



**UGB / Commercial Industrial Buildable Lands (CIBL)
Stakeholder Committee**

Meeting Minutes

Thursday, September 25th, 2008

6:00pm – 8:00pm

Springfield City Hall
225 Fifth Street, Springfield, OR
Library Meeting Room

I. Attendance:

Stakeholders: Lee Beyer; Johnny Kirschenmann; Dave Marra; Dan Egan; Guy Weese; Donna Lentz; Doug McKay; Philip Farrington; George Grier; Eve Montanaro; Richard Boyles (serving as alternate for Kari Westlund)

Staff: David Reesor; Linda Pauly; Bob Parker; Beth Goodman; Bill Grile
Greg Mott; John Tamulonis

II. Greetings / Routine Business (*All, 10 minutes*)

1. Roll Call
2. Reading of Minutes – Minutes approved as written
3. Public Testimony – David Reesor noted that each Stakeholder Committee member in attendance was given a printed handout from Stakeholder Committee member George Grier. Mr. Grier had requested that the handout be given to each Stakeholder Committee member. The handout described a seminar the University of Oregon is conducting regarding Multi-Lane Boulevards.

i. No other public testimony was given.

III. Legal Review (*City Attorney, 10 minutes*)

- Attorney Bill VanVector spoke to the Committee regarding new State ethics law/requirements for public representatives. Mr. VanVector provided a memorandum to Committee members for reference.

IV. Present & Discuss Draft Economic Opportunities Analysis (EOA) & Inventory –

- Bob Parker (ECONorthwest) presented the draft Economic Opportunities analysis. The following topics were presented in PowerPoint format:

1. Project status update
2. Commercial / Industrial Buildable Lands Study
3. Determination of Buildable / Developable
4. Status of employment land
5. Vacant and Potentially Redevelopable land
6. Development constraints
 - i. Absolute vs. partial
7. Technical Advisory Committee recommendations regarding constraints.
8. Economic Opportunities Analysis (EOA)
9. Key Employment Trends affecting growth
10. Employment growth opportunities
11. Employment growth – 2010 – 2030
12. Assumptions about employment infill
13. Long term site needs
14. Land need – depends on assumptions of redevelopment / infill
15. TAC Recommendations for Assumptions about Land Capacity
16. Stakeholder comments on EOA received to-date

- Committee members commented on information in PowerPoint slides, including potential edits to inventory maps.
- Regarding inventory constraints, discussion ensued regarding ODOT regulations on Main Street.
- Discussion continued regarding constraints. Questions were asked regarding building regulations on floodplain and floodway within the existing Urban Growth Boundary. After deliberation on the issue, it was agreed that floodplain would be included as potentially buildable land for existing inventory purposes, so long as it did not preclude potentially excluding floodplain land in any future expansion areas during the Alternatives Analysis.
- Committee members agreed with Technical Advisory Committee regarding inventory constraints

V. Next Steps

- Committee members asked for copies of individual constraint maps as presented in the PowerPoint presentation.
- Committee members asked for copies of data regarding low/medium/high redevelopment potential. Mr. Parked noted that the discussion regarding redevelopment assumptions could continue into the next meeting.
- Committee members noted that additional edits should be made with the inventory maps.

VI. Meeting Adjourned

Approximately 8:05pm