



# Development Code Update Project: Fact Sheet #1 Purpose, Scope and Timeline

## ***What is the Springfield Development Code?***

The Springfield Development Code is the principal document that implements local, state, and federal land use, transportation, and environmental laws applicable in the City of Springfield. The current Development Code was adopted in 1987. Other than general “housekeeping” updates that occurred from 1998 to 2005, the Code has been revised only to comply with state or federal laws, or as directed by the Springfield City Council in response to a specific issue or objective.

## ***What is the purpose for doing the code update?***

The code update is an opportunity to provide more housing of all shapes and sizes for all residents of the city as well as provide more opportunities for job creation. A new development code will support housing affordability in Springfield by making the process more predictable and lowering development costs and creating a more diverse housing stock. Housing costs have risen, and the market has become extremely tight in Springfield in the wake of the pandemic. A code change in Springfield would be a major step toward providing a greater variety of new housing, allowing more residents to find a place that suits their preferences and needs. Housing impacts whether current residents’ children can settle nearby and whether people have options for downsizing while remaining in the same neighborhood.

The City Council recognizes that the Springfield Development Code is difficult to use, understand, and implement. Resolving the complexities and outdated nature of the code will help achieve the economic and housing goals for our community. The Council has directed staff to complete a full Development Code Update. The project timeline approximately from 2018 through 2023.

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. Phase 1 of the Development Code Update Project is focused on housing. Phase 2 is focused on Employment Lands and includes development standards and procedure changes.



## The objectives of the Development Code Update Project are to:

1. Enable quick review of development applications.
2. Provide easy to understand code language presented in a clear and user-friendly format.
3. Provide a straight-forward processing path to development decisions.
4. Support/further economic development in all sectors.
5. Protect and enhance the beauty of our city to boost or stabilize property values, encourage investment, and improve the image of the community.
6. Comply with mandatory regulatory requirements including implementation of HB 2001.
7. Implement the City's adopted policies.

Implementing the new state mandated middle housing laws (HB 2001) is included in the draft housing code language. Middle housing includes duplexes, triplexes, fourplexes, cottage clusters, and townhouses. These housing options are proposed to be allowed throughout the City's residential areas including in traditional single unit home neighborhoods.

## How have the requirements changed?

City leaders, Technical Advisory Committee members, and staff have worked on proposed draft changes that will provide a clear and objective approval path to develop housing.

### What is Changing

- **Permitted Uses** – Most residential housing types (duplex, triplex, fourplex, cottage cluster housing, and townhomes) would be allowed in all residential zones, however development of new single-unit homes would not be allowed in medium or high density zones (MDR and HDR, proposed R-2 and R-3).
- Additionally, employment land uses will be revised to focus on broad categories of uses rather than detailed lists of specific uses. Bed & Breakfast, Boarding House Facilities will be replaced with Short Term Rental to include various categories of residential rental facilities.
- **Development Standards** – Height limits, setbacks, lot coverage, parking, etc.
- **Lot size** – Proposed to be reduced to achieve planned density
- **Remove Solar Setback Standards**

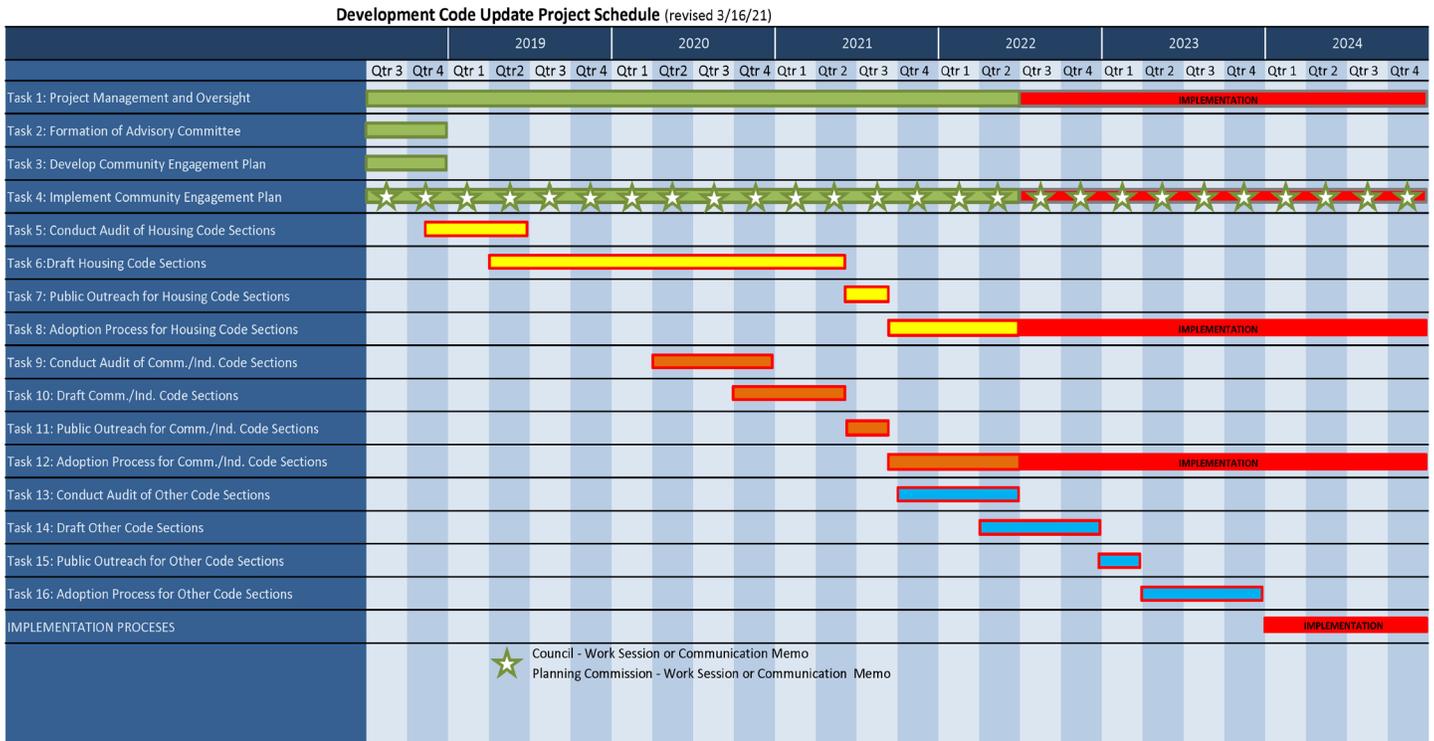
### What's Not Changing as part of the Code Update Project

Application/Permit fees, System Development Charges (SDCs), Building Code requirements, Fire Code requirements, Infrastructure Improvement standards, Storm water requirements, and Wetland and Floodplain standards.

## What is the process for making the changes?

The project will ultimately be replacing all of the existing development code with new development code in a phased approach over the next couple of years. Phase 1 and 2 should be wrapped up by mid-2022. Phase 3 of the project is planned to begin in late 2021 and continue through 2023. The work involved in translating the above objectives into specific standards is detailed and nuanced. City leaders as well as appointed Technical Advisory Committees worked to develop new draft code sections to replace some of the existing development code sections. The public then provided feedback on these sections via a virtual open house and online survey. This feedback, along with feedback from the Planning Commission, was incorporated into revised public hearing draft code sections for the public hearing. On **January 4, 2022** the Springfield Planning Commission will hold a public hearing to collect feedback from the community on recommended draft code revisions. After reviewing information from the community and the proposed changes to the development code, the Planning Commission will make a recommendation to the Springfield City Council. The City Council will then hold a second public hearing process, taking any additional testimony from the community, and then make a final decision on an ordinance to adopt the changes to the code. This process is anticipated to be completed for Phase 1 and 2 of the Development Code Update project by mid-2022.

Below is a timeline and the key milestones for this project.



### How do I get involved or stay informed?

You can visit the web page for the Development Code Update project at: <https://bit.ly/DevCodeUpdate>

Click the "Sign Up Now" button under the Interested Parties heading to get on our e-update list to receive project information periodically.

### Who can I contact if I have questions?

Project Manager: Mark Rust, AICP, Senior Planner at [mrust@springfield-or.gov](mailto:mrust@springfield-or.gov) or 541.726.3654

Para obtener información en español, comuníquese con Molly Markarian al 541.726.4611



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