

IN THE BOARD OF COUNTY COMMISSIONERS, LANE COUNTY, OREGON

ORDINANCE NO. PA 1304

In the Matter of Amending the Springfield Urban Growth Boundary; the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) Text and Diagram to Amend the Metro Plan Boundary, Adopt the Springfield 2030 Comprehensive Plan (2030 Plan) Economic And Urbanization Policy Elements and Assign Plan Designations to Newly Urbanizable Lands; the Springfield Zoning Map to Assign New Zoning; the Springfield Development Code to add Sections 3.2-915 – 3.2-930 Establishing the Agriculture-Urban Holding Area Land Use Zoning District (Ag); Adopting a Severability Clause; and Providing an Effective Date

WHEREAS, the City of Springfield and Lane County adopted a coordinated population forecast (City of Springfield Ordinance No. 6248 on October 19, 2009; Lane County Ordinance No. PA-1261 on October 28, 2009) that estimated the City of Springfield's population including the Metro Urban Area East of Interstate 5 to be 81,608 in 2030; and

WHEREAS, the City of Springfield and Lane County adopted a separate Springfield Urban Growth Boundary (City of Springfield Ordinance No. 6268 on June 20, 2011; Lane County Ordinance PA-096018 on July 6, 2011); and

WHEREAS, the City of Springfield and Lane County adopted an amendment to the Metro Plan Diagram to reflect a new Metro Plan Boundary that is coterminous with the City of Springfield Urban Growth Boundary east of Interstate 5 (City of Springfield Ordinance No. 6288 on March 18, 2013; Lane County Ordinance No. PA-1281 on June 4, 2013); and

WHEREAS, the City of Springfield, Lane County and the City of Eugene adopted amendments to the *Metro Plan* that provide a process for amending the *Metro Plan* to allow each city to determine the extent to which particular sections in the *Metro Plan* will apply to an individual City, as each jurisdiction establishes its own Urban Growth Boundary, 20-year land supply and city-specific comprehensive plan (City of Springfield Ordinance No. 6332 on December 1, 2014; Lane County Ordinance No. PA 1313 on November 12, 2014; and City of Eugene Ordinance No. 20545 on November 25, 2014); and

WHEREAS, the City of Springfield commissioned ECONorthwest to prepare the Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis outlining Springfield's employment needs for the next 20-year planning period ending in 2030, attached as Exhibit B-2 to Springfield Ordinance No. 6361 and

WHEREAS, the Springfield Commercial and Industrial Buildable Lands Inventory, Economic Opportunities Analysis and Economic Development Objectives and Implementation Strategies determined that the City of Springfield has a deficit of industrial and commercial

mixed-use employment sites larger than 5 acres and that deficit requires an expansion of the Urban Growth Boundary of 223 of suitable acres to accommodate the employment needs for the 20-year planning period ending 2030; and

WHEREAS, the acknowledged 2011 Springfield Residential Land & Housing Needs Analysis determined that Springfield had a deficit of 300 acres of public/semi-public land to meet Parks and Open Space needs for the 20-year planning period ending 2030; and

WHEREAS, timely and sufficient notice of the public hearings, pursuant to Springfield Development Code Section 5.2-115 and Lane Code Chapter 14, has been provided; and

WHEREAS, the Springfield and Lane County Planning Commissions conducted joint public hearings on the 2030 Plan amendments on February 17, 2010, March 16, 2010, and May 4, 2010, and forwarded recommendations to the Springfield City Council and Lane County Board of Commissioners; and

WHEREAS, the Springfield Planning Commission conducted a public hearing on December 18, 2013 and forwarded recommendations to both the Springfield City Council and Lane County Board of Commissioners on the proposed AG Land Use Zoning District; and

WHEREAS, the Springfield City Council and Lane County Board of Commissioners held a joint public hearing on these amendments on September 12, 2016, and is now ready to take action based on the above recommendations and evidence and testimony already in the record as well as the evidence and testimony presented at the joint elected official's public hearing; and

WHEREAS, the City of Springfield provided several opportunities for public involvement including but not limited to open houses, citizen advisory committees and technical advisory committees; and

WHEREAS, substantial evidence exists within the record demonstrating that the proposal meets the requirements of the *Metro Plan*, Springfield Development Code, the Lane Code and applicable state and local law as described in the findings attached as Exhibit F, and which are adopted in support of this Ordinance.

WHEREAS, the Board of County Commissioners is now ready to take action.

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

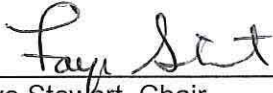
Section 1. The Springfield Urban Growth Boundary is amended to satisfy Springfield's established need by adding 257 acres of suitable employment land on 273 gross acres in the North Gateway and Mill Race expansion areas, designating 53 acres of land located within the FEMA Floodway in the North Gateway expansion area as Natural Resource and also expanding the Springfield Urban Growth Boundary to include 455 acres of existing Public, Parks and Open Space Land as depicted in Exhibits A-2, C-1, and C-2 2 to Springfield Ordinance No. incorporated hereto by this reference.

- Section 2.** The *Metro Plan* text and diagram are hereby amended to adopt the Urban Holding Area- Employment (UHA-E) Plan Designation and to assign the UHA- E plan designation to 273 of acres of land; to assign the “Public/Semi Public” plan designation to 455 acres of land; and to assign the “Natural Resource” plan designation to the 53 acres of land located in the FEMA Floodway in the North Gateway expansion area and as set out in Exhibit A-2 and D to Springfield Ordinance No. 6361 incorporated hereto by this reference.
- Section 3.** Pursuant to Statewide Planning Goal 9, the *Metro Plan* is amended to adopt Springfield’s city-specific *Springfield 2030 Comprehensive Plan Economic Element* including Economic Development Goals, Policies and Implementation Strategies as well as and its Technical Supplement the Springfield Commercial and Industrial Buildable Lands Inventory, Economic Opportunities Analysis, which will replace the previously adopted Springfield Commercial Lands Study, as set out in Exhibit B to Springfield Ordinance No. 6361 incorporated hereto by this reference.
- Section 4.** Pursuant to Statewide Planning Goal 14, the *Metro Plan* is amended to adopt Springfield’s city-specific *Springfield 2030 Comprehensive Plan Urbanization Element* including Urbanization Goals, Policies and Implementation Strategies as set out in Exhibit C to Springfield Ordinance No. 6361 incorporated hereto by this reference.
- Section 5.** The *Metro Plan* text is amended to: (10) reflect that Chapter II, Section C: Growth Management; Chapter II, Section E: Urban and Urbanizable Land; Chapter III, Section B: Economic Element no longer apply to Springfield and have been replaced by the city-specific *Springfield 2030 Comprehensive Plan Economic and Urbanization Elements*; (2) in Chapter II Section G to add the UHA-E land use designation, remove the Springfield specific reference to the Natron Special Heavy Industrial (SHI) site and change footnotes 11 and 12 to add a reference for this ordinance; and (3) amend the Preface to correct scrivener’s error in ordinance numbers and to list adopted elements of Springfield’s city-specific comprehensive plan as contained in Exhibit D to Springfield Ordinance No. 6361 incorporated hereto by this reference.
- Section 6.** The *Metro Plan* Diagram is hereby amended to move the Metro Plan Boundary to be coterminous with the Springfield Urban Growth Boundary.
- Section 7.** The Springfield Development Code is hereby amended to adopt the “Agriculture-Urban Holding Area” (AG) Land Use Zoning District as reflected in Exhibit E to Springfield Ordinance No. 6361 incorporated hereto by this reference.
- Section 8.** The prior policies and plan designations change by the Ordinance remain in full force and effect to authorize prosecution of persons in violation thereof prior to the effective date of this Ordinance.


Section 9. 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 constitutes a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

FURTHER, although not part of this Ordinance, the Board of County Commissioners adopts findings and conclusions in support of this action as set forth in Exhibit F to City of Springfield Ordinance No. 6361 , incorporated hereto by this reference.

ENACTED this 6th day of December, 2016.



Faye Stewart, Chair
Lane County Board of Commissioners



Recording Secretary for this Board Meeting

APPROVED AS TO FORM

Date 12-6-16 Lane County


OFFICE OF LEGAL COUNSEL