

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON**

**ORDINANCE No. PA 1288 (IN THE MATTER OF AMENDING THE  
(EUGENE-SPRINGFIELD METROPOLITAN AREA  
(GENERAL PLAN DIAGRAM, THE GLENWOOD  
(REFINEMENT PLAN DIAGRAM AND TEXT, THE  
(SPRINGFIELD ZONING MAP, AND ADOPTING  
(A SEVERABILITY CLAUSE.**

**WHEREAS**, the Springfield City Council, on February 25, 2008, directed staff to proceed with a project to update the Glenwood Refinement Plan (GRP) in phases and these amendments, as set forth in Exhibits B, C, D, and E, are part of "Glenwood Phase 1"; and

**WHEREAS**, the public record contains complete documentation of Glenwood Phase 1 (Springfield file numbers - LRP 2008-0017, TYP411-00006, TYP411-00005, TYP411-00007 and TYP311-00001) which is incorporated into the record for this proceeding by reference; and

**WHEREAS**, on October 18, 2011, the Springfield and Lane County Planning Commissions jointly held a work session and conducted a public hearing regarding Glenwood Phase 1 and the hearing was continued to December 20, 2011; and

**WHEREAS**, on December 20, 2011, during the joint Springfield and Lane County Planning Commission public hearing continued from October 18, 2011, the criteria of approval, findings and recommendations as set forth in Exhibit A, together with the testimony and submittals of those persons testifying at the public hearing or in writing that generated 30 text modifications have been considered and are part of the public record, and the Springfield Planning Commission voted 5 to 0, with one absent and one open position to recommend adoption of Glenwood Phase 1 as modified to the Springfield City Council and the Lane County Planning Commission voted 6 to 0, with 2 absent to recommend adoption of Glenwood Phase 1 as modified to the Lane County Board of Commissioners; and

**WHEREAS**, on January 23, 2012, the Springfield City Council and the Lane County Board of Commissioners jointly conducted a work session to discuss Glenwood Phase 1; and

**WHEREAS**, on April 2, 2012, the Springfield City Council and the Lane County Board of Commissioners jointly conducted a public hearing to hear staff responses to questions raised during the January 23, 2012, work session and to consider Glenwood Phase 1 and substantial evidence exists within the public record, together with the testimony and submittals of those persons testifying at the public hearing or in writing that has been considered and are part of the public record; and

**WHEREAS**, the Lane County Board of Commissioners is now ready to take action on Glenwood Phase 1 based upon the above recommendation and the evidence and testimony already in the record as well as the evidence and testimony presented at the joint public hearing.

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

**SECTION 1:** The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) Plan Diagram Map is hereby amended by redesignating 16.96 acres from Low Density Residential, 2.67 acres from Commercial, 29.13 acres from Commercial/Industrial/Multi-Family Residential Mixed-Use, 44.38 acres from Commercial/Industrial Mixed-Use, 87.73 acres from Light Medium Industrial, 34.39 acres

from Parks and Open Space, and 52.02 acres from Mixed Use/Nodal to 144.28 acres of Mixed-Use and to 122.99 acres of Mixed-Use/Nodal on land located in Glenwood Phase 1, as set forth in Exhibit B attached and incorporated here by this reference.

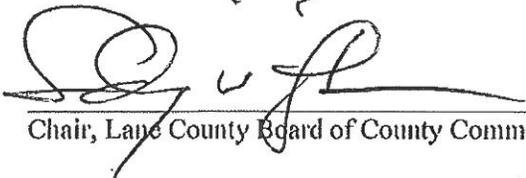
**SECTION 2:** The Glenwood Refinement Plan Diagram is hereby amended by re-designating 16.96 acres from Low Density Residential, 2.67 acres from Commercial, 29.13 acres from Commercial/Industrial/Multi-Family Residential Mixed-Use, 44.38 acres from Commercial/Industrial Mixed-Use, 87.73 acres from Light Medium Industrial and 34.39 acres from Parks and Open Space to 33.26 acres of Residential Mixed-Use, 14.58 acres of Commercial Mixed-Use, 46.33 acres of Office Mixed-Use, and 173.11 acres of Employment Mixed-Use in Glenwood Phase 1; and the Glenwood Refinement Plan text is hereby amended by deleting descriptive text, development policies and implementation strategies in portions of Subarea 5, and all of Subareas 6, 7, 8, 9 and 10 and adding descriptive text, development policies and implementation strategies for Glenwood Phase 1, as set forth in Exhibit C attached and incorporated here by this reference. Those portions of the Glenwood Refinement Plan 1999 that are outside of the boundary of Glenwood Phase 1 will remain in effect until such time as Glenwood Phase 2 is approved by both Springfield and Lane County.

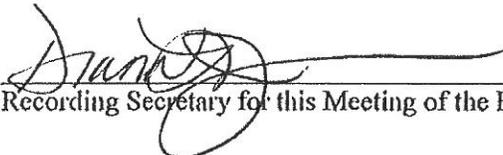
**SECTION 3:** The Springfield Zoning Map is hereby amended by rezoning 41.28 acres from Low Density Residential, 7.04 acres from Medium Density Residential, 49.50 acres from Community Commercial, 5.97 acres from General Office, 135.54 acres from Light Medium Industrial, and 27.96 acres from Parks and Open Space to 33.26 acres of Residential Mixed-Use, to 14.58 acres of Commercial Mixed-Use, 46.33 acres of Office Mixed-Use, and 173.11 acres of Employment Mixed- Use on land located in Glenwood Phase 1, as set forth in Exhibit E attached and incorporated here by this reference.

**SECTION 4: Severability Clause.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and individual provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Although not part of this ordinance, the findings included in the recitals above and the findings set forth in Exhibit A and incorporated herein are hereby adopted by the Board in support of this action.

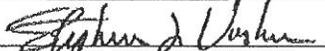
ENACTED this 5<sup>th</sup> day of September 2012.

  
Chair, Lane County Board of County Commissioners

  
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date 3-7-2012 Lane County

  
OFFICE OF LEGAL COUNSEL

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. 3-12

IN THE MATTER OF AMENDING CHAPTER 10 OF LANE CODE TO ADOPT AMENDMENTS TO THE SPRINGFIELD DEVELOPMENT REGULATIONS FOR APPLICATION TO URBANIZABLE LANDS WITHIN THE SPRINGFIELD URBAN GROWTH AREA (LC 10.600-15) AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES

**WHEREAS**, Lane County Ordinance No. PA 1288 co-adopts the amendments to the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) and Glenwood Refinement Plan diagrams for application within the Springfield Urban Growth Area as part of the Glenwood Phase 1 update; and

**WHEREAS**, amendments to the Springfield Development Code to implement the Glenwood Phase 1 amendments were developed through a citizen involvement process in conjunction with the Metro Plan and Glenwood Refinement Plan amendments; and

**WHEREAS**, on October 18 and December 20, 2011, the Springfield Planning Commission and Lane County Planning Commission jointly held public hearings and after further deliberation, both recommended approval of Springfield Development Code to implement Glenwood Phase 1; and

**WHEREAS**, on April 2, 2012, the Springfield City Council and the Board of County Commissioners held a joint hearing on the Springfield Development Code amendments to implement Glenwood Phase 1, including the proposed changes for the urbanizable lands within the Springfield Urban Growth Area; and

**WHEREAS**, the Board of County Commissioners has conducted a public hearing, reviewed the record, 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 Lane County Ordinance Nos. 5-89, 18-90, 9-91, 13-91, 14-92, 5-93, 13-94, 3-97, 7-99, 10-00, 13-04, 2-05, 2-06, 16-07, 4-09, and 7-11, are hereby further amended by deleting Sections 3.4-200 through 3.4-270, Glenwood Riverfront Plan District and adding Sections 3.4-200 through 3.4-280 Glenwood Riverfront Mixed-Use Plan District; amending Subsection 4.3-110E.; amending Section 4.3-115; amending Table 5.4-1; amending Sections 5.6-100-115; amending Section 5.12-160; amending Section 6.1-110; deleting Appendix 3 Temporary Glenwood Riverfront Plan District Master Plan Standards and adding Appendix 3 Phase 1 Glenwood Refinement Plan Policies and Implementation Strategies as specified in the attached Exhibit "D," incorporated here by this reference. These amendments are adopted and incorporated herein by this reference for application on the urbanizable lands within the Springfield Urban Growth Area and shall not be codified into Lane Code.

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

**REMOVE THIS SECTION**

10.600-15  
on page 10-814  
(a total of 1 page)

**INSERT THIS SECTION**

10.600-15  
on page 10-814  
(a total of 1 page)

Said section is attached hereto and incorporated herein by this reference. The purpose of this

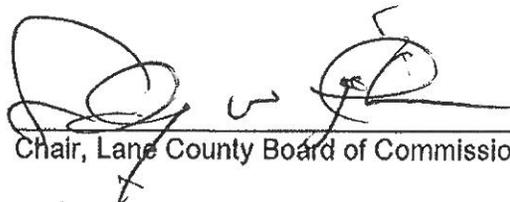
substitution and addition is to amend Lane Code Chapter 10 to include specific reference to this Board of County Commissioners action adopting amendments to the City of Springfield land use regulations to be applied by the City of Springfield on urbanizable lands within the Springfield Urban Growth Area.

**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 affect the validity of the remaining portions hereof.

While not part of this Ordinance, the findings attached as Exhibit "A" to Ordinance no. PA 1288 and incorporated herein by this reference, are adopted in support of this decision.

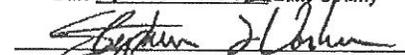
ENACTED this 5<sup>th</sup> day of September, 2012.

  
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Chair, Lane County Board of Commissioners

  
\_\_\_\_\_  
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date 3-6-2012 Lane County

  
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OFFICE OF LEGAL COUNSEL