



## Comprehensive Plan Map Clarification Project

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**Project Advisory Committee**  
**Meeting 5 via Teams**  
May 23, 2023 | 1:00 PM – 2:00 PM

### AGENDA RECAP

1. Welcome
2. Introduction to Draft Comprehensive Plan Map Updates
3. Overview of Adoption Approach
4. Overview of Additional Community Engagement
5. Next Steps

### ATTENDANCE

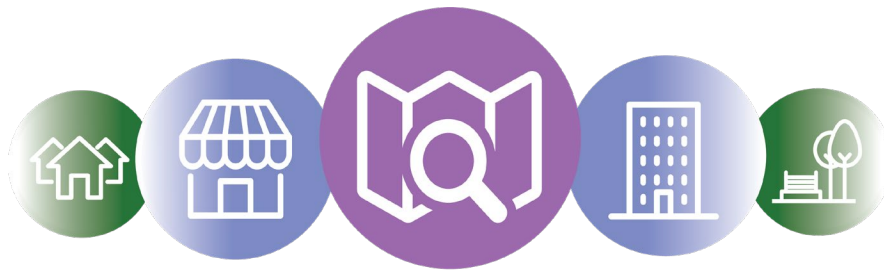
#### PROJECT ADVISORY COMMITTEE

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|---|---|
| <input checked="" type="checkbox"/> Morgan Driggs   | <input checked="" type="checkbox"/> Rick Satre    |
| <input type="checkbox"/> Earl McElhany              | <input type="checkbox"/> Sean Maxwell             |
| <input type="checkbox"/> Katie Keidel               | <input checked="" type="checkbox"/> Zach Galloway |
| <input checked="" type="checkbox"/> Phil Farrington |   |

#### STAFF

Chelsea Hartman, City of Springfield  
Monica Sather, City of Springfield  
Mike Travess, City of Springfield  
Mike Engelmann, City of Springfield  
Jacob Callister, Lane Council of Governments





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# **MEETING SUMMARY**

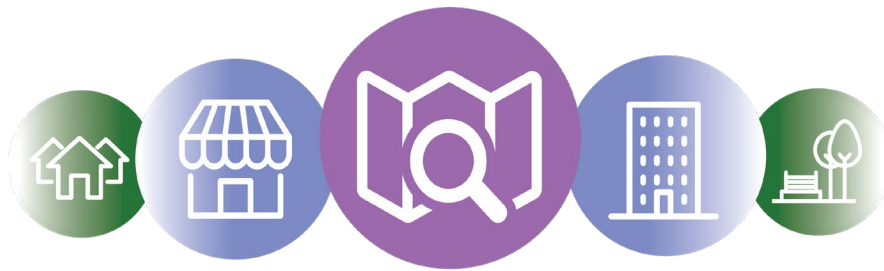
## **WELCOME**

Jacob welcomed Project Advisory Committee members and asked if there were any adjustments to the agenda.

Staff thanked the Project Advisory Committee for its time and unique contributions of feedback—expertise and insight.

## **OVERVIEW OF UPDATES DRAFT COMPREHENSIVE PLAN MAP**

- Reported on suggestions about how to improve the interactive and static maps and make them similar
    - Consolidated plan designations from refinement plans—those that were very similar that still honor the original intent and entail minimal text amendments.
      - 5 designations related to Government & Education, Parks & Open Space, etc. Now calling Public Land & Open Space. The Comprehensive Plan will reflect and describe this designation. This description will match the code reference to the land use district.
      - “Downtown Mixed Use” to “Mixed Use”
      - Commercial to “Community Commercial”
    - Order/grouping of legend items makes more intuitive sense (residential types all together, etc.)
    - Made clarifying notes on the PDF version of the map.
  - Committee member confirmed his support for the generalization of map content and legends - especially when someone just wants to do a zone change. Another committee member echoed this support and noted diligence and responsiveness appreciated, noting that the interactive and PDF maps side by side is fabulous.
  - Committee member asked if we heard any additional guidance from the Planning Commission that influenced the draft of the maps we shared today. Staff clarified that the Planning Commission had not suggested any substantive changes but had reaffirmed staff’s approaches and appreciated making the maps more accessible/readable.
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### OVERVIEW OF ADOPTION APPROACH

- Staff are moving from focusing on the map to more specific consideration of adoption strategy. This includes work on:
    - PDF maps for the ordinance and at a scale sufficient to show detail. One broad map showing all refinement plan areas (overview) then detailed adopted maps that show properties more closely.
    - Implications for the Planning Documents:
      - Replacing the relevant Metro Plan Diagram Chapter by transferring relevant text to Springfield's new Comprehensive Plan Land Use chapter (element).
      - Refinement Plan and Development Code amendments will accompany this and will need to include:
        - Draft language conveying that ROW not zoned or designated.
        - Language allowing City to make administrative map updates without a formal Plan Amendment process (accounting for errors, slight shifts in GIS due to tax lot layer updates, etc.).
        - Language for flexibility in plan designation boundaries. Two examples:
          - Jasper Natron area. It's large and could not find solid trail of land use records for interpretations or decisions about its split designations. Can be determined as part of land use application process.
          - Public Land and Open Space: Waterways of particular interest (e.g., Mill Race, Island Park Slough).
  - Committee member curious to see what the criteria will be for assigning flexibility in plan interpretation. Wouldn't mind spending time reconvening to review emerging methodology.
  - Committee member asked if City anticipates sharing the criteria with this group in this PAC capacity? Staff clarified this is the last meeting but sees benefit in sharing the content as we move forward. Committee member expressed support for the areas identified as possibilities for flexibility and for the instances where an administrative fix is warranted.
  - Committee member investigated the PDF map and asked where all the links go to and if they will be consistent? Staff noted that all links will connect directly to the formal documents themselves. Committee member expressed how helpful this will be to the consumer of the information.
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### OVERVIEW OF ADDITIONAL COMMUNITY ENGAGEMENT

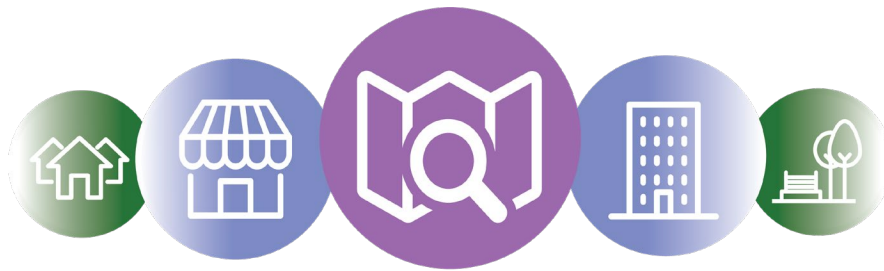
Staff explained what was done to share project updates and materials online as well as mailed materials, and the in-person open house. People at the open house were less interested in what this project is specifically about and more interested in next steps, when Springfield will have an opportunity to actually change fundamental map assumptions and redevelop certain areas. This highlighted why the depth of experience and insight of the Project Advisory Committee was so helpful in guiding the highly nuanced and narrow scope for this project.

### OTHER DISCUSSION

- The group revisited how the City would treat public rights-of-way (e.g., with a blank slate, ROW taking the abutting designation (on the Comprehensive Plan Map) and land use district (on the Zoning Map)). The Committee was in support.
- Committee member expressed appreciation for showing the Willamette Greenway and how it is shown.
- Committee member wanted to revisit the idea of multiple map “tiles” and confirmed we’d be able to zoom in for precision
  - Adopting ordinance will have supporting language that better-defines the splits.
  - Need to be very clear in the ordinance that the PDF showing designations for entire UGB is illustrative because it doesn’t show full detail of what the detailed designations are in the refinement plans (i.e. generalizes some Mixed Use variations). The adopted PDFs that will show each refinement plan area **WILL** have that detail.
- Committee member pointed out that Office Mixed Use is an example of a Mixed-Use designation that did not get combined into the overall mixed-use designation shown on the PDF map. Staff clarified that one is in the Glenwood Refinement Plan, and this particular designation is so specifically described and distinct that it has been concluded best to not generalize it with “Mixed Use 2, 2a, b,” etc.
- Committee member would prefer to see further consolidation of the Mixed-Use designations.

### NEXT STEPS

- Staff informed the PAC of the intention to bring the Comprehensive Plan Map clarifications to the Planning Commission on July 18. Staff encouraged the PAC to participate and provide any testimony/comments – including any expressions of interest in future work that could come of this (plan/zone conflicts).
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- Staff will e-mail date/time/access information about how to join the meetings, including City Council and the Lane County Board.
  - Staff noted that it's possible that they will reach out to Committee members when questions about flexibility language arise.