

Ordinance \_\_\_\_\_, Exhibit D

**Proposed amendments to Eugene-Springfield  
Metropolitan Area General Plan (Metro Plan) Text**

The following amendments to the text of the Metro Plan are necessary to support the Springfield 2030 Comprehensive Plan amendments:

- 1. Amendment to Chapter II, Section G. Metro Plan Land Use Designations to add a new land use designation applicable to Springfield’s jurisdictional area of responsibility: Urban Holding Area – Employment.**
- 2. Amendment to Chapter II, Section G. Metro Plan Land Use Special Heavy Industrial designation page II-G- 8 to delete a Springfield–specific reference to the Natron site.**
- 3. Amendment to Metro Plan Chapter II, Section G, footnote 7 to add a reference to the subject UGB amendment ordinance.**
- 4. Amendment to Chapter II, Section C Metro Plan Growth Management Goals, Findings, and Policies.**
- 5. Amendment to Chapter II, Section E Metro Plan Urban and Urbanizable Land.**
- 6. Amendment to Chapter III, Section B Metro Plan Economic Element.**

## Summary of Proposed Springfield 2030 Plan Metro Plan Text Amendments

1. Amends Chapter II, Section G. Metro Plan Land Use Designations to add a new land use designation applicable to Springfield's jurisdictional area of responsibility: Urban Holding Area – Employment. Inserts the following text on page II-G-9 after Small-scale Light Industry and before Nodal Development Area:

### Land Use Designations

#### Urban Holding Area – Employment (not shown on Metro Plan Diagram)

The Urban Holding Area – Employment (UHA-E) designation identifies urbanizable areas within the Springfield UGB to meet Springfield's long term employment land needs for the 2010-2030 planning period. The UHA-E designation reserves an adequate inventory of employment sites, including sites 20 acres and larger, that are suitable for industrial and commercial mixed use employment uses that generate significant capital investment and job creation within — but not limited to — targeted industry sectors, business clusters and traded-sector industries identified in the most recent Springfield economic opportunities analysis and Springfield Comprehensive Plan Economic Element policies.

Lands designated UHA-E are protected from land division and incompatible interim development to maintain the land's potential for planned urban development until appropriate urban facilities and services are planned or available and annexation to Springfield can occur, as described in the Springfield Comprehensive Plan Urbanization Element. The UHA-E designation remains in effect until the appropriate employment designation is adopted through a City-initiated planning process or an owner-initiated plan amendment process.

2. Amends Chapter II, Section G. Metro Plan Land Use Special Heavy Industrial designation page II-G-8 as follows to delete a Springfield-specific reference to the Natron site:

Two areas are designated Special Heavy Industrial. Listed below are the ~~names of the two areas and~~ applicable land division standards, use limitations, and annexation and servicing provisions.

#### Natron Site (south of Springfield)

~~Wastewater service is not available to this area in the short term; therefore, industrial firms may be allowed to provide self contained sewage disposal facilities subject to local, state, and federal environmental standards. Annexation to the city shall be required as a condition of development approval. Land divisions in this area shall be a minimum of 40 acres until annexation to Springfield has been assured. While industrial park development will be encouraged on this site, opportunity for the siting of industries that require large lots, such as 20 acres or more, will be reserved through the conceptual development planning and site review process.~~

**3. Amends Metro Plan Chapter II, Section G, footnote 7 to add a reference to the subject UGB amendment ordinance:**

<sup>7</sup> The location of the Springfield UGB is graphically depicted in the Springfield Urban Growth Boundary Map and further described in the table entitled “List of tax lots which are adjacent to and inside, or split by the UGB” and the document entitled “Summary of Methodology Utilized to Refine the Location of the Springfield Urban Growth Boundary.” The table and methodology document were added to the *Metro Plan* in 2011 as part of the adoption of the City of Springfield’s city-specific UGB (through Springfield Ordinance No. 6268 and Lane County Ordinance No. PA 1274 in 2011; and revised as part of the adoption of the UGB amendment in 2016 (through Springfield Ordinance No. XXXX and Lane County Ordinance No. XXXX).

**4. Amends Chapter II, Section C Metro Plan Growth Management Goals, Findings, and Policies to add the following paragraph:**

**C. Growth Management Goals, Findings, and Policies**

Sub-chapter II-C no longer applies to Springfield. In 2016, the City of Springfield and Lane County adopted the Springfield 2030 Comprehensive Plan Urbanization Element, Ordinance No. XXXX and Lane County Ordinance No. XXXX, as Springfield’s comprehensive plan in compliance with Statewide Planning Goal 14, Urbanization. The Urbanization Element contains Springfield’s city-specific goals, policies, implementation measures and findings to address land needs for the planning period 2010-2030.

**5. Amends Chapter II, Section E Metro Plan Urban and Urbanizable Land to add the following paragraph:**

**E. Urban and Urbanizable Land**

Sub-chapter II-E no longer applies to Springfield. In 2016, the City of Springfield and Lane County adopted the Springfield 2030 Comprehensive Plan Urbanization Element, Ordinance No. XXXX and Lane County Ordinance No. XXXX, as Springfield’s comprehensive plan in compliance with Statewide Planning Goal 14, Urbanization. The Urbanization Element contains Springfield’s city-specific goals, policies, implementation measures and findings to address land needs for the planning period 2010-2030.

**6. Amends Chapter III, Section B Metro Plan Economic Element to add the following paragraph:**

**B. Economic Element**

Sub-chapter III-B no longer applies to Springfield. In 2016, the City of Springfield and Lane County adopted the Springfield 2030 Comprehensive Plan Economic Element, Ordinance No. XXXX and Lane County Ordinance No. XXXX, as Springfield’s comprehensive plan in compliance with Statewide Planning Goal 9, Economic Development. The Economic Element contains city-specific goals, policies, implementation measures and findings to addresses Springfield’s land needs for economic development and employment growth for the 2010-2030 planning period.