

**BEFORE THE PLANNING COMMISSION OF SPRINGFIELD, OREGON
SUPPLEMENTAL RECOMMENDATION
811-18-000224-TYP4**

SUPPLEMENTAL RECOMMENDATION REGARDING THE DEVELOPMENT CODE UPDATE PROJECT:

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 home-town feel now and in the future. Phase 1 of the Development Code Update Project is focused on housing and includes the middle housing code updates required by legislation passed in 2019 (House Bill 2001). Phase 2 focuses on Employment Lands and includes development standards and procedural changes also addressed in these findings. On February 23, 2022, the Planning Commission adopted an Order and Recommendation to the City Council to approve the proposed code amendments for Phases 1 and 2, by separate signed order.

This Supplemental Recommendation contains additional subjects that the Planning Commission recommends the City Council consider in future projects or ordinances. The Planning Commission recognizes that these subjects are outside the scope of Phases 1 and 2 of the Development Code Update Project as directed by City Council, but believes these topics are important and complement the code updates included in the Commission's Order and Recommendation.

The Planning Commission hereby forwards the following recommendation that the City Council consider these topics in future projects or ordinances:

- Explore and adopt additional strategies to support retention/promote rehabilitation of existing dwellings through code language, incentive programs, grants, loans, and other creative options, especially when redeveloping a site with new housing.
- Consider providing incentives for income qualified or subsidized housing such as but not limited to: lot size reductions and/or density bonus, reduced parking, height limit increase, systems development charge waivers or discounts, and lot coverage increase.
- Consider ways to incentivize higher density housing developments to locate closer to public open space areas and transit, or to provide additional on-site open space.
- Explore options that support homeownership and equity building programs, including retention of ownership and new ownership through efforts such as but not limited to: code language, incentive programs, grants, system development charge waivers or discounts, down payment assistance loan or grant programs, pre- approved housing plans sourced from local architects and other creative options. Promote these opportunities for a variety of housing types including middle housing and other "work force housing."

- Consider ways to incentivize permanent retention of existing, or additional planting of, trees and shrubs and increased setbacks from steep slopes, wetlands and other sensitive natural areas as part of housing development. Consider for instance, allowance for greater height, lesser parking, lesser setbacks, etc., in exchange for permanent protection of these natural areas, trees and shrubs.



Planning Commission Chairperson

21 March 2022
Date

ATTEST
AYES:
NOES:
ABSENT:
ABSTAIN: