
AGENDA ITEM SUMMARY**SPRINGFIELD
CITY COUNCIL****Meeting Date:** 9/7/2021
Meeting Type: Work Session
Staff Contact/Dept.: Mark Rust
Staff Phone No: 541-726-3654
Estimated Time: 50 Minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

ITEM TITLE: DEVELOPMENT CODE UPDATE PROJECT – QUARTERLY CHECK IN

ACTION REQUESTED: At this meeting staff is giving the Council an update on the community outreach efforts on the project and the upcoming steps for moving into public hearings. The Council may take this opportunity to provide feedback to project staff and ask questions.

ISSUE STATEMENT: The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield’s economic development priorities and will honor Springfield’s hometown feel now and in the future.

Staff will give the City Council an update on the Development Code Update Project and present the responses from community outreach materials.

ATTACHMENTS: Attachment 1: Council Briefing Memo
Attachment 2: Development Code Update Project Schedule (3/16/21)

**DISCUSSION/
FINANCIAL
IMPACT:** **Background**
Staff last presented to the City Council on this project on June 7, 2021. At this meeting staff gave the Council an update on the progress of both Phase 1, Housing, and Phase 2, Employment Lands of the Development Code Update Project. Council gave direction to staff to proceed with the community outreach and release the public review drafts of the code sections.

Discussion
Staff is getting ready to transition into public hearings for Phase 1 and 2 of the Development Code Update Project. The public review draft code sections will be updated to respond to the community input and suggestions from the Planning Commission and prepare public hearing drafts of the code sections.

Next Steps
Staff is scheduled to continue a series of work sessions with the Planning Commission on Wednesday, September 8, 2021, to continue familiarizing them with the public review drafts of the code sections in anticipation of proceeding with the public hearings.

Staff will provide the next regularly planned quarterly check in to the Council in January 2022.

MEMORANDUM

City of Springfield

Date: 9/7/2021**To:** Nancy Newton, City Manager**From:** Tom Boyatt, Community Development Director
Mark Rust, Interim Planning Supervisor**COUNCIL
BRIEFING
MEMORANDUM****Subject:** Development Code Update Project–Quarterly Check In

ISSUE

The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield’s economic development priorities and will honor Springfield’s hometown feel now and in the future.

Staff will give the City Council an update on the Development Code Update Project and present the responses from the community outreach materials.

COUNCIL GOALS/MANDATEEncourage Economic Development and Revitalization through Community Partnerships

BACKGROUND

Staff last presented to the City Council on this project on June 7, 2021. At that meeting staff gave the Council an update on the progress of both Phase 1, Housing, and Phase 2, Employment Lands of the Development Code Update Project. Both Phase 1 and 2 of the code update project are proceeding concurrently. Council gave direction to staff to proceed with the community outreach and release the public review drafts of the code sections.

DISCUSSION**Community Engagement**

Staff will be providing a summary of the responses to the community engagement virtual open house and survey. The community survey is open until August 31st (after the issuance of this Council memo). The public comments and survey results will be discussed at the work session.

Phase 1 and 2 public hearings process

The next steps for Phase 1, Housing, and Phase 2 Employment is to move into the public hearing process. This involves revising the public comment drafts of the code sections based on the community feedback received to prepare public hearing drafts of the code sections. Additionally, changes to other sections of the code must be prepared to reflect the major changes being made in the Phase 1 and Phase 2 code sections for consistency throughout the code.

New legislation, SB 458 (Middle Housing Land Divisions) is also impacting the code update project. Staff is working on evaluating the impacts from this new legislation and the impacts to the code update project. Staff will provide an update to Council on this legislation at the meeting.

Legal findings must also be prepared as part of the public hearing package. The Council authorized submittal of a grant from the Oregon State Department of Land Conservation and Development (DLCD) to assist with the development of the legal findings to support the Middle Housing changes. This grant application was successful, and the grant was awarded by DLCD to provide consultant services to assist Springfield with this portion of the project. The approximate value of the consultant services being paid for by DLCD is \$30,000.

Once the public hearing drafts of the code sections are ready, notices will be sent for the public hearing at the Planning Commission. Staff is coordinating the Planning Commission public hearing process with the Lane County staff to facilitate the necessary joint planning commission public hearing process. After the planning commissions public hearing, the planning commissions will make a formal recommendation to the City Council and Board of County Commissioners, respectively. Then a joint public hearing will be held with the City Council and Board of County Commission for the final decisions.

Phase 3

The project schedule has Phase 3 of the project beginning in October of 2021. Staff is working with a Fellow from Portland State University to provide additional staff capacity for beginning the Phase 3 project work. Initially the Phase 3 work will involve an audit of the remaining sections of code that have not been revised with Phase 1 or 2 and recommend a prioritization for how those additional code section updates could take place.

Project Schedule

According to the overall project schedule (Attachment 2) staff is on track with the project phases. Staff is scheduled to begin Phase 3 in the fall of 2021. Phases 1 and 2 are on schedule to begin the public hearings process in the fall 2021.

RECOMMENDED ACTION

No formal action is being requested. The Council may take this opportunity to provide feedback to project staff and ask questions.

NEXT STEPS

Staff is scheduled to continue a series of work sessions with the Planning Commission on Wednesday, September 8, 2021, to familiarize them with the public review drafts of the code sections in anticipation of proceeding with the public hearings.

Staff will provide the next regularly planned quarterly check in to the Council in January 2022.

Development Code Update Project Schedule (revised 3/16/21)

