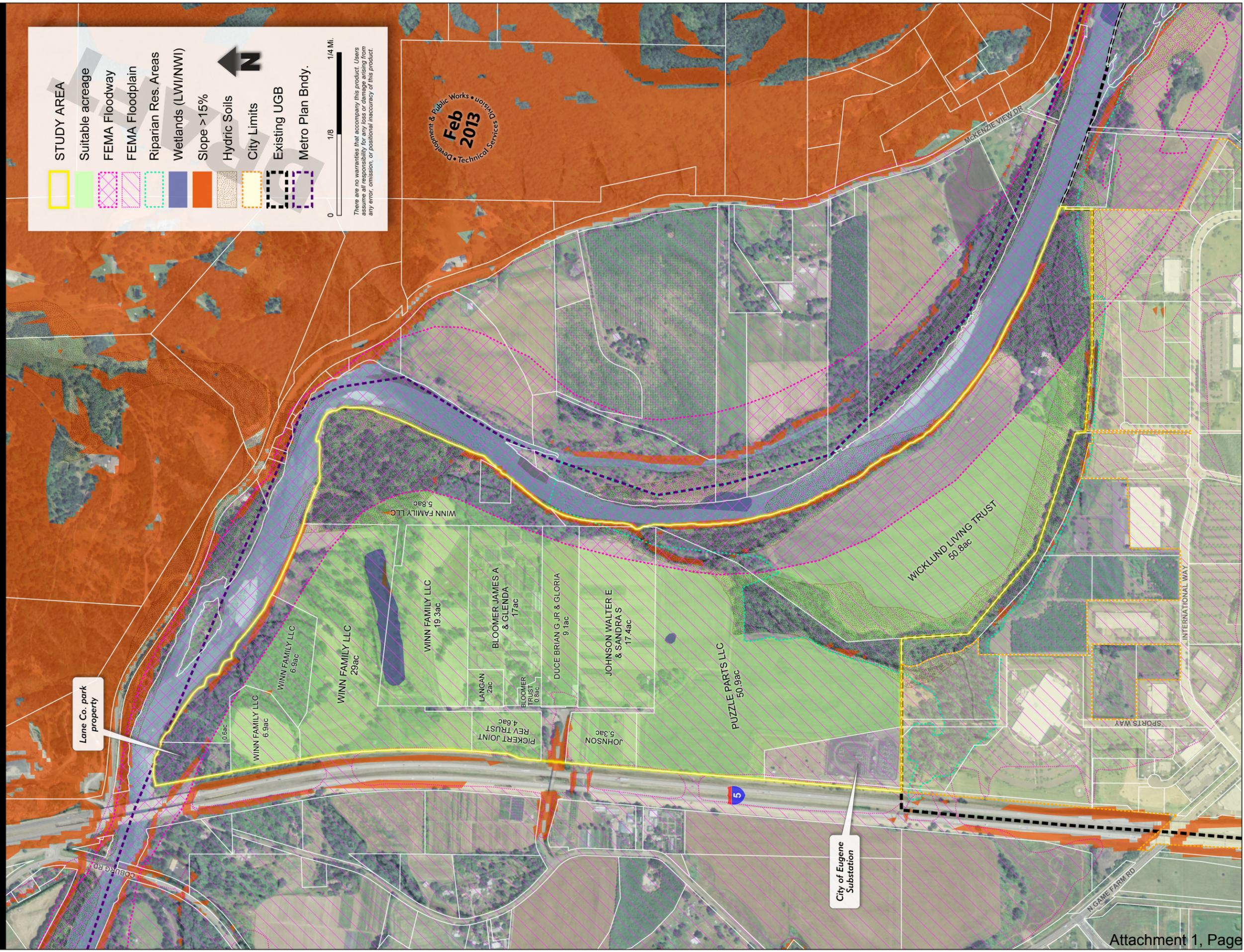


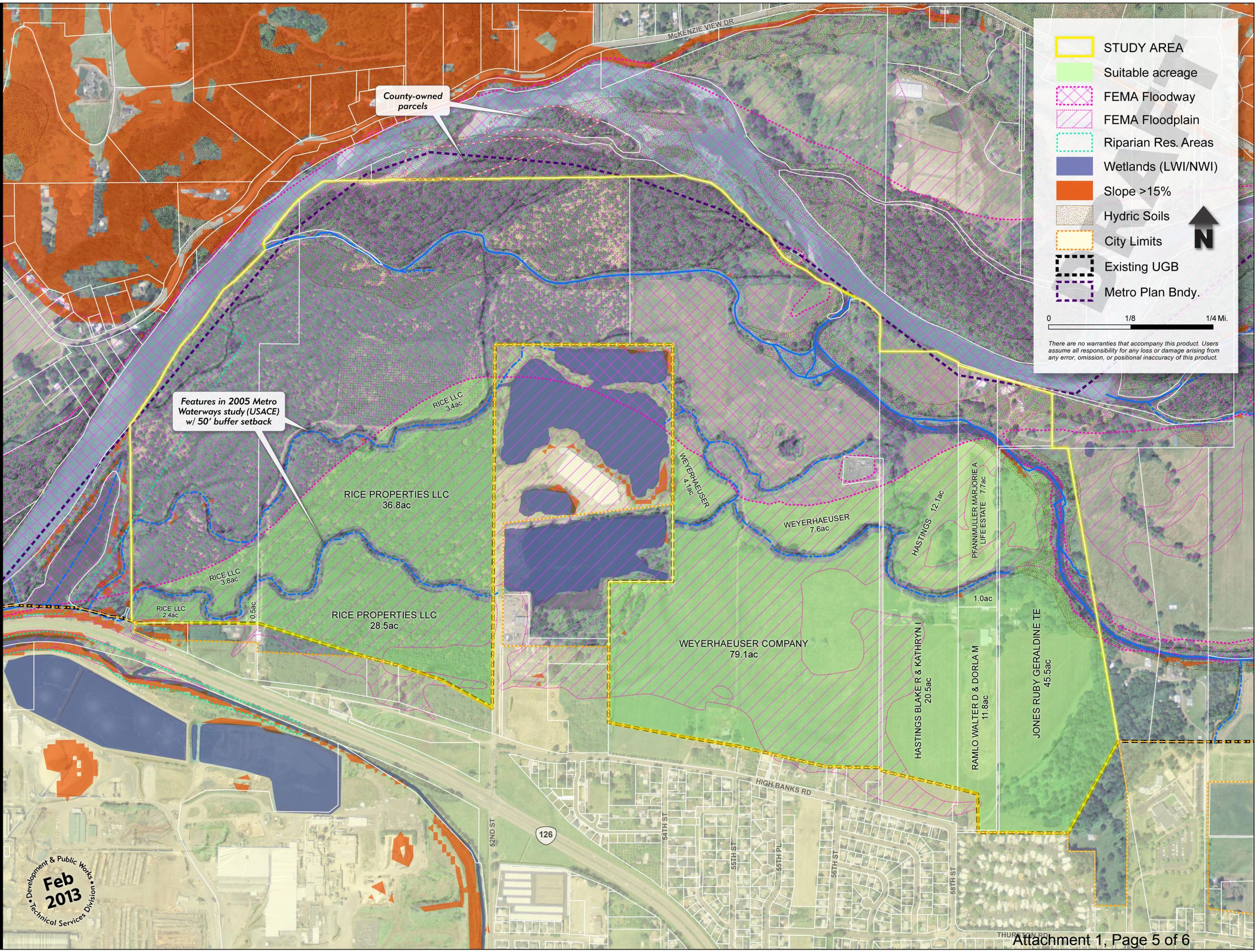
STUDY AREA

- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope > 15%
- Hydric Soils
- City Limits
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Features in 2005 Metro Waterways study (USACE) w/ 50' buffer setback

County-owned parcels

- STUDY AREA
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope >15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.

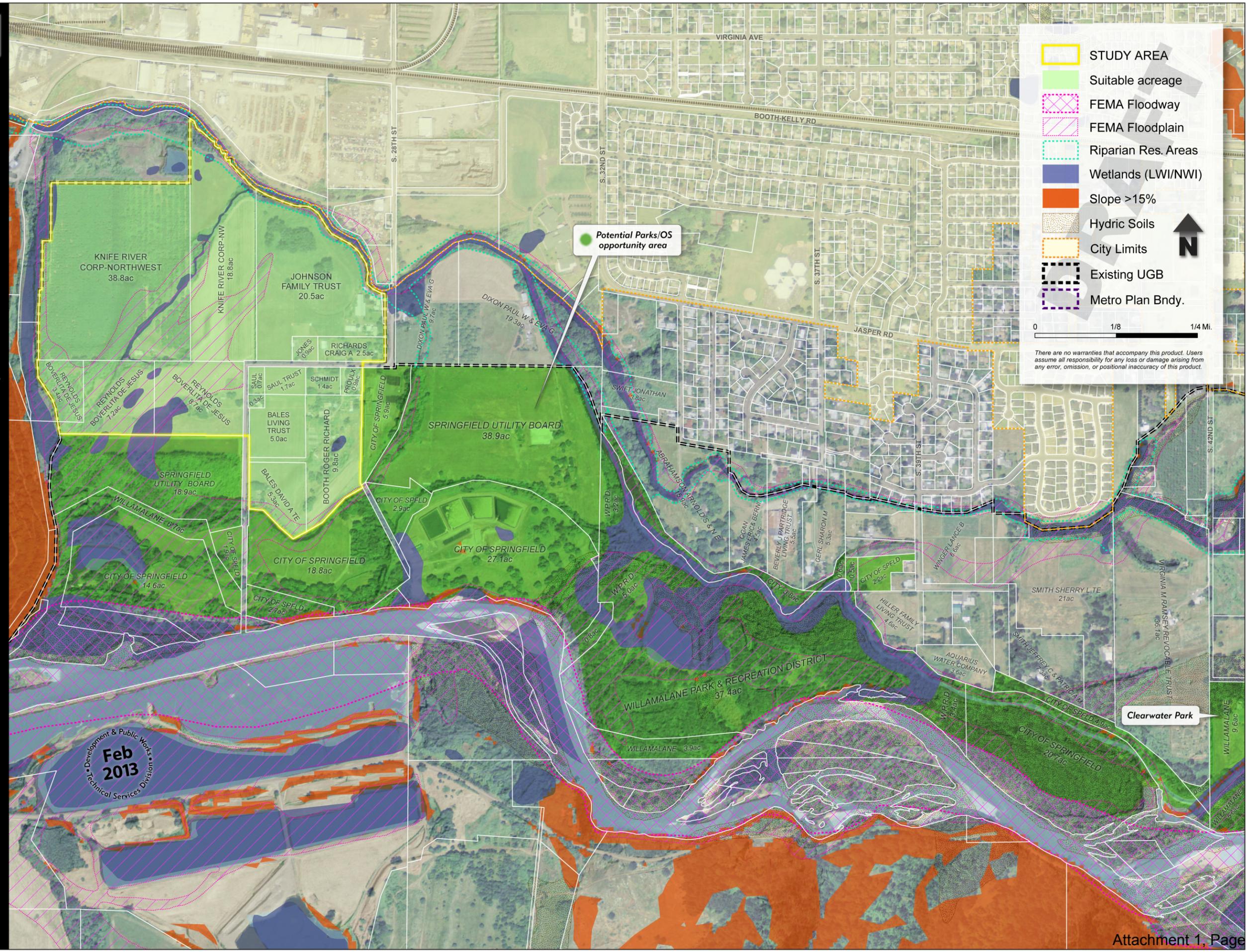
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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - South Millrace



- STUDY AREA
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope >15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.



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Potential Parks/OS opportunity area

Clearwater Park

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May 1, 2014

The Honorable Christine Lundberg, Mayor of Springfield
And Members of the Springfield City Council
City of Springfield
225 Fifth Street
Springfield, OR 97477

SUBJECT: PROPOSED UGB EXPANSION – SUB PROPERTY OWNERSHIP UPDATE

Dear Mayor Lundberg and Members of the City Council,

In a letter dated September 10, 2013, I provided you with comments from SUB in response to the City's proposed UGB expansion areas. I reported that SUB owned 172.8 acres within the South Millrace potential UGB expansion area and requested that the City include SUB's properties in the expanded Springfield UGB.

Since submitting that letter, SUB has acquired new property in the South Millrace area, increasing our ownership from 172.8 to 246.81 acres. The attached figure shows three tax lots that SUB purchased from Knife River Corporation on March 5, 2014. Two of the tax lots (3700 and 502) are currently outside the Springfield UGB and are included in the City's expansion proposal. The acreage via RLID values is approximate. Plat Map acreage for all three lots is 74.01 acres.

Based on conversations we have had with City staff, SUB is comfortable with the City's proposed future designations for the properties outside the current UGB. We believe that bringing these SUB-owned properties into the UGB will provide an advantage for both SUB and the City as we continue to work and plan together.

One item for your consideration is the issue of emergency vehicle access. Prior to SUB's acquisition of Knife River property, the only access for emergency vehicles was along 28th Street. This pre-existing condition may have limited development due to fire code. As part of the acquisition of the property from Knife River, SUB secured emergency vehicle access to all properties in the area via Knife River's easement with Swanson through Knife River's quarry property (via South F Street).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Nelson', with a long, sweeping underline.

Jeff Nelson
General Manager



2000
800

feet
meters

Google Earth Pro