

# Exhibit F

## Springfield Development Code Amendments

Amendments to the following Springfield Development Code (SDC) Sections are shown in track changes on the following pages:

- Changes shown since the Public Review Draft of June 13, 2023 are highlighted in blue

### 2.1.110 Purpose.

The regulations contained in this code are intended to ensure that development is:

(A) Sited on property zoned in accordance with the applicable Springfield Comprehensive Plan Map ~~Metro Plan diagram~~ and/or applicable Refinement Plan diagram, Plan District map, and Conceptual Development Plan;

### 3.2.105 Base Land Use Districts Established.

The Base Land Use Districts implement policies of the Metro Plan, Springfield ~~Comprehensive 2030 Refinement~~ Plan and any applicable refinement plan or plan district; regulate the use of land, structures and buildings; and protect the public health, safety and welfare. The following Base Land Use Districts are established consistent with applicable ~~Metro Plan and~~ Springfield Comprehensive 2030 Refinement Plan designations:

<i>Section</i>	<i>Base Land Use District Name</i>	<i>Springfield Comprehensive <del>Metro</del> Plan Designation</i>
<u>3.2.200</u>	<b>Residential Land Use Districts</b>	
	R-1	Low Density Residential
	R-2	Medium Density Residential
	R-3	High Density Residential
<u>3.2.300</u>	<b>Commercial Land Use Districts</b>	
	NC Neighborhood Commercial	Neighborhood Commercial Facilities <b>(1)</b>
	CC Community Commercial	Community Commercial Centers
	MRC Major Retail Commercial	Major Retail Center
	GO General Office	Community Commercial Center, & Major Retail Commercial Center, <u>General Office</u>
<u>3.2.400</u>	<b>Industrial Land Use Districts</b>	
	CI Campus Industrial	Campus Industrial
	LMI Light-Medium Industrial	Light Medium Industrial
	HI Heavy Industrial	Heavy Industrial
	SHI Special Heavy Industrial	Special Heavy Industrial

<a href="#">3.2.500</a>	MS Medical Services District	(2)
<a href="#">3.2.600</a>	<b>Mixed Use Districts (3)</b>	
	MUC Mixed Use Commercial	<u>Commercial</u> Mixed Uses
	MUE Mixed Use Employment	<u>Employment</u> Mixed Uses
	MUR Mixed Use Residential	<u>Residential</u> Mixed Uses
<a href="#">3.2.700</a>	PLO Public Land and Open Space	Public <u>Land</u> and <u>Open Space</u> <del>Semi-Public</del>
<a href="#">3.2.800</a>	QMO Quarry and Mining Operations	Sand and Gravel
<a href="#">3.2.900</a>	<u>Agriculture—Urban Holding Area (AG)</u>	<u>Urban Holding Area-Employment (UHA-E), Natural Resource (NR)</u>

(1) Low, Medium, and High Density Residential designations.

(2) Medium and, High Density Residential, Community Commercial Center, Major Retail Center, and various Mixed Use designations identified in refinement plans.

(3) See also SDC [3.4.245](#) for additional Mixed-Use Districts specific to Glenwood. See SDC 3.4.300 for Booth-Kelly Mixed Use Plan District specific to Downtown.

### 3.2.705 Establishment of the Public Land and Open Space (PLO) District.

(B) The PLO District shall also be permitted on properties designated other than Public Land and Open Space ~~Semi-Public~~ as specified in the Springfield Comprehensive Metro Plan, a refinement plan, or plan district.

### 3.2.925 Standards for Interim Development.

(E) (1) Exemption: Land divisions that create lots/parcels for the purpose of establishing a Natural Resource or Public Land and Open Space ~~Public/Semi-Public Parks and Open Space~~ designation within the floodway, wetland or riparian resource portions of the site may create lots/parcels less than 20 acres within the Natural Resource or Public Land and Open Space ~~Public/Semi-Public Parks and Open Space~~ designation portion of the parent lot/parcel.

### 3.2.930 Planning Requirements Applicable to Zoning Map Amendments.

In addition to the standards, procedures and review criteria in SDC [5.22.100](#) applicable to Zoning Map Amendments, Table 1 provides an overview of the planning procedures required prior to rezoning land from Agriculture—Urban Holding Area (AG) to urban employment ~~zoning-land use districts designations~~ (e.g., Employment, Employment Mixed Use, Campus Industrial, or Industrial). Table 1 shows both City and Owner-initiated planning processes.

<b>Table 1. Pre-Development Approval Process Steps—Urban Holding Areas</b>	
<b>City-Initiated Planning Process</b>	<b>Owner-Initiated Planning Process</b>
1. City prepares Plan Amendment to address all applicable Statewide Planning Goals (e.g., amended or new refinement plan or district plan), Metro Plan and Springfield Comprehensive Plan policies and Springfield Development Code standards.	1. Applicant submits request to City to initiate amendments to the Transportation System Plan and Public Facilities and Services Plan, and other city actions that may be required prior to plan amendment approval.
2. City and Lane County approve <del>Comprehensive</del> Plan Amendment to amend <del>Metro Plan and</del> Springfield Comprehensive Plan <del>Map</del> . UHA-E designation is replaced with employment plan designations (e.g., Employment, Employment Mixed Use, Campus Industrial, or Industrial). AG <del>land use district zoning</del> remains in effect until Master Plan and new <del>land use districts zoning</del> are approved.	2. Applicant prepares and submits Plan Amendment application to address all applicable Statewide Planning Goals, Metro Plan and Springfield Comprehensive Plan policies, and Springfield Development Code standards. Applicant proposes employment plan designations (e.g., Employment, Employment Mixed Use, Campus Industrial, or Industrial).
3. City prepares and approves Zoning Map Amendment to apply new land use districts (e.g., Industrial, Campus Industrial, Employment Mixed Use, or Employment). Land is planned and zoned and eligible for annexation.	3. City and Lane County approve Plan Amendment to amend <del>Metro Plan and</del> Springfield Comprehensive Plan <del>Map</del> . UHA-E designation is replaced with employment plan designations (e.g., Employment, Employment Mixed Use, Campus Industrial, or Industrial). AG <del>zoning-land use district</del> remains in effect until Master Plan and new <del>land use districts zoning</del> are approved.
4. Applicant prepares and submits Preliminary Master Plan and annexation applications with demonstration of key urban service provision.	4. Applicant prepares and submits Preliminary Master Plan, proposed <del>land use district zoning</del> and demonstration of key urban services provision. Applicant submits annexation application.
5. City approves Master Plan and annexation.	5. City approves Master Plan and Zoning Map Amendment and annexation.

6. Applicant submits Site Plan, Subdivision and other applicable development applications.	6. Applicant submits Site Plan, Subdivision etc., development applications.
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**3.3.1005 Purpose, Applicability and Review.**

**(A) Purpose.** The Nodal Development (ND) Overlay District is established to support mixed-use pedestrian-friendly development and work in conjunction with underlying land use districts to implement transportation-related land use policies found in the Springfield Transportation System Plan, and in the Metro Plan, and Springfield Comprehensive Plan. ~~The ND Overlay District also supports “pedestrian-friendly, mixed-use development” as outlined in the State Transportation Planning Rule.~~

**(B) Applicability.** The ND Overlay District applies to all property where ND Overlay is indicated on the Springfield Comprehensive Plan Nodal Overlay Map, unless the property is an historic property as specified in SDC 3.3.900. The ND Overlay District is intended to implement the Nodal Development Area Overlay on the Springfield Comprehensive Plan Map. The ND Overlay District requirements described in this section apply to the following:

**3.2.805 Establishment of the Quarry and Mine Operations (QMO) District.**

**(B)** The QMO District is applied to areas with a Sand and Gravel designation on the ~~Metro Plan Diagram~~Springfield Comprehensive Plan Map.

**3.3.810 Applicability.**

**(A)** The provisions of the UF-10 Overlay District apply to all land between Springfield’s city limits and the Urban Growth Boundary.

**(B) EXCEPTIONS:**

**(1)** The provisions of the UF-10 Overlay District ~~shall do~~ not apply to land designated Public Land and Open Space, Urban Holding Area - Employment, or Natural Resource Government and Education on the Springfield Comprehensive Plan Map Metro Plan diagram.

### 3.2.815 Review.

(A) To establish a new quarry or mining operation within the Springfield Urban Growth Boundary, the following are required:

- (1) A ~~Metro-Comprehensive~~ Plan amendment (Type IV review).

### 3.4.245 Land Use Designations, Zoning District Descriptions and Applicable Overlay Districts.

(A) **Applicable Land Use Designations.**

- (1) The ~~Springfield Comprehensive Metro~~ Plan designations are as follows:

(a) The ~~Multimodal Metro Plan's Mixed-Use~~ designation applies to all land within the Glenwood Riverfront.

(b) The ~~Springfield Comprehensive Plan's Metro Plan's~~ Nodal Development Area Overlay designation applies to all land within the Franklin Riverfront and the land along McVay Highway, north of the Union Pacific Railroad trestle. The Nodal Development Area Overlay designation supports a mixed-use, pedestrian-friendly land use pattern that seeks to increase concentrations of population and employment in well-defined areas with good transit service, a mix of diverse and compatible land uses, and public and private improvements designed to be oriented to pedestrians and transit.

(c) The ~~Springfield Comprehensive Plan's Public Land and Open Space Metro Plan's Public and Semi-Public~~ designation includes existing publicly owned metropolitan and regional scale parks, and publicly and privately owned golf courses and cemeteries in recognition of their role as visual open space, as well as some other areas needed for public open space at a non-local level. This designation may apply to public open spaces envisioned in the Glenwood Refinement Plan, and/or any necessary major public facility, at such time as they are placed under public jurisdiction. Until that time, these public open space areas and future major public facilities, (e.g., a fire station) will retain the applicable mixed-use designation and zoning described in SDC [3.4.245\(A\)\(2\)](#) and (B). When appropriate, the City or an affected public agency may initiate a ~~Springfield Comprehensive Plan Map Metro Plan~~ and Zoning Map amendment for the subject property to be designated ~~Public and Semi-Public~~ and zoned Public Land and Open Space.

#### 4.7.210 Residential Uses in Commercial Districts.

(A) In areas designated mixed use ~~o~~in the Springfield Comprehensive Metro-Plan Map or a Refinement Plan diagram, Plan District map, or Conceptual Development Plan, multiple unit housing developments shall meet the standards as specified in the applicable regulation. MDR-R-2 and HDR-R-3 District standards contained in this code shall be followed where the Springfield Comprehensive Plan Map, a Refinement Plan diagram, Plan District map, or Conceptual Development Plan does not specify development standards, or in areas where no applicable regulation has been prepared.

#### 4.7.385 Multiple Unit Housing (Discretionary Option).

(E) **Transition and Compatibility Between Multiple Unit Housing and R-1 District Development.** The Approval Authority must find that the development is located and designed in a manner compatible with surrounding development by creating reasonable transitions between multiple unit housing and sites and adjacent R-1 districts. This criterion may be met by complying with either subsection (E)(1) or (2) below or by meeting SDC [4.7.390](#).

(1) **Type 2 Process.** Multi-unit developments adjacent to properties designated R-1 district must comply with the transition area and compatibility standards listed below, unless it can be demonstrated that adjacent R-1 district property is committed to a non-residential use (e.g., church) that is unlikely to change. In evaluating the status of an adjacent property, the Metro-Springfield Comprehensive Plan designation must take precedent over the current zone or use.

#### 5.1.630 Final Decision.

(E) For Metro-Comprehensive Plan amendments that require adoption by the City, Eugene and/or Lane County, the City Council decision is final only upon concurrence of the Lane County Commissioners and the City of Eugene City Council, as appropriate.

## 5.12.100 – Land Divisions—Partitions and Subdivisions

### 5.12.105 Purpose and Applicability.

(A) Purpose. The purpose of the Partition and Subdivision process is to: Facilitate and enhance the value of development; Maintain the integrity of the City’s watercourses by promoting bank stability, assisting in flood protection and flow control, protecting riparian functions, minimizing erosion, and preserving water quality and significant fish and wildlife areas; Minimize adverse effects on surrounding property owners and the general public through specific approval conditions; Ensure the provision of public facilities and services; Provide for connectivity between different uses; Utilize alternative transportation modes including walking, bicycling and mass transit facilities; Implement the applicable Comprehensive PlansMetro Plan, applicable refinement plans, specific area plans and specific development plans; Minimize adverse effects on surrounding property owners and the general public through specific approval conditions; and Otherwise protect the public health and safety.

### 5.12.125 Tentative Plan Criteria.

The Director shall approve or approve with conditions a Tentative Plan application upon determining that all applicable criteria have been satisfied. If conditions cannot be attached to satisfy the approval criteria, the Director shall deny the application. In the case of Partitions that involve the donation of land to a public agency, the Director may waive any approval criteria upon determining the particular criterion can be addressed as part of a future development application.

(A) The request conforms to the provisions of this code pertaining to lot/parcel size and dimensions.

(B) The zoning is consistent with the Metro-Springfield Comprehensive Plan diagram-Map and/or applicable Refinement Plan diagram, Plan District map, and Conceptual Development Plan.

### 5.12.120 Tentative Plan Submittal Requirements.

A Tentative Plan application shall contain the elements necessary to demonstrate that the provisions of this code are being fulfilled.

**EXCEPTION:** In the case of Partition applications with the sole intent to donate land to a public agency, the Director, during the Application Completeness Check Meeting, may waive any submittal requirements that can be addressed as part of a future development application.

#### (A) General Requirements.

(7) Applicable zoning districts and the Metro-Springfield Comprehensive Plan designation of the proposed land division and of properties within 100 feet of the boundary of the subject property.

## 5.13.100 – Master Plans

### 5.13.116 Preliminary Master Plan—Application Concurrency.

(A) If the applicant requires or proposes to change the Springfield Comprehensive Plan Map Metro-Plan diagram and/or applicable Comprehensive Plan text, the applicant shall apply for and obtain approval of a Springfield Comprehensive Plan Map Metro-Plan diagram and/or Comprehensive Plan text amendment prior to the submittal of the Preliminary Master Plan application. The Map Metro-Plan diagram and/or text amendment may also require amendment of an applicable refinement plan diagram or Plan District Map.

### 5.13.120 Preliminary Master Plan—Submittal Requirements.

The Preliminary and Final Master Plan applications shall be prepared by a professional design team. The applicant shall select a project coordinator. All related maps, excluding vicinity and detail maps, shall be at the same scale. A Preliminary Master Plan shall contain all of the elements necessary to demonstrate compliance with the applicable provisions of this code and shall include, but not be limited to:

(A) General Submittal Requirements. The applicant shall submit a Preliminary Master Plan that includes all applicable elements described below and a narrative generally describing the purpose and operational characteristics of the proposed development. The narrative shall include:

(1) The existing Springfield Comprehensive Metro-Plan designation and land use district zoning. Where the proposed Master Plan site is within an overlay district, Plan District or Refinement Plan, the applicable additional standards shall also be addressed;

### 5.13.125 Preliminary Master Plan—Criteria.

A Preliminary Master Plan shall be approved, or approved with conditions, if the Approval Authority finds that the proposal conforms with all of the applicable approval criteria.

(A) **Plan/Zone Consistency.** The existing or proposed land use district zoning shall be consistent with the Springfield Comprehensive Plan Map Metro-Plan diagram and/or



applicable text. In addition, the Preliminary Master Plan shall be in compliance with applicable City Refinement Plan, Conceptual Development Plan or Plan District standards, policies and/or diagram and maps.

**(B) Zoning-Land Use District Standards.** The Preliminary Master Plan shall be in compliance with applicable standards of the specific land use zoning-district and/or overlay district.

**(C) Transportation System Capacity.** With the addition of traffic from the proposed development, there is either sufficient capacity in the City’s existing transportation system to accommodate the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed. Adopted State and/or local mobility standards, as applicable, shall be used to determine transportation system capacity. The Preliminary Master Plan shall also comply with any conditions of approval from a Springfield Comprehensive Plan Map Metro-Plan diagram and/or applicable text amendment regarding transportation and all applicable transportation standards specified in SDC Chapter 4.

## 5.14.100 – ComprehensiveMetro Plan Amendments

### 5.14.105 Purpose.

The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the regional long-range comprehensive plan public-policy document that establishes the broad framework upon which Springfield, Eugene and Lane County make coordinated land use decisions. The Springfield Comprehensive Plan is the local long-range comprehensive plan that establishes city-specific goals, policies, and implementations strategies to inform land use decisions within the Springfield UGB. Together the Metro Plan and Springfield Comprehensive Plan serve as the applicable comprehensive plans for Springfield and will be referenced as “Comprehensive Plan” throughout this section. While these Plans are Metro-Plan-is Springfield’s acknowledged land use policy documents, they may require updates or amendments in response to changes in the law or circumstances of importance to the community. Additionally, se Metro-Plans may be augmented and implemented by more detailed plans and regulatory measures.

### 5.14.110 Review.

**(A)** A Development Issues Meeting is encouraged for citizen initiated amendment applications.

**(B)** ~~Metro-Comprehensive~~ Plan amendments are reviewed under Type 4 procedures as specified in SDC 5.1.140.

**(C)** A special review, and if appropriate, ~~Comprehensive Metro~~-Plan amendment, shall be initiated if changes in the Metro Plan basic assumptions occur. An example would be a change in public demand for certain housing types that in turn may affect the overall inventory of residential land.

#### **5.14.115 ~~ComprehensiveMetro~~ Plan Amendment Classifications.**

A proposed ~~Comprehensive Plan~~ amendment ~~to the Metro Plan~~ shall be classified as Type 1, Type 2 or Type 3 depending upon the number of governing bodies (Springfield, Eugene and Lane County) required to approve the decision.

**(A)** A Type 1 amendment requires approval by Springfield only:

**(1)** Type 1 ~~Springfield Comprehensive Plan Map Diagram~~-amendments include amendments to the ~~Map Metro-Plan-Diagram~~ for land inside Springfield's city limits.

**(2)** Type 1 text amendments include:

**(a)** Amendments that are non-site specific and apply only to land inside Springfield's city limits;

**(b)** Site specific amendments that apply only to land inside Springfield's city limits;

**(c)** Amendments to a regional transportation system plan or a regional and public facilities plan when only Springfield's participation is required by the amendment provisions of those plans; and

**(d)** The creation of new ~~Springfield Comprehensive Metro~~-Plan designations and the amendment of existing ~~Springfield Comprehensive Metro~~ Plan designation descriptions that apply only within Springfield's city limits.

**(B)** A Type 2 amendment requires approval by Springfield and Lane County only:

**(1)** Type 2 ~~Diagram-Springfield Comprehensive Plan Map~~ amendments include:

**(a)** Amendments to the ~~Map Metro-Plan-Diagram~~ for the area between Springfield's city limits and the Plan Boundary; and

**(b)** An Urban Growth Boundary (UGB) or Metro Plan Boundary amendment east of I-5 that is not described as a Type 3 amendment.

**(2)** Type 2 Text amendments include:

- (a)** Amendments that are non-site specific and apply only to Lane County and Springfield;
- (b)** Amendments that have a site specific application between Springfield's city limits and the Plan Boundary; and
- (c)** Amendments to a jointly adopted regional transportation system plan or a regional public facilities plan when participation by Springfield and Lane County is required by the amendment provisions of those plans.

**(C)** A Type 3 amendment requires approval by Springfield, Eugene and Lane County.

**(1)** Type 3 ~~Diagram~~ Springfield Comprehensive Plan Map amendments include:

- (a)** Amendments of the Common UGB along I-5; and
- (b)** A UGB or Metro Plan Boundary change that crosses I-5.

**(2)** Type 3 Text amendments include:

- (a)** Amendments that change a Fundamental Principle as specified in Metro Plan Chapter II A;
- (b)** Non-site specific amendments that impact Springfield, Eugene and Lane County; and
- (c)** Amendments to a jointly adopted regional transportation system plan or a regional public facilities plan, when the participation of Springfield, Eugene and Lane County is required by the amendment provisions of those plans.

**5.14.120 Relationship to Refinement Plans, Special Area Studies or Functional Plan Amendments.**

**(A)** In addition to a Metro Plan update, refinement studies may be undertaken for individual geographical areas and special purpose or functional elements, as determined appropriate by Springfield, Eugene or Lane County.

**(B)** All refinement and functional plans shall be consistent with the Metro Plan. Should inconsistencies occur, the Metro Plan is the prevailing policy document.

(C) When a ~~Metro-Comprehensive~~ Plan amendment also requires an amendment of a refinement plan or functional plan ~~map or~~ diagram ~~map~~ and/or text for consistency, the Metro Plan, refinement plan and/or functional plan amendments shall be processed concurrently.

(D) When a ~~Comprehensive Metro~~-Plan amendment is enacted that requires an amendment to a refinement plan or functional plan map or diagram for consistency, the ~~Springfield Comprehensive Plan Map~~~~Metro-Plan Diagram~~ amendment automatically amends the diagram or map if no amendment to the refinement plan or functional plan text is involved.

~~(E) — An amendment of the Springfield Comprehensive Plan shall be processed as a Metro Plan amendment and comply with the approval criteria specified in SDC 5.14.135.~~

#### 5.14.125 Initiation.

~~Metro-Comprehensive~~ Plan amendments shall be initiated as follows:

(A) A Type 1 amendment may be initiated by Springfield at any time. A property owner may initiate an amendment for property they own at any time. Owner initiated amendments are subject to the limitations for such amendments set out in this code (see also subsection (E)).

(B) A Type 2 amendment may be initiated by Springfield or Lane County at any time. A property owner may initiate an amendment for property they own at any time. Owner initiated amendments are subject to the limitations for such amendments set out in this code and the Lane Code (see also subsection (E)).

**EXCEPTION:** Consideration of a property owner initiated ~~Metro-Comprehensive~~ Plan amendment (Type 1 and 2) will be postponed by the Director if the proposed amendment is also part of an existing planned refinement plan or special area study adoption or amendment process, or one that is scheduled to commence within 3 months of the date of application submittal. The requested ~~Comprehensive Metro~~-Plan amendment will be considered in the legislative proceedings of the refinement plan or special area study. If the refinement plan or special area study process has not begun within the 3-month period, the ~~Comprehensive Metro~~-Plan amendment application process shall begin immediately following the 3-month period. The Director may exempt particular plan amendment applications from postponement under this subsection and require more immediate review if there is a finding that either there is a public need for earlier consideration or that review of the proposed amendment as part of a general refinement plan or special area study adoption or amendment process will interfere with timely completion of that process.

(C) A Type 3 amendment may be initiated at any time by Springfield, Eugene or Lane County.

(D) Only Springfield, Eugene or Lane County may initiate a refinement plan, a functional plan, a special area plan, Periodic Review or a Metro Plan update.

(E) ~~Metro-Comprehensive~~ Plan updates shall be initiated no less frequently than during the state required Periodic Review of the ~~Metro-Comprehensive~~ Plan, although Springfield, Eugene and Lane County may initiate an update of the Metro Plan at any time.

#### 5.14.140 Appeals.

Adopted or denied ~~Metro-Comprehensive~~ Plan amendments may be appealed to Oregon Land Use Board (LUBA) or the Department of Land Conservation and Development (DLCD) according to State law.

#### 5.14.145 Limitation on Refiling.

The City shall not consider a property owner-initiated ~~Comprehensive Metro~~ Plan amendment application if a substantially similar or identical plan amendment has been denied by the City within the year prior to the application date unless the facts forming the basis for the denial have changed so as to allow approval. The Director shall determine whether the proposed amendment is substantially similar or identical after providing the applicant with an opportunity to comment on the matter in writing.

#### 5.22.110 Review.

Official Zoning Map amendments may be initiated by the Director, the Planning Commission, the Hearings Official, the City Council or a citizen. Zoning Map amendments shall be reviewed as follows:

(A) Legislative Zoning Map amendments involve broad public policy decisions that apply to other than an individual property owner, generally affecting a large area and/or require a concurrent ~~Metro-Springfield Comprehensive~~ Plan ~~diagram-Map~~ amendment as specified in SDC [5.14.100](#). Legislative Zoning Map amendments are reviewed using Type 4 procedure.

(1) **~~Springfield Comprehensive Metro-Plan Diagram-Map~~ Amendment Determination.** An amendment to the ~~Springfield Comprehensive Metro~~ Plan ~~diagram-Map~~ shall be required if the proposed Zoning Map amendment is not consistent with the ~~Springfield Comprehensive Metro~~ Plan ~~diagramMap~~. Both amendments may be processed concurrently.

**(2) Transportation Planning Rule Compliance.** Where applicable, legislative Zoning Map amendments shall be reviewed to determine whether the application significantly affects a transportation facility, as specified in Oregon Administrative Rule (OAR) 660-012-0060. In this case a Traffic Impact Study shall be submitted as specified in SDC [4.2.105\(A\)\(4\)](#).

**(B)** Quasi-judicial Zoning Map amendments involve the application of existing policy to a specific factual setting, generally affecting a single or limited group of properties and may or may not include a [Springfield Comprehensive Metro-Plan diagram-Map](#) amendment. Quasi-judicial Zoning Map amendments are reviewed using Type 3 procedure, unless a [Springfield Comprehensive Metro-Plan diagram-Map](#) amendment is required. In this case, the Quasi-judicial Zoning Map amendment will be raised to a Type 4 review.

#### 5.22.115 Criteria.

**(A) Quasi-Judicial Zoning Map Amendments.** The Planning Commission or Hearings Officer may approve, approve with conditions or deny a quasi-judicial Zoning Map amendment based upon approval criteria in subsections (C)(1) through (3), below. The Planning Commission or Hearings Official shall make the final local decision on all quasi-judicial Zoning Map amendments that do not include a [Springfield Comprehensive Plan Map Metro-Plan diagram](#) amendment.

**(B) Legislative Zoning Map Amendments and Quasi-Judicial Zoning Map Amendments Raised to a Type 4 Review.** The Planning Commission or Hearings Official may make a recommendation to the City Council to approve, approve with conditions or deny Zoning Map amendments and [Springfield Comprehensive Plan Map Metro-Plan diagram](#) amendments based upon approval criteria in subsection (C)(1) through (4), below. The City Council shall make the final local decision on all Zoning Map amendments involving a [Springfield Comprehensive Plan Map Metro-Plan diagram](#) amendment.

#### **(C) Zoning Map Amendment Criteria of Approval.**

**(1)** Consistency with applicable Metro Plan policies, [Springfield Comprehensive Plan policies](#), and the [Springfield Comprehensive Plan Map Metro-Plan diagram](#);

**(2)** Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans;

**(3)** The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and

transportation networks are planned to be provided concurrently with the development of the property;

- (4) Meet the approval criteria specified in SDC [5.14.100](#) when involving a [Springfield Comprehensive Plan Map Metro Plan Diagram](#) amendment; and
- (5) Compliance with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.

### 6.1.110 Meaning of Specific Words and Terms.

**Comprehensive Plan.** A generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs, as further defined by ORS 197.015(5).

The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the regional long-range comprehensive plan public policy document that establishes the broad framework upon which Springfield, Eugene and Lane County make coordinated land use decisions. The Springfield Comprehensive Plan is the local long-range comprehensive plan that establishes city-specific goals, policies, and implementations strategies to inform land use decisions within the Springfield UGB. Together the Metro Plan and Springfield Comprehensive Plan serve as the applicable comprehensive plans for Springfield.

**Future Development Plan.** A line drawing (required for some land division proposals, or building permits in the City's urbanizable area) that includes the following information: the location of future right-of-way dedications based on the Springfield Transportation System Plan (including the Conceptual Street Map); block length and lot/parcel size standards of the SDC; a re-division plan at a minimum urban density established in this code based on the existing [Springfield Comprehensive Metro](#) Plan designation of the property for any lot/parcel that is large enough to further divide; and the location of hillsides, riparian areas, drainage ways, jurisdictional wetlands and wooded areas showing how future development will address preservation, protection or removal.

**Refinement Plan Diagram.** A map contained in a Refinement Plan showing plan designations that are described in the Refinement Plans and Springfield Comprehensive Plan Land Use Element and also shown ~~more specific than shown~~ on the [Springfield Comprehensive Plan Map Metro Plan Diagram](#).

**Urban Growth Boundary.** A site-specific *line* that separates urban or urbanizable land from rural land and which appears on the [Springfield Comprehensive Plan Map Metro Plan Diagram](#).