Minutes approved by the Springfield Planning Commission:

City of Springfield
Work Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGIELD PLANNING COMMISSION HELD
Tuesday, March 18, 2008

The City of Springfield Planning Commission met in work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon on Tuesday, March 18, 2008, at 6 p.m., with Frank Cross as Springfield Planning Commission Chair.

ATTENDANCE

Present were Vice Chair Johnny Kirschenmann and Planning Commissioners Bill Carpenter, Sheri Moore, Eric Smith, and Terri Leezer. Also present were Development Service Director Bill Grile, Planning Supervisor Linda Pauly, David Reesor, Gary Karp, and Planning Secretary Brenda Jones

ABSENT

- Frank Cross Chair and Lee Beyer

In the absence of Chair Cross, Vice Chair Kirschenmann called the meeting of the commission to order.

APPLICATIONS

- **Residential Lands Study (RLS) – Review Stakeholder Recommendation for Efficiency Measures -**

  David Reesor, Planner III, introduced the City's consultant, Bob Parker of ECONorthwest.

  Survey results were shared with the Planning Commission on February 20, 2008, and with the Housing Stakeholder Committee on February 28, 2008. A final Stakeholder Committee recommendation was formed at the February 28, 2008, committee meeting, which was now being presented to the Planning Commission. The Stakeholder Committee went through a consensus building process on February 28, 2008, which resulted in categorizing each land used efficiency measure in one of three categories: (1) high priority (2) medium priority (3) low priority. Some of the low priority measures were policies that are already implemented in Springfield. Existing measures that were classified as either "high priority" or "medium priority" were recommended for increased use. Likewise, new measures (not yet used in Springfield) that were classified as "high or medium priority" were recommended for use in Springfield.

  Mr. Parker started by listing the summary of the stakeholder committee's recommendations regarding Land Use Efficiency Measures. Mr. Parker reported that the committee recommended that the Planning Commission consider implementing these measures or consider changing existing policies to increase the land use efficiency derived from these measures. He reviewed each measure and explained the reasoning used by the Stakeholder Committee in reaching its recommendation. Commissioners asked questions clarifying the details of each measure.

  High-Priority Measures

  - ***Maximum lot size***
    - The commission discussed the proposed change as it related to the size of existing Springfield lots, infill development, market demand, the available supply of land, and the current market, which favored small lots due to the cost of development. The commission discussed applying the proposed change in certain areas of the community, such as steeply sloped areas. The commission decided that it would like the consultant to monitor the maximum lot sizes for the time being. There was no consensus regarding this issue, with Mr. Carpenter suggesting that any LDR lot exceeding one half-acre inside the urban growth boundary (UGB) was not an

efficient use of land and expressing concern about the impact of large-lot subdivisions on the usable land supply inside the UGB and their demand on infrastructure. Commissioners agreed that the information gained from monitoring, including the range of lot sizes, would inform further discussion.

  - Mr. Parker indicated, in response to a question from City Attorney Leahy, that Gloria Gardner of Department of Land Conservation and Development had indicated that the State did not know how many of the measures Springfield was required to adopt; he interpreted that as freeing the City from an obligation to adopt any of the measures, but Springfield would likely have to demonstrate in some way that it would meet the new needed housing density and mix over the planning period. He thought the approach the City adopted was at the City's discretion. Mr. Grile concurred.

- ***Minimum density in Low-Density Residential (LDR)***
  - The commission acknowledged many of the issues related to this change were related to the previous measure. The commission discussed possible minimum lot sizes. The commission also acknowledged the relationship between small lots and affordable housing.
- ***Reduce street width standards***
  - Commissioners discussed the greater flexibility that narrow streets provided to developers and the increased safety that such streets provided while acknowledging less room was available for on-street parking. There was consensus to support the measure.
- ***Allow small lots***
  - There was consensus to support the measure.
- ***Cluster development. The committee recommended that the Planning Commission examine barriers that discourage the use of cluster development.***
  - The commission agreed that staff should examine any barriers that existed to such development.
- ***Increase allowable densities. The committee recommended that the Planning Commission consider increasing (or eliminating) density maximums in high-density zones.***
  - The commission agreed that eliminating the cap in all areas might be problematic and that a height restriction, overlay districts, or the discretionary use approach might be preferable. The commission agreed to carry the measure forward but wished to discuss it again.
- ***Allow duplexes and other housing types in LDR zones. The committee recommended that the Planning Commission consider expanding where duplexes, tri-plexes, or quad-plexes are allowed, including allowing more of these housing types in LDR if appropriate. This includes considering elimination of the restriction that allows duplexes on corner lots only in LDR to allow more duplexes in subdivisions. Consider design element.***
  - The commission discussed what the code currently allowed in regard to multi-family housing in the LDR zone and the impact of adding what was likely to be rental property to largely owner-occupied neighborhoods. Mr. Grile suggested that Springfield could establish development standards that would make such housing more expensive but more compatible. Commissioners agreed to add "Consider design standards in developing such housing" to the measure.

Medium-Priority Measures

Mr. Parker reported that the Committee recommended that the Planning Commission give some priority to consider changing existing policies to increase the land use efficiency derived from these measures.

- ***Nodal Development. The committee recommended that the Planning Commission consider additional areas for nodal development.***
- ***Allow mixed-use development. The committee recommended that the Planning Commission consider additional areas to allow mixed-use in conjunction with the Commercial and Industrial Buildable Lands project.***
- Transit-Oriented Development. The committee recommended that the Planning Commission consider increasing densities allowed along corridors.
  - Commissioners expressed consensus to accept the three measures.

- ***Allow Co-Housing. The committee recommended that the Planning Commission explore barriers to allowing co-housing development in LDR.***
  - The commission agreed to modify the measure by adding a suggestion that the City consider co-housing with design standards and in high-density zones.

Low Priority Measures

Mr. Parker reported that the committee recommended that the Planning Commission give low priority to these measures, most of which were in place at some level of government.

- ***Density bonus***
- ***Transfer of Development Rights***
- ***Expedited Project Review***
- ***Accessory Dwelling Units. The Committee recommends that the Planning Commission consider modifying the code to give more flexibility for accessory dwelling units.***
- ***Multi-family Tax Credit***

The commission accepted the low priority measures as presented.

ADJOURNMENT

- The meeting was adjourned at 8 p.m.

Minutes recorded by Brenda Jones