

Planning Commission Minutes

Approved 1.18.23
Attested by S. Weaver

Springfield Planning Commission
Minutes for Tuesday, October 18th, 2022
6:00 p.m. Work Session
City Council Chambers and via Zoom
Meeting held in Council Chambers and via Zoom

Chair Salazar called the Work Session of the Planning Commission to order at 6:00 pm.

Planning Commissioners Present: Chair Salazar, Vice Chair Bergen, Michael Koivula, Kuri Gill, Seth Thompson, and Steven Schmunk

Absent: Andrew Buck

Staff: Sandy Belson, Planning Manager; Sophie McGinley, Planner; Sarah Weaver, Community Development Administrative Assistant; Kristina Kraaz, Assistant City Attorney

Chair Salazar introduced the newly appointed Commissioners, Seth Thompson and Steven Schmunk, to the Commission.

WORK SESSION ITEM(S)

1) Overview of Climate-Friendly and Equitable Communities Rules

Staff: Sandy Belson, Planning Manager
40 Minutes

Staff / Sandy Belson: informed the Commission that the City Council has authorized the City Attorney's office to pursue a legal challenge to the Climate-Friendly and Equitable Communities Rules (CFEC) based on their requirements and not on the overall goals. The City Attorney's office has advised the Council to move forward with implementing the rules due to the tight deadlines put in place by the State. The discussion tonight intends to focus on understanding the rules and what they would require the City to do and not the legal challenge. She spoke to the background that led to the rules, the legislative greenhouse gas targets, the general requirements of the rules, and an overall timeline (see PowerPoint presentation on SOS). Former Commissioner Sophie McGinley, who is consulting for the City, is presenting on the parking element of the rules.

The Commissioners asked questions about the parking element of CFEC, what the financially constrained transportation project list is, who would be considered on the underserved list, and the definition of underserved populations from the State's perspective. It was mentioned that it might be beneficial to have the elements of the rules that don't apply to Springfield taken out to prevent misunderstandings.

Staff / Sandy Belson: When the list of projects is created for the Transportation System Plan, they are assessed according to likely funding sources and how much funding the city would potentially be receiving in a 20-year period. When projects are identified as actually fundable, they are placed on the financially constrained list. All projects that are assessed as not fundable are left off this list.

Planning Commission Minutes

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Staff / Kristina Kraaz: The rule lists the protected classes specifically (see attachment 2).

Commissioner Koivula: Part of the rules single out metropolitan planning areas over 100,000 residents. If LCOG is considered a metropolitan planning area that we are part of, would these rules apply to the City? Also, the anti-displacement tool kit does not appear to have tools that would prevent displacement. Another question concerns demand management in transportation. What is understood by this? Also, would Marcola Meadows be considered a Climate Friendly Area (CFA)?

Staff / Sandy Belson: Demand management strategies include the timing of when businesses schedule their begin and end times for employees, encouraging carpools, and giving out bus passes. Marcola Meadows could potentially be considered a CFA. Most likely, the City will start with areas such as downtown Springfield and other Nodal Development Areas.

Staff Kristina Kraaz: Springfield is in a metropolitan planning area, but we are not a city of over 100,000, which means those rules do not apply to the City.

Chair Salazar: What level of involvement will the Planning Commission be in the CFEC process?

Staff / Sandy Belson: Due to the extremely short timeline given to implement the State's guidelines, it is unclear how involved the Planning Commission would be. The Planning Commission will be involved in the adoption process, which also involves approval of the Community Engagement Plan. We will not be able to create one engagement plan for all the CFEC rules, especially for the parking rule since it requires such immediate implementation with the deadline for phase 1 of January 1, 2023. Phase 2 of parking needs to be adopted and effective by the end of June 2023. Staff is going to Council on November 28th to attend the Work Session to discuss option 2 for phase 2 as compared to option 1. Staff would like Council's input on whether they want to consider option 2, which would require Development Code amendments to implement option 2 during phase 2. The DLCD has hired a consultant for the Climate Friendly Areas and has contracted with LCOG to do an analysis. The consultant is drafting a Community Engagement Plan for the CFA component will undoubtedly come before the Planning Commission for approval.

Commissioner Schmunk: asked what the emphasis of the CFEC rules have. Is it more focused on climate change or the underserved populations?

Staff / Sandy Belson believes that the majority of the rules are focused on climate change initiatives and how they impact population groups. In any policy decision there are typically winners and losers. It is the job of the City to analyze how policies will affect certain segments of our community. Unlike other metropolitan areas, Eugene – Springfield does not have concentrated areas where minorities reside. There is more of an even distribution of ethnic and racial groups throughout both cities. This makes it more difficult to assess the rules' impact on minority populations. When documenting the impact, the City could indicate that the minority populations are more dispersed, which would not place an inordinate burden on any specific population group.

Staff / Kristina Kraaz: Most of the State rules use a test that the decision will burden underserved populations no more than the rest of the population. Since the City has data showing that the minority populations are dispersed throughout the city, the impact on minority populations will not burden them

Planning Commission Minutes

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more than the rest of the population. This finding should meet that test. Some of the underserved groups listed in the rules such as sexual preference and gender identity will be more difficult to assess since this data is not in the U.S. Census.

Staff / Sophie McGinley gave a presentation on the CFEC parking rule (see PowerPoint presentation).

Staff / Kristina Kraaz: The rules do not limit the City's ability to require the ADA spaces per the State Building Code, but by prohibiting the City from requiring a minimum number of on-site parking, developers can opt out of providing parking. This would effectively eliminate mandatory ADA parking since the Building Code requires ADA parking based on the number of parking spaces.

Staff / Sophie McGinley: Council has directed Staff to further explore option 2, but they are open to option 1.

Staff / Sandy Belson: Council expressed concern about low-income households that would have to pay their current rent and, with unbundled parking, pay additionally for parking spots. They also indicated that they were not interested in taxing parking lots. Within the three out of five policy choices under Option 2, they have taken that one off the list.

Commissioner Koivula: pointed out that the map depicting the one-half mile from the frequent transit corridors allows the City to use walking distance or straight-line in measuring distances (see Attachment 7 page 103 of 140). He recommended that the straight-line distance should be removed in 660-012-0440 4 since this would require the use of a canoe to transverse the river to reach the EmX Line.

Staff / Sandy Belson: Staff is attending the City Council meeting on November 28th. They are prepared to discuss option 2 compared to option 1 and get Council's input. If the Council chooses option 2, the City will need to initiate the various Development Code amendments to implement it.

ADJOURNMENT – 7:12 pm

7:00 p.m. Planning Commission - Regular Session City Council Chambers and via Zoom

Chair Salazar called the Regular Session of the Planning Commission to order at 7:12 pm.

Absent: Andrew Buck

Planning Commissioners Present: Chair Salazar, Vice Chair Bergen, Michael Koivula, Kuri Gill, Seth Thompson, and Steven Schmunk

Pledge of Allegiance – Led by Chair Salazar.

Approval of the Minutes – Approved

- August 16th, 2022

Planning Commission Minutes

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Business from the Audience – None

Regular Session Items – None

Report of Council Action

Chair Salazar: attended the City Council meeting on September 26th, during which the two new Commissioners, Seth Thompson and Steven Schmunk, were appointed. The Council will later appoint two other new commissioners since Commissioners Koivula and Gill's are leaving the Planning Commission in February of next year. Council directed staff to explore option 2 of the CFEC.

Commissioner Koivula: attended the City Council Work Session on September 6th, which included a discussion on the new contract with Wellpath, which staffs the municipal jail. During the Regular Session Council approved the annexation of 2 parcels due to septic failure, a lease for part of Booth Kelly, and the intergovernmental agreement granting 3 million dollars from the State to fund a new manufactured dwelling park in Springfield in conjunction with St. Vincent DePaul. He attended the Council Work Session on September 10th, where they discussed Boards and Commissions as well as the CFEC Parking Rule.

Commissioner Gill: attended the Council Work Session on October 6th, during which Council deliberated on creating a process for a Drug Treatment Court. This would offer an opportunity for drug offenders to accept mandated drug rehab instead of jail time. There is a federal grant application due in Spring for funding this program. Council did not make a decision at that time. There were two proclamations noted during the Upbeat about: 1) Domestic Violence Awareness month and; 2) Manufacturing month. There were also 2 first readings of annexations due to septic failure. Staff shared information on the candidates for the vacant Commissioner positions. They also mentioned that there is a fundraiser on October 21st – the Mayor's Revue. The Mohawk / Olympic Overlay was approved as well.

Business from the Planning Commission

Commissioner Bergen: wanted to know about the additional Commissioner vacancies.

Staff / Sandy Belson: There will be two vacancies in February of next year when Commissioner Koivula terms out and Commissioner Gill leaves the Commission after finishing her term. The Council could have made up to four appointments – two in advance of the February vacancies. They decided to wait and have a second recruitment for the two vacancies. The timeline for this process is currently unclear.

Commissioner Koivula: wanted more information about the Council's deliberations on the issue of excess drainage and drying of land adjacent to the Marcola Meadows subdivision.

Staff / Sandy Belson: For Marcola Meadows to put in boxed culverts they had to stop the flow of water downstream. This led to a duck pond drying up. The concern is that the putrefaction of the duck pond is a harbinger of what could occur as International Paper switches to a recycled water process. The neighbors voiced concerns for the future impact of less water and how the City is handling this.

Planning Commission Minutes

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Business from the Development and Public Works Department.

Staff / Sandy Belson: There is an open house this Thursday, September 22nd for the FEMA MAP Update Project at Lane County Public Works off Delta HWY. They are also holding an open house in Cottage Grove on Wednesday, September 21st that will target the Cottage Grove and Creswell communities. Public comment will be taken during those events and will be extended until the beginning of next year when all public comment will be passed on to FEMA.

The Planning Commission will be meeting twice in November on the 1st and the 15th and once in December on the 6th. There will be Work and Regular Sessions during those three meeting dates with the Work Sessions beginning at 6:00 pm.

ADJOURNMENT – 7:29 pm