



Planning Commission Agenda

Comprehensive Planning Manager:
Sandy Belson 541.736.7135
Administrative Specialist:
Sarah Weaver 541.726.3653
City Attorney's Office:
Kristina Kraaz 541.744.4061

City Hall
225 Fifth Street
Springfield, Oregon 97477
541.726.3610

Planning Commissioners:
Matthew Salazar, Chair
Isaac Rhoads-Dey, Vice-Chair
Andrew Buck
Seth Thompson
Steven Schmunk
Alan Stout

Join Zoom Meeting or Attend in Person

<https://us06web.zoom.us/j/4107418327?pwd=U1lPeWJxM0gxVnNDT1pPbFlOb3pTQT09>

Meeting ID: 410 741 8327 Passcode: 5417263653

Call 971-247-1195 or 877-853-5247 toll-free

Oregon Relay/TTY: Dial 711 or 800-735-1232.

Give the Relay Operator the area code and telephone number you wish to call and any further instructions

All proceedings before the Planning Commission are recorded.
To view agenda packet materials or view a recording after the meeting, go to
SpringfieldOregonSpeaks.org

August 15th, 2023
7:00 p.m. Regular Session
In the Library Meeting Room (City Hall) & via Zoom
The Library Meeting Room is ADA accessible

CALL TO ORDER

ATTENDANCE

Chair Salazar _____, Vice Chair Rhoads-Dey _____, Buck
Thompson_____, Schmunk_____, Stout.

PLEDGE OF ALLEGIENCE

APPROVAL OF THE MINUTES:

- July 18th, 2023
- August 1st, 2023

BUSINESS FROM THE AUDIENCE

REPORT ON COUNCIL ACTION

BUSINESS FROM THE PLANNING COMMISSION

BUSINESS FROM THE DEVELOPMENT AND PUBLIC WORKS DEPARTMENT

ADJOURNMENT



Draft Minutes Joint Springfield & Lane County Planning Commission Meeting

Tuesday, July 18th, 2023

In person at the Goodpasture Room, Lane County, &
Library Meeting Room, Springfield City Hall & via Zoom
6:00 pm Joint Work Session

Springfield Chair Salazar started the Joint Work Session of the Springfield & Lane County Planning Commissions and each chairperson called the meeting to order at 6:01 pm.

Planning Commissioners present:

City of Springfield: Chair Salazar, Vice Chair Rhoads-Dey, Buck, Thompson, Schmunk

Absent Commissioners: Stout

Lane County: Chair Kashinsky, Vice Chair Choate, Wihtol, Hadley, Snider, Dignam

Absent: Peacock, Lay, Kaylor

Lane County Staff: Jared Bauder, Associate Planner; Amber Bell, Planning Director

City of Springfield Staff: Sandy Belson, Comprehensive Planning Manager; Chelsea Hartman, Senior Planner; Monica Sather, Planner II; Kristina Kraaz, Assistant City Attorney; Sarah Weaver, Community Development Administrative Assistant

City of Springfield Planning Commissioners' roll call for potential conflict of interest:

Salazar: stated he had a potential conflict of interest since he works for Homes for Good which is a real estate developer in the area.

Buck: stated that he had a potential conflict of interest since he is an insurance broker with business in the area.

Schmunk: stated he had no potential conflict of interest.

Thompson: stated he had no potential conflict of interest.

Rhoads-Dey: stated he had a potential conflict of interest since he works as a realtor in the area.

Chair Kashinsky called for a statement of actual or potential conflict of interest from the Lane County Planning Commissioners: None



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

WORK SESSION ITEM

- 1) **Comprehensive Plan Map Clarification Project: In the matter of adopting a Springfield Comprehensive Plan Map and a Land Use Element and proposing related amendments to the Eugene- Springfield Metropolitan Area General Plan (Metro Plan), Springfield Comprehensive Plan, Springfield Neighborhood Refinement Plans, and Springfield Development Code.**

Chelsea Hartman / Springfield Staff: gave a PowerPoint presentation on the Comprehensive Plan Map Clarification Project.

Jared Bauder / Lane County Staff: informed the Commissioners that the intent of the Public Hearing tonight is to approve a recommendation for the Board of Lane County Commissioners and Springfield City Council.

Commissioner Rhoads-Dey: asked about staff's thoughts about including the Willamette Greenway on the Downtown and Glenwood refinement plan diagrams.

Chelsea Hartman: explained that staff have ideas about the benefits and tradeoffs of either approach and are seeking input from Commissioners on which approach is most helpful. Benefits to showing the Greenway include consistency and accessible information, which aligns with the project's purpose to make maps clearer with existing information. Tradeoffs include potential clutter on the maps as this information was not shown on the original refinement plan diagrams.

Commissioner Snider: acknowledged the amount of work that has been done and noted it's helpful to see more information on the maps but also understand not wanting to have too much clutter so see benefits to either approach.

Commissioner Wihtol: asked if other jurisdictions show the Greenway on their maps. Agreed that more information is helpful but sometimes creates more clutter.

Commissioner Dignam: wanted to know how confident staff were that the property owners on the edge of the "blob" (i.e. unclear areas on the Metro Plan Diagram) were made aware of the impact of the amendments on their property's designation.

Chelsea Hartman: explained that a detailed letter was sent to the affected property owners as part of the property research. This gave the identified property owners the opportunity to provide comment on the results of the research, including whether their properties had clear or unclear designations. In both cases the City gave the recipients the opportunity to request further information about the research and its



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

results as well as an opportunity to comment. A reminder that the project's goal was to document existing plan designations based on what staff could tell from property research and outreach to property owners, but the project did not explore significant policy changes.

Sandy Belson / Staff: responded to an earlier question and noted that other jurisdictions opted to show the Willamette Greenway on their zoning maps, but not their comprehensive plan maps. Asked the Springfield Commissioners, if they would be available to attend another Joint Planning Commission meeting on Tuesday, September 5th when the Lane County Planning Commission normally meets: The Springfield Planning Commissioners in attendance confirmed they were available to join the Lane County Planning Commission Meeting on September 5th.

Adjourned: by the Springfield and Lane County Planning Commission Chairs – 6:38 pm.

Tuesday, July 18th, 2023

In person at the Goodpasture Room, Lane County, & Library Meeting Room, Springfield City Hall & via Zoom

7:00 pm Joint Public Hearing

Springfield Chair Salazar started the Joint Regular Session of the Springfield & Lane County Planning Commissions and each chairperson called the meeting to order at 7:02 pm.

Planning Commissioners present:

City of Springfield: Chair Salazar, Vice Chair Rhoads-Dey, Buck, Schmunk

Absent Commissioners: Stout, Thompson

Lane County: Chair Kashinsky, Vice Chair Choate, Hadley, Snider, Dignam

Absent: Peacock, Lay, Kaylor, Wihtol

Lane County Staff: Jared Bauder, Associate Planner; Amber Bell, Planning Director

City of Springfield Staff: Sandy Belson, Comprehensive Planning Manager; Chelsea Hartman, Senior Planner; Monica Sather, Planner II; Kristina Kraaz, Assistant City Attorney; Sarah Weaver, Community Development Administrative Assistant

1 – Welcome / Introduction to Topic



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Springfield Chair Salazar provided a brief overview of the process for the Joint Public Hearing on the matter of adopting a Springfield Comprehensive Plan Map and Land Use Element and related amendments to the Metro Plan, Springfield Comprehensive Plan, Neighborhood Refinement Plans, and the Springfield Development Code amendments and some of the Neighborhood Refinement Plans that must be adopted by both jurisdictions.

2 – Open the hearing

City of Springfield Planning Commissioners' roll call for potential conflict of interest:

Salazar: stated he had a potential conflict of interest since he works for Homes for Good which is a real estate developer in the area.

Buck: stated that he had a potential conflict of interest since he is an insurance broker with business in the area.

Schmunk: stated he had no potential conflict of interest.

Rhoads-Dey: stated he had a potential conflict of interest since he works as a realtor in the area.

Lane County Chair Kashinsky called for a statement of actual or potential conflict of interest: None

PUBLIC HEARING ITEM

- 1) Comprehensive Plan Map Clarification Project: In the matter of adopting a Springfield Comprehensive Plan Map and a Land Use Element and proposing related amendments to the Eugene- Springfield Metropolitan Area General Plan (Metro Plan), Springfield Comprehensive Plan, Springfield Neighborhood Refinement Plans, and Springfield Development Code.**

Chairs Salazar and Kashinsky provided the applicable approval criteria for their jurisdiction:

For Springfield the applicable criteria are: Springfield Development Code – Section 5.6.115 and 5.14.135 and Statewide Planning Goals/ Oregon Administrative Rules.

For Lane County: Lane Code – Chapters 10.600-15 (Applicable Land Use Regulations), 12.100.050 (Method of Adoption and Amendment), 12.300.030 (Metro Plan Amendment Criteria) and Statewide Planning Goals/ Oregon Administrative Rules.

Chelsea Hartman / Springfield Staff: gave a PowerPoint presentation on the Comprehensive Plan Map Clarification Project.



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Jared Bauder / Lane County Staff: explained that Staff is recommending that the Planning Commission recommend approval of the amendment as proposed to the Board of County Commissioners.

3 – Testimony from interested parties - None

4 – Clarifying questions from Commissioner(s) - None

5 – Close the Hearing

Springfield and Lane County Chairs Salazar and Kashinsky declared the Joint Public Hearing and the written records are closed. Written testimony received after that date will be forwarded to the Lane County Board of Commissioners and Springfield City Council for their consideration.

Commissioner Rhoads-Dey / Springfield: moved to approve the Option 2 Order and Recommendation that is in the agenda packet as Attachment 1, including:

- Correcting the Q Street Refinement Plan boundary as shown on the maps on Slide 7; and
- Recommending amendments to show the Willamette Greenway Overlay on the proposed Downtown and Glenwood Refinement Plan Diagrams provided in Attachment 1 – Exhibit A [with changes to the findings...]. Commissioner Buck seconded the motion.

Commissioner Choate / Lane County: moved to approve the Option 2 Order and Recommendation that is in the agenda packet as Attachment 1, including:

- Correcting the Q Street Refinement Plan boundary as shown on the maps on Slide 7; and
- Recommending amendments to show the Willamette Greenway Overlay on the proposed Downtown and Glenwood Refinement Plan Diagrams provided in Attachment 1 – Exhibit A [with changes to the findings...]. Commissioner Snider seconded the motion.

Springfield Planning Commission roll call vote:

Salazar – Aye

Buck – Aye

Rhoads-Dey – Aye

Schmunk – Aye

Motions passes: 4 / 0 / 2 Absent

Lane County Planning Commission roll call vote:



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Kashinsky – Aye

Choate – Aye

Dignam – Aye

Hadley – Aye

Snider – Aye

Motion passes: 5 / 0 / 4 Absent

Adjourned by the Springfield and Lane County Planning Commission Chairs – 7:33 PM.



Draft Minutes Joint Springfield & Lane County Planning Commission Meeting

Tuesday, August 1st, 2023
In person at the Goodpasture Room, Lane County, &
Library Meeting Room, Springfield City Hall & via Zoom
6:00 pm Joint Work Session

Springfield Chair Salazar started the Joint Work Session of the Springfield & Lane County Planning Commissions and each chairperson called the meeting to order at 6:01 pm.

Planning Commissioners present:

City of Springfield: Chair Salazar, Vice Chair Rhoads-Dey, Buck, Thompson, Schmunk, Stout

Absent Commissioners: None

City of Springfield Staff: Sandy Belson, Comprehensive Planning Manager; Mark Rust; Current Planning Manager; Haley Campbell, Senior Planner; Drew Larson, Planner; Clayton McEachern, Engineer; Kristina Kraaz, Assistant City Attorney; Sarah Weaver, Community Development Administrative Assistant

Lane County: Chair Kashinsky, Vice Chair Choate, Wihtol, Hadley, Snider, Dignam, Peacock, Kaylor, Lay

Absent: None

Lane County Staff: Amber Bell, Planning Director; Rachel Serslev, Senior Planner; Louranah Janeski, Stormwater Permitting Specialist; Mauria Pappagallo, Environmental Engineering Supervisor; and Zach Peterson, Stormwater Coordinator

Chair Salazar: called for a statement of actual or potential conflict of interest from the Lane County Planning Commissioners:

Chair Salazar: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works for Homes for Good which is a real estate developer in the area.

Commissioner Buck: stated that he had two potential conflicts of interest since he is a homeowner in Springfield and is an insurance agent with business in the area.

Commissioner Schmunk: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Commissioner Thompson: stated he has a potential conflict of interest since he is a homeowner in Springfield.



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Commissioner Rhoads-Dey: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works as a realtor in the area.

Commissioner Stout: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Chair Kashinsky called for a statement of actual or potential conflict of interest from the Lane County Planning Commissioners:

Kashinsky – None

Choate: has a potential conflict of interest since he works for Jerry's Home Improvement Store, which has a store in Springfield.

Wihtol – None

Hadley – None

Snider – None

Dignam – None

Peacock – None

Kaylor – None

Lay – None

WORK SESSION ITEMS

1) Stormwater Post Construction Requirements

Haley Campbell / Springfield Staff: gave a PowerPoint presentation on the Stormwater Post Construction Requirements, which proposes changes to the Springfield Development Code Sections 4.3.110 Stormwater Management, i.e., various sections that encourage the use of stormwater facilities and Section 6.1.100 Definitions. Staff is looking for the Commission to recommend to Council that they adopt the Stormwater Post Construction Requirements during its deliberations at the September 5th Joint Commission Meeting. This hearing will be continued due to SUB's requirement for protection of well heads that triggered the need for a Ballot Measure 56 Notice which must be sent to the property owners within 100 feet of the well head.

Commissioner Dignam: What is this requirement going to cost those who want to build?



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Haley Campbell / Staff: This is a State mandated program and we are obligated to conform to the new state rules.

With regard to the additional cost to developers, she would investigate the matter and get back to the Commissioners.

Kristina Kraaz / Staff: Eugene has already adopted the code and by adopting it, we will conform with regional requirements that will bring costs down.

Clayton McEachern / Staff: Most developers building currently are adopting plans that exceed the proposed code change that Springfield requires. If the developer's building meets certain criteria, which falls in line with the proposed code changes, they receive a reduction in the System Development Charges and possibly a reduction in their monthly stormwater fees. Most developers are intentionally meeting the criteria anyway to receive the reduction in long term costs.

Commissioner Stout: Will the changes impact the well heads? If yes, how will they be impacted.

Haley Campbell / Staff: The main reason we extended the public hearing for this item is due to the Springfield Utility Board (SUB) informing the City about a code change to protect SUB well heads that that triggers a Ballot Measure 56 to give notice to residents and property owners within 100 feet of the well heads to prevent infiltration.

Commissioner Rhoads-Dey: Staff mentioned that the code changes might lower the System Development Charges. How would this be calculated?

Clayton McEachern / Staff: Staff is still in the process of making their calculations. If one could infiltrate enough water to reduce their percentage impervious to the next lower category that reduces their stormwater bill.

2) Climate Friendly and Equitable Communities' Parking Code Amendments

Drew Larson / Staff: gave a PowerPoint presentation on the Climate Friendly and Equitable Communities' Parking Code Amendments, which is a State mandate in the Oregon Administrative Rules requiring parking reforms in metro areas, including Eugene and Springfield. Staff is looking for the Commission to recommend to Council that they adopt the parking code amendments.

Commissioner Kaylor: Is there any consideration for ADA parking?



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Drew Larson / Staff: Currently ADA parking is required when parking is provided and will continue to be required when a developer provides off-street parking. However, if no parking spaces are provided, then no ADA parking will be required.

Kristina Kraaz/ Staff: Local governments are not allowed to require more ADA parking than the State's mandated table requires and if there are no parking spaces required then local government is not allowed to require more. It was the Springfield Council that chose the no-parking spaces rule from the three options that were given to municipalities from the State.

Commissioner Hadley: With regard to the electrical infrastructure for EV charging, where could one find the technical specifications for those?

Drew Larson / Staff: It is in the Oregon revised Statute and it is also referenced in the code.

Commissioner Lay: How is the \$1,500 in lieu amount arrived at, where would money be deposited, and what would it be used for?

Drew Larson / Staff: The State established this amount in Oregon Administrative Rules. The funds will be administered by Springfield/ Lane County and are earmarked for future solar and wind energy development projects.

Kristina Kraaz / Staff: The DLCD staff arrived at that amount and we were not given clear reasons as to why this amount was chosen.

Sandy Belson / Staff: It is an option for the Commission to recommend to Council that they require one ADA parking spot per site. We are unable to require more. It is left to the developers to provide parking spaces or not. If they do provide parking spaces, they would have to abide by the building code as to how many ADA parking spaces be included.

Commissioner Schmunk: Will the requirement of EV charging stations be a barrier in developing housing?

Drew Larson / Staff: It will be an added expense, but not prohibitive. Since the State of Oregon has mandated no gas vehicles by 2035, the infrastructure will need to be in place for EV charging.

Commissioner Buck: If there are no parking spaces provided, what are the alternative transportation options for the community?



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Kristina Kraaz / Staff: Downtown already has limited parking and there are bike paths and transit that connects to that area. We raised this issue with the State and they have not given us an answer yet. A future phase of the Climate Friendly and Equitable Communities' Rules will hopefully address the limited parking issue. The City is aware of this issue and is working on resolving it.

3) Miscellaneous Code Amendments

Mark Rust / Staff: gave a PowerPoint presentation on Minor Code Amendments. Sixty to seventy percent of the Springfield Development Code was updated in 2022 and staff were aware that there would be minor corrections needed. Most of the changes are to correct errors and provide clarification on code language. Mostly, these changes correct missed internal code citations and references; typographical errors; and update naming conventions that were previously missed. We would be looking for the Planning Commission to recommend to Council that they adopt these changes.

Adjourned: by the Springfield and Lane County Planning Commission Chairs – 7:15 pm.

Tuesday, July 18th, 2023

In person at the Goodpasture Room, Lane County, & Library Meeting Room, Springfield City Hall & via Zoom

7:00 pm Joint Public Hearing

Springfield Chair Salazar started the Joint Regular Session of the Springfield & Lane County Planning Commissions and each chairperson called the meeting to order at 7:16 pm.

Planning Commissioners present:

City of Springfield: Chair Salazar, Vice Chair Rhoads-Dey, Buck, Thompson, Schmunk, Stout

Absent Commissioners: None

City of Springfield Staff: Sandy Belson, Comprehensive Planning Manager; Mark Rust; Current Planning Manager; Haley Campbell, Senior Planner; Drew Larson, Planner; Clayton McEachern, Engineer; Kristina Kraaz, Assistant City Attorney; Sarah Weaver, Community Development Administrative Assistant

Lane County: Chair Kashinsky, Vice Chair Choate, Wihtol, Hadley, Snider, Dignam, Peacock, Kaylor, Lay

Absent: None



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Lane County Staff: Amber Bell, Planning Director; Rachel Serslev, Senior Planner; Louranah Janeski, Stormwater permitting specialist; Mauria Pappagallo, Environmental Engineering Supervisor; and Zach Peterson, Stormwater Coordinator

1 – Welcome / Introduction to Topic

Chair Salazar welcomed the Commissioners to the Joint Public Hearing and outlined the role of the Planning Commission and its Commissioners.

2 – Open the hearing – Item # 1

Chair Salazar: Planning Commissioners’ roll call for potential conflict of interest:

Chair Salazar: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works for Homes for Good, which is a real estate developer in the area.

Commissioner Buck: stated that he had two potential conflicts of interest since he is a homeowner in Springfield is an insurance agent with business in the area.

Commissioner Schmunk: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Commissioner Thompson: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Vice Chair Rhoads-Dey: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works as a realtor in the area.

Commissioner Stout: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Chair Kashinsky called for a statement of actual or potential conflict of interest from the Lane County Planning Commissioners:

Kashinsky – None

Choate: has a potential conflict of interest since he works for Jerry’s Home Improvement, which have a store in Springfield.

Wihtol – None

Hadley – None

Snider – None

Dignam – None



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Peacock – None

Kaylor – None

Lay – None

PUBLIC HEARING ITEM

1) Stormwater Post Construction Requirements

Springfield Chair Salazar: stated the applicable criteria for the Public Hearing Item are: Springfield Development Code – Section 5.6.115 and 5.14.135 and the Statewide Planning Goals/ Oregon Administrative Rules.

Lane County Chair Kashinsky: stated the applicable criteria for the Public Hearing Item are: Lane Code – Chapters 10.600-15 (Applicable Land Use Regulations), 12.100.050 (Method of Adoption and Amendment) and the Statewide Planning Goals/ Oregon Administrative Rules.

Haley Campbell / Springfield Staff: gave a PowerPoint presentation on the Stormwater Post Construction Requirements, which proposes changes to the Springfield Development Code Sections 4.3.110 Stormwater Management, i.e., various sections that encourage the use of stormwater facilities and Section 6.1.100 Definitions. Staff is looking for the Commission to recommend to Council that they adopt the Stormwater Post Construction Requirements during its deliberations at the September 5th Joint Commission Meeting. This hearing will be continued due to SUB's requirement for protection of well heads that triggered the need for a Ballot Measure 56 Notice which must be sent to the property owners within 100 feet of the well head.

3 – Testimony from interested parties - None

4 – Clarifying questions from Commissioner(s) - None

5 – Close the Hearing

Both Chairs Salazar and Kashinsky: stated that due to the Ballot 56 notice being required, the Joint Public Hearing will be continued on September 5th and the record will remain open with written comments accepted up until the conclusion of the Public Hearing on that date. All comment submitted after that time will be forwarded to the Lane County Board of Commissioners and the Springfield City Council.

Adjourned: by the Springfield and Lane County Planning Commission Chairs – 7:33 pm.

2 – Open the hearing – Item #2



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

2) Climate Friendly and Equitable Communities' Parking Code Amendments

Chair Salazar: Planning Commissioners' roll call for potential conflict of interest:

Chair Salazar: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works for Homes for Good, which is a real estate developer in the area.

Commissioner Buck: stated that he had two potential conflicts of interest since he is a homeowner in Springfield is an insurance agent with business in the area.

Commissioner Schmunk: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Commissioner Thompson: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Vice Chair Rhoads-Dey: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works as a realtor in the area.

Commissioner Stout: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Chair Kashinsky called for a statement of actual or potential conflict of interest from the Lane County Planning Commissioners:

Kashinsky – None

Choate: has a potential conflict of interest since he works for Jerry's Home Improvement, which has a store in Springfield.

Wihtol – None

Hadley – None

Snider – None

Dignam – None

Peacock – None

Kaylor – None

Lay – None

Springfield Chair Salazar: stated the applicable criteria for the Public Hearing Item are: Springfield Development Code – Section 5.6.115 and 5.14.135 and the Statewide Planning Goals/ Oregon Administrative Rules.



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Lane County Chair Kashinsky: stated the applicable criteria for the Public Hearing Item are: Lane Code – Chapters 10.600-15 (Applicable Land Use Regulations), 12.100.050 (Method of Adoption and Amendment) and the Statewide Planning Goals/ Oregon Administrative Rules.

Drew Larson / Staff: gave a PowerPoint presentation on the Climate Friendly and Equitable Communities' Parking Code Amendments, which is a State mandate in the Oregon Administrative Rules requiring parking reforms in metro areas, including Eugene and Springfield. Staff is looking for the Commission to recommend to Council that they adopt the parking code amendments.

3 – Testimony from interested parties - None

4 – Clarifying questions from Commissioner(s)

Commissioner Snider: wanted to know, if the electric vehicle parking spaces would be wired for EV chargers and be exclusively reserved for electric vehicles, as is the case for carpool designated parking spaces.

Drew Larson / Staff: The developers only need to provide the conduit to serve future electric pedestals and, until the EV charging stations are installed and fully functional, they would not be exclusively dedicated for electric vehicle parking. There is currently nothing in the code that would make EV parking spaces exclusively reserved for EV parking.

5 – Close the Hearing

Chairs Salazar and Kashinsky called to close the public hearing and the record. Any written comment submitted after the hearing has been closed will be forwarded to the Lane County Board of Commissioners and the Springfield City Council.

Vice Chair Rhoads-Dey moved to approve the Order and Recommendation that is in the agenda packet as Attachment 1 including the changes in the code and finding 39 in the staff report addressing DLCD's comments. Commissioner Thompson seconded the motion.

Commissioner Wihtol moved to approve the Order and Recommendation that is in the agenda packet as Attachment 1 including the changes in the code and finding 39 in the staff report addressing DLCD's comments. Commissioner Hadley seconded the motion.

Chair Salazar called for a Springfield Planning Commission roll call vote on the motion to approve the Order and Recommendation that is in the agenda packet as Attachment 1 including the changes in the code and finding 39 in the staff report addressing DLCD's comments:



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Salazar – Aye
Buck – Aye
Rhoads-Dey – Aye
Schmunk – Aye
Stout – Aye
Thompson – Aye

Motion passes: 6 / 0 / 0

Chair Kashinsky called for a Lane County Planning Commission roll call vote on the motion to approve the Order and Recommendation that is in the agenda packet as Attachment 1 including the changes in the code and finding 39 in the staff report addressing DLCD's comments:

Kashinsky – Aye
Choate – Aye
Dignam – Aye
Hadley – Aye
Snider – Aye
Wihtol – Aye
Kaylor – Aye
Ley – Aye
Peacock – Aye

Motion passes: 9 / 0 / 0

Adjourned by the Springfield and Lane County Planning Commission Chairs – 7:57 pm.

2 – Open the hearing – Item #3

Chair Salazar: Planning Commissioners' roll call for potential conflict of interest:

Chair Salazar: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works for Homes for Good which is a real estate developer in the area.

Commissioner Buck: stated that he had two potential conflicts of interest since he is a homeowner in Springfield is an insurance agent with business in the area.

Commissioner Schmunk: stated he has a potential conflict of interest since he is a homeowner in Springfield.



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Commissioner Thompson: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Vice Chair Rhoads-Dey: stated he had two potential conflicts of interest since he is a homeowner in Springfield and he works as a realtor in the area.

Commissioner Stout: stated he has a potential conflict of interest since he is a homeowner in Springfield.

Chair Kashinsky called for a statement of actual or potential conflict of interest from the Lane County Planning Commissioners:

Kashinsky – None

Choate: has a potential conflict of interest since he works for Jerry's Home Improvement, which have a store in Springfield.

Wihtol – None

Hadley – None

Snider – None

Dignam – None

Peacock – None

Kaylor – None

Lay – None

Springfield Chair Salazar: stated the applicable criteria for the Public Hearing Item are: Springfield Development Code – Section 5.6.115 and 5.14.135 and the Statewide Planning Goals/ Oregon Administrative Rules.

Lane County Chair Kashinsky: stated the applicable criteria for the Public Hearing Item are: Lane Code – Chapters 10.600-15 (Applicable Land Use Regulations), 12.100.050 (Method of Adoption and Amendment) and the Statewide Planning Goals/ Oregon Administrative Rules.

3) Minor Code Amendments

Mark Rust / Staff: gave a PowerPoint presentation on Minor Code Amendments. Sixty to seventy percent of the Springfield Development Code was updated in 2022 and staff were aware that there would be minor corrections needed. Most of the changes are to correct errors and provide clarification on code language. Mostly, these changes correct missed internal code citations and references; typographical errors; and update naming conventions that were previously missed. We would be looking for the Planning Commission to recommend to Council that they adopt these changes.



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

3 – Testimony from interested parties – None

4 – Clarifying questions from Commissioner(s) - None

5 – Close the Hearing

Chairs Salazar and Kashinsky called to close the public hearing and the record. Any written comment submitted after the hearing has been closed will be forwarded to the Lane County Board of Commissioners and the Springfield City Council.

Commissioner Buck moved to adopt the recommendations as presented tonight and as in the packet. Commissioner Rhoads-Dey seconded the motion.

Commissioner Snider moved to adopt the proposed amendments as presented tonight and as in the packet. Commissioner Wihtol seconded the motion.

Chair Salazar called for a Springfield Planning Commission roll call vote to adopt the recommendations as presented tonight and as in the packet.

Salazar – Aye

Buck – Aye

Rhoads-Dey – Aye

Schmunk – Aye

Stout – Aye

Thompson – Aye

Motions passes: 6 / 0 / 0

Chair Kashinsky called for a Lane County Commission roll call vote to adopt the recommendations as presented tonight and as in the packet.

Kashinsky – Aye

Choate – Aye

Dignam – Aye

Hadley – Aye

Snider – Aye

Wihtol – Aye

Kaylor – Aye

Ley – Aye

Peacock – Aye



Draft Minutes

Joint Springfield & Lane County Planning Commission Meeting

Motion passes 9/0/0

Adjourned: by the Springfield and Lane County Planning Commission Chairs – 8:12 pm.