



The logo features a stylized green house on the left, a taller green building with a grid pattern in the center, and a green tree on the right. Below the graphic, the word "SPRINGFIELD" is written in a bold, green, sans-serif font. Underneath that, the words "DEVELOPMENT CODE" and "UPDATE PROJECT" are stacked in a larger, bold, grey, sans-serif font.

SPRINGFIELD DEVELOPMENT CODE UPDATE PROJECT



Project News

Phase 1 - Housing

Back in February 2020 the City released three draft updated code sections for public review at the direction of the Springfield City Council for the Phase 1, Housing/Residential of the Development Code Update Project. Since that time many things have changed and a lot has been going on.

The State of Oregon passed new legislation, House Bill 2001 (HB 2001), in 2019 that requires among other things for the City to allow Middle Housing on residentially zoned lots and parcels that allow development of single family homes. Middle Housing is defined as duplexes, triplexes, fourplexes, townhomes, and cottage clusters.

City staff has been participating on multiple State committees to help inform the Department of Land Conservation and Development (DLCD) in writing the Oregon Administrative Rules (OAR's, or rules) that will implement the new legislation. In discussing the implementation of HB 2001 with Springfield City Council, it was decided to move forward with the housing code updates, including trying to fully implement the new HB 2001 provisions, ahead of the final rules from the state.

As the rule making process has continued at the state level it is becoming clearer that the draft code sections that were released for public review and comment will likely have to be revised to incorporate rule language that was not anticipated. On June 22, 2020 the City Council was given an update on the process. After discussion and consideration the Council gave direction to staff to not proceed with additional public outreach efforts in anticipation of having to make changes to the draft code, wait for the state rules, and then reengage with the public after

the final rules are clearer. Listen to the [meeting recording](#) to learn more.

The Planning Commission received an update on the status of the project and most recent direction from City Council on July 7, 2020. The Planning Commission, acting in their capacity as the Committee for Citizens Involvement (CCI), also approved some changes to the Community Engagement Plan for the project in order to be consistent with the direction given by the City Council. View the [meeting materials](#) and the [updated Community Engagement Plan](#) to learn more.

Ongoing discussions are happening at the state level in regard to the rule making process for implementing the Middle Housing legislation (HB 2001). Interested parties can “attend” these meetings virtually, view the meeting materials, and provide written comment. The schedule of the upcoming meetings can be found at the State of Oregon Department of Land Conservation and Development Commission (DLCD) website here:

<https://www.oregon.gov/lcd/LAR/Pages/Housing.aspx>

<https://www.oregon.gov/lcd/Commission/Pages/Meetings.aspx>

Phase 2 - Employment Lands

Along with proceeding with Phase 1 for housing as discussed above we are continuing to work on Phase 2 of the project to update the code related to employment lands (commercial/industrial). The City of Springfield Planning Commission, acting in their capacity as the Committee for Citizens Involvement (CCI) [appointed nine members to the Technical Advisory Committee \(TAC\)](#) for this phase of the project. In addition, the City is continuing to recruit for additional members for this TAC. [View application packet](#) to learn more.

The current topic being considered for Phase 2 is an audit of the existing Minimum Development Standards (MDS) and Site Plan Review sections of the Springfield Development Code (SDC). There was a Technical Advisory Committee (TAC) virtual meeting for Phase 2, Employment Lands from 3:00-4:30 pm on Monday, July 20. [View meeting materials](#) to learn more. Meeting minutes will be posted to the [project web page](#) once finalized.

Upcoming Meetings

No meetings are currently scheduled. We will post upcoming meetings to the project web page as details are finalized.

Additional Information

Visit the [project web page](#).

[Sign up on the project's interested parties list.](#)

Project Contact

If you have any questions please get in touch with me. Also, please send this project information on to anyone that you know of that might be interested.

Thank you. We look forward to working with you on this project.

Mark Rust, AICP

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Project Purpose and Objectives

The established project purpose and objectives were developed in conjunction with the Springfield City Council and Planning Commission and approved as part of the Community Engagement Plan for the project.

The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield's economic development priorities and will honor Springfield's home town feel now and in the future.

The Project objectives are to:

1. Enable quick review of development applications.
2. Provide easy to understand code language presented in a clear and user-friendly format.
3. Provide a straight-forward processing path to development decisions.
4. Support/further economic development in all sectors.
5. Protect and enhance the beauty of our city to boost or stabilize property values, encourage investment, and improve the image of the community.
6. Comply with mandatory regulatory requirements including implementation of House Bill 2001.
7. Implement the City's adopted policies.



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