

HOW THE LAND USE PLANNING PROCESS WORKS IN SPRINGFIELD, OREGON

STATEWIDE PLANNING GOALS

In 1973, the Oregon Legislature enacted Senate Bill 100, which established the statewide land use planning program. The primary purpose of this legislation was to protect the state's farm and timber economies and prevent the spread of uncoordinated and costly urban sprawl. Oregon's statewide land use planning system requires that cities, counties, and regional governments draw urban growth boundaries to separate urban land from rural land. Urban growth boundaries (UGBs) establish where cities and urbanized areas can and cannot grow. Over time, UGBs can expand through a process that demonstrates need.

Senate Bill 100 also established the Land Conservation and Development Commission (LCDC), which adopted 19 Statewide Planning Goals addressing a range of topics listed below that continue to guide land use planning in Oregon:

Goal 1	Citizen Involvement	Goal 11	Public Facilities and Services
Goal 2	Land Use Planning—Exceptions	Goal 12	Transportation
Goal 3	Agricultural Lands	Goal 13	Energy Conservation
Goal 4	Forest Lands	Goal 14	Urbanization
Goal 5	Open Spaces, Scenic and Historic Areas and Natural Resources	Goal 15	Willamette Greenway
Goal 6	Air, Water and Land Resources Quality	Goal 16*	Estuarine Resources
Goal 7	Areas Subject to Natural Disasters and Hazards	Goal 17*	Coastal Shorelands
Goal 8	Recreational Needs	Goal 18*	Beaches and Dunes
Goal 9	Economic Development	Goal 19*	Ocean Resources
Goal 10	Housing		

* Goals 16-19 do not apply to Springfield.

COMPREHENSIVE PLANS

Oregon's Statewide Planning Goals are achieved through local comprehensive planning. State law requires each city and county to develop a comprehensive plan that is consistent with all applicable Statewide Planning Goals. The comprehensive plan includes background inventories (commercial, industrial, and residential lands; natural resources; transportation; public facilities; etc.) which are used to establish plan policies that are choices about future land uses. A local comprehensive plan approved by LCDC is the controlling document for land use in the geographic area covered by the comprehensive plan.

Springfield's comprehensive plan is the "Eugene-Springfield Metropolitan Area General Plan" (Metro Plan), which was approved by LCDC in 1982. The Metro Plan is a "general" policy document for the metro area that must be implemented by more detailed regulatory documents,

such as refinement plans and a development code. The Metro Plan contains a growth management policy framework and specific policy elements regarding residential land use and housing, economic development, environmental resources, Willamette River Greenway and other river corridors, environmental design, transportation, public facilities and services, parks and recreation, historic preservation, energy, and citizen involvement.

REFINEMENT PLANS

A refinement plan establishes a long-term vision (generally 20 years), and details policies regarding how development/redevelopment may occur within a specific geographic area within a City's jurisdiction. A refinement plan is developed to provide more detailed information regarding the comprehensive plan's policies, and it provides site-specific land use designations (a general use category such as industrial) and zoning (a specific use category such as special light industrial or heavy industrial). A refinement plan examines in greater detail topics such as the area's future needs regarding public facilities, transportation, natural resource, parks, housing etc. The refinement plan document must be based on a planning review process that complies with the Statewide Planning Goals and the comprehensive plan. Not all areas of a city require a refinement plan. For instance, Springfield has refinement plans for just the following areas of the City: Gateway, Mid-Springfield, East Kelly Butte, Glenwood, Q Street, East Main, and Downtown.

The Glenwood Refinement Plan (GRP) was adopted by the City of Eugene in 1986. In 1999, when Glenwood came under Springfield's jurisdiction, the City of Springfield adopted the GRP as it was without making any policy changes. The GRP was amended in 2005 to establish the 48 acre Glenwood Riverfront Plan to enable a more modern riverfront image.

DEVELOPMENT CODE

A development code is a document that specifies the City's zoning districts (residential, commercial, industrial, etc.), lists of permitted and prohibited uses, use restrictions, development standards (parking, landscaping, building height setbacks, etc.) application processes, land-division regulations, etc. It is the "day-to-day" land use document for a city. The development code is site-specific, i.e., to each individual lot in the City. The development code implements the policies of the comprehensive plan and applicable refinement plan.

The Springfield Development Code (SDC) was adopted in 1986 and reformatted in 2007. Since 1986, the SDC has been amended over 60 times. The SDC applies to all land within Springfield's city limits and unincorporated land within its urban growth boundary (UGB). The SDC, in Section 3.4-200 for the Glenwood Riverfront Plan District, contains specific development standards consistent with achieving the current Glenwood Refinement Plan's riverfront image.