
AGENDA ITEM SUMMARY

Meeting Date: 5/27/2014
Meeting Type: Work Session
Staff Contact/Dept.: Linda Pauly/ Len Goodwin/DPW
Staff Phone No: (541)726-4608
Estimated Time: 60 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 fourth 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

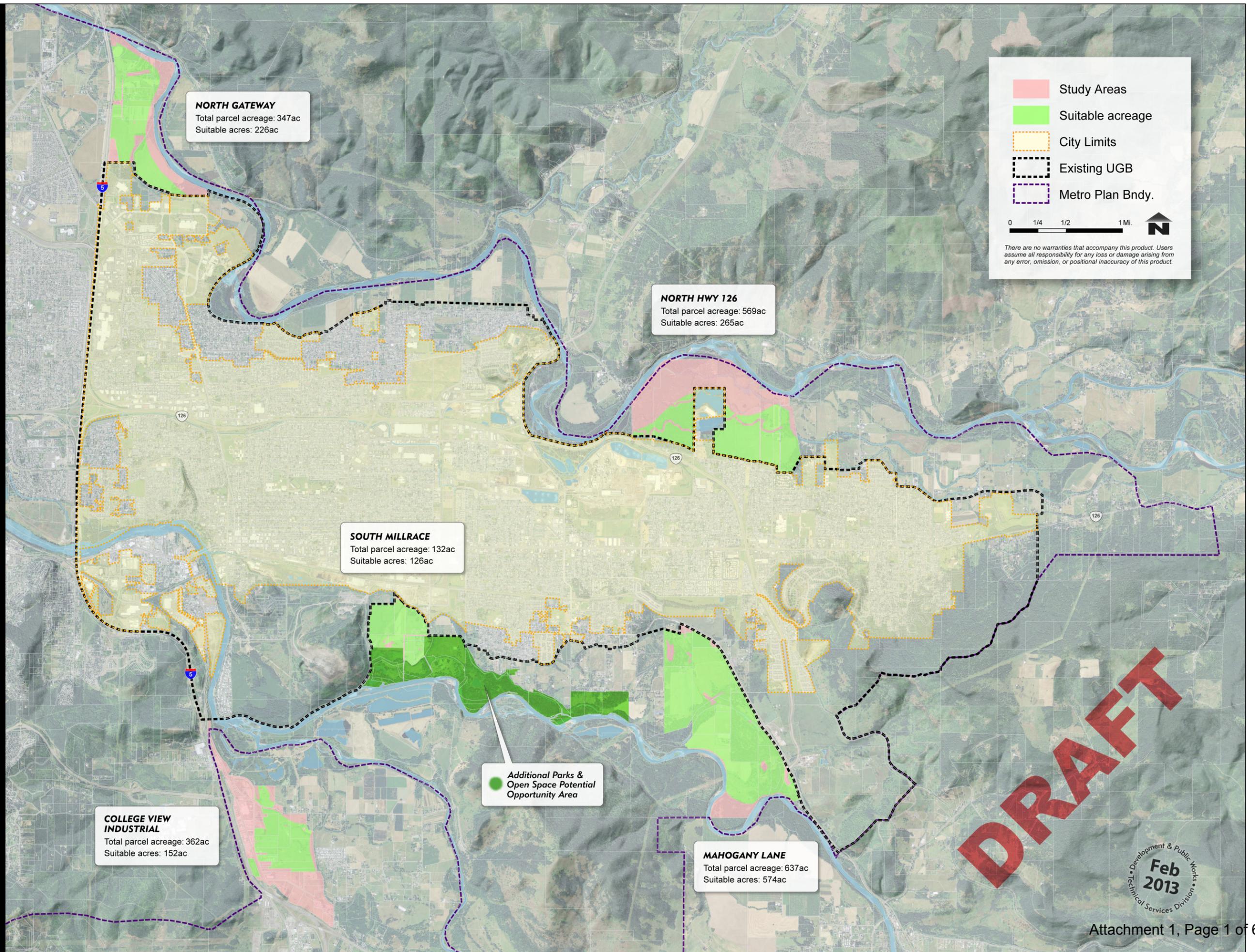
**DISCUSSION/
FINANCIAL
IMPACT:** The Council is in the process of reviewing new information and identifying additional information to be provided by staff to inform the City's UGB expansion and 2030 plan policy proposals.

- 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 directed staff to provide more information about flood plain development and agricultural uses.
- At the May 12th work session, Council received information about cost to serve smaller portions of the study areas and infrastructure financing mechanisms. Council directed staff to bring back information on redevelopable parcels inside the UGB, parcels that could be redesignated, and look at the potential for a smaller expansion.

Staff is conducting additional analysis as requested and will provide that information to Council as it becomes available. Staff will bring maps and final information to the work session to support Council's discussions. As Council seeks to reach consensus on which lands to be included in Springfield's UGB expansion proposal, Council may also discuss other actions the City may take to plan and zone sites for economic development and job creation. 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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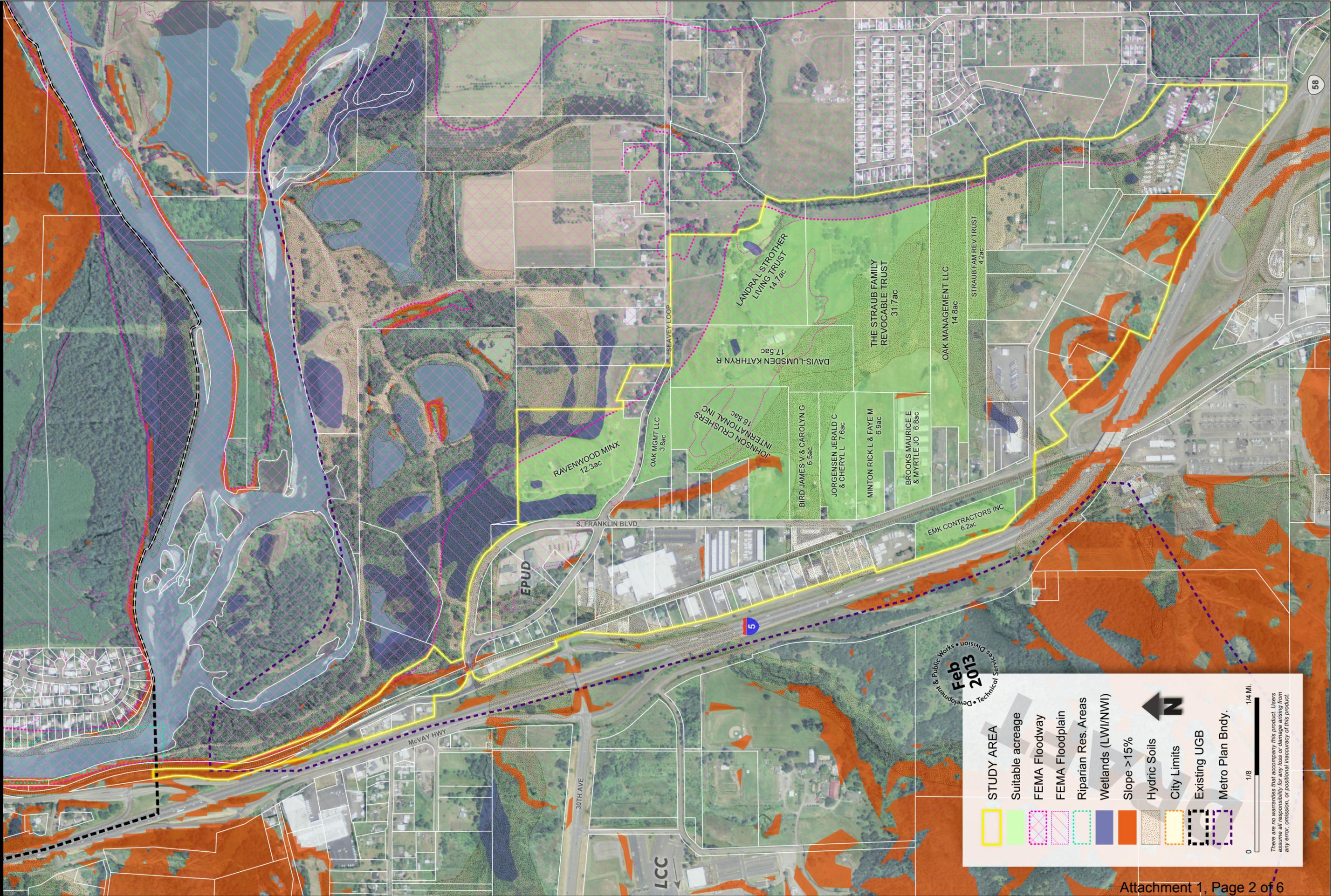
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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - College View Industrial



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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.

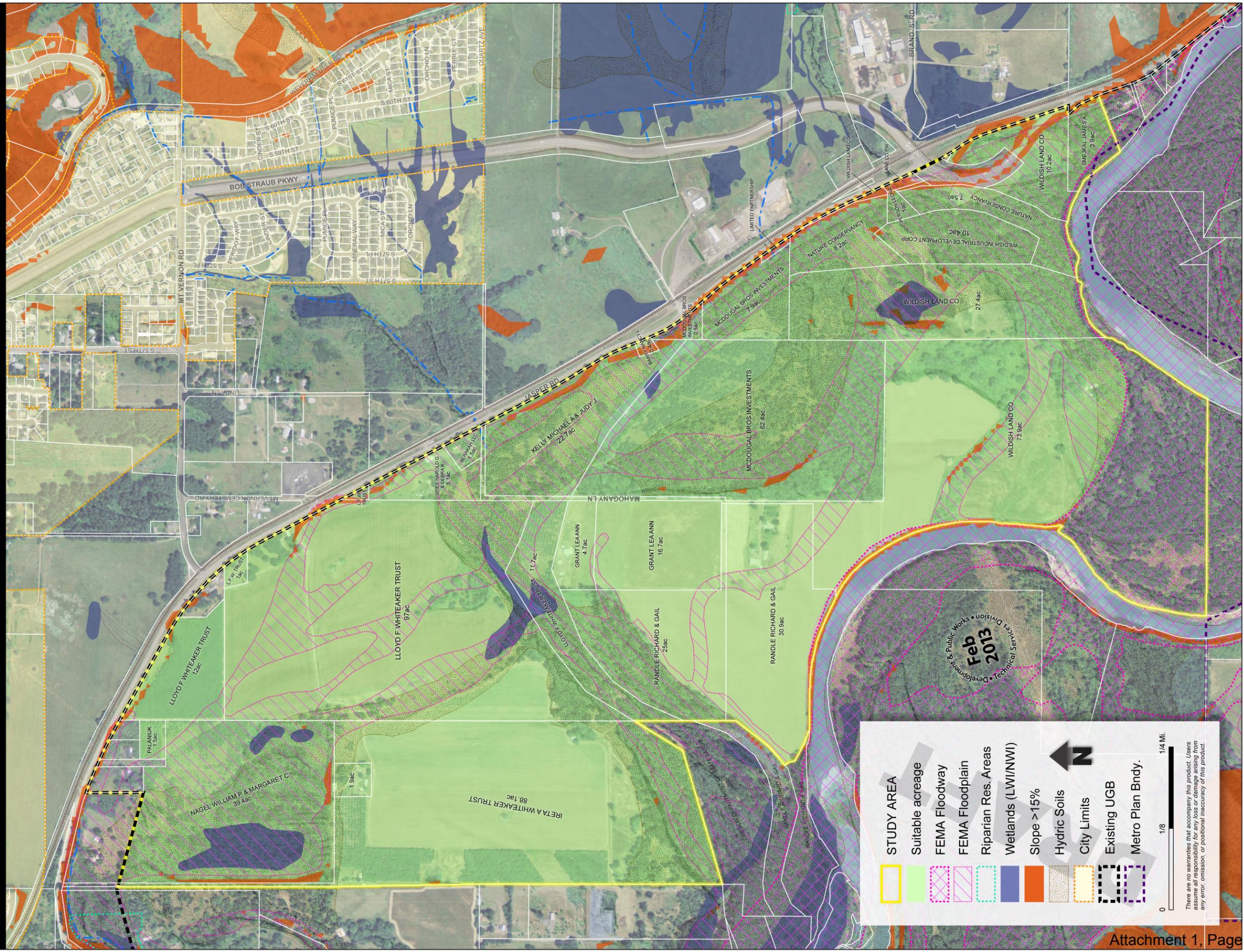
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North Arrow



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



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 - North Gateway

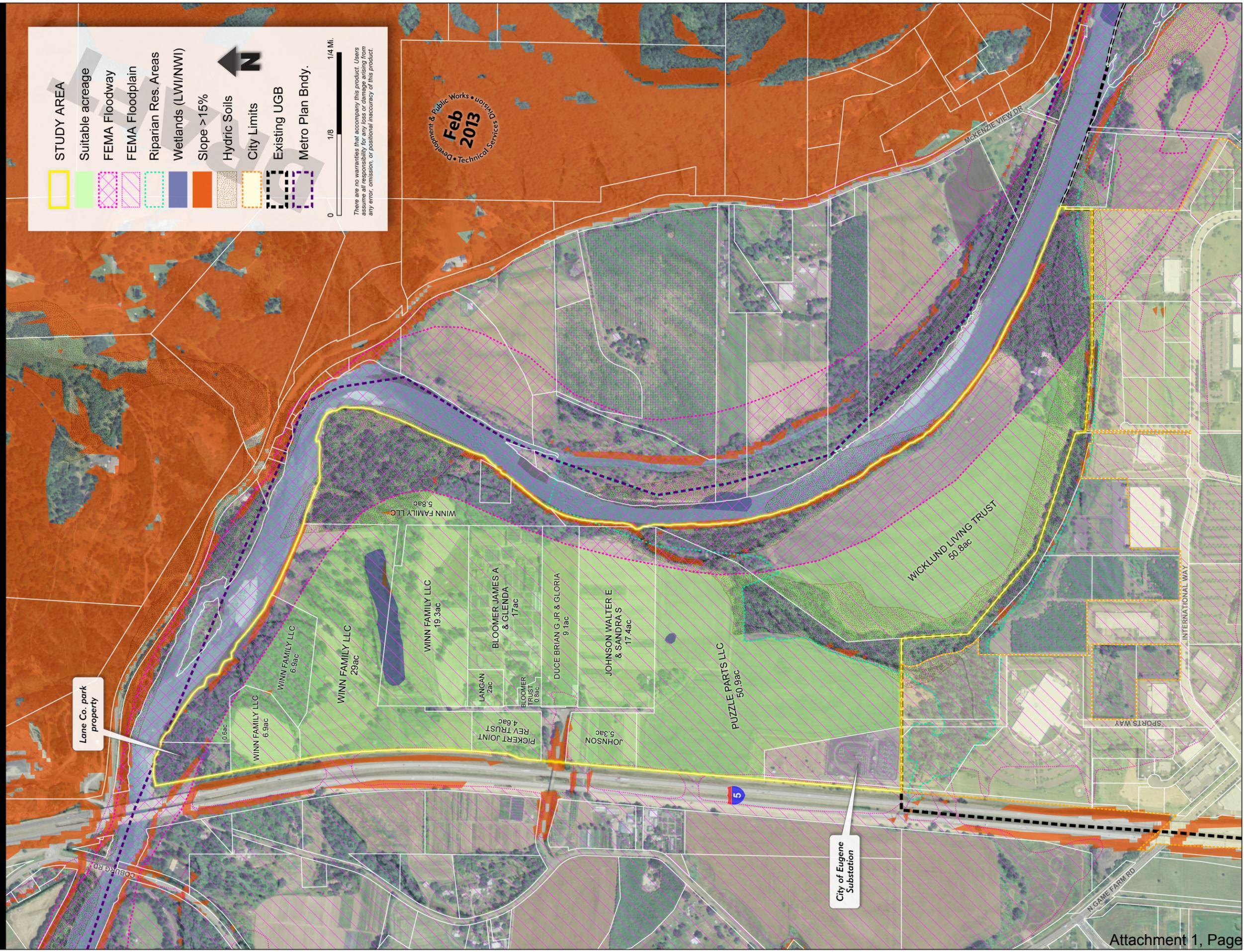


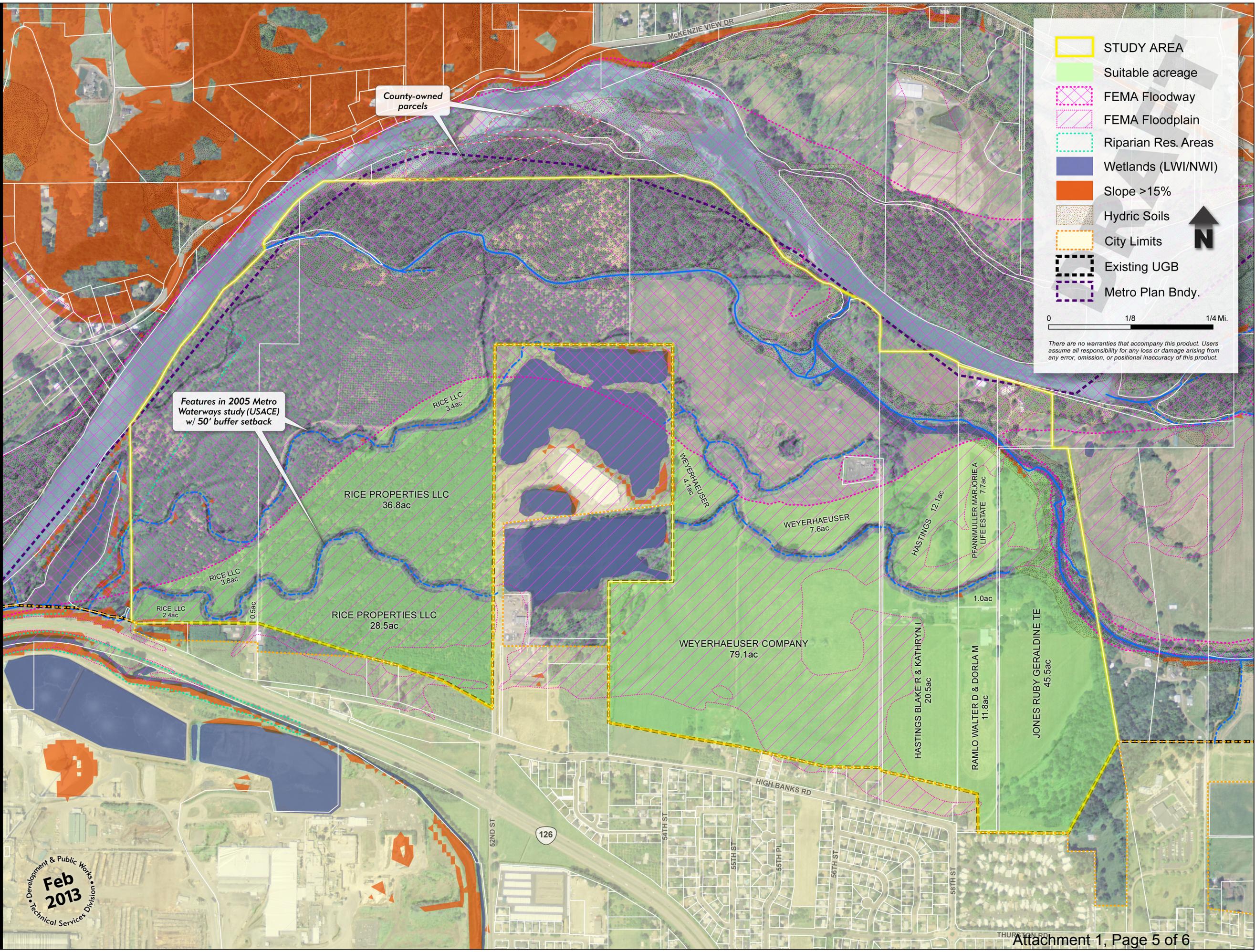
STUDY AREA

- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
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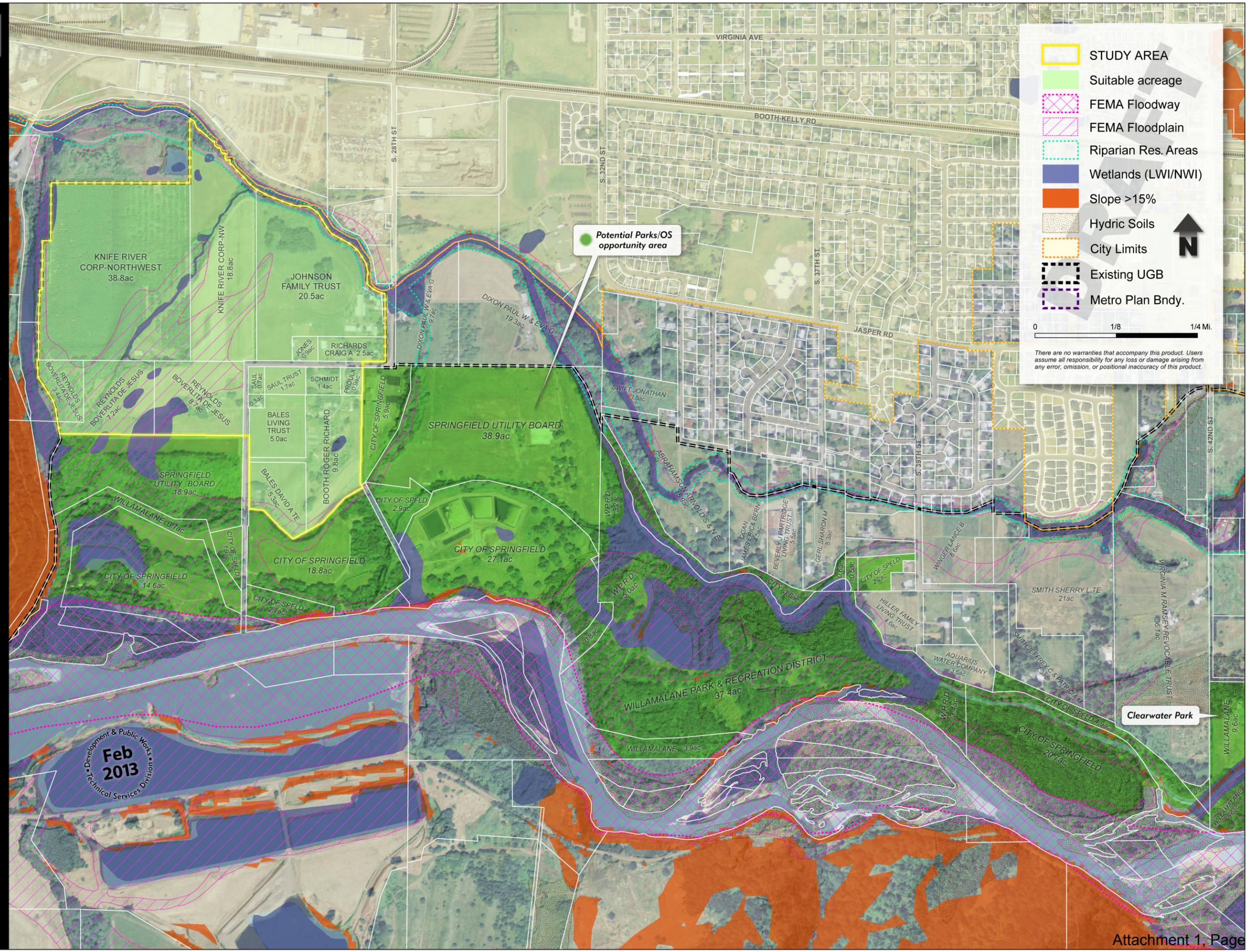
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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - South Millrace



- STUDY AREA
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
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Clearwater Park