

Application for a Permit to Use Groundwater

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Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

NAME BARBARA UTT, ADMNISTRATOR		PHONE (HM)	
PHONE (WK) 541.746.2790	CELL 541.225.8357	FAX	
ADDRESS 2425 HARVEST LANE			
SPRINGFIELD	OREGON	ZIP 97477	E-MAIL* BARBARA.UTT@NORTHWOODCHRISTIAN.ORG

Organization

NAME NORTHWOOD CHRISTIAN CHURCH		PHONE 541.746.2790	FAX
ADDRESS 2425 HARVEST LANE			CELL
CITY SPRINGFIELD	STATE OREGON	ZIP 97477	E-MAIL* BARBARA.UTT@NORTHWOODCHRISTIAN.ORG

Agent – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME		PHONE	FAX
ADDRESS			CELL
CITY	STATE	ZIP	E-MAIL*

Note: Attach multiple copies as needed

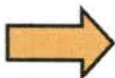
* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)

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By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.

I (we) affirm that the information contained in this application is true and accurate.




Applicant Signature

Barbara Utt, Administrator
Print Name and Title if applicable

April 10, 2023
Date

Applicant Signature

Print Name and Title if applicable

Date

For Department Use: App. Number: _____

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- YES, there are no encumbrances.
- Xx** YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- NO, I have a recorded easement or written authorization permitting access.
- NO, I do not currently have written authorization or easement permitting access.
- NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- NO, because water is to be diverted, conveyed, and/or used only on federal lands.

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Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.
 17-3-25-11 tax lot 2300 see attached:

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
001	McKenzie River		

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Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

PROPOSED WELL FOR IRRIGATION OF SHRUBS AND LAWNS FOR NORTHWOOD CHRISTIAN CHURCH.

SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 70 GPM (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

PROPOSED WELL

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
	X	<input type="checkbox"/>		<input type="checkbox"/>	6"					GRAVEL AND SAND	110	70	5.2
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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For Department Use: App. Number: _____

SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

Upper Columbia - OAR 690-033-0115 thru -0130

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

Yes No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

Lower Columbia - OAR 690-033-0220 thru -0230

Is the well or proposed well located in an area where the Lower Columbia rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing

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recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

Yes No The proposed use is for more than **one** cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

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Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

Yes No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

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SECTION 5: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Shrub, lawn irrigation	April - September	5.2

For irrigation use only:

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated (*must match map*).

Primary: 3.14 Acres Supplemental: Acres Nursery Use: Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 5.2

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: **(Exempt Uses: Please note that 15,000 gallons per day for single or group domestic purposes and 5,000 gallons per day for a single industrial or commercial purpose are exempt from permitting requirements.)**
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*):

SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

X Pump (give horsepower and **type**): **5HP Submersible**

Other means (describe):

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. **We are installing underground irrigation controlled by a RainBird timer. It will water a small section for a controllable amount of time. The proposed well is within the area to be watered by the system.**

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*)

Drip for shrubs and 40' rotors for lawns. The piping will be PVC underground.

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

SEE ATTACHED:

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SECTION 7: PROJECT SCHEDULE

- a) Date construction will begin **Proposed June 2024**
- b) Date construction will be completed: **August 2024**
- c) Date beneficial water use will begin **September 2024**

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SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

XXX Water quality will be protected by preventing erosion and run-off of waste or chemical products.

Describe: We will be using RainBird controller to limit the amount of water applied to each area of landscape. Our maintenance crew will monitor the moisture levels weekly.

Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.

Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.

Describe planned actions and additional permits required for project implementation:

- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List:

SECTION 9: WITHIN A DISTRICT

XX Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name Springfield Utility Board	Address 250 A street	
City Springfield	State Oregon	Zip 97402

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

We are applying water to the shrub areas with drip tubing to conserve water. The small lawns around the parking and building will be watered with flow efficient spray sprinklers. (1.33 acres)
The larger turf areas (1.81 acres) will be managed for keeping enough moisture for grass fire prevention and aesthetics. We will use a Rainbird control system that takes input on evapotranspiration of plants. This is the most efficient use of water available. Our maintenance crew will keep monitoring moisture levels weekly.

Using a well will help the water district by not having to increase the capacity of the city system to supply and filter this amount of water. It will help keep the neighborhood green by not allowing the large field to go to seed.

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EXHIBIT "A"
Legal Description

A tract of land located in the Northeast One-Quarter of Section 25, Township 17 South, Range 3 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence along said easterly extension, North 88° 02' 28" West 10.06 feet to the intersection of the centerline of said Marcola Road and the centerline of N 28th Street; thence along said centerline of N 28th Street, North 01° 53' 48" East 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence along said easterly extension, North 88° 02' 28" West 80.60 feet to the southeasterly corner of Parcel 2 of Instrument Number 2019-057709, Lane County Official Records; thence along said north right-of-way line, North 88° 02' 28" West 1231.08 feet to the Point of Beginning; thence continuing along said north right-of-way line, North 88° 02' 28" West 424.28 feet to the southwesterly corner of Parcel 1 of said Instrument Number 2019-057709; thence along the westerly line of said deed, North 01° 58' 02" East 515.87 feet to the northeast corner of Instrument Number 97-49738, Lane County Official Records, also being on the south line of Lot 18 of the plat "Nicole Park", File 74, Slide 30, Lane County Plat Records; thence along said south line, South 88° 02' 28" East 99.65 feet to the southeast corner of said Lot 18; thence along the east line of said plat, North 01° 58' 02" East 259.82 feet to the northeast corner of Lot 16 of said plat; thence along the north line of said Lot 16, North 88° 01' 58" West 6.20 feet to the southeast corner of Lot 4 of the plat "Loch Lomond Terrace First Addition", File 46, Slide 20, Lane County Plat Records; thence along the east line of said plat, North 01° 58' 02" East 112.99 feet to the southwest corner of Lot 15 of the plat "Austin Park South", File 74, Slide 132, Lane County Plat Records; thence along the south line of said plat and the easterly extension thereof; South 88° 01' 58" East 373.05 feet; thence along a non-tangent curve (Radial Bearing of South 71° 08' 23" East) to the left with a Radius of 635.00 feet, a Delta of 16° 49' 28", a Length of 186.46 feet, and a Chord of South 10° 26' 52" West 185.79 feet; thence South 02° 02' 08" West 690.89 feet; thence along a curve to the right with a Radius of 14.00 feet, a Delta of 89° 55' 24", a Length of 21.97 feet, and a Chord of South 46° 59' 50" West 19.79 feet to the Point of Beginning, in Lane County, Oregon

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Land Use Information Form

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Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
503-986-0900
www.oregon.gov/OWRD

Applicant

NAME NORTHWOOD CHRISTIAN CHURCH - BARBARA UTT ADMINISTRATOR			PHONE (HM)
PHONE (WK) 541.746.2790	CELL 541.225.8357	FAX	
ADDRESS 2425 HARVEST LANE			
CITY SPRINGFIELD	STATE OREGON	ZIP 97477	E-MAIL* BARBARA.UTT@NORTHWOODCHRISTIAN.ORG

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
17	03	25	11	2300		<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	Xx used	Church
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:
Springfield, Lane co.

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B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water
 Water Right Transfer
 Permit Amendment or Groundwater Registration Modification
 Limited Water Use License
 Allocation of Conserved Water
 Exchange of Water

Source of water: Reservoir/Pond Groundwater Surface Water (name) _____

Estimated quantity of water needed: 70 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

Church Lawn and shrubs irrigation



Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

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The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s):
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
Comprehensive Plan Amendment	Ordinance 6422 (Attached)	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
Zoning Map Amendment	Ordinance 6422 (Attached)	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
Master Plan Modification	Document 2021-018704 (Attached)	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
Site Plan Approval	Case 811-21-000211-TYP2 (Attached)	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: Andy Limbird Title: Senior Planner

Signature: Andy Limbird Digitally signed by Andy Limbird
DN: cn=Andy Limbird, ou=City of Springfield, ou=Development &
Public Works, email=alimbird@springfield.or.gov, c=US
Date: 2023.04.04 16:34:58 -0700 Phone: 541-726-3784 Date: 4/4/2023

Government Entity: City of Springfield

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.



Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

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CITY OF SPRINGFIELD, OREGON
ORDINANCE NO. 6422 (GENERAL)

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AN ORDINANCE AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (*METRO PLAN*) DIAGRAM BY REDESIGNATING APPROXIMATELY 36.57 ACRES OF LAND FROM COMMERCIAL (C) TO MEDIUM DENSITY RESIDENTIAL (MDR); CONCURRENTLY AMENDING THE *METRO PLAN* DIAGRAM BY REMOVING THE NODAL DESIGNATION FROM 81.37 ACRES OF LAND; CONCURRENTLY AMENDING THE SPRINGFIELD ZONING MAP BY REZONING APPROXIMATELY 36.57 ACRES OF LAND FROM MIXED USE COMMERCIAL (MUC) TO 20.74 ACRES OF MDR AND 15.83 ACRES OF PUBLIC LAND AND OPEN SPACE (PLO); CONCURRENTLY AMENDING THE SPRINGFIELD ZONING MAP BY REZONING APPROXIMATELY 9.06 ACRES OF LAND FROM MUC TO COMMUNITY COMMERCIAL (CC); ADOPTING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

THE CITY COUNCIL OF THE CITY OF SPRINGFIELD FINDS THAT:

WHEREAS, Section 5.14-100 of the Springfield Development Code (SDC) sets forth procedures for *Metro Plan* diagram amendments; and

WHEREAS, Section 5.14-115.A of the SDC classifies amendments to the *Metro Plan* diagram for land inside the Springfield City limits as being Type I *Metro Plan* amendments that require approval by Springfield only; and

WHEREAS, Section 5.14-125.A of the SDC sets forth procedures for property owners to initiate a Type I *Metro Plan* diagram amendment for property under their ownership; and

WHEREAS, the applicant/owner of the subject property initiated Type I *Metro Plan* diagram amendments as follows:

Redesignate approximately 36.57 acres of property that is located at the northwest corner of Marcola Road and 28th Street, identified as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800, as generally depicted and more particularly described in **Exhibit A** to this Ordinance, from Commercial to Medium Density Residential; and

Remove the Nodal Designation from approximately 81.37 acres of property that is located at the northwest corner of Marcola Road and 28th Street, identified as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800 and a portion of Map 17-03-25-11, Tax Lot 2300, as generally depicted and more particularly described in **Exhibit B** to this Ordinance; and

WHEREAS, Section 5.22-110 of the SDC sets forth procedures for property owners to initiate an amendment to the Springfield Zoning Map; and

WHEREAS, Section 5.22-110.A.1 sets forth procedures for concurrent amendments to the *Metro Plan* diagram and Springfield Zoning Map through the Legislative Zoning Map amendment process; and

WHEREAS the applicant/owner of the subject property initiated the following Springfield Zoning Map amendments:

Rezone approximately 20.74 acres of property identified herein as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800, as generally depicted and more particularly described in **Exhibit C** to this Ordinance, from Mixed Use Commercial to Medium Density Residential; and

Rezone approximately 15.83 acres of property identified herein as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800, as generally depicted and more particularly described in **Exhibit D** to this Ordinance, from Mixed Use Commercial to Public Land and Open Space; and

Rezone approximately 9.06 acres of property identified herein as Assessor's Map 17-03-25-11, Tax Lot 2300 and a portion of Map 17-02-30-00, Tax Lot 1800, as generally depicted and more particularly described in **Exhibit E** to this Ordinance, from Mixed Use Commercial to Community Commercial; and

WHEREAS, on September 22, 2020 the Springfield Planning Commission conducted a public hearing on the proposed *Metro Plan* diagram amendment requests and concurrent request for Zoning Map amendments. The Development & Public Works Department staff reports, including criteria of approval, findings and recommendations, together with the testimony and submittals of the persons testifying at that hearing, were considered and were made a part of the record of the proceeding; and

WHEREAS, at the regular meeting on September 22, 2020 the Planning Commission conducted deliberations and voted five (5) in favor and two (2) opposed to forward recommendations of approval to the City Council for the proposed *Metro Plan* diagram and Zoning Map amendments; and

WHEREAS, on October 19, 2020 the City Council held a public hearing to receive testimony and hear comments on the proposals; and

WHEREAS, The City Council is now ready to take action on these proposals with due consideration given to the above recommendations of the Planning Commission and the evidence and testimony already in the record, as well as the evidence and testimony presented at this public hearing held in the matter of adopting this Ordinance amending the *Metro Plan* diagram and Springfield Zoning Map; and

WHEREAS, substantial evidence exists within the record and the findings set forth in **Exhibits F & G**, attached hereto and incorporated herein by reference, that the proposal meets the relevant approval criteria,

NOW, THEREFORE, BASED ON THE FOREGOING FINDINGS, THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD ORDAINS AS FOLLOWS:

Section 1. The above findings and conclusions are hereby adopted.

Section 2. The applicant narrative and staff reports and recommendations to this Ordinance set forth in **Exhibits F & G**, attached hereto and incorporated herein by reference, are hereby adopted.

Section 3. The *Metro Plan* diagram designation of 36.57 acres of the subject property identified herein as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800, generally depicted and more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, is hereby amended from Commercial (C) to Medium Density Residential (MDR).

Section 4. The *Metro Plan* Nodal Designation of 81.37 acres of the subject property identified herein as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800 and a portion of Map 17-03-25-11, Tax Lot 2300, generally depicted and more particularly described in **Exhibit B** attached hereto and incorporated herein by reference, is hereby removed.

Section 5. The Springfield Zoning Map is hereby amended to rezone 20.74 acres of the subject property identified as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800, generally depicted and more particularly described in **Exhibit C** attached hereto and incorporated herein by reference, from MUC to MDR.

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Section 6. The Springfield Zoning Map is hereby amended to rezone 15.83 acres of the subject property identified as a portion of Assessor's Map 17-02-30-00, Tax Lot 1800, generally depicted and more particularly described in **Exhibit D** attached hereto and incorporated herein by reference, from MUC to PLO.

Section 7. The Springfield Zoning Map is hereby amended to rezone 9.06 acres of the subject property identified as Assessor's Map 17-03-25-11, Tax Lot 2300 and a portion of Map 17-02-30-00, Tax Lot 1800, generally depicted and more particularly described in **Exhibit E** attached hereto and incorporated herein by reference, from MUC to CC.

Section 8. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, that portion shall be deemed a separate, distinct, and independent provision and that holding shall not affect the validity of the remaining portion of this Ordinance.

Section 9. Notwithstanding the effective date of ordinances as provided by Section 2.110 of the Springfield Municipal Code 1997, this ordinance shall become effective 30 days from the date of passage by the City Council and approval by the Mayor or upon the date of acknowledgement as provided in ORS 197.625, whichever date is later.

ADOPTED by the City Council of the City of Springfield this 2nd day of November, 2020 by a vote of 6 for and 0 against.

APPROVED by the Council President of the City of Springfield, functioning as Mayor in accordance with Section 17 of Springfield Charter this 2nd day of November, 2020.



Council President

ATTEST:



City Recorder

REVIEWED & APPROVED
AS TO FORM
Kristina Kraaz
DATE: 10/29/2020
SPRINGFIELD CITY ATTORNEY'S OFFICE

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EXHIBIT A
PROPERTY REDESIGNATED FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL

LOCATED IN THE NE1/4 OF SEC. 25, T.17S., R.3W.
 AND NW 1/4 OF SEC. 30, T.17S., R.2W., W.M.,
 CITY OF SPRINGFIELD, LANE COUNTY, OREGON



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00'	89°55'24"	21.97'	N46°59'50"E 19.79'
C2	635.00'	16°49'28"	186.46'	N10°26'52"E 185.79'
C3	365.00'	11°09'46"	71.11'	S60°30'16"W 71.00'
C4	490.00'	43°07'09"	368.76'	S44°31'34"W 360.12'
C5	505.00'	7°04'13"	63.32'	S05°25'54"W 62.28'

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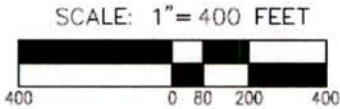
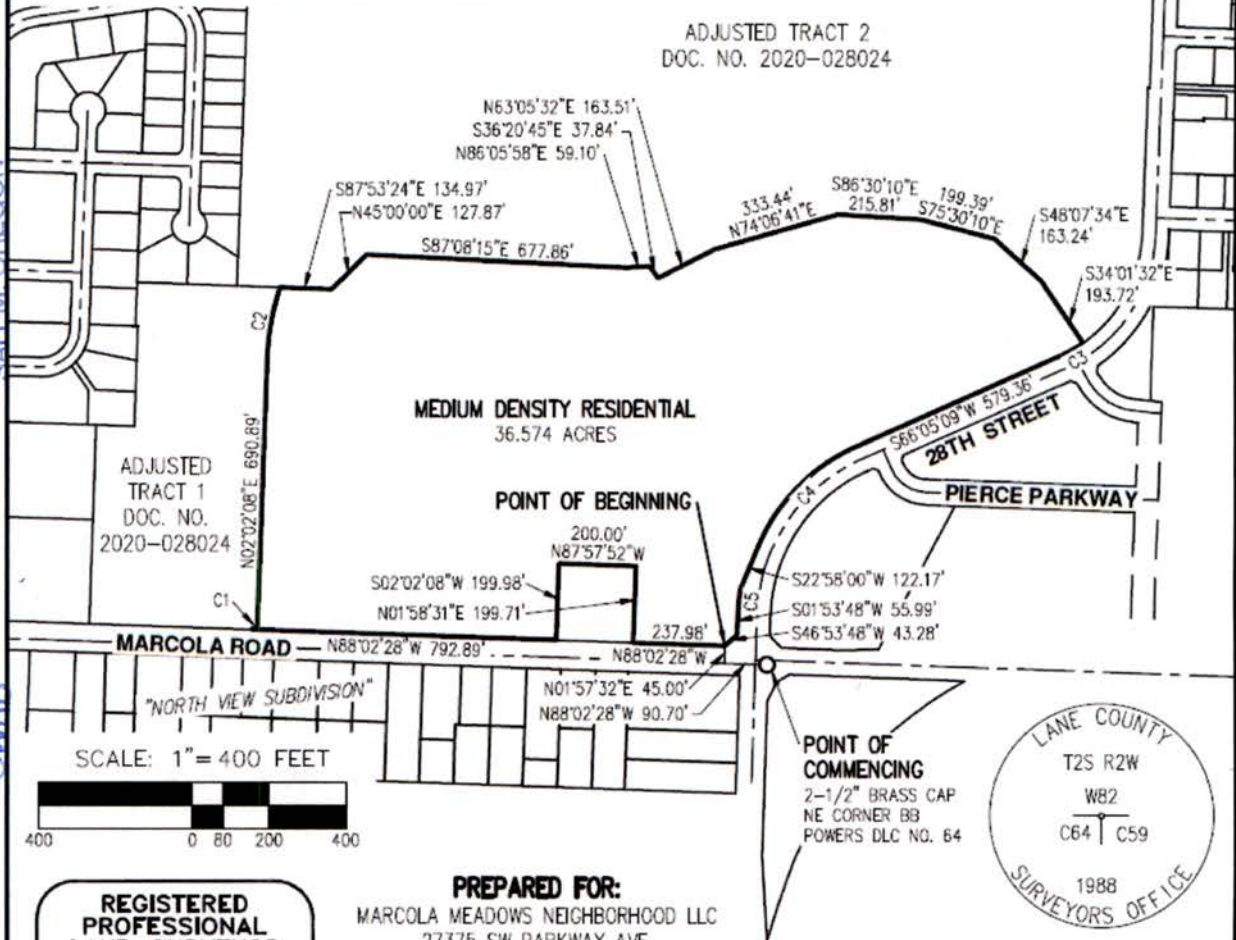
APR 13 2023

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SALEM, OREGON

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APR 28 2023

OWRD



REGISTERED PROFESSIONAL LAND SURVEYOR
Gary E. Paul
GARY E. PAUL
 2698
 RENEWAL 12/31/2020

PREPARED FOR:
 MARCOLA MEADOWS NEIGHBORHOOD LLC
 27375 SW PARKWAY AVE.
 WILSONVILLE, OR 97070



DATE: 08/12/2020

MEDIUM DENSITY RESIDENTIAL AREA		EXHIBIT A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GEP CHKD: RDR AKS JOB: 7736

LEGAL DESCRIPTION

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Document Number 2020-028024, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 90.70 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 237.98 feet; thence leaving said northerly right-of-way line North 01°58'31" East, 199.71 feet; thence North 87°57'52" West, 200.00 feet; thence South 02°02'08" West, 199.98 feet to the northerly right-of-way line of said Marcola Road; thence North 88°02'28" West along said northerly right-of-way line, 792.89 feet to the southwest corner of Adjusted Tract 2 in said Document No. 2020-028024 and a point of non-tangent curvature; thence northeasterly along the westerly line of said Adjusted Tract 2 on the arc of a 14.00 foot radius curve left (the radius point of which bears North 01°57'32" East) through a central angle of 89°55'24", 21.97 feet (chord bears North 46°59'50" East, 19.79 feet); thence continuing along said westerly line North 02°02'08" East, 690.89 feet to the point of curve right of a 635.00 foot radius curve; thence continuing along said westerly line on the arc of said curve right through a central angle of 16°49'28", 186.46 feet (chord bears North 10°26'52" East, 185.79 feet); thence leaving said westerly line South 87°53'24" East, 134.97 feet; thence North 45°00'00" East, 127.87 feet; thence South 87°08'15" East, 677.86 feet; thence North 86°05'58" East, 59.10 feet; thence South 36°20'45" East, 37.84 feet; thence North 63°05'32" East, 163.51 feet; thence North 74°06'41" East, 333.44 feet; thence South 86°30'10" East, 215.81 feet; thence South 75°30'10" East, 199.39 feet; thence South 48°07'34" East, 163.24 feet; thence South 34°01'32" East, 193.72 feet to the westerly right-of-way line of 28th Street and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly on the arc of a 365.00 foot radius curve right (the radius point of which bears North 35°04'37" West) through a central angle of 11°09'46", 71.11 feet (chord bears South 60°30'16" West, 71.00 feet); thence South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 7°04'13", 63.32 feet (chord bears South 05°25'54" West, 62.28 feet); thence South 01°53'48" West, 55.99 feet; thence South 46°53'48" West, 43.28 feet to the Point of Beginning.

Contains 36.574 acres, more or less.

Basis of Bearing per Survey No. 45090, Lane County Survey Records.

Area boundaries used in this description are scaled from City of Springfield Zoning Maps and / or Metro Plan, Eugene-Springfield Metropolitan Area General Plan (2004 Update).

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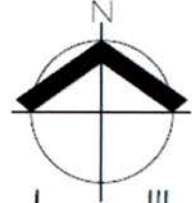
RECEIVED

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EXHIBIT B
PROPERTY SUBJECT TO REMOVAL OF NODAL DEVELOPMENT AREA

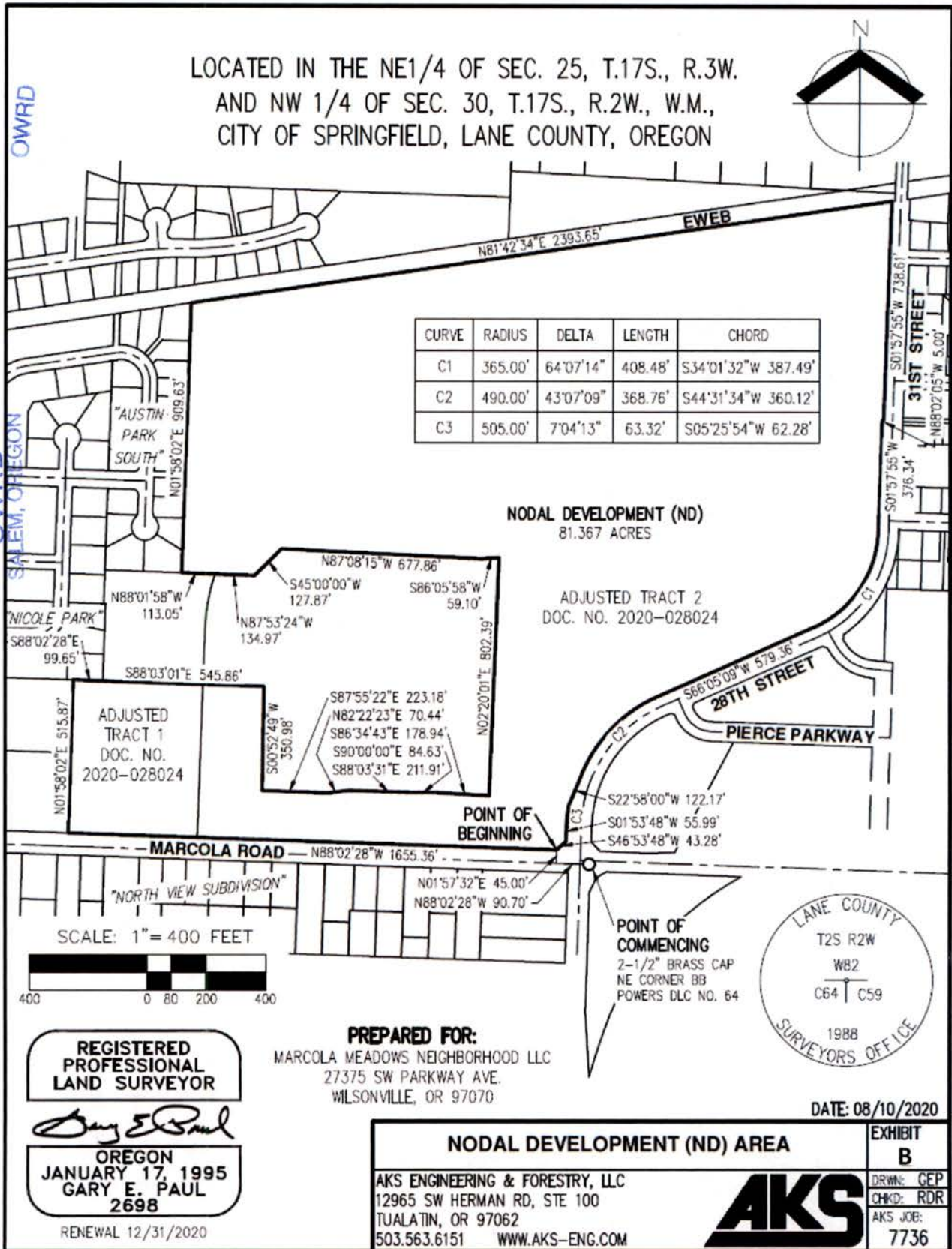
LOCATED IN THE NE1/4 OF SEC. 25, T.17S., R.3W.
 AND NW 1/4 OF SEC. 30, T.17S., R.2W., W.M.,
 CITY OF SPRINGFIELD, LANE COUNTY, OREGON



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	365.00'	64°07'14"	408.48'	S34°01'32"W 387.49'
C2	490.00'	43°07'09"	368.76'	S44°31'34"W 360.12'
C3	505.00'	7°04'13"	63.32'	S05°25'54"W 62.28'

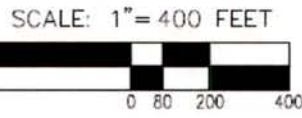
NODAL DEVELOPMENT (ND)
 81.367 ACRES

ADJUSTED TRACT 2
 DOC. NO. 2020-028024



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 APR 13 2023



REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul

OREGON
 JANUARY 17, 1995
 GARY E. PAUL
 2698

RENEWAL 12/31/2020

PREPARED FOR:
 MARCOLA MEADOWS NEIGHBORHOOD LLC
 27375 SW PARKWAY AVE.
 WILSONVILLE, OR 97070

DATE: 08/10/2020

NODAL DEVELOPMENT (ND) AREA		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GEP CHKD: RDR AKS JOB: 7736

LEGAL DESCRIPTION

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being portions of those tracts of land described as Adjusted Tract 1 and Adjusted Tract 2 in Document Number 2020-028024, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 90.70 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 1655.36 feet to the southwest corner of Adjusted Tract 1 in said Document No. 2020-028024; thence North 01°58'02" East along the westerly line of said Adjusted Tract 1, a distance of 515.87 feet to the northwest corner thereof; thence South 88°02'28" East along the northerly line of said Adjusted Tract 1, a distance of 99.65 feet; thence leaving said northerly line South 88°03'01" East, 545.86 feet; thence South 00°52'49" West, 350.98 feet; thence South 87°55'22" East, 223.18 feet; thence North 82°22'23" East, 70.44 feet; thence South 88°03'31" East, 211.91 feet; thence South 90°00'00" East, 84.63 feet; thence South 86°34'43" East, 178.94 feet; thence North 02°20'01" East, 802.39 feet; thence South 86°05'58" West, 59.10 feet; thence North 87°08'15" West, 677.86 feet; thence South 45°00'00" West, 127.87 feet; thence North 87°53'24" West, 134.97 feet to the northeast corner of Adjusted Tract 1, said Document No. 2020-028024; thence North 88°01'58" West along the northerly line of said Adjusted Tract 1, a distance of 113.05 feet to the southeast corner of "Austin Park South" recorded in File 74, Slide 132, Lane County Plat Records, said point being an angle point in the easterly line of Adjusted Tract 2, said Document No. 2020-028024; thence North 01°58'02" East along said easterly line, 909.63 feet to the northwest corner thereof and a point on the southerly line of the Eugene Water and Electrical Board right-of-way (60.00 feet wide); thence North 81°42'34" East along the northerly line of said Adjusted Tract 2, a distance of 2393.65 feet to the northeast corner thereof and a point on the westerly right-of-way line of 31st Street (30.00 feet from centerline); thence tracing said westerly right-of-way line along the following courses: South 01°57'55" West, 738.61 feet; thence North 88°02'05" West, 5.00 feet; thence South 01°57'55" West, 376.34 feet to the point of curve right of a 365.00 foot radius curve; thence along the arc of said curve right through a central angle of 64°07'14", 408.48 feet (chord bears South 34°01'32" West, 387.49 feet) to the westerly right-of-way line of 28th Street (35.00 feet from centerline); thence tracing said westerly right-of-way line along the following courses: South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 7°04'13", 63.32 feet (chord bears South 05°25'54" West, 62.28 feet); thence South 01°53'48" West, 55.99 feet; thence South 46°53'48" West, 43.28 feet to the Point of Beginning.

Contains 81.367 acres, more or less.

Basis of Bearing per Survey No. 45090, Lane County Survey Records.

Area boundaries used in this description are scaled from City of Springfield Zoning Maps and / or Metro Plan, Eugene-Springfield Metropolitan Area General Plan (2004 Update).

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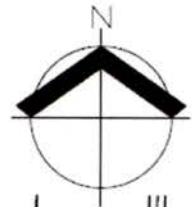
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APR 13 2023

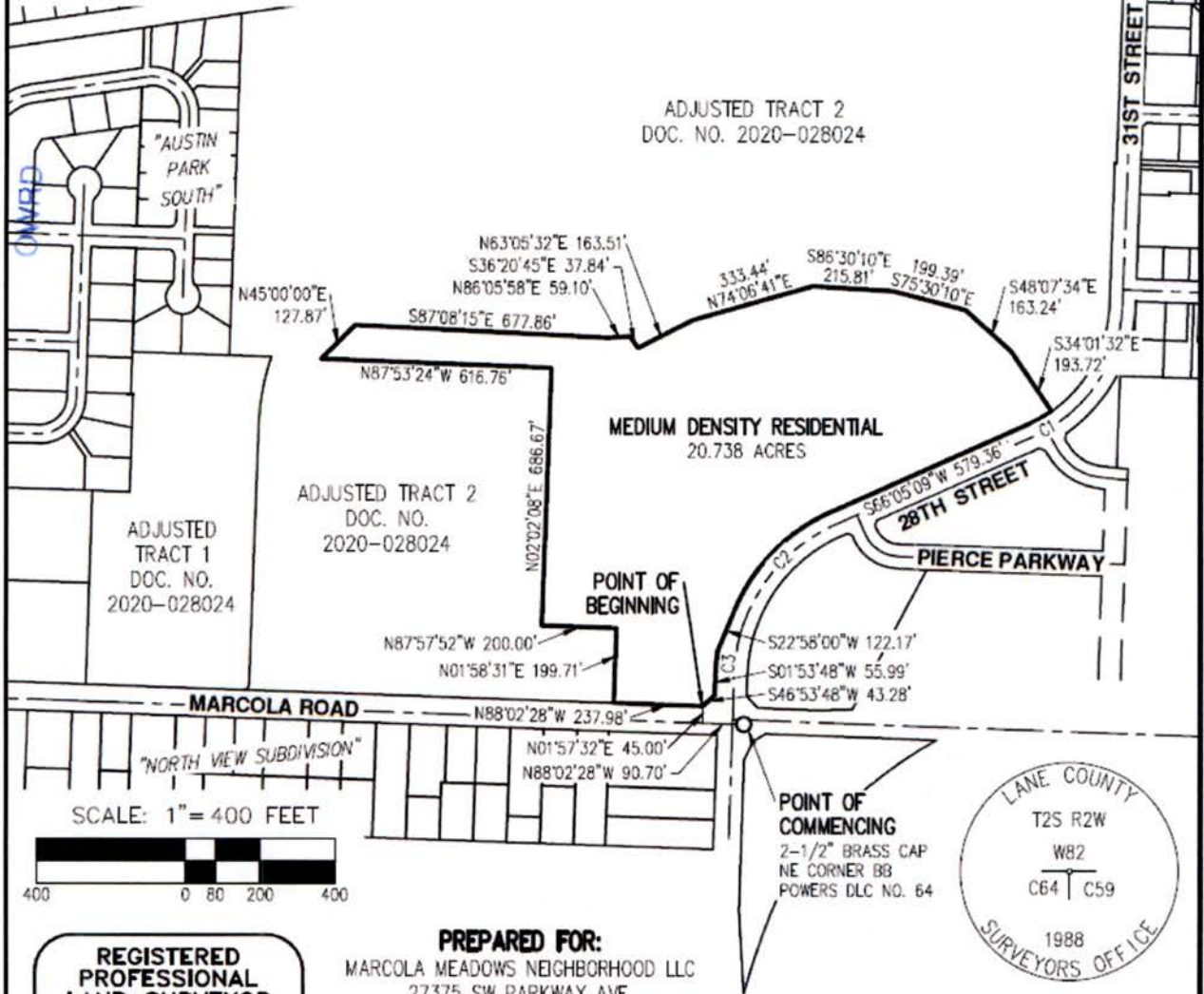
OWRD
SALEM, OREGON

EXHIBIT C
PROPERTY REZONED FROM MIXED USE COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL

LOCATED IN THE NE1/4 OF SEC. 25, T.17S., R.3W.
 AND NW 1/4 OF SEC. 30, T.17S., R.2W., W.M.,
 CITY OF SPRINGFIELD, LANE COUNTY, OREGON



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	365.00'	11°09'46"	71.11'	S60°30'16"W 71.00'
C2	490.00'	43°07'09"	368.76'	S44°31'34"W 360.12'
C3	505.00'	7°04'13"	63.32'	S05°25'54"W 62.28'



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REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JANUARY 17, 1995
 GARY E. PAUL
 2698
 RENEWAL 12/31/2020

PREPARED FOR:
 MARCOLA MEADOWS NEIGHBORHOOD LLC
 27375 SW PARKWAY AVE.
 WILSONVILLE, OR 97070



DATE: 08/10/2020

MEDIUM DENSITY RESIDENTIAL (MDR) AREA		EXHIBIT C
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GEP CHKD: RDR AKS JOB: 7736

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LEGAL DESCRIPTION

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Document Number 2020-028024, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 90.70 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 237.98 feet; thence leaving said northerly right-of-way line North 01°58'31" East, 199.71 feet; thence North 87°57'52" West, 200.00 feet; thence North 02°02'08" East, 686.67 feet; thence North 87°53'24" West, 616.76 feet; thence North 45°00'00" East, 127.87 feet; thence South 87°08'15" East, 677.86 feet; thence North 86°05'58" East, 59.10 feet; thence South 36°20'45" East, 37.84 feet; thence North 63°05'32" East, 163.51 feet; thence North 74°06'41" East, 333.44 feet; thence South 86°30'10" East, 215.81 feet; thence South 75°30'10" East, 199.39 feet; thence South 48°07'34" East, 163.24 feet; thence South 34°01'32" East, 193.72 feet to the westerly right-of-way line of 28th Street and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly on the arc of a 365.00 foot radius curve right (the radius point of which bears North 35°04'37" West) through a central angle of 11°09'46", 71.11 feet (chord bears South 60°30'16" West, 71.00 feet); thence South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point on non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 7°04'13", 63.32 feet (chord bears South 05°25'54" West, 62.28 feet); thence South 01°53'48" West, 55.99 feet; thence South 46°53'48" West, 43.28 feet to the Point of Beginning.

Contains 20.738 acres, more or less.

Basis of Bearing per Survey No. 45090, Lane County Survey Records.

Area boundaries used in this description are scaled from City of Springfield Zoning Maps and / or Metro Plan, Eugene-Springfield Metropolitan Area General Plan (2004 Update).

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RECEIVED

APR 13 2023

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SALEM, OREGON

EXHIBIT D

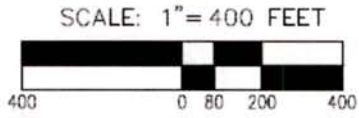
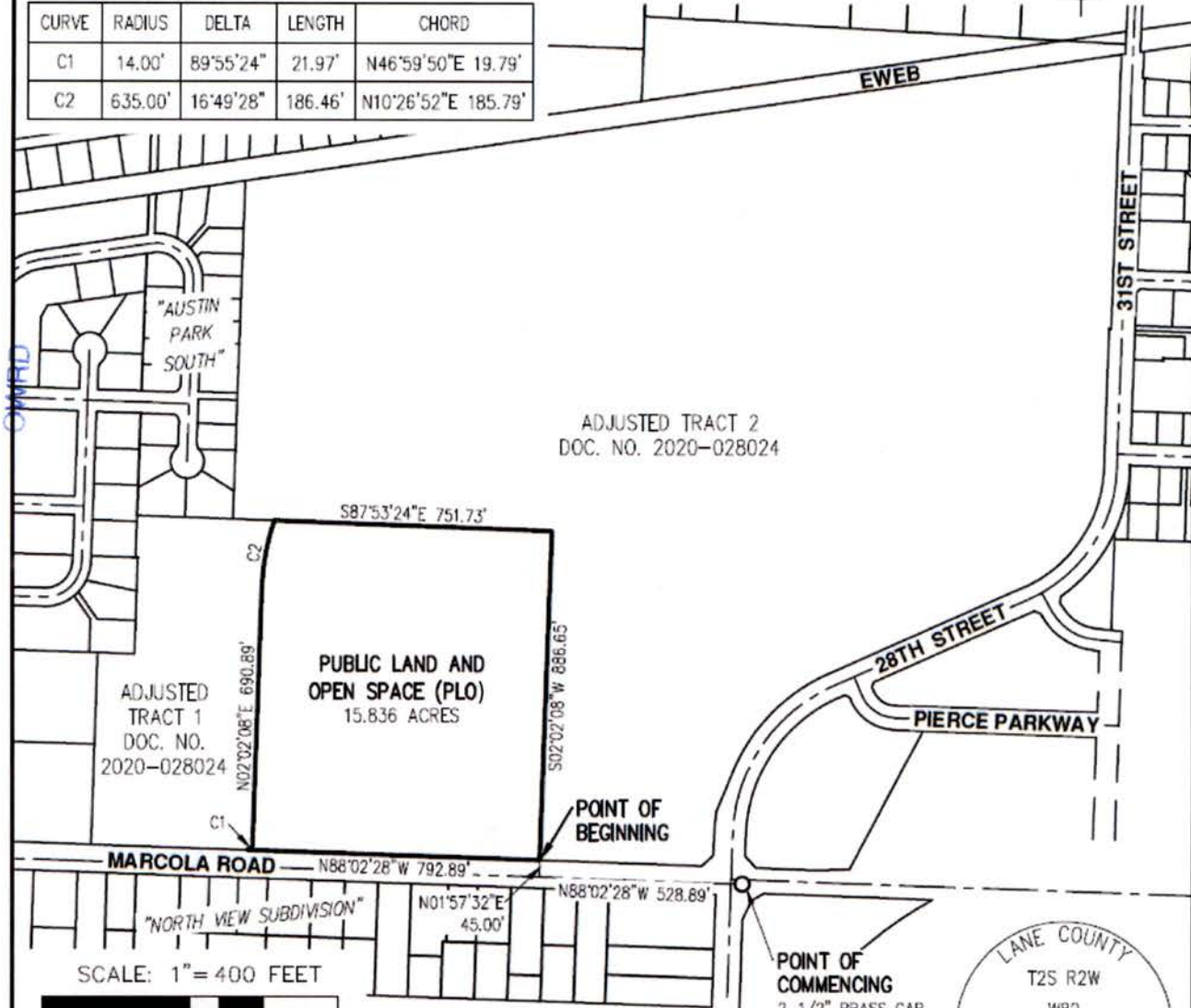
PROPERTY REZONED FROM MIXED USE COMMERCIAL TO PUBLIC LAND AND OPEN SPACE

LOCATED IN THE NE1/4 OF SEC. 25, T.17S., R.3W., W.M.,
CITY OF SPRINGFIELD, LANE COUNTY, OREGON



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00'	89°55'24"	21.97'	N46°59'50"E 19.79'
C2	635.00'	16°49'28"	186.46'	N10°26'52"E 185.79'

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APR 28 2023



REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2020

PREPARED FOR:
MARCOLA MEADOWS NEIGHBORHOOD LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070

POINT OF COMMENCING
2-1/2" BRASS CAP
NE CORNER BB
POWERS DLC NO. 64



DATE: 08/10/2020

PUBLIC LAND AND OPEN SPACE (PLO) AREA	EXHIBIT D
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: GEP CHKD: RDR AKS JOB: 7736

RECEIVED
APR 13 2023
OWRD
SALEM, OREGON

LEGAL DESCRIPTION

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Document Number 2020-028024, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 528.89 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 792.89 feet to the southwest corner of Adjusted Tract 2 in said Document No. 2020-028024 and a point of non-tangent curvature; thence northeasterly along the westerly line of said Adjusted Tract 2 on the arc of a 14.00 foot radius curve left (the radius point of which bears North 01°57'32" East) through a central angle of 89°55'24", 21.97 feet (chord bears North 46°59'50" East, 19.79 feet); thence continuing along said westerly line North 02°02'08" East, 690.89 feet to the point of curve right of a 635.00 foot radius curve; thence continuing along said westerly line on the arc of said curve right through a central angle of 16°49'28", 186.46 feet (chord bears North 10°26'52" East, 185.79 feet); thence leaving said westerly line South 87°53'24" East, 751.73 feet; thence South 02°02'08" West, 886.65 feet to the Point of Beginning.

Contains 15.836 acres, more or less.

Basis of Bearings per Survey No. 45090, Lane County Survey Records.

Area boundaries used in this description are scaled from City of Springfield Zoning Maps and / or Metro Plan, Eugene-Springfield Metropolitan Area General Plan (2004 Update).

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RECEIVED

APR 18 2023

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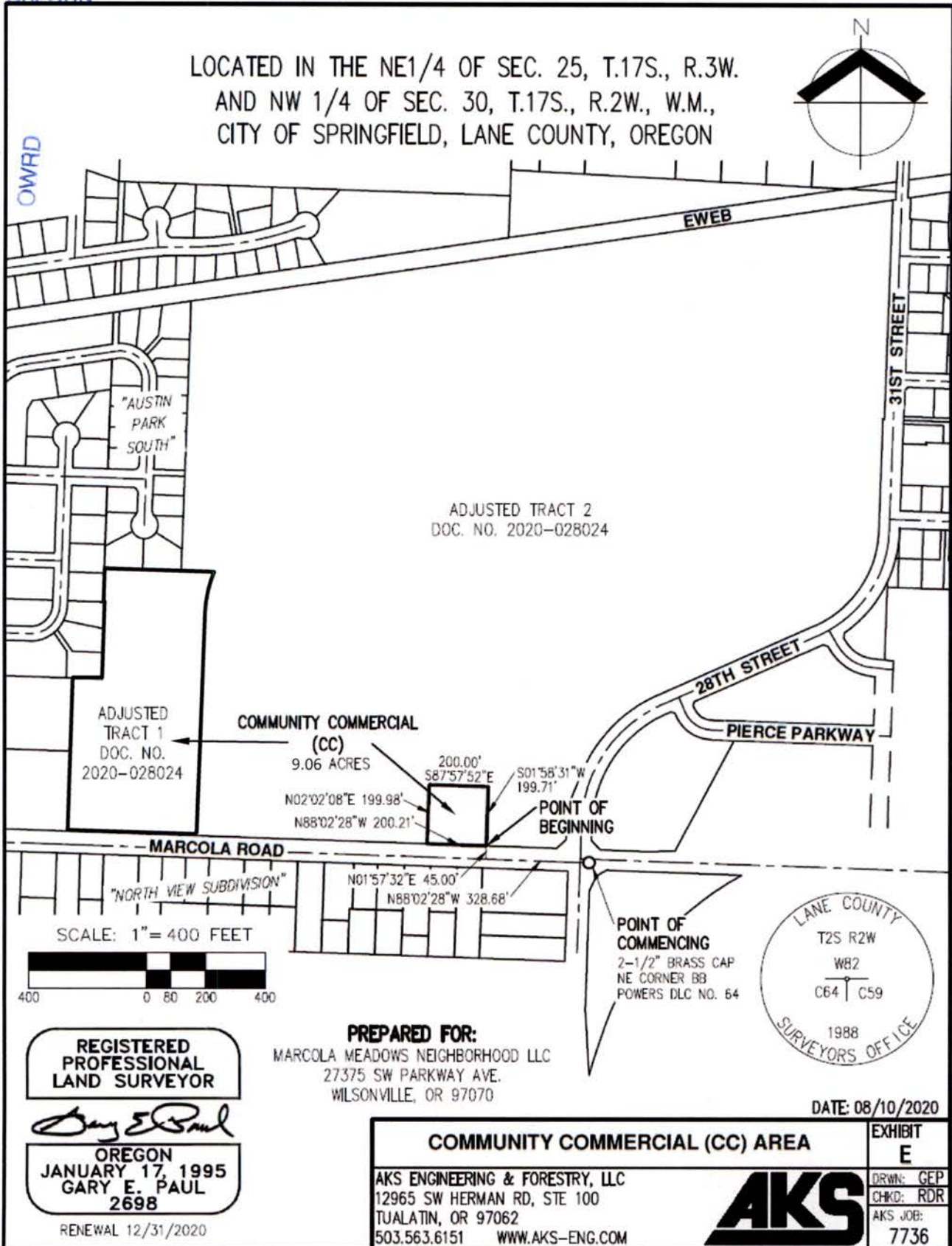
APR 13 2023

EXHIBIT E

PROPERTY REZONED FROM MIXED USE COMMERCIAL TO COMMUNITY COMMERCIAL

OWRD
SALEM, OREGON

RECEIVED
APR 28 2023



LEGAL DESCRIPTION

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence along said easterly extension, North 88°02'28" West 10.06 feet to the intersection of the centerline of said Marcola Road and the centerline of N 28th Street; thence along said centerline of N 28th Street, North 01°53'48" East 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence along said easterly extension, North 88°02'28" West 80.60 feet to the southeasterly corner of Parcel 2 of Instrument Number 2019-057709, Lane County Official Records; thence along said north right-of-way line, North 88°02'28" West 1231.08 feet to the **Point of Beginning**; thence continuing along said north right-of-way line, North 88°02'28" West 424.28 feet to the southwesterly corner of Parcel 1 of said Instrument Number 2019-057709; thence along the westerly line of said deed, North 01°58'02" East 515.87 feet to the northeast corner of Instrument Number 97-49738, Lane County Official Records, also being on the south line of Lot 18 of the plat "Nicole Park", File 74, Slide 30, Lane County Plat Records; thence along said south line, South 88°02'28" East 99.65 feet to the southeast corner of said Lot 18; thence along the east line of said plat, North 01°58'02" East 259.82 feet to the northeast corner of Lot 16 of said plat; thence along the north line of said Lot 16, North 88°01'58" West 6.20 feet to the southeast corner of Lot 4 of the plat "Loch Lomond Terrace First Addition", File 46, Slide 20, Lane County Plat Records; thence along the east line of said plat, North 01°58'02" East 112.99 feet to the southwest corner of Lot 15 of the plat "Austin Park South", File 74, Slide 132, Lane County Plat Records; thence along the south line of said plat and the easterly extension thereof; South 88°01'58" East 373.05 feet; thence along a non-tangent curve (Radial Bearing of South 71°08'23" East) to the left with a Radius of 635.00 feet, a Delta of 16°49'28", a Length of 186.46 feet, and a Chord of South 10°26'52" West 185.79 feet; thence South 02°02'08" West 690.89 feet; thence along a curve to the right with a Radius of 14.00 feet, a Delta of 89°55'24", a Length of 21.97 feet, and a Chord of South 46°59'50" West 19.79 feet to the Point of Beginning.

The above described tract of land contains 8.15 acres, more or less.

The Basis of Bearings for this description is State Plane Grid bearing, Oregon State Plane, South Zone 3602, NAD83(2011) Epoch: 2010.0000. Distances shown are ground values.

ALSO INCLUDING:

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Document Number 2020-028024, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 328.68 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 200.21 feet; thence leaving said northerly right-of-way line North 02°02'08" East, 199.98 feet; thence South 87°57'52" East, 200.00 feet; thence South 01°58'31" West, 199.71 feet to the Point of Beginning.

Contain 0.918 acres, more or less.

Basis of Bearings per Survey No. 45090, Lane County Survey Records.

Area boundaries used in this description are scaled from City of Springfield Zoning Maps and / or Metro Plan, Eugene-Springfield Metropolitan Area General Plan (2004 Update).

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**Staff Report and Findings
Springfield City Council
Type I Amendment to the Metro Plan Diagram**

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Meeting Date: November 2, 2020

Case Number: 811-20-000118-TYP4

Applicant: AKS Engineering & Forestry LLC on behalf of Marcola Meadows Neighborhood LLC

Project Location: Marcola Road at 28th / 31st Street (Assessor’s Map 17-02-30-00, Tax Lot 2300 & Map 17-03-25-11, Tax Lot 1800).

Request

The City has received applications for a Type I *Metro Plan* diagram amendment and a concurrent Zoning Map amendment from a property owner. In accordance with Springfield Development Code (SDC) 5.14-115.A.1, proposals for redesignating land inside the City limits are classified as a Type I *Metro Plan* diagram amendment requiring approval by Springfield only. In accordance with SDC Section 5.14-125.A, an amendment to the *Metro Plan* diagram can be initiated by a property owner at any time. In accordance with SDC 5.14-130, the property-owner initiated amendment to the *Metro Plan* diagram is processed as a Type IV land use action that requires public hearings before the Springfield Planning Commission and City Council.

The proposed *Metro Plan* diagram amendment would change the plan designation for approximately 36.57 acres of the subject property from Commercial to Medium Density Residential (MDR), leaving about 9.06 acres of the site with Commercial designation. Concurrent with this *Metro Plan* diagram amendment, an amendment to the Springfield Zoning Map (Case 811-20-000117-TYP3) would change the zoning of the same 36.57 acres of the subject property to 20.74 acres of MDR and 15.83 acres of Public Land and Open Space (PLO). The 9.06 acres of land that is retaining its Commercial designation would be rezoned from Mixed Use Commercial (MUC) to Community Commercial (CC) with this request. The applicant is also requesting removal of the Nodal Development (ND) zoning overlay from the site in its entirety; this overlay affects approximately 81.37 acres of the property. In order to remove the ND zoning overlay, the *Metro Plan* diagram must be amended concurrently to remove the Nodal Development Area designation for the site.

According to the applicant’s submittal, the proposed Metro Plan diagram amendments and zoning map amendments would allow for creation of an 8.14-acre site with CC zoning at the southwest corner of the property that could accommodate a future church proposal; a 0.92-acre site with CC zoning just west of the intersection of Marcola Road and 28th Street that could accommodate a future neighborhood convenience store or similar commercial use; a 15.83-acre site with PLO zoning for a future public school; and 20.74 acres of additional MDR near the intersection of Marcola Road and 28th Street for future multi-unit residential development. The changes to the comprehensive plan designation and zoning on the property would facilitate modifications to the approved Marcola Meadows Master Plan applicable to the site. The applicant has depicted the conceptual modified master plan configuration on Sheet PO-03 of the submitted plans (Attachment 4, Page 52).

The application was submitted on June 17, 2020 and the initial Planning Commission public hearing on the proposed *Metro Plan* diagram and Zoning Map amendments was held on September 22, 2020. No written or verbal testimony opposing the proposal was provided at the Planning Commission public

hearing. Testimony in support of the proposal was provided by representatives of the Springfield School District and the Northwood Christian Church as both institutions are proposing to develop new facilities in the Marcola Meadows neighborhood. At the meeting, the Planning Commission completed the public hearing, conducted deliberations, and adopted a majority recommendation of approval for the proposed Metro Plan amendment (Attachment 5).

Notification and Written Comments

In accordance with the Oregon Administrative Rules (OARs) 660-018-0020, prior to adopting a change to an acknowledged comprehensive plan or land use regulation, local governments are required to notify the state Department of Land Conservation and Development (DLCD) at least 35 days prior to the first evidentiary hearing. A Notice of Proposed Amendment was transmitted to the DLCD on July 14, 2020, which is 57 days prior to the initial public hearing on the matter.

In accordance with SDC 5.2-115, Type IV land use decisions require mailed notification as well as notice in a newspaper of general circulation. Notification of the October 19, 2020 City Council public hearing was mailed to property owners and residents within 300 feet of the subject property on September 11, 2020 and published in the legal notices section of *The Register Guard* on September 16, September 18 and October 5, 2020. Staff advises that an extra legal notice posting was provided in the Register Guard because of a change to the online meeting link arising from meeting postponement due to the Holiday Farm fire. Staff also posted notices of the October 19, 2020 City Council public hearings at three locations along the Marcola Road and 31st Street frontages of the subject property, on the Development & Public Works office digital display, and on the City's webpage.

On April 16, 2020, the Governor issued Executive Order 20-16, which requires governing bodies to hold public meetings and hearings by telephone, video, or through other electronic or virtual means whenever possible. On June 30, 2020, Oregon Legislature enacted House Bill 4212, which waives requirements under the Oregon Public Meetings Law and other statutes to facilitate public meetings online or by phone. Under HB 4212, the governing body must make available a method by which the public can listen to or virtually attend the public meeting or hearing at the time it occurs. HB 4212 allows governing bodies to accept public testimony by telephone or video conferencing technology, or to provide a means to submit written testimony (including email or other electronic methods) that the governing body can consider in a timely manner. HB 4212 overrides conflicting requirements for quasi-judicial public hearings in state law or in the Springfield Development Code or Metro Plan.

The October 19, 2020 public hearing was conducted as an online meeting via video conferencing technology that allowed members of the public to register for participating in the meeting online by using the following link: <https://attendee.gotowebinar.com/register/2435551706434375694> and using Webinar ID 833-548-027. After registering, participants received a confirmation email containing information about joining the webinar. The public could also listen to the public hearing meeting by calling 1-951-384-3421 or the toll-free number (1-877-309-2071) and entering Webinar ID 535-706-169. Members of the public had the opportunity to provide testimony to the City Council by observing the online meeting at City Hall in Council chambers, or by joining the online meeting remotely. The public was able to listen to the meeting by phone but could not provide testimony by phone. Details regarding how to join the online meeting were provided in the City Council meeting agenda and posted on the City's website. No verbal or written testimony aside from the applicant's presentation was provided at the public hearing meeting on October 19, 2020.

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Criteria of Approval

Section 5.14-135 of the SDC contains the criteria of approval for the decision maker to utilize during review of Metro Plan diagram amendments. The Criteria of approval are:

SDC 5.14-135 CRITERIA

A Metro Plan amendment may be approved only if the Springfield City Council and other applicable governing body or bodies find that the proposal conforms to the following criteria:

A. The amendment shall be consistent with applicable Statewide Planning Goals; and

B. Plan inconsistency:

- 1. In those cases where the Metro Plan applies, adoption of the amendment shall not make the Metro Plan internally inconsistent.*
- 2. In cases where Springfield Comprehensive Plan applies, the amendment shall be consistent with the Springfield Comprehensive Plan.*

A. Consistency with Applicable State-Wide Planning Goals

Applicant's Narrative: "As described in this written document, the Metro Plan Diagram amendment to change the designation from Commercial to Medium Density Residential is in compliance with the applicable Oregon Statewide Planning Goals. Furthermore, the analysis for 'overlay removal' to amend the ND Overlay on the Metro Plan Diagram and Springfield Zoning Map is consistent with the applicable Statewide Planning Goals. Please see the narrative [in Attachment 4] regarding specific findings. The criterion is met."

Finding 1: Of the 19 statewide goals, 13 are as "urban" goals applicable to any comprehensive plan map amendments in the city; however, it is the proposal and its effect on the purpose of these goals that will determine whether or not the proposed amendment is "consistent with" the applicable goals. The goals that are to be evaluated are: Goal 1 – Citizen Involvement; Goal 2 – Land Use Planning; Goal 5 - Natural Resources, Scenic and Historic Areas, and Open Spaces; Goal 6 - Air, Water and Land Resources Quality; Goal 7 – Areas Subject to Natural Hazards; Goal 8 - Recreational Needs; Goal 9 – Economic Development; Goal 10 – Housing; Goal 11 - Public Facilities and Services; Goal 12 - Transportation; Goal 13 - Energy Conservation; Goal 14 – Urbanization; and Goal 15 - Willamette River Greenway. All of the statewide goals are listed below; the narrative that accompanies each is more expositive when the discussion applies to one of the 13 goals identified above.

Goal 1 – Citizen Involvement

Applicant's Narrative: "Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. The City of Springfield has an established citizen involvement program. The application will be processed according to Chapter 5 of the SDC, which involves the development review process, public notification, public hearings, and decision appeal procedures, as established in SDC Section 5.14-100 Metro Plan Amendments."

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Finding 2: Goal 1 – Citizen Involvement calls for “the opportunity for citizens to be involved in all phases of the planning process.” The proposed property owner-initiated amendment to the adopted *Metro Plan* diagram is subject to the City’s acknowledged plan amendment process – SDC Section 5.14-100 *Metro Plan* Amendments and the City’s public notice standards – SDC Section 5.2-115 which requires a public hearing before the Springfield Planning Commission and a public hearing before the Springfield City Council, and includes specifications for the content, timing and dispersal of mailed notice (see description following). The City Council public hearing to consider the proposed amendments is being held on October 19, 2020. Mailed notification of the Planning Commission and City Council public hearings was provided to all property owners and residents within 300 feet of the subject property on September 11, 2020. The City Council public hearing was advertised in the legal notices section of the *Register-Guard* on September 16, September 18 and October 5, 2020. An extra meeting notice was published in the *Register Guard* on September 18, 2020 to update the online meeting link for the September 22 Planning Commission public hearing meeting; the October 19 City Council meeting date was included in this notice. Staff also posted notices of the public hearing at three locations along the subject property frontages on Marcola Road and 31st Street. The recommendations of the Planning Commission to the Springfield City Council were included with the AIS for consideration at the October 19, 2020 public hearing meeting. The notice for this proposed *Metro Plan* diagram amendment complies with SDC 5.2-115 and is consistent with Goal 1 requirements. Additional information was provided to the public for how to attend the meeting via online meeting platform or by phone, as described above. The public hearing on October 19, 2020 was conducted in compliance with Executive Order 20-16 and HB 4212.

Goal 2 – Land Use Planning

Applicant’s Narrative: “This application will be processed by the City in accordance with SDC Chapter 5.14-100, Metro Plan Amendments. The City and County have acknowledged comprehensive plans and land use development (zoning) codes that implement their respective comprehensive plans. The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the long- range public policy document that establishes the broad framework upon which Springfield, Eugene, and Lane County make coordinated land use decisions. The City and other applicable governing bodies will review and process this application consistent with the procedures detailed in the SDC. This application provides an adequate factual basis for the City and County to approve the application because it describes the current and planned future site characteristics and applies the relevant approval criteria to those characteristics. Therefore, following the application process will ensure consistency with Statewide Planning Goal 2.”

Finding 3: Goal 2 – Land Use Planning outlines the basic procedures for Oregon’s statewide planning program. In accordance with Goal 2, land use decisions are to be made in accordance with a comprehensive plan, and jurisdictions are to adopt suitable implementation ordinances that put the plan’s policies into force and effect. Consistent with the City’s coordination responsibilities and obligations to provide affected local agencies with an opportunity to comment, the City sent a copy of the application submittals to the following agencies: Willamalane Park & Recreation District; Springfield Utility Board (water, ground water protection, electricity and energy conservation); Lane 911; United States Postal Service; Northwest Natural Gas; Emerald People’s Utility District; Rainbow Water District; Eugene Water and Electric Board – Water and Electric Departments; Springfield School District #19 Maintenance, Safe Routes to School and Financial Services; Lane County Transportation, County Sanitarian; Lane Regional Air Pollution Authority; Comcast Cable;

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CenturyLink; Lane Transit District; and ODOT Planning and Development, State Highway Division. Additionally, notice was provided electronically to DLCDC on July 14, 2020.

Finding 4: The *Metro Plan* and *Springfield 2030 Comprehensive Plan* together make up the acknowledged comprehensive plan for guiding land use planning in Springfield. The City has adopted other neighborhood- or area-specific plans (such as Refinement Plans) that provide more detailed direction for land use planning under the umbrella of the *Metro Plan* and *Springfield 2030 Comprehensive Plan*. However, the subject property is not within an adopted neighborhood refinement plan area.

Finding 5: The *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* provides supplemental policy and expands upon – but does not replace – the applicable residential *Metro Plan* policies.

Finding 6: The City also adopted the *Springfield 2030 Comprehensive Plan – Economic Element* upon adoption of Ordinance #6361 in December 2016. The *Economic Element* replaces the applicable sections of the *Metro Plan* pertaining to maintaining an adequate supply of land for economic development and employment growth.

Finding 7: The public hearing process used for amendment of the *Metro Plan* is specified in Chapter IV *Metro Plan* Review, Amendments, and Refinements. The findings under Criteria B (below) demonstrate that the proposed amendment will not make the adopted *Metro Plan* internally inconsistent.

Finding 8: The *Springfield Development Code* is a key mechanism used to implement the goals and policies of the City’s adopted comprehensive plans, particularly the *Metro Plan*. The proposal is classified as a Type I amendment to the adopted *Metro Plan* diagram that is approved by Springfield only in accordance with SDC 5.14-115.A. The proposed *Metro Plan* diagram amendment is processed as a Type IV land use action as described in SDC 5.1-140 and 5.14-130. The process observed for the proposed *Metro Plan* diagram amendment is consistent with the policies pertaining to Review, Amendments and Refinements. Additionally, the proposed *Metro Plan* diagram amendment has been initiated in accordance with the provisions of the City’s acknowledged comprehensive plan and development code. The proposed *Metro Plan* diagram amendment is consistent with City ordinances, policies, plans, and studies adopted to comply with Goal 2 requirements. Notice and coordination requirements “with those local governments, state and federal agencies and special districts which have programs, land ownerships, or responsibilities within the area” that includes this proposal have been provided consistent with Goal 2.

Goal 3 – Agricultural Land

Applicant’s Narrative: “Goal 3 (Agricultural Lands) [is] not applicable to lands within the City’s acknowledged Urban Growth Boundary (UGB) and has been omitted for brevity.”

Finding 9: Goal 3 – As noted by the applicant in their narrative, Agricultural Land applies to areas subject to farm zoning that are outside acknowledged urban growth boundaries (UGBs): “Agricultural land does not include land within acknowledged urban growth boundaries or land within acknowledged exceptions to Goals 3 or 4.” (Text of Goal 3). The City has an acknowledged UGB and therefore consistent with the express language of the Goal, does not have farm land zoning within its jurisdictional boundary. Furthermore, the site of the proposed *Metro Plan* diagram

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amendment is inside the City’s acknowledged UGB and within the City limits. Consequently, and as expressed in the text of the Goal, Goal 3 is not applicable.

Goal 4 – Forest Land

Applicant’s Narrative: “Goal 4 (Forest Lands) [is] not applicable to lands within the City’s acknowledged Urban Growth Boundary (UGB) and has been omitted for brevity.”

Finding 10: Goal 4 – Forest Land applies to timber lands zoned for that use that are outside acknowledged UGBs with the intent to conserve forest lands for forest uses: “Oregon Administrative Rule 660-006-0020: Plan Designation Within an Urban Growth Boundary. Goal 4 does not apply within urban growth boundaries and therefore, the designation of forest lands is not required.” The City has an acknowledged UGB and does not have forest zoning within its incorporated area. Furthermore, the site of the proposed *Metro Plan* diagram amendment is inside the City’s UGB and City limits. Consequently, and as expressed in the text of the Goal, Goal 4 is not applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Applicant’s Narrative: “Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) is not applicable because there are no identified Goal 5 resources on the property and has been omitted for brevity.”

Finding 11: Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources applies to more than a dozen natural and cultural resources such as wildlife habitats and wetlands, and establishes a process for each resource to be inventoried and evaluated. The subject site has not been identified as a historic resource in the City’s Register of Historic Sites, nor as an open space resource in the Willamalane Park & Recreation District Comprehensive Plan. The “Pierce Ditch” that runs through the property is identified in the City’s acknowledged Local Wetlands Inventory but was deemed not locally significant and therefore is not subject to the City’s acknowledged land use regulations that govern development in and adjacent to locally significant wetlands (SDC 4.3-117). As noted in the applicant’s narrative, there are no identified or inventoried Goal 5 resources located within the subject site. Therefore, this action does not alter the City’s acknowledged compliance with Goal 5.

Goal 6 – Air, Water and Land Resources Quality

Applicant’s Narrative: “Goal 6 is implemented by Comprehensive Plan policies to protect air, land, and water resources. Generally, these policies rely on coordination with the Department of Environmental Quality (DEQ) for their implementation. Specific standards related to the project include requirements for addressing stormwater runoff, grading, and erosion control standards related to site planning for specific project elements (e.g., a church, school, and multi-family homes). This project does not involve alterations to the site or the construction of improvements; therefore, after the amendments are approved, the site’s physical appearance will remain the same. The portion of the property planned for the Metro Plan Diagram Amendment from Commercial to Medium Density Residential is within the City’s limit and is designated with existing zoning until otherwise approved in the future. Thus, the application is consistent with Goal 6. Additionally, the Nodal Development (ND) Overlay is planned to be removed from the entire Marcola Meadows Master Plan site through the Metro Plan Diagram Amendment and subsequent Zone Map

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Amendment processes. Similar to the response above, Goal 6 is not impacted upon approval of this land use action. Thus, the application is consistent with Goal 6.”

Finding 12: Goal 6 – Air, Water and Land Resources Quality applies to local comprehensive plans and the implementation of measures consistent with state and Federal regulations on matters such as clean air, clean water, and preventing groundwater pollution. The proposed *Metro Plan* diagram amendment does not affect City ordinances, policies, plans, and studies adopted to comply with Goal 6 requirements. Therefore, this action does not alter the City’s acknowledged compliance with Goal 6.

Goal 7 – Areas Subject to Natural Hazards

Applicant’s Narrative: “Goal 7 (Areas Subject to Natural Hazards) is not applicable and has been omitted because the subject site does not contain mapped areas of steep slopes 25 percent or greater or other known hazard areas.”

Finding 13: Goal 7 – Areas Subject to Natural Hazards applies to development in areas such as floodplains and potential landslide areas. Local jurisdictions are required to apply “appropriate safeguards” when planning for development in hazard areas. The City has inventoried areas subject to natural hazards such as the McKenzie and Willamette River floodplains and potential landslide areas on steeply sloping hillsides. The subject site is on vacant, level ground that is not within the mapped 100-year flood hazard area of the McKenzie River. Future development of the Marcola Meadows neighborhood will be subject to the provisions of the City’s Subdivision approval process (SDC 5.12-100) and, for certain sites, the Site Plan Review process as described in SDC 5.17-100.

Finding 14: The proposed *Metro Plan* diagram amendment has no effect on City ordinances, policies, plans, and studies adopted to comply with Goal 7 requirements and siting standards for development within hillside areas or the mapped flood hazard area of the McKenzie and Willamette Rivers. Therefore, this action has no effect on the City’s acknowledged compliance with Goal 7.

Goal 8 – Recreational Needs

Applicant’s Narrative: “Goal 8 is facilitated by the 2012 Willamalane Park and Recreation Comprehensive Plan. Together with the Metro Plan, the provisions identify future needs for parks, a natural area, and recreation facilities. The amendments will not negatively affect the City’s Comprehensive Plan with respect to Goal 8 and its development regulations governing recreational needs (e.g. open space, park dedication, fee in-lieu-of requirements, etc.). An increase in residential land supply will increase the number of residents and visitors and in turn System Development Charges (SDC) and the demand for recreational facilities will increase. Therefore, this application is consistent with Goal 8. Removing the ND Overlay from the site will not impact Springfield’s recreational needs or future inventory meeting these needs. Overlay removal will not impact the requirement or criteria to provide for the siting of necessary recreational facilities. Therefore, this application is consistent with Goal 8.”

Finding 15: Goal 8 – Recreational Needs requires communities to evaluate their recreation areas and facilities and to develop plans to address current and projected demand. The provision of recreation services within Springfield is the responsibility of Willamalane Park & Recreation District. As stated in the applicant’s narrative, Willamalane has an adopted 20-Year Comprehensive Plan for the provision of park, open space and recreation services for Springfield.

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Finding 16: The 2012 *Willamalane Comprehensive Plan* identifies a potential collaborative recreational project with the developer of the Marcola Meadows neighborhood. Project 1.2 of the adopted *Comprehensive Plan* is the development of Pierce Park, an undeveloped linear property located north of the EWEB recreational pathway (operated and maintained by Willamalane) and roughly parallel with the northern boundary of Marcola Meadows. Willamalane has participated in ongoing meetings with staff and the developer of the Marcola Meadows neighborhood over the past several years and has not expressed interest in extending Pierce Park south of the EWEB right-of-way. Additionally, Willamalane has declined to take over maintenance and operational responsibilities for the future open space tracts within the Marcola Meadows neighborhood because these areas are dispersed throughout the neighborhood, primarily associated with stormwater management facilities, and do not further Willamalane's mission for the provision of park and recreational facilities to the community. Conversely, Willamalane is supportive of the multiple pedestrian pathway connections from the Marcola Meadows neighborhood to the EWEB pathway and, by extension, to Pierce Park. Redesignation of the subject property to accommodate a future public school site that is linked via dedicated pedestrian connections to the Willamalane-operated pathway system and Pierce Park does support the agency's mission. The proposed *Metro Plan* diagram amendment would not affect Willamalane's adopted *Comprehensive Plan* or other ordinances, policies, plans, and studies adopted to comply with Goal 8 requirements. Therefore, this action is consistent with the City's acknowledged compliance with Goal 8.

Goal 9 – Economic Development

Applicant's Narrative: "Approval of Ordinance No. 6361 added ±269.08 acres of land to the Springfield UGB, designated Urban Holding Area – Employment (UHA-E) Plan, and zoned Agriculture – Urban Holding Area (AG) District. As described in the ordinance, the UGB and Metro Plan Diagram and text were amended to provide suitable land to meet the need for larger industrial and employment sites (i.e. 20 acres and greater). The City's acknowledged Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis (CIBL-EOA) identified a 104-acre deficit of commercial and mixed-use employment land, including a need for 37 acres or four new sites that are between 5 and 20 acres in size, and a need for one 60-acre site. As such, the UGB was expanded to address the identified deficit (i.e. 104 acres of commercial and mixed-use employment land) and was acknowledged by the Land Conservation and Development Commission (LCDC), effective March 5, 2019.

Furthermore, the Supplemental Findings (Exhibit F-1) of the CIBL-EOA demonstrate the Marcola Meadows site is classified with 44 total commercial acres in the inventory as "master planned," based on the approved Marcola Meadows Master Plan. The CIBL-EOA concluded that the subject site does not provide a site in the 20-acre and larger category to meet the identified employment site needs in the 2010-2030 planning period. Additionally, the approved Master Plan is not conditioned to require a 20-acre site to be reserved. Therefore, removing this acreage from the employment lands inventory does not impact the inventory of 20-acre or larger sites, the most desired characteristic of needed sites the City's land inventory currently lacks.

In 2019, Springfield Ordinance No. 6407 amended the Metro Plan Diagram by re-designating 13.6 acres of land from Low Density Residential (LDR) to MUC – resulting in an additional surplus of acreage available for commercial development, consistent with Goal 9.

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This application involves a Metro Plan Amendment from Commercial to Medium Density Residential (MDR) that will change the anticipated use of a portion of the property (i.e. ±36.54 acres) from mixed-use designation to residential. As stated above, the City had a deficit of ±230 acres of employment land in 2015. The UGB was expanded to include ±269 acres of land (designated UHA-E and zoned AG District) for the identified 2010-2030 planning period needs. Therefore, the City has an existing surplus of approximately ±39 acres of employment land and a ±36-acre amendment to the subject site will not create a deficit.

Upon approval, the Metro Plan Amendment will provide residential land to be designated MDR District for needed homes and PLO District for a public-school facility. The MDR District allows several commercial uses (e.g. professional offices, home occupations, care facilities, etc.), providing potential economic opportunities on non-employment land. The PLO District's primary uses are educational; in this case, the Marcola Meadows School Phase will provide employment opportunities and public land to meet the needs of the local community. Therefore, this application is consistent with Statewide Planning Goal 9.

Nodal Development Overlay Removal

The original Marcola Meadows Master Plan had the potential to generate significant traffic, generally resulting from anticipated commercial retail land use. To mitigate such impacts, the Nodal Development Overlay was designated on site by Ordinance No. 6195. In this instance, through the Metro Plan Diagram Amendment process, the ND Overlay was consistent with the goal of offsetting transportation impacts associated with the dense development. In contrast, other nodes in Springfield were designated to identify major transportation projects needed to serve the area. Because this ND Overlay was placed in conjunction with the Marcola Meadows Master Plan approval, the ND Overlay should be reevaluated to reflect the envisioned use of the site. With a significant downzone, decrease in average daily trips, and general land use amendments shifting the site (from mixed-use commercial) to residential are taken into consideration, the site is no longer consistent with the ND Overlay, pursuant to Section 3.3-1000 of the SDC.

Furthermore, the ND Overlay does not inherently support the local economy or generate jobs. It does include provisions which prevent job opportunities in auto-oriented businesses (e.g. service stations, auto-related sales, retail, and quick servicing, car washes, etc.). As illustrated on the Preliminary Plans, a Commercial Phase is planned to include a neighborhood convenience store and fueling station, providing practical amenities to local residents. While permitted outright in the underlying Community Commercial District base zone, the use is prohibited by the ND Overlay and therefore restricts economic opportunity. Applying the ND Overlay regulations will create inefficiencies on the site without meeting the intent of the mixed-use land use pattern.

The specific design standards of Section 3.3-1025 for new homes add significant cost to development and preclude most forms of housing on lots designed for single-family detached homes. The concept of the ND Overlay is to facilitate pedestrian scale development when more than 50 percent of a site is commercially oriented, in order to create a "non-autocentric" community. In this case, the predominant use of the site is now residential, and the regulations restrict home design without achieving the purpose of the ND Overlay defined in Section 3.3-1005. Removal of the ND Overlay will provide economic activity to a vacant, stalled area of Springfield. Therefore, this application supports removal of the ND Overlay from the entire

Marcola Meadows Master Plan site (through the Metro Plan Diagram Amendment and Zone Map Amendment process) and is consistent with Statewide Planning Goal 9.”

Finding 17: Goal 9 – Economic Development regulations in OAR 660-009-0010 require the City to evaluate post-acknowledgement plan amendments that change the plan designation for more than two acres at a time, when the change is from an employment use (which includes the Commercial designation) to any other designation, such as the Medium Density Residential designation. To find compliance with Goal 9, the findings must demonstrate that the proposed plan amendment is consistent with the Economic Element and the City’s acknowledged Commercial and Industrial Buildable Lands Inventory (CIBL). The CIBL identifies the City’s needed sites for employment uses based on use categories and site size ranges, rather than by cumulative area needed within the UGB.

Finding 18: Through the *Metro Plan* Amendment and Zone Change process, the subject property was zoned and designated for approximately 45.3 acres of commercial land use in 2007 via Ordinances 6195 and 6196. Ordinance 6196 required approval of a Master Plan for the site as a condition of approval of the zoning map amendments. The first Marcola Meadows Master Plan approved in 2008 (2008 Master Plan) provided for a warehouse commercial development (home improvement center) and retail village. Specifically, the original Master Plan provided one professional office site 2-5 acres and four commercial retail sites 5-20 acres. The current plan designations proposed for this property would result in one commercial site that is 5-20 acres intended for future church uses and one commercial retail site less than 2 acres. During the Land Conservation and Development Commission’s acknowledgment process for the CIBL, the City provided an analysis showing that there was no need for the four (4) commercial retail sites 5-20 acres included in the 2008 Master Plan; the analysis concluded that the need for new 5-20 acre commercial sites was only for office sites. LCDC agreed with this analysis in its order approving the UGB expansion. The end result is that the four retail sites in the 2008 Master Plan are surplus to the City’s Goal 9 inventory.

Finding 19: Additionally, removing the one 2-5 acre office site in the 2008 Master Plan does not create a Goal 9 issue. CIBL Table 5-1 concluded that there was a deficit of two (2) commercial sites 2-5 acres, but a surplus of forty-four (44) industrial sites of this size. The CIBL assumes that the deficit in commercial sites less than 5 acres can be accommodated by redevelopment of industrial sites. Increasing the deficit by one (1) commercial office site 2-5 acres does not undermine this assumption, because there remains more than adequate surplus of redevelopable industrial sites.

Finding 20: Because all of the existing commercial areas within the Marcola Meadows development area are surplus commercial sites under the City’s acknowledged CIBL, the proposed redesignation and rezoning of 36.57 acres of the subject property from Commercial to Medium Density Residential will not create a deficit of employment land within the City’s inventory. Therefore, this proposal is consistent with Goal 9.

Finding 21: Concurrent with redesignation of approximately 36.57 acres of the site to MDR, the applicant is requesting the removal of the Nodal Development Overlay from the entire property (approximately 81.37 acres). The removal of the Nodal Development Overlay does not affect the employment land supply, it only affects the type of commercial land uses allowed on the property.

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Applicant's Narrative: "The Springfield 2030 Refinement Plan Residential Land Use and Housing Element addresses Statewide Planning Goal 10: Housing. The Springfield Residential Land and Housing Analysis (RLHNA) serves as the City's residential buildable land inventory under Goal 10. As documented in the RLHNA, there was a deficit in the HDR designation of 28 gross buildable acres needed to accommodate an additional 411 high-density multi-family housing units. Additionally, Ordinance No. 6407 amended the Gateway Refinement Plan area by re-designating 13.6 acres of land from LDR to MUC, removing that area as part of the City's residential land inventory. As part of this application, the planned Metro Plan Diagram Amendment provides approximately ±12.8 acres for high-density residential homes, a needed housing element the City's land inventory currently lacks.

While the MUC district is a mixed-use district, it allows residential uses at higher residential densities. The planned Metro Plan Diagram Amendment from MUC to MDR will change the anticipated use of the property to residential from a variety of commercial uses with provisions to include higher-density residential units. With that said, this application allows needed housing at similar densities to what would be permitted currently without a zone change.

Furthermore, the Metro Plan Diagram Amendment provides approximately ±15 acres for the siting of a public school. According to the RLHNA, lands needed for public operations and facilities (including schools) were not addressed in the EOA, and thus such land needs are addressed in the RLHNA.

As documented in 2011, there was a deficit in lands needed for public operations and facilities, including approximately 14 acres for schools. Educational land needs were based on the fact that the Springfield School District would need to add one 14-acre property based on population growth – to be located in the Jasper-Natron area (in the southeast quadrant of the City). Based on this analysis, the fact the school was never built, and the Marcola Meadows site location (in the northwest quadrant of the City), it is anticipated the master planned area will incur a need for additional schools to meet the City's inventory for lands needed for public operations and facilities. As such, the MDR designation will allow the property to be zoned PLO District to provide a school. The residential re-designation of subject site will be easily integrated into the vicinity, as the surrounding area to the north, east, and west is generally characterized as residential.

As shown on the Preliminary Plans, the Metro Plan Diagram Amendment will increase the supply of land available for housing at the MDR density and a school to meet the needs of local residents. Therefore, this application is consistent with Goal 10.

Nodal Development Overlay Removal

Removal of the ND Overlay will not impact Springfield's ability to provide for the housing needs of citizens of the state. As stated in this written document, this project involves a Metro Plan Diagram Amendment from Commercial to Medium Density Residential – a district that requires a minimum density of 14 units per net acre. Therefore, ND Overlay removal will not increase or decrease the site's residential density or impact Springfield's ability to provide housing. Therefore, this application is consistent with Goal 10."

Finding 22: Goal 10 – Housing applies to the planning for – and provision of – needed housing types, including multi-family and manufactured housing. Goal 10 requires the City to evaluate and

maintain a sufficient buildable land base for projected housing needs over the forecast period. The City monitors and updates the calculated acreage of residential buildable lands when redesignation and rezoning actions affect the net acreage attributed to Low, Medium, and High Density Residential uses.

Finding 23: The MDR zoning district allows for a variety of housing forms, including single-family detached, duplex, attached, four-plex, row house, and low-rise apartment units. Maintaining an adequate inventory of land for all forms of housing is consistent with Goal 10 requirements.

Finding 24: Finding 10 of the *Springfield 2030 Comprehensive Plan – Residential Land Use and Housing Element* identifies a surplus of approximately 76 gross acres of MDR designation, and a deficit of approximately 28 gross acres of HDR designation. The *Residential Land Use and Housing Element* (Residential Finding 11, Page 11) goes on to state that the 28-acre deficit of HDR designation will be met through redevelopment in Glenwood. The findings used in the *Springfield 2030 Comprehensive Plan – Residential Land Use and Housing Element* are based on the conclusions of the *Springfield Housing Needs Analysis* prepared by ECONorthwest in 2011.

Finding 25: The calculated surplus of 76 acres of MDR as determined by the 2011 *Springfield Housing Needs Analysis* (Table S-5) represents a point-in-time figure because, subsequently, a series of adopted *Metro Plan* amendments and Zone Changes have modified the surplus of MDR designated land. Specifically, with the adoption of Ordinances 6378, 6395, 6400 and 6418, the 76-acres of surplus MDR designation has increased by about 4.43 acres to approximately 80.43 acres. The proposed *Metro Plan* amendment and Zone Change for 36.57 acres of the Marcola Meadows property would further increase this calculated MDR surplus to approximately 117 acres.

Finding 26: The *Springfield 2030 Refinement Plan - Residential Land Use and Housing Element* classifies the northern half of the subject site as residential land subject to a Master Plan. According to the 2011 *Springfield Housing Needs Analysis*, the area attributed to MDR land use within the Marcola Meadows site was not calculated into the overall acreage required to meet expected housing demand because there was an existing Master Plan in effect for the neighborhood. However, the anticipated housing densities were factored into the projected City-wide residential development capacity. Table S-3 of the *Springfield Housing Needs Analysis* determined that 518 dwelling units were estimated for the MDR component of Marcola Meadows. This tabulation included the added density provisions of the Nodal Development overlay, which provides for 20% increased dwelling unit densities over the base MDR zoning district. At the time of the 2011 *Springfield Housing Needs Analysis*, the MDR district provided for 10-20 dwelling units per acre, with the Nodal Development overlay increasing this density to 12-24 dwelling units per acre.

Finding 27: Under the current Marcola Meadows Master Plan, a total of 420 dwelling units are to be developed within the existing 55-acres of MDR-zoned and designated land. The applicant is proposing to redesignate approximately 36.57 acres of the site from Commercial to MDR to accommodate additional multi-unit residential dwellings and a public school. At full build-out of the existing and proposed MDR-designated land, the applicant anticipates a range of approximately 750 to 1050 dwelling units. This projected dwelling unit count is based on the current 14-28 dwelling units per net acre prescribed by the MDR zoning district (ref. SDC 3.2-205.C.1) and the variety of housing forms to be constructed within the Master Plan area. The applicant’s projected dwelling unit count does not factor in the added density provisions of the Nodal Development overlay, which is proposed for removal.

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Finding 28: As proposed, the redesignation of 36.57 acres of Commercial to MDR would allow the Marcola Meadows neighborhood to exceed the dwelling unit density anticipated by the *Springfield Housing Needs Analysis* and, by extension, the *Springfield 2030 Comprehensive Plan – Residential Land Use and Housing Element*. Additionally, the proposed comprehensive plan amendment and zone change would not adversely affect other City ordinances, policies, plans, and studies adopted to comply with Goal 10 requirements. Therefore, this action has no adverse effect on the city’s acknowledged compliance with Goal 10.

Goal 11 – Public Facilities and Services

Applicant’s Narrative: “The Springfield Comprehensive Plan (2030 Refinement Plan) defines key urban facilities and services as ‘those services and facilities that are necessary to serve planned urban uses and densities in accordance with applicable Statewide Planning Goals, statutes and administrative rules: wastewater services; stormwater services; transportation; solid waste management; water service; fire and emergency medical services; police protection; citywide park and recreation programs; electrical service; land use controls; communication facilities; and public schools on a district-wide basis.’ The Metro Plan Diagram Amendment from MUC to MDR will allow a ±15-acre site envisioned to be zoned Public Land and Open Space (PLO) District for the siting of a school. As stated above, according to the RLHNA, lands needed for public operations and facilities (including schools) were not addressed in the EOA, and thus such land needs are addressed in the RLHNA and allocated to plan designations. In order to apply PLO District to allow an educational facility, the land must carry Residential designation in the Metro Plan. In this case, the planned MDR amendment will establish consistency throughout the subject site and allow development of a school amenity to meet the needs of local residents.

Furthermore, site improvements in conformance with an approved comprehensive plan, as is the case here, result in orderly and efficient arrangement of public facilities and services. Critical public facilities, including sanitary sewer, storm water, potable water, and emergency services, were shown to be available to this site based on previous application approvals. Therefore, this application is consistent with Goal 11.

Nodal Development Overlay Removal

The updates to the Metro Plan Diagram reflect a less intense land use plan than was previously approved in 2008 or 2018 (i.e. school and church phases). Removal of the ND Overlay is consistent with this notion and does not impair the ability to provide necessary public facilities to and through the site. Therefore, this application is consistent with Goal 11.”

Finding 29: Goal 11 – Public Facilities and Services addresses the efficient planning and provision of public services such as sewer, water, law enforcement, and fire protection. In accordance with OAR 660-011-0005(5), public facilities include water, sewer and transportation facilities, but do not include buildings, structures or equipment incidental to the operation of those facilities. The proposed redesignation and rezoning cannot result in permitted uses that will have an adverse effect on the demand for public facilities and services provided to the subject property and adjacent properties. This area of Springfield is already planned for a variety of residential, commercial, industrial, and institutional development and the public facilities serving this area have been designed accordingly.

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Finding 32: Under the TPR, a plan amendment or zone change may result in a “significant affect” under OAR 660-012-0060(2)(a) and (b) by changing the functional classification of an existing or planned transportation facility or by changing the standards implementing a functional classification system. The subject application proposes to amend the *Metro Plan* diagram designation from roughly equal Medium Density Residential (MDR) and Commercial designations with a Nodal Development (ND) area overlay to majority MDR and minimal Commercial designation with removal of the ND area overlay. The proposed amendments do not alter the functional classification of any facility or change any standards for implementing the functional classification system and therefore do not result in a “significant effect” under OAR 660-012-0060(2)(a) or (b).

Finding 33: Under the TPR, a plan amendment or zone change may also result in a “significant affect” if it would result in any of the effects listed under OAR 660-012-0060(2)(c) “based on projected conditions measured at the end of the planning period identified in the adopted TSP.”

Finding 34: Under the TPR, a “significant affect” occurs if the proposed amendment(s) would result in types or levels of travel or access that are inconsistent with the identified functional classification of the existing or planned transportation facilities, that degrade the performance of an existing or planned transportation facility such that it would not meet performance standards identified in the TSP, or that degrade the performance of an existing or planned transportation facility that is otherwise not projected to meet the performance standards identified in the TSP.

Finding 35: When determining whether a proposed functional plan or land use amendment has a significant effect, OAR 660-012-0060(4)(a) states that local governments shall rely on existing transportation facilities and services and on the planned transportation facilities and services set forth under subsections (4)(b) and (4)(c) of the rule.

Finding 36: OAR 660-012-0060(4)(b)(E) states that improvements to regional and local roads, street, or other facilities that are included in a regional or local transportation system plan are considered planned facilities, improvements or services when the responsible local government provides a written statement that the facilities, improvements, or services are “reasonably likely to be provided by the end of the planning period.”

Finding 37: The City of Springfield has an adopted and acknowledged transportation system plan under Goal 12: the *Springfield 2035 Transportation System Plan (Springfield TSP)*. The end of the planning period in the *Springfield TSP* is the year 2035. The *Springfield TSP* prioritizes planned improvements and facilities that the City expects to construct in the 20-year planning horizon (20-year projects) and those that they may not be constructed in that time (beyond 20-year projects). The 20-year projects are broken down in relative order of priority as “priority projects,” “opportunity projects,” and “as-development occurs” projects. However, any of the projects listed in the *Springfield TSP* could be constructed within the planning period as opportunities arise.

Finding 38: Project R-28, Marcola Road to 31st Street project, is listed as a “as development occurs” in the *Springfield TSP*’s 20-year project list. This project is wholly contained within the property proposed for this amendment and will be built as development occurs as outlined in the Marcola Meadows Master Plan.

Finding 39: As required by SDC 5.22-110, the applicant has submitted a Traffic Impact Study (TIS) addressing trip generation associated with the proposed zone change to show compliance with the TPR at OAR 660-012-0060.

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 Finding 30: The existing and proposed public facilities specific to the Marcola Meadows site are detailed in the approved Final Master Plan for the neighborhood. The current Master Plan contemplates over 750 dwelling units and up to 246,000 ft² of commercial floor area in a mixed use retail village. Existing and planned public facilities and services (including infrastructure to be constructed in conjunction with the development of the Marcola Meadows neighborhood) were evaluated with the Master Plan review and approval process, and deemed to be adequate to support buildout of the site under the MDR and MUC zoning. The proposed redesignation of 36.57 acres of Commercial to MDR and the future introduction of institutional uses on the site will change the land use characteristics and configuration for the Marcola Meadows neighborhood resulting in a reduced demand on public facilities and services. Therefore, the changes to the type and distribution of land uses resulting from the proposed *Metro Plan* amendment will not have an adverse impact to the City's sanitary or storm sewer systems, or other public infrastructure.

Goal 12 – Transportation

Applicant's Narrative: "A [Traffic Impact Assessment and] Transportation Memorandum prepared by Lancaster Mobley [are] included here as an exhibit which demonstrates compliance with Goal 12 and applicable State, County, and City transportation related requirements. Please refer to the TIS for further information. The intended street and connectivity improvements encourage a safe, convenient, and economic transportation system. Therefore, the application is consistent with Goal 12.

Findings for Transportation Planning Rule Compliance

OAR 660, Division 12, is the Oregon Transportation Planning Rule (the TPR) adopted by the LCDC. The TPR implements Goal 12, Transportation, and is an independent approval standard in addition to Goal 12 for map amendments. OAR 660-012-0060(1) and (2) apply to amendments to acknowledged maps, as is the case with this application.

The TPR requires a two-step analysis. First, under OAR 660-012-0060(1), the Applicant must determine if the application has a 'significant affect,' as that term is defined in OAR 660-012-0060(1). The City may rely on transportation improvements found in Transportation System Plans (TSPs), as allowed by OAR 660-012-0060(3)(a), (b), and (c), to show that failing intersections will not be made worse or intersections not now failing will not fail. If there is a 'significant affect,' then the Applicant must demonstrate appropriate mitigation under OAR 660-012-0060(2), et seq. This section of the Transportation Planning Rule requires coordination with affected transportations service providers. The City provides the roads that serve the subject property; Marcola Road and 31st Street are designated as a Minor Arterial and a Major Collector, respectively, in the City TSP and are under City jurisdiction. The City has a duty to coordinate with transportation facility and service providers and other affected agencies, as applicable. Therefore, the criteria of OAR 660-012-0060 (4) are met."

Finding 31: The Transportation Planning Rule (TPR), Oregon Administrative Rule OAR 660-12-0060, requires local governments to put in place mitigation measures as provided in the TPR whenever an amendment to a functional plan, an acknowledged comprehensive plan, or land use regulation (including a zone change) would "significantly affect" an existing or planned transportation facility.

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Finding 40: The City's Transportation Planning Engineer concurs with the applicant's trip generation methodology and findings. The applicant's TIS provides Trip Generation scenarios for the existing and proposed plan designation(s) and zoning. The trips generated by the existing zoning were compared to the proposed zoning under "worst case scenario" conditions.

Finding 41: The applicant used the reasonable worst case trip generation scenario provided for the current plan designations adopted in 2007 as implemented by the uses approved in the Marcola Meadows Master Plan. However, because that trip generation calculation did not account for the traffic-lowering effects of the mixed use development required by the Master Plan, the applicant applied an internal trip capture rate of 22%, which reasonably represents the mitigation on traffic expected under the Master Plan. Thus, the total number of weekday trips generated by the existing plan designations and zoning, under the reasonably-most traffic generative development scenario, is 22,095 trips.

Finding 42: The applicant's proposed zoning scenario is the reasonable most-traffic generative uses for the subject property. For the property proposed to be redesignated and rezoned to MDR without the Nodal Development Overlay, the applicant assumed development of 1,931 apartments under the Institute of Traffic Engineers (ITE) Code 221. This calculation assumes development of 3-10 story podium apartments at the maximum density allowed in the MDR plan designation and zoning district. It is reasonable to assume 3-10 story podium apartments as opposed to 1-2 story garden style apartments because construction of 1-2 story apartments in the MDR zoning district generally cannot achieve the maximum density allowed in that zone. For the commercially-designated and zoned property, the applicant assumes development of an approximately 100,000 ft² shopping center in the remaining nearly 9-acre commercial site and a 16-pump gas station at the less than one acre commercial site. Both scenarios represent the reasonable most-traffic generative use that could be constructed on these sites.

Finding 43: The applicant's TIS demonstrates that the proposed zoning will generate a total of 19,680 trips, which is 2,415 fewer trips compared to the existing zoning under a "worst case scenario" condition. Thus, the applicant's TIS demonstrates that the proposed amendments will not degrade the performance of an existing or planned facility such that it does not meet the performance standards in the *Springfield TSP* or *Oregon Highway Plan*. Thus, the proposed amendments do not result in a "significant affect" under OAR 660-012-0060(2)(c).

Finding 44: Based on the above findings, the subject application proposing to amend the *Metro Plan* diagram designation with a significantly higher proportion of MDR to commercial designation with the removal of the ND area overlay will not significantly affect an existing or planned transportation facility. Therefore, the proposed amendments are consistent with OAR 660-012-0060 and SDC 5.22-115C.4.b, and no additional mitigation is required under the TPR.

Goal 13 – Energy Conservation

Applicant's Narrative: "Goal 13 (Energy Conservation) is not applicable because the amendment does not affect the City or County goals or policies governing energy conservation."

Finding 45: The Oregon Land Use Board of Appeals (LUBA) has established that Goal 13 does not require a specific energy analysis or other Goal 13 analysis for changes to a comprehensive plan diagram or zoning. See *Barnard Perkins Corp. v. City of Rivergrove*, 34 Or LUBA 660 (1998).

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Finding 46: The proposed comprehensive plan amendment and rezoning does not affect the City's ordinances, policies, plans, or studies adopted to comply with Goal 13 requirements. Converting 36.57 acres of the property from Commercial to MDR should not have an appreciable impact to energy consumption and, in fact, could offer opportunities for increased residential energy efficiency by implementing green building concepts. The developer will have an opportunity to incorporate suitable energy conservation measures when detailed construction plans are prepared for the various subdivision and site development phases of Marcola Meadows. The City's building codes comply with all Oregon State Building Codes Agency standards for energy efficiency in residential building design. The site's solar access is not compromised by surrounding development. The City's conservation measures applicable to storm water management, temporary storage, filtration and discharge would apply to multi-unit residential uses developed on this site; therefore, this action has no effect on the City's acknowledged compliance with Goal 13.

Goal 14 - Urbanization

Applicant's Narrative: "Goal 14 (Urbanization) is not applicable because this application does not involve expansion of the Springfield UGB, and thus analysis of the transition of rural to urban land uses is not relevant."

Finding 47: Goal 14 – Urbanization requires cities to estimate future growth rates and patterns, and to incorporate, plan, and zone enough land to meet the projected demands. The City already planned for residential land use on approximately half of the subject property when completing its residential buildable land inventory. Consistent with provisions of Goal 14, the City is responding to a request from a property owner to redesignate and rezone 36.57 acres of the subject property from Commercial to medium density residential use. The subject property is within the existing UGB and is already annexed to the City. The proposed redesignation and zone change does not affect the City's adopted ordinances, policies, plans, or studies adopted to satisfy the compliance requirements of Goal 14.

Goal 15 – Willamette River Greenway

Applicant's Narrative: "Goal 15 (Willamette River Greenway [is] not applicable because the subject site does not contain lands described in [that goal]. Thus, the approval criteria have been omitted for brevity."

Finding 48: Goal 15 – Willamette River Greenway establishes procedures for administering the 300 miles of greenway that borders the Willamette River, including portions that are inside the City limits and UGB of Springfield. The subject site is not within the adopted Willamette River Greenway Boundary area so this goal is not applicable; therefore, this action has no effect on the City's acknowledged compliance with Goal 15.

Goals 16-19 Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources

Applicant's Narrative: "Goals 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), and 19 (Ocean Resources) are not applicable because the subject site does not contain lands described in those goals. Thus, the approval criteria have been omitted for brevity."

Finding 49: Goals 16-19 – Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources; these goals do not apply to land within the Willamette Valley, including

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Springfield. Therefore, in the same way that Goals 3 and 4 do not apply in Springfield, Goals 16-19 do not apply in Springfield or to land use regulations adopted in Springfield.

Conclusion: The proposed *Metro Plan* diagram land use designation amendment from Commercial to Medium Density Residential and removal of the Nodal Development Area are consistent with all applicable statewide land use planning goals in accordance with SDC 5.14-135.A.

B. Plan Inconsistency

1. In those cases where the *Metro Plan* applies, adoption of the amendment shall not make the *Metro Plan* internally inconsistent.

Applicant's Narrative: "As shown on the Preliminary Plans, the planned Metro Plan Diagram amendment will impact and amend the designation of a single property in Springfield. The amendment will not create an internal inconsistency or conflict with the remainder of the Metro Plan. Additionally, the planned "overlay removal" to amend the ND Overlay on the Metro Plan Diagram will not create an internal inconsistency because the future base zone designations (i.e. CC, MDR, and PLO) will continue to provide development standards for the site. Therefore, this application provides the materials and analysis to support approval of the planned amendments consistent with the regional planning framework documents. The criterion is met."

Finding 50: The adopted *Metro Plan* and *Springfield 2030 Comprehensive Plan* are the principal policy documents that create the broad framework for land use planning within the City of Springfield. As explained herein, both are applicable to this application. The City's adopted Zoning Map implements the zoning designations of the *Metro Plan* diagram and localized Refinement Plans, which are adopted amendments to the *Metro Plan*. The subject property is not within an adopted neighborhood refinement plan area. The policies and implementation actions of the *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* are intended to refine and update (as opposed to replace) the goals, objectives and policies of the *Metro Plan's* Residential Land Use and Housing Element. The *Springfield 2030 Comprehensive Plan – Economic Element* and *Urbanization Element* replace the applicable sections of the *Metro Plan* pertaining to employment lands and urbanizable lands. Because the subject property is within the existing UGB and annexed to the City limits, the *Urbanization Element* is not applicable to this application. The *Economic Element* is applicable.

Finding 51: The proposal is consistent with the *Residential Land Use and Housing Element* of the adopted *Metro Plan* including policies pertaining to residential land supply and demand. In accordance with Policy A.4, the City is to use annexation, provision of adequate public facilities, rezoning, redevelopment, and infill to meet the 20-year projected housing demand. The proposed redesignation and rezoning of this property would create an opportunity for development of additional single-detached and multi-unit housing to meet market demand and within multiple housing demographics. The projected 20-year housing demand cannot be made up with a single housing form such as single-detached dwellings on medium-sized lots. Provision of a range of housing types is consistent with the City's goals of fostering housing choice and affordability, encouraging housing diversity, and addressing needed housing for all income levels.

Finding 52: The proposal is consistent with the residential density policies of the *Metro Plan* Residential Land Use and Housing Element, including Policies A.10, A.11 and A.12 which encourage higher density residential development in areas with existing infrastructure and facilities,

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close to existing employment and commercial services, proximate to transportation systems and public transit, and in conjunction with services and amenities. The subject site currently has frontage on an arterial and a collector street and it will be developed with an internal street network providing connections to the local and regional transportation network as successive development phases are completed. The site is also within walking distance of shopping, services, commercial and industrial employers, major transportation corridors, transit stops, and a variety of urban amenities. The applicant is proposing to redesignate the southeast corner of the Marcola Meadows property from Commercial to MDR in order to create future multi-unit residential sites close to the intersection of Marcola Road and 28th Street. The housing form anticipated for this location is of a higher density than the rest of the Marcola Meadows site and especially the adjacent neighborhoods to the east and west. This redesignation is therefore consistent with the three Metro Plan policies that support higher density development in this type of location.

Finding 53: The proposal is consistent with the residential housing type and tenure policies of the *Metro Plan* Residential Land Use and Housing Element, including Policies A.17 and A.18 which provide for a full range of housing types, densities, sizes and locations and encourage a mix of structure types and densities within residential designations. Currently, the property is vacant and an initial 29-lot subdivision phase is under construction in the northeast corner of the site; this subdivision phase is outside of the area proposed for redesignation and rezoning. The proposed redesignation would allow for modifications to the development Master Plan, and for up to 200 additional multi-unit dwellings to be developed on the property upon build-out of the Marcola Meadows neighborhood. Provision of multi-unit dwellings as a different form of housing on the site is consistent with the City's policies that encourage diversity of housing types and affordability.

Finding 54: In accordance with Chapter IV – *Metro Plan* Review, Amendments, and Refinements, the City's Comprehensive Plan is not designed or intended to remain static and unyielding in its assignment of land use designations. Indeed, the years-long saga of the Marcola Meadows property is a prime example of why redesignation of a vacant site needs to be considered after previous visions for the neighborhood failed to materialize. To that end, provisions of Chapter IV, Policy 7.a, allow for property owners to initiate an amendment to the *Metro Plan* diagram to reflect a change in circumstances or need. The applicant is proposing to amend the *Metro Plan* designation for 36.57 acres of the subject property from Commercial to MDR and to concurrently rezone the affected area from MUC to 20.74 acres of MDR and 15.83 acres of PLO. A portion of the site currently designated as Commercial (approximately 9.06 acres) would be rezoned from MUC to Community Commercial. There are no conflicts created by this proposed diagram amendment based on needed residential land inventories or needed employment land inventories. The development of this land with residential and institutional uses does not conflict with other land use elements in the *Metro Plan* including commercial, industrial, park and open space, or government and education. Adoption of the amendment to the Plan diagram will not result in an internal inconsistency.

Finding 55: Concurrent with redesignating approximately 36.57 acres of the Marcola Meadows site from Commercial to MDR, the applicant is also proposing to amend the *Metro Plan* diagram by removing the Nodal Development overlay that applies to approximately 81.37 acres of the 100.3-acre site. The Nodal Development area is depicted on the current *Metro Plan* diagram and cannot be modified or removed through a zone change alone.

Finding 56: The regional *Transportation System Plan* or TransPlan adopted in conjunction with the Metro Plan contains policies on nodal development. TransPlan Land Use Policy #1 provides for application of the nodal development strategy in areas selected by each jurisdiction that have

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potential for this type of transportation-efficient land use pattern. The Marcola Meadows site is identified as part of Area 7C on the map of Potential Nodal Development Areas within the Eugene-Springfield metro area (TransPlan - Appendix A).

Finding 57: The provisions of TransPlan allow local discretion to select areas most appropriate for nodal development, although no specific locations are emphasized aside from downtown areas. In accordance with guidance from the Oregon Department of Land Conservation and Development (DLCDD), TransPlan includes a policy requiring the adoption of nodal development protections no later than three years after the adoption of TransPlan in 2002. Despite being shown on the map of potential nodal development areas, the Marcola Meadows site was first designated as a Nodal Development area in 2007 – more than three years after the adoption of TransPlan – so application of the Nodal Development designation to the Marcola Meadows site was not adopted as part of the three-year implementation requirement.

Finding 58: Marcola Meadows is part of a larger area in the vicinity identified for *potential* nodal development in the 2002 TransPlan, but the map of potential nodal development areas also includes numerous other areas throughout Springfield that have not subsequently been required to apply the nodal development overlay. The TransPlan map of potential nodal development sites is based on land use patterns that are conducive to this form of development, but it does not preclude the application of nodal development to other sites that have similar land use characteristics. Similarly, TransPlan does not regulate or preclude the modification or removal of a Nodal Development area when changes to the underlying zoning affect its “nodal” characteristics such as reducing or eliminating mixed use zoning, frequent transit service, or large-scale employment uses.

Finding 59: TransPlan Land Use Policy #1 affords substantial latitude and discretion to the local jurisdiction to determine appropriate nodal development areas. Additionally, the TransPlan policies and the City’s TSP do not preclude the City from modifying or rescinding the Nodal Development designation for a site in conjunction with a Metro Plan amendment, especially if the site was not afforded nodal development protections within three years of TransPlan adoption in 2002. .

Finding 60: Although it is identified in TransPlan, the Marcola Meadows Nodal Development overlay was not implemented in conjunction with the protection of potential nodal development areas as described in TransPlan policies. Instead, the Nodal designation for Marcola Meadows was a mechanism to allocate commercial vehicle trips and dwelling unit densities (discussed in the Goal 10 and 12 findings above), and also factored into the Traffic Impact Study (TIS) for the neighborhood Master Plan when it was originally approved in 2008. The original TIS considered the property’s zoning and designation for Campus Industrial uses and the proposed change to a combination of commercial and medium density residential uses. In conjunction with the 2008 Master Plan approval, the Nodal Development overlay was used as a technique to capture more internal vehicle trips within the development area thereby reducing the traffic impacts to the local transportation system. The 2008 TIS demonstrated that there was a potential affect on the existing and planned transportation facilities unless the Nodal Development overlay was implemented and the development area did not exceed the maximum threshold number of vehicle trips allocated to the site. Additionally, the planned transportation facilities to be constructed with build-out of the Master Plan area also were to serve as mitigation against significant affect.

Finding 61: Since the time of the 2008 TIS for Marcola Meadows there have been a number of changes to the City’s Transportation System Plan along with modified requirements to meet the state Transportation Planning Rule (TPR). As an example, the TPR no longer requires or references

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Nodal Development areas. To remove the Nodal overlay, under OAR 660-012-0060, the applicant needs to show that the reasonable worst case scenario of development with the commercial/residential zoning but without the Nodal Development overlay restrictions does not create a significant affect, as compared to reasonable worst case development with the ND overlay in place. The TPR requirements are addressed in the findings listed under Goal 12.

Finding 62: The applicant's proposal to amend the *Metro Plan* diagram with a significantly higher proportion of MDR to commercial designation and to remove the Nodal Development designation does not conflict with the provisions of *TransPlan* or the City's TSP.

Finding 63: For the above reasons, Criteria B.1 is met.

2. In cases where Springfield Comprehensive Plan applies, the amendment shall be consistent with the Springfield Comprehensive Plan.

Applicant's Narrative: "This Metro Plan Diagram Amendment shifts an underutilized portion of the Marcola Meadows site designated with Commercial area to Medium Density Residential area. The envisioned Zoning Map Amendments associated with the site amend the MUC District to a new MDR District, consistent with the Springfield 2030 Comprehensive Plan designation. The Metro Plan Diagram amendment is consistent with the Springfield 2030 Comprehensive Plan goals and policies as demonstrated in this written document; please see the narrative component above, regarding specific findings. The justification for removing the ND Overlay on the Metro Plan Diagram, as currently designated on site, is discussed in depth in this written document. The specific goals and policies reflected in the Comprehensive Plan do not inherently warrant the ND Overlay to be placed on site. In this instance, through the Metro Plan Diagram Amendment process, the ND Overlay was consistent with the goal of offsetting transportation impacts associated with the dense development. In contrast, other nodes in Springfield were designated to identify major transportation projects needed to serve the area. Because this ND Overlay was placed in conjunction with the Marcola Meadows Master Plan approval, the ND Overlay should be reevaluated to reflect the envisioned use of the site. With a significant downzone, decrease in average daily trips, and general land use amendments shifting the site (from mixed-use commercial) to residential are taken into consideration, the site is no longer consistent with the ND Overlay (pursuant to Section 3.3-1000 of the SDC). Therefore, the Metro Plan Diagram Amendment and 'overlay removal' is consistent with the approval criterion of Section 5.14-135 and should be approved."

Finding 64: The Economic Element policies and implementation actions of the *Springfield 2030 Refinement Plan – Economic Element* apply to the subject site. The proposed *Metro Plan* amendment and zone change is consistent with Policy E.5 whereby smaller commercial sites are created as "short term supply" for near-term development. The applicant has indicated that a prospective use has been secured for the 8.14-acre parcel at the southwest corner of the Marcola Meadows neighborhood. However, under the current MUC zoning the planned institutional (i.e. church) use is not allowable on the site. Although the underlying Commercial designation is not changing, the reconfiguration of the commercially designated and zoned land on the property will allow for the creation of two smaller commercial sites that can be developed in the near-term.

Finding 65: In accordance with *Springfield 2030 Refinement Plan – Economic Element* Policy E.6, the applicant is proposing to reconfigure and modify the Master Plan for the Marcola Meadows neighborhood to create development sites that meet current market demand. The intent is to provide

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buildable commercial and institutional properties for immediate transfer to prospective buyers. In order to do so, redesignation and rezoning of the southern 45.3 acres of the property is necessary. Additionally, in accordance with Policy E.7, the applicant is proposing changes to the land use composition of the neighborhood to focus new development on the existing street frontages where infrastructure is already in place in order to stimulate further development of the entire site.

Finding 66: In accordance with *Springfield 2030 Refinement Plan – Economic Element* Policy E.24, the applicant is proposing to redesignate and rezone 36.57 acres of the property to remove the underlying Commercial designation and replace it with Medium Density Residential designation. The applicant argues in their narrative and in ongoing discussions with staff that a combination of factors have prevented any development of the planned Mixed Use Commercial node at the Marcola Meadows site, including the lack of direct access to Highway 126, existing commercial and industrial development in the vicinity, a collapse of the commercial land market for larger retailers, and a combination of lack of demand and prohibitive up-front cost for full development of the retail and higher-density residential “village” originally envisioned in 2008. The applicant argues that because the site has remained vacant for more than 12 years it is time to change the land use configuration for the site.

Finding 67: The Residential Land Use and Housing policies and implementation actions of the *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* also apply to the subject site. The proposed *Metro Plan* diagram amendment is consistent with Policy H.3 for the following reasons: there is existing Medium Density Residential designated land in the northern half of the site and the proposal would add approximately 36.57 acres to this total; the site abuts a collector street along the eastern boundary (28th / 31st Street) and an arterial street along the southern boundary (Marcola Road); Lane Transit District operates standard bus service along 28th Street and Marcola Road thereby providing service within ¼ mile walking distance of the neighborhood; and the site is located within ¼ to ½-mile walking distance of shopping, services, employers and recreational amenities.

Finding 68: As a result of the proposed removal of the Nodal Development Overlay from the property, Policy H.3, Implementation Action 3.3 - *Increase Opportunities for Mixed Use Nodal Development* is not achievable on the site. The proposed redesignation from Commercial to MDR allows the applicant to concurrently rezone all of the Mixed Use Commercial land on the property to a combination of Community Commercial, MDR and PLO. The two proposed actions – if done in concert – would effectively eliminate the mixed use designation, zoning, and characteristics of the site. Therefore, Policy H.3, Implementation Action 3.3 would no longer apply to the site. However, Implementation Action 3.3 does not contain any specific requirements applicable to Marcola Meadows; the action specifically identifies areas in Springfield such as Gateway, Downtown, Glenwood, and frequent transit networks as being the targets of this action. The Marcola Meadows site is not within the geographic areas of Gateway, Downtown, or Glenwood, and is not along a Frequent Transit Corridor identified in the *Springfield 2035 Transportation System Plan*.

Finding 69: In accordance with *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* Policies H.4 and H.5, the applicant is requesting that the Nodal Development Overlay is removed from the property. The applicant argues that the ND overlay adds a layer of design standards and other considerations that could potentially increase the cost of development and provision of needed housing. For this site, the ND overlay represents a potential regulatory barrier to the efficient siting and construction of higher-density housing units. The applicant contends that removal of the ND overlay, in conjunction with the proposed redesignation and

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rezoning of an additional 36.57 acres from Commercial to MDR, is a necessary step to facilitate a future Master Plan modification to accommodate additional multi-unit residential dwellings on the site.

Finding 70: In accordance with *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* Policy H.7, the City shall “continue to develop and update regulatory options and incentives to encourage and facilitate development of more attached and clustered single-family housing types in the low density and medium density districts.” Implementation Actions 7.1 and 7.2 call for the creation of small lots in the 3,000 ft² minimum size range to support development of a mix of housing types and smaller single-detached housing forms. The applicant has submitted subdivision plans for single-detached housing lots ranging from 3,000 ft² to 5,000 ft² which meets this policy action. The initial subdivision phase previously approved and currently under construction will be the first example of smaller lots created within the MDR district that fulfill this housing need.

Finding 71: In accordance with *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* Policy H.10, “through the updating and development of each neighborhood refinement plan, district plan or specific area plan, amend land use plans to increase development opportunities for quality affordable housing in locations served by existing and planned frequent transit service that provides access to employment center, shopping, health care, civic, recreational and cultural services.” The subject site has an approved development Master Plan that functions as a specific area plan. Additionally, the Marcola Meadows site is served by existing transit stops, and is in close proximity to employment centers, shopping, and a wide variety of services. Upon redesignation of the 36.57 acres from Commercial to MDR the applicant will be able to modify the Marcola Meadows Master Plan consistent with this policy.

Finding 72: In accordance with *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* Policy H.12, the City shall “continue to designate land to provide a mix of choices (i.e., location, accessibility, housing types, and urban and suburban neighborhood character) through the refinement plan update process and through review of developer-initiated master plans.” The requested *Metro Plan* amendment is being done to facilitate modifications to the approved Master Plan for the neighborhood. As the applicant points out in their narrative, development has stalled-out on the 100+ acre site and is encumbered by the Nodal Development overlay and a very large area of mixed use commercial zoning. The applicant is proposing to change the land use configuration of the neighborhood by converting much of the mixed use commercial area to institutional and medium density residential uses. To achieve this vision, the underlying designation needs to be changed from commercial to residential.

Finding 73: Based on the foregoing, the proposal to redesignate and rezone the subject property from Commercial to a combination of MDR, PLO and CC is consistent and compatible with the adopted policies of the *Metro Plan*, the *Springfield 2030 Refinement Plan – Economic Element*, and the *Springfield 2030 Refinement Plan – Residential Land and Housing Element*.

Conclusion and Recommendation

Based on the applicant’s narrative, the findings herein, testimony submitted into the record, the criteria of SDC 5.14-135 for approving amendments to the *Metro Plan*, the proposed *Metro Plan* diagram amendment and the removal of the Nodal Development area, are consistent with the applicable criteria.

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**Staff Report and Findings
Springfield City Council
Zone Change Request**

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Hearing Date: November 2, 2020

Case Number: 811-20-000117-TYP3

Applicant: AKS Engineering & Forestry LLC on behalf of Marcola Meadows Neighborhood LLC

Property Owner: Marcola Meadows Neighborhood LLC

Site: Marcola Road at 28th / 31st Street (Assessor's Map 17-02-30-00, Tax Lot 2300 & Map 17-03-25-11, Tax Lot 1800).

Request

Rezone approximately 45.63 acres of Mixed Use Commercial (MUC) to 20.74 acres of Medium Density Residential (MDR); 15.83 acres of Public Land and Open Space (PLO); and 9.06 acres of Community Commercial (CC); and remove the Nodal Development overlay district from 81.37 acres of the property.

Site Information/Background

The application was initiated and accepted as complete on June 17, 2020, and the initial Planning Commission public hearing on the matter of the Zone Change request was held on September 22, 2020. The Zone Change request is being processed concurrently with a *Metro Plan* Diagram amendment submitted under separate cover, Case 811-20-000118-TYP4. The City Council reviewed both applications and the Planning Commission's recommendations at a public hearing held on October 19, 2020.

The property that is subject of the Zone Change request is comprised of a vacant, 100.3-acre field located north of Marcola Road and west of 28th and 31st Streets. The property is commonly referred to as the Marcola Meadows site based on a development Master Plan for the neighborhood approved in 2008. In aggregate, the total area proposed for rezoning is about 45.63 acres.

The subject site has frontage on Marcola Road along the southern boundary and 28th/31st Street along the eastern boundary. The EWEB right-of-way and recreational pathway abuts the site to the north. Existing residential and commercial development abuts the western boundary of the property.

Approximately the northern one-half of the subject property is zoned and designated MDR in accordance with the *Metro Plan* diagram and the Springfield Zoning Map. The southern one-half of the property (approximately) is designated Commercial and zoned Mixed Use Commercial. A Nodal Development (ND) overlay applies to approximately 81.37 acres of the property; however, the configuration of the ND overlay is articulated to exclude a former 19-acre home improvement center site from the southwest quadrant of the property. The applicant is proposing the zone change from MUC to a combination of MDR, PLO and CC and to remove the Nodal Development overlay in its entirety to facilitate future Master Plan modifications for the neighborhood. The original Master Plan contemplated a major commercial village along the Marcola Road frontage and the new developer's vision would replace this with primarily residential and institutional (i.e. church and school) uses.

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Notification and Written Comments

Notification of the October 19, 2020 City Council public hearing was sent to all property owners and residents within 300 feet of the site on September 11, 2020. Notification of the October 19, 2020 City Council public hearing was published in the September 16, September 18 and October 5, 2020 editions of the *Register-Guard*. An extra notice was published in the Register Guard on September 18, 2020 to update the online meeting link for the Planning Commission public hearing meeting that was rescheduled due to the Holiday Farm fire. The meeting information for the October 19, 2020 City Council public hearing meeting was included in this notice. Staff responded to emails and telephone calls requesting additional information about the proposal, but no written comments were received for the September 22, 2020 Planning Commission public hearing. At the October 19, 2020 City Council public hearing, no verbal or written testimony was submitted aside from the applicant's presentation of the proposals.

On April 16, 2020, the Governor issued Executive Order 20-16, which requires governing bodies to hold public meetings and hearings by telephone, video, or through other electronic or virtual means whenever possible. On June 30, 2020, Oregon Legislature enacted House Bill 4212, which waives requirements under the Oregon Public Meetings Law and other statutes to facilitate public meetings online or by phone. Under HB 4212, the governing body must make available a method by which the public can listen to or virtually attend the public meeting or hearing at the time it occurs. HB 4212 allows governing bodies to accept public testimony by telephone or video conferencing technology, or to provide a means to submit written testimony (including email or other electronic methods) that the governing body can consider in a timely manner. HB 4212 overrides conflicting requirements for quasi-judicial public hearings in state law or in the Springfield Development Code or Metro Plan.

The October 19, 2020 public hearing was conducted as an online meeting via video conferencing technology that allowed members of the public to register for participating in the meeting online by using the following link: <https://attendee.gotowebinar.com/register/2435551706434375694> and using Webinar ID 833-548-027. After registering, participants received a confirmation email containing information about joining the webinar. The public could also listen to the public hearing meeting by calling 1-951-384-3421 or the toll-free number (1-877-309-2071) and entering Webinar ID 535-706-169. Members of the public were provided the opportunity to submit testimony to the City Council by observing the online meeting at City Hall in Council chambers, or by joining the online meeting remotely. The public could listen to the meeting by phone but could not provide testimony by phone. Details regarding how to join the online meeting were provided in the City Council meeting agenda and posted on the City's website.

Criteria of Approval

Section 5.22-100 of the Springfield Development Code (SDC) contains the criteria of approval for the decision maker to utilize during review of Zoning Map amendment requests. The Criteria of Zoning Map amendment approval criteria are:

SDC 5.22-115 CRITERIA

C. Zoning Map amendment criteria of approval:

- 1. Consistency with applicable Metro Plan policies and the Metro Plan diagram;*
- 2. Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and*

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- 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. *Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:*
 - a. *Meet the approval criteria specified in Section 5.14-100; and*
 - b. *Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.*

Proposed Findings In Support of Zone Change Approval

Criterion: Zoning Map amendment criteria of approval:

- 1. **Consistency with applicable *Metro Plan* policies and the *Metro Plan* diagram;**

Applicant's Narrative: "This application involves amendments to the Springfield Zoning Map and Metro Plan Diagram; as such, planned zoning updates must be consistent with the intended Metro Plan Diagram designation. Findings within the application materials support approval to amend the Metro Plan Diagram as initiated by this application. Upon approval, ±36 acres of the Marcola Meadows Master Plan site will be designated MDR. The planned Master Plan Diagram designation and amended zoning (to MDR, PLO, and CC) is consistent with the adopted Metro Plan policies and diagram. Additionally, findings within this written narrative support removal of the ND Overlay (i.e. ±81 acres of the Marcola Meadows Master Plan site) through the Metro Plan Diagram Amendment and subsequent Zone Map Amendment process. As such, it is understood that prior to the approval of the Zoning Map Amendments, the Metro Plan Diagram designation of the property shall be approved/amended as initiated by this application. The approval criterion can be satisfied."

Proposed Rezoning of MUC to MDR, PLO and CC; Removal of Nodal Development Overlay

Finding 1: *Metro Plan* Chapter IV, Policy 7.a states: "A property owner may initiate a [Type I *Metro Plan* diagram] amendment for property they own at any time. Owner initiated amendments are subject to the limitations for such amendments set out in the development code of the home city."

Finding 2: The property owner initiated a concurrent *Metro Plan* Diagram amendment in accordance with provisions of SDC 5.14-100 (Case 811-20-000118-TYP4). Upon adoption of the amending Ordinance, the *Metro Plan* Diagram would be amended and the requested zone change from MUC to MDR, PLO and CC would be consistent with the provisions of the adopted Comprehensive Plan. Prior or concurrent amendment of the *Metro Plan* Diagram will be required for the subject zone change request to be approved.

Proposed Rezoning of MUC to MDR, PLO and CC

Finding 3: The proposed zone change is consistent with provisions of the *Metro Plan* whereby zoning can be monitored and adjusted as necessary to meet current urban land use demands. The requested change from MUC to a combination of MDR, PLO and CC would facilitate the future

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review and approval of modifications to the neighborhood Master Plan. Additionally, the requested rezoning would allow for replacement of mixed use commercial uses with institutional uses (i.e. church and school) and multi-unit residential dwellings.

Finding 4: The subject site is adjacent to property that is zoned and designated LDR to the east, west and south. Community Commercial zoning abuts the site at the southwest corner, and industrial zoning is located across Marcola Road and 28th Street to the southeast of the site. The proposed Zone Change from MUC to a combination of MDR, PLO and CC is consistent and compatible with existing residential, commercial and industrial uses in the vicinity.

Proposed Rezoning of MUC to MDR and PLO

Finding 5: In accordance with provisions of the *Metro Plan*, approximately 32% of residentially designated land is used by other public and institutional uses, including parks and schools. Policy G.22 of the *Metro Plan* requires that the City and the School District undertake comprehensive planning actions to plan for and set aside sufficient land for school needs. This includes identifying new school sites in developing neighborhoods to serve the existing and future population. For the Marcola Meadows neighborhood, the Springfield School District has identified the need for a new school facility to serve the future residents – one that will complement and not replace the existing schools to the north of the site (Briggs Elementary and Yolanda Middle School). Upon redesignation of a portion of the site from Commercial to MDR, the PLO zoning district can be applied to a proposed 15-acre school site in the southwest quadrant of the property. Use of the PLO zoning district for public schools is consistent with the provisions of the *Metro Plan* whereby residentially designated land is used for allowable (and anticipated) non-residential purposes.

Proposed Rezoning of MUC to MDR; Proposed Removal of Nodal Development Overlay

Finding 6: In accordance with Policy A.4 of the *Metro Plan*, the City shall use annexation, provision of adequate public facilities and services, rezoning, redevelopment, and infill to meet the 20-year projected housing demand. The proposed rezoning is a mechanism to address projected housing demand and the need for adequate public facilities and services to serve the Marcola Meadows site. The applicant's stated intent for the proposed rezoning of approximately 45.3 acres of the site is to facilitate modifications to the neighborhood Master Plan. Therefore, the proposed rezoning will accommodate future changes to the timing, location, and configuration of development phases and associated infrastructure within the site in order to meet current housing demand.

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

Applicant's Narrative: "This written document demonstrates compliance with the applicable Plan District maps and provisions of the SDC. In regard to removal of the ND Overlay, Section 3.3-1000 is addressed to assert consistent and adequate improvements will be implemented on site by removing the regulatory barrier. The subject site is not associated with a Refinement Plan or Conceptual Development Plan. Furthermore, removal of the Nodal Development Overlay will not impact consistency with the plans listed above. The approval criterion is satisfied."

Proposed Rezoning of MUC to MDR, PLO and CC

Finding 7: The property is not within an adopted neighborhood Refinement Plan.

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Finding 8: The policies of the *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* apply to the subject site. The *Residential Land Use and Housing Element* of the City's *2030 Refinement Plan* updates and refines, but does not replace, the *Residential Land Use and Housing Element* of the *Metro Plan*.

Finding 9: In accordance with Policy H.10, through the updating and development of each neighborhood refinement plan, district plan or specific area plan, the City shall amend land use plans to increase development opportunities for quality affordable housing in locations served by existing and planned frequent transit service that provides access to employment centers, shopping, health care, civic, recreational and cultural services. The subject site has an approved development Master Plan that functions as a specific area plan. Additionally, the Marcola Meadows site is served by existing transit stops, and is in close proximity to employment centers, shopping, and a wide variety of services. Upon rezoning of the 45.63 acres from MUC to a combination of MDR, PLO and CC the applicant will be able to modify the Marcola Meadows Master Plan consistent with this policy.

Finding 10: The proposed rezoning creates additional MDR land near the intersection of Marcola Road and 28th Street, which the developer has identified for potential multi-unit residential buildings – a type of housing form that is needed in the community.

Finding 11: Rezoning of 36.57 acres of the subject property from MUC to a combination of MDR and PLO and removing the Nodal Development Overlay is consistent with the requested *Metro Plan* diagram amendments initiated by the applicant in accordance with Case 811-20-000118-TYP4.

Finding 12: Rezoning of 9.06 acres of the subject property from MUC to CC and removing the Nodal Development overlay is consistent with the requested Zoning Map amendment and the provisions of the underlying Commercial designation for these areas.

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.

Applicant's Narrative: "As shown on the Preliminary Plans, public facilities will be provided to serve the site, including but not limited to stormwater management, sanitary sewer, municipal water, and franchise utilities. The site is planned to be served by a comprehensive street network that includes new public roadways and improvements. Infrastructure is planned to be completed concurrent with the build out of each associated phase. Removal of the ND Overlay will not impact Springfield's or the Applicant's ability to provide adequate public facilities, services, and transportation elements to the site. The approval criterion is met."

Finding 13: The property requested for Zone Change has frontage on Marcola Road (which is classified as an arterial street), and 28th / 31st Street (classified as a collector street). Along the southern boundary of the property, Marcola Road is developed with one vehicle travel lane and bicycle lane in each direction and a bi-directional center turn lane. Along the eastern boundary of the property, 28th / 31st Street is developed with one vehicle travel lane and bicycle lane in each direction and a bi-directional center turn lane. Along the northeast edge of the site – north of U Street – 31st Street tapers to a two-lane street with no curb, gutter or sidewalk. Improvements to the Marcola Road and 31st Street frontages of the property will be completed as urban development progresses on the site.

Finding 14: The approved Master Plan for the Marcola Meadows neighborhood describes the existing and planned public streets and utilities that will be extended to serve the development area. A full suite of public utilities and services with sufficient capacity to support the requested rezoning from MUC to MDR, PLO and CC will be available within or on the perimeter of the subject property including the following:

- Sanitary Sewer: There is an existing sanitary sewer trunk line that runs east-west through the southern one-half of the property. Additionally, there is an existing sanitary sewer pump station near the intersection of 31st and W Streets that will serve the initial Phase 1A subdivision area that is currently under construction. As development proceeds on the Marcola Meadows site, the developer will be responsible for installing new sanitary sewer lines that connect with the main trunk line running across the property. Staff has determined that the public sewer trunk line has adequate capacity for future development on the property.
- Storm Sewer: There are public storm sewer lines that run along the Marcola Road frontage and portions of the 28th Street frontage of the subject site. Additionally, a public stormwater drainage channel (known locally as the Pierce ditch) runs east-west across the site. The developer will be responsible for installing new public stormwater facilities and rehabilitating portions of the Pierce ditch to serve the Marcola Meadows development area.
- Water: Springfield Utility Board (SUB) Water service is located on the southern and eastern edges of the property. Public water line installation and looping will be required as successive development phases are constructed on the site.
- Electricity: SUB Electric has overhead electrical facilities along the Marcola Road and portions of the 31st Street frontages of the property. The planned electrical facilities are suitable for future development of the site with a combination of residential, institutional and commercial uses.
- Telecommunications: Comcast and CenturyLink have telecommunication facilities along the Marcola Road and 28th / 31st Street frontages of the property. The existing and planned facilities are suitable for future development of the site with a combination of residential, institutional and commercial uses.

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Future development of the Marcola Meadows site with commercial, institutional and multi-unit residential uses would be subject to the land use approval process outlined in Section 5.17-100 of the City’s Development Code. Site Plan Review procedures will detail the design of commercial, institutional and multi-unit residential construction, the location of utility connections, and conformance with the criteria of approval for Site Plan Review. However, to maintain conformity with the requested rezoning, the Marcola Meadows Master Plan will need to be modified to reflect the underlying changes to the zoning configuration for the site.

4. **Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:**
 - a. **Meet the approval criteria specified in Section 5.14-100; and**
 - b. **Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.**

Applicant’s Narrative: “The criteria above are not applicable. As noted above, this application includes a Quasi-judicial Zoning Map Amendment and involves a Metro Plan Diagram Amendment. Nonetheless, this written narrative demonstrates compliance with Section 5.14-100 and the TPR.”

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Finding 15: The applicant has submitted a concurrent *Metro Plan* Diagram amendment application (Case 811-20-000118-TYP4) under separate cover. The applicant’s submittal materials, narrative, and staff findings and recommendations demonstrate compliance with the *Metro Plan* amendment provisions of Chapter IV of the *Metro Plan* and SDC 5.14-135.

Finding 16: The applicant has initiated an amendment to the *Metro Plan* Diagram to change the designation for approximately 36.57 acres of the site from Commercial to MDR under separate cover (Case 811-20-000118-TYP4). Commercial designation is being retained for about 9.06 acres of the site; these areas are proposed for rezoning from MUC to Community Commercial.

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Finding 17: The requested Zone Change is being undertaken as a site-specific change in compliance with provisions of the adopted *Metro Plan* and the City’s Development Code. Oregon Administrative Rules (OAR) 660-012-0060 requires that, “if an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map), would significantly affect an existing or planned transportation facility, then the local government must put in place measures” to mitigate the impact, as defined in OAR 660-012-0060(2). The findings in the applicant’s Traffic Impact Assessment (TIA) and the findings under Goal 12 in the concurrent *Metro Plan* Diagram amendment take into account the proposed zone change from MUC to CC for the property not affected by the Metro Plan diagram amendment. Based on those findings, which are incorporated by reference herein, no significant affect will occur and therefore no mitigation measures are necessary. Therefore, the proposed rezoning complies with OAR 660-012-0060.

Conclusion: Based on the above-listed criteria, the criteria for rezoning have been met.

Conditions of Approval

SDC Section 5.22-120 allows for the Approval Authority to attach conditions of approval to a Zone Change request to ensure the application fully meets the criteria of approval. The specific language from the code section is cited below:

5.22-120 CONDITIONS

The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Zoning Map amendment to be granted.

Recommended Condition of Approval:

Upon adoption of an Ordinance to redesignate and rezone portions of the Marcola Meadows site as initiated by Planning Actions 811-20-000117-TYP3 and 811-20-000118-TYP4, the applicant shall initiate modifications to the Master Plan for the neighborhood. The Master Plan modifications shall provide for conformity of the development configuration, timing, phasing, and provision of public utilities and services with adopted changes to the underlying zoning on the site.

Staff advises that the Zone Change request was initiated in accordance with provisions of the City’s Development Code. The City Council is requested to review and deliberate on the totality of the submitted information and to vote on adopting the implementing Ordinance attached hereto (Attachment 1). Because the applicant has initiated a concurrent *Metro Plan* diagram amendment (Case 811-20-000118-TYP4), the comprehensive plan amendment will need to be completed prior to or concurrent

with approval of the Zone Change. Provisions for concurrent amendment of the *Metro Plan* diagram have been incorporated into the amending Ordinance as presented to the City Council for consideration.

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AFTER RECORDING RETURN TO:

GARY PAUL, PLS
AKS ENGINEERING & SURVEYING
12965 SW HERMAN ROAD, SUITE 100
TUALATIN OR 97062

Lane County Clerk	2021-018704
Lane County Deeds and Records	
	\$382.00
01931700202100187040560568	
RPR-MEMO	03/18/2021 11:53:48 AM
Cnt=1 Pgs=66 Stn=1 CASHIER 05	
\$280.00 \$20.00 \$10.00 \$11.00 \$61.00	

MARCOLA MEADOWS FINAL MASTER PLAN DOCUMENT

Prepared by AKS Engineering & Forestry, LLC

Approved by the City of Springfield on February 17, 2021
as Case 811-20-000225-TYP3

Updated as of **March 15, 2021**

Submitted for recording in accordance with ORS 205.130(2)(d) and 205.180(1);
and Section 5.13-133.B of the *Springfield Development Code*

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Marcola Meadows Final Master Plan Review

Date: February 2021
Updated March 2021

Submitted to: City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477

Owner/Applicant: Marcola Meadows Neighborhood, LLC
27375 SW Parkway Avenue
Wilsonville, OR 97070

AKS Job Number: 7736

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AKS
ENGINEERING & FORESTRY

12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Marcola Meadows Type I Final Master Plan Application

Submitted to: City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477

Applicant/Property Owner: Marcola Meadows Neighborhood, LLC
27375 SW Parkway Avenue
Wilsonville, OR 97070

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Contact: Chris Goodell, AICP, LEED^{AP}
Email: chrisg@aks-eng.com
Phone: (503) 563-6151

Applicant's Transportation Engineer: Lancaster Mobley
321 SW 4th Avenue, Suite 400
Portland, OR 97204

Contact: Todd Mobley
Email: todd@lancastermobley.com
Phone: (503) 248-0313

Site Location: North of Marcola Road and west of 31st Street

Lane County Assessor's Map: 17023000; Adjusted Tax Lot 1800
17032511; Adjusted Tax Lot 2300

Site Size: ±100 acres

Existing Springfield Land Use Districts: Medium Density Residential (MDR), Community Commercial (CC), and Public Land and Open Space (PLO)

Existing Metro Plan Diagram Designations: Medium Density Residential and Commercial

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I. Executive Summary – Final Master Plan Review

Recently, Marcola Meadows Neighborhood, LLC (Applicant) obtained approval for a Metro Plan Diagram Amendment and Zone Change for the property (Local Case File No. 811-20-000117-TYP3 and 811-20-00018-TYP4. On February 17, 2021, the Springfield Planning Commission approved a Modification to the Marcola Meadows Master Plan. Most notably, the approval incorporated the adopted changes to the underlying zoning, updates to phasing boundaries, nomenclature, and timing, and updates to the approved stormwater drainage plans. The approvals lay the groundwork for multi-family homes, a new school, a convenience market, and a church site.

The conditions of approval associated with the decisions above require the Applicant to initiate Type I Final Master Plan review for the neighborhood. Therefore, this Final Master Plan application submittal is necessitated by the Marcola Meadows Master Plan’s approval (Local Case File No. 811-20-000225-TYP3).

As illustrated on the updated Final Master Plans, the Marcola Meadows Master Plan demonstrates a well-planned community and contains a variety of housing types to serve the diverse demands of the housing market and accommodate residents. An efficient site layout and appropriate mix of residential and commercial uses will bring life to an existing urban property that is uniquely vacant in comparison to the surrounding area. In summary, this application involves the following modifications intended to facilitate successful development of the subject site:

- Conformity with adopted changes to the underlying zoning
- Updates to the phase boundaries, nomenclature, and timing
- Renumbering of lots (to correspond with updated phasing)
- Updates to the approved stormwater drainage report

The Final Master Plan is consistent with relevant goals and policies of the City of Springfield’s Development Code (SDC) and satisfies the applicable approval criteria for Final Master Plans. This application includes the City application forms, written materials, and plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence supports the City’s approval of the application.

II. Site Description/Setting

The Marcola Meadows site includes a total area of ±100 acres and a configuration based on recently recorded Partition Plat 2020-P2972, which divided the property into manageable parcels to begin master plan implementation. The Final Master Plans (Exhibit B) show the adjusted property boundaries of Tax Lots 1800 and 2300. Additionally, the property is flat and currently exists as a grassy field. It is vacant and fronts on Marcola Road to the south and both 28th and 31st Street to the east. The subject site is currently designated with Medium Density Residential (MDR), Community Commercial (CC), and Public Land and Open Space (PLO) District zoning designations.

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Table 1: Description of Surrounding Area

Area	Jurisdiction	Zoning	Land Uses
North	City of Springfield	Public Land & Open Space (PLO)	Public/Institutional (i.e. educational facility)
		Medium Density Residential (MDR)	Residential
South	City of Springfield	Low Density Residential (LDR)	Residential
East	City of Springfield	Light Medium Industrial (LMI)	Industrial
West	City of Springfield	Low Density Residential (LDR)	Residential
		Community Commercial (CC)	Public/Institutional (i.e. medical facilities, future church, etc.)

III. Applicable Review Criteria

CITY OF SPRINGFIELD DEVELOPMENT CODE

CHAPTER 5 THE DEVELOPMENT REVIEW PROCESS AND APPLICATIONS

Section 5.13-100 Master Plans

5.13-131 Final Master Plan—Review

- A. A Final Master Plan application shall be reviewed under Type I procedure. However, if the Preliminary Master Plan approval was reviewed under Type III procedure, the Director may require the Final Master Plan to be reviewed under Type II procedure.

Response: The modified Marcola Meadows Final Master Plan will be reviewed under a Type I procedure according to the Staff Report & Recommended Conditions for Local Case Number 811-20-000225-TYP3.

- B. A Pre-Submittal Meeting application, as specified in Section 5.1-120C., is required prior to the formal submittal of the Final Master Plan application. (6238)

Response: The City application forms and checklists for the required pre-submittal meeting are within Exhibit A. The criterion is met.

5.13-132 Final Master Plan—Submittal Requirements

- A. Within one year of Preliminary Master Plan Approval, the applicant shall submit the Final Master Plan. The Final Master Plan shall illustrate the location of proposed buildings, streets, utilities, parking and landscape areas. The Final Master Plan shall incorporate all Approval Authority conditions of approval. The Final Master Plan application shall include:
 - 1. A narrative that lists the conditions of approval, explains how each condition is met and references the applicable Preliminary Master Plan maps and diagrams or plan sheets that required revision as a condition of approval;

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Response: Please see Table 2, below. The condition of approval is shown numbered to the left, with the applicant's response to the right. The submittal requirement is satisfied.

Table 2: Findings for Compliance with Conditions of Approval

Marcola Meadows Final Master Plan Modification – Conditions of Approval (Local Case No. 811-20-000225-TYP3; Decision Issued February 17, 2021)	
Conditions	Applicant's Response
1. The modified Final Master Plan phasing schedule shall provide for monitoring the TIS improvement thresholds associated with number of dwelling units and/or peak vehicle trips, as applicable, for full construction of V Street through to its intersection with Marcola Road.	Understood.
2. The modified Final Master Plan phasing schedule shall provide for full construction of the Pierce Ditch at the time of collector street extension southward to an intersection with Marcola Road to address the threshold number of dwelling units and/or peak vehicle trips as determined by the applicant's TIS.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.
3. The modified Final Master Plan phasing schedule shall provide for full construction of Pierce Parkway between 31 st Street and V Street, including the crossing of the Pierce Ditch concurrently with construction of Phase 3. Alternatively, full construction of Pierce Parkway between 31 st Street and V Street, including the crossing of the Pierce Ditch, shall be completed prior to Phase 3 if required to address the threshold number of dwelling units and/or peak vehicle trips as determined by the Applicant's Pierce Parkway Connection Trigger Analysis Memorandum dated January 26, 2021.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.
4. The modified Final Master Plan phasing schedule shall provide for full construction of V Street between the intersection with Marcola Road to the Pierce Ditch crossing concurrently with construction of the Church Phase or with construction of the School Phase, whichever comes first.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.
5. The modified Final Master Plan phasing schedule and phasing boundary map shall provide for full construction of V Street concurrently with Phase 2C (or equivalent, if phase is renumbered) to the back of curb on the south side of the street or to the curb return tangency line at the intersections, with the exception of the segment between 30 th Place and 31 st Street which shall be constructed to an interim standard as depicted in the applicant's submitted conceptual design dated January 26, 2021. Final completion of the V Street segment between 30 th Place and 31 st Street shall occur prior to or concurrent with construction of Phase 3.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.
6. The modified Final Master Plan sheets PO-03 and PO-10C shall clearly show a single, shared driveway access located on the boundary between the southeastern edge of the public school site and the adjoining neighborhood commercial site and multi-unit residential site.	Understood. Please see the updated Final Master Plans within Exhibit B.
7. The applicant's modified Master Plan phasing schedule shall provide for full construction of the public sanitary sewer system necessary to serve each successive development phase, regardless of the order of phase construction.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.

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Marcola Meadows Final Master Plan Modification – Conditions of Approval (Local Case No. 811-20-000225-TYP3; Decision Issued February 17, 2021)	
Conditions	Applicant's Response
8. The Final Master Plan shall provide a representative cross-section detail of the Pierce Ditch channel for the segment between 31 st Street and V Street that shows a minimum 10-foot separation distance between adjacent residential property lines and the northern top-of-bank and adjacent multi-unit residential and institutional property lines. The linear pathway shall be included within the 20-foot separation area that runs parallel with the southern edge of the Pierce Ditch, as generally depicted on the applicant's Master Plan Sheet PO-03.	Understood. Please see the Pierce Ditch Typical Section (Sheet PO-12) of the Final Master Plans within Exhibit B.
9. The segments of Pierce Ditch to be improved and dedicated within Phases 3 & 4 and the Church Phase shall be shown and described in the modified phasing plan and table.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.
10. The segments of the Pierce Ditch shown within Phases 3 & 4 shall be reviewed and approved at the time of tentative subdivision approval for the applicable residential phase. The segment of the Pierce Ditch shown within the Church Phase shall be reviewed and approved at the time of Site Plan Review. Improvements to the Pierce Ditch shall include but not be limited to removal of invasive vegetation and flow obstructions, removal of silt and debris, and replanting with suitable vegetation including trees, shrubs, and groundcover plants. Construction of the Pierce Ditch improvements shall be done through the City's PIP process.	Understood. There is no further action required by the Applicant at this time.
11. The Final Master Plan shall provide for installation of a water quality manhole upstream of the neighborhood-scale infiltration ponds serving Phases 3, 4, and 5. The manholes must be sized per the manufacturer's recommendations for the expected flow to be treated at that manhole location at full buildout and must meet the requirements for pretreatment as determined by the Washington State Technology/Assessment Protocol – Ecology (TAPE) program.	Understood. There is no further action required by the Applicant at this time.
12. The modified Final Master Plan phasing schedule shall provide for secondary fire apparatus access to Phases 3, 4, and 5 in accordance with the requirements of the Springfield Fire Code.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.

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Marcola Meadows Final Master Plan Modification – Conditions of Approval (Local Case No. 811-20-000225-TYP3; Decision Issued February 17, 2021)	
Conditions	Applicant's Response
13. The Final Master Plan and modified phasing schedule shall provide for installation of fire hydrants that meet the spacing, distribution, and coverage requirements of the Springfield Fire Code.	Understood. Please see the updated Final Master Plans within Exhibit B.
14. The Final Master Plan shall provide for fire apparatus access to all single-unit detached lots that meets the 150-foot distance from the furthest point of the building as required by Section 503.1.1 of the Springfield Fire Code. Alternatively, the Final Master Plan shall provide for building sprinklering for all single-unit detached lots that do not meet the 150-foot distance fire apparatus access requirements of SFC 503.1.1.	Understood. Please see the updated Final Master Plans within Exhibit B.
15. The Final Master Plan shall provide for underground electrical system connection(s) between Phases 1C (or renumbered equivalent) and/or Phase 5 and the EWEB right-of-way.	Understood. Please see the updated Final Master Plans within Exhibit B.
16. Prior to approval of the tentative subdivision plans for Phases 3-5, or prior to approval of a site plan review for the Multi-unit Residential Phase, School Phase, or Church Phase, as applicable, the applicant shall prepare and submit certified wetland delineation report for the subject phase. The review and approval of required wetland mitigation measures and determination of wetland setbacks shall be completed through the tentative subdivision plan and/or site plan review process for each development phase.	Understood. There is no further action required by the Applicant at this time.
17. The Final Master Plan diagram and phasing plan shall be revised to eliminate gaps in the alphanumeric subdivision phase sequencing in accordance with Lane County Surveyor's office requirements.	Understood. Please see the updated Phasing Plan and Schedule within Exhibit C.
18. The applicant shall record the modified Final Master Plan document, revised plans and phasing schedule, and conditions of approval against the parcels comprising the Master Plan area at Lane County Deeds & Records and provide evidence thereof to the City.	Understood. This condition will be satisfied upon approval of this Final Master Plan document, as required.
19. The modified Final Master Plan document, revised plans, phasing schedule, and conditions of approval arising from Planning Action 811-20-000225-TYP3 shall supersede the prior Master Plan recorded as Document #2018-038501 and the modified Master Plan Phasing Schedule recorded as Document #2020-071248.	Understood.

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2. The specific maps, diagrams, plan sheets or other documents referenced above that have been revised and/or demonstrate conformance with the Preliminary Master Plan approval; and
3. Any other information that may be required by the Director.

Response: Please see the Final Master Plans within Exhibit B, updated to include the information described above and referenced in the notice of decision for Case File Number 811-20-000225-TYP3. Additionally, the updated Phasing Plan and Schedule is within Exhibit C. The submittal requirement is met.

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EXCEPTION: The applicant may request an extension of the Final Master Plan submittal for up to one additional year. The applicant shall submit the request for the extension in writing to the Director no later than 30 days prior to the expiration of the Preliminary Master Plan effective date as specified in Section 5.13-133C. The applicant shall explain why the



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request is necessary and demonstrate how the Final Master Plan application will be submitted within the requested extension time line. The Director may grant or amend the extension request upon determining that the applicant is making progress on the Final Master Plan application.

Response: This application does not involve an extension/exemption for the Type I Final Master Plan Review. The criterion is not relevant.

- B. A Pre-Submittal Meeting application, as specified in Section 5.1-120C., is required prior to the formal submittal of the Final Master Plan application. (6238)

Response: The City application forms and checklists required for the application are within Exhibit A. Upon the direction of City Staff, a pre-submittal meeting is not warranted for this Type I Final Master Plan review. Therefore, the criterion above is not applicable.

5.13-133 Final Master Plan—Criteria, Recordation and Effective Date

- A. Criteria. The Approval Authority shall grant Final Master Plan approval upon finding that:
 - 1. The Final Master Plan substantially conforms to the provisions of the Preliminary Master Plan approval; and
 - 2. All approval conditions have been met or can be guaranteed to be met.

Response: As demonstrated in Table 2 and illustrated on the Final Master Plans (Exhibit B), the Marcola Meadows Master Plan is in conformance with the preliminary approval. As described in this written document, conditions have been or can be guaranteed to be met. The Approval Authority can rely upon this analysis in support of this application.

- B. Recordation. The applicant shall record a Memorandum of Final Master Plan approval in a format approved by the City Attorney, any other required documents at Lane County Deeds and Records and return a recorded copy of the Memorandum of Final Master Plan approval and all other applicable documents to the Development Services Department.
- C. Effective Date.
 - 1. Final Master Plan approval is effective on the date of recordation of the Memorandum of Final Master Plan Approval, the effective date, for not more than 7 years, unless modified as specified in Section 5.13-135.
 - 2. The Final Master Plan remains in effect until the permitted development has been constructed or it is modified, superseded or expires.
- D. Once the Final Master Plan effective date is established, all persons and parties, and their successors, heirs or assigns, who have or will have any interest in the real property within the Final Master Plan boundary, shall be bound by the terms and conditions of approval of the Final Master Plan and the provisions of this Section. Notice of the Final Master Plan effective date will be mailed to the applicant. (6238)

Response: Subsequent to this approval, the applicant plans to record a Memorandum of Final Master Plan approval and provide evidence thereof to the City. The criteria above are understood and can be met.

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IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Springfield Development Code. The evidence in the record supports approval of the application and the City can rely upon it for its approval of the application.

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Exhibit A: City Application Forms and Checklists

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City of Springfield
Development Services Department
225 Fifth Street
Springfield, OR 97477




Final Master Plan Review

Application Type		<i>(Applicant: check one)</i>	
Pre-Submittal Final Master Plan:	<input type="checkbox"/>	Final Master Plan Review Type I:	<input checked="" type="checkbox"/>
		Final Master Plan Review Type II:	<input type="checkbox"/>
Required Project Information		<i>(Applicant: complete this section)</i>	
Applicant Name: Marcola Meadows Neighborhood, LLC			Phone: Please contact consultant
Company: Marcola Meadows Neighborhood, LLC			Fax: Please contact consultant
Address: 27375 SW Parkway Avenue, Wilsonville, OR 97070			
Applicant's Rep.: Consultant: Chris Goodell			Phone: (503) 563-6151
Company: AKS Engineering & Forestry, LLC			Fax: (503) 563-6152
Address: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062 Email: chrisg@aks-eng.com			
Property Owner: Marcola Meadows Neighborhood, LLC			Phone: Please contact consultant
Company: Marcola Meadows Neighborhood, LLC			Fax: Please contact consultant
Address: 27375 SW Parkway Avenue, Wilsonville, OR 97070			
ASSESSOR'S MAP NO: 17032511/17023000		TAX LOT NO(S): 2300/1800	
Property Address: NW quadrant of the intersection of 28th Street and Marcola Road			
Size of Property: ±100 acres		Acres <input checked="" type="checkbox"/>	Square Feet <input type="checkbox"/>
Proposed Name of Project:			
Description of Proposal: <small>If you are filling in this form by hand, please attach your proposal description to this application.</small> Final approval of the Final Marcola Meadows Master Plan			
Existing Use: Vacant/under construction		Tentative Case #:	
Signatures: Please sign and print your name and date in the appropriate box on the next page.			
Required Project Information		<i>(City Intake Staff: complete this section)</i>	
Associated Applications:			
Pre-Sub Case No.:	Date:	Reviewed by:	
Case No.:	Date:	Reviewed by:	
Application Fee: \$	Technical Fee: \$	Postage Fee: \$	
TOTAL FEES: \$		PROJECT NUMBER:	

Owner Signatures

This application form is used for both the required pre-submittal meeting and subsequent complete application submittal. Owner signatures are required at both stages in the application process.

An application without the Owner's original signature will not be accepted.

Pre-Submittal	
The undersigned acknowledges that the information in this application is correct and accurate for scheduling of the Pre- Submittal Meeting. If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf. I/we do hereby acknowledge that I/we are legally responsible for all statutory timelines, information, requests and requirements conveyed to my representative.	
Owner:	
	Date: <u>2.18.21</u>
Signature	
<u>KIRIL IVANOV</u>	
Print	

Submittal	
I represent this application to be complete for submittal to the City. Consistent with the completeness check performed on this application at the Pre-Submittal Meeting, I affirm the information identified by the City as necessary for processing the application is provided herein or the information will not be provided if not otherwise contained within the submittal, and the City may begin processing the application with the information as submitted. This statement serves as written notice pursuant to the requirements of ORS 227.178 pertaining to a complete application.	
Owner:	
_____	Date: _____
Signature	

Print	

At the direction of City Staff, this Type I Final Master Plan Review requires a single submittal (and a pre-submittal meeting is not necessary).

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Final Master Plan Review Application Process

1. Applicant Submits a Final Master Plan Review Application for Pre-Submittal

- The application must conform to the *Final Master Plan Review Submittal Requirements Checklist* on page 4 of this application packet.
- A pre-submittal meeting to discuss completeness is mandatory, and pre-submittal meetings are conducted every Tuesday and Friday, from 10:00 am - noon.
- Planning Division staff strives to conduct pre-submittal meetings within five to seven working days of receiving an application.

2. Applicant and the City Conduct the Pre-Submittal Meeting

- The applicant, owner, and design team are strongly encouraged to attend the pre-submittal meeting.
- The meeting is held with representatives from Public Works Engineering and Transportation, Community Services (Building), Fire Marshall's office, and the Planning Division and is scheduled for 30 to 60 minutes.
- The Planner provides the applicant with a Pre-Submittal Checklist specifying the items required to make the application complete if it is not already complete, and the applicant has 180 days submit a complete application to the City.

3. Applicant Submits a Complete Application, City Staff Review the Application and Issue a Decision

A complete application must conform to the *Final Master Plan Review Submittal Requirements Checklist* on page 4 of this application packet. A Final Master Plan application shall be reviewed under a Type I procedure. However, if the Preliminary Master Plan approval was reviewed under a Type III procedure, the Director may require the Final Master Plan to be reviewed under Type II procedure.

A. Type I (Ministerial)

- A Type I decision is made without public notice and without a public hearing since there are clear and objective approval criteria and/or development standards that do not require the use of discretion.
- Decisions address all the applicable approval criteria and/or development standards.
- Applications may be approved, approved with conditions, or denied.
- The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
- The decision issued is the final decision of the City and may not be appealed.

B. Type II (Director's Decision)

- A Type II decision, made after public notice, but without a public hearing, unless appealed, is issued within 120 days of submittal of a complete application.
- Mailed notice is provided to property owners and occupants within 300 feet of the property being reviewed and to any applicable neighborhood association. In

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addition, the applicant must post one sign, provided by the City, on the subject property.

- There is a 14-day public comment period, starting on the date notice is mailed.
- Applications are distributed to the Development Review Committee, and their comments are incorporated into a decision that addresses all applicable approval criteria and/or development standards, as well as any written comments from those given notice.
- Applications may be approved, approved with conditions, or denied.
- The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
- The decision issued is the final decision of the City but may be appealed within 15 calendar days to the Planning Commission or Hearings Official.

Final Master Plan Review Submittal Requirements Checklist

NOTE: **ALL** of the following items **MUST** be submitted for **BOTH** Pre-Submittal and Submittal. If you feel an item on the list below does not apply to your specific application, please state the reason why and attach the explanation to this form.



Application Fee - refer to the *Development Code Fee Schedule* for the appropriate fee calculation formula. A copy of the fee schedule is available at the Development Services Department. The applicable application, technology, and postage fees are collected at the time of complete application submittal.



Final Master Plan Review Application Form



Narrative that lists the conditions of approval, explains how each condition is met and references the applicable Preliminary Master Plan maps and diagrams or plan sheets that required revision as a condition of approval.



Seven (7) Copies of the Final Master Plan Sets for Pre-Submittal OR Three (3) Copies of the Final Master Plan Sets for Submittal:

including the specific maps, diagrams, plan sheets or other documents referenced above that have been revised and/or demonstrate conformance with the Preliminary Master Plan approval.

N/A



Copy of the Final Master Plan Reduced to 8 1/2" x 11", which will be mailed as part of the required neighboring property notification packet; where applicable – not needed for Type I.



Additional Documents requested as Conditions of Approval as part of the Preliminary Master Plan Review decision.

The required documentation is included within the Final Master Plans (Exhibit B) and Phasing Plan and Schedule (Exhibit C).

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Exhibit B (Updated March 2021): Final Master Plans

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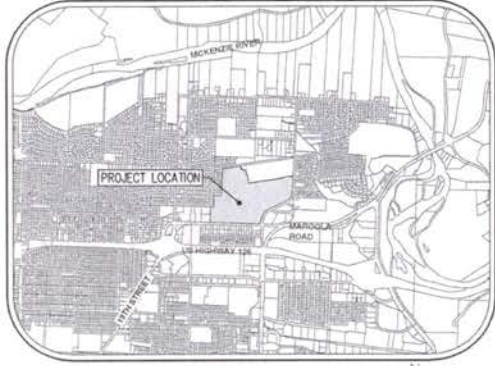
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MARCOLA MEADOWS

FINAL MASTER PLAN MODIFICATION



VICINITY MAP

1"=2000'



SITE MAP

1"=500'

**LAND USE PLANNING /
CIVIL ENGINEERING /
SURVEYING / LANDSCAPE
ARCHITECTURE:**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CHRIS GOODELL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

VERTICAL DATUM

ELEVATIONS ARE BASED ON NGS BENCHMARK NO. 0216226, ALSO BEING LANE COUNTY BENCHMARK NO. 158 LOCATED IN SPRINGFIELD, AT THE JUNCTION OF MAIN STREET AND 33RD STREET, 205.1 FT NORTH OF THE CENTERLINE OF THE WESTBOUND LANES OF MAIN STREET, AND 46.3 FT SOUTHWEST OF THE SOUTHWEST CORNER OF THE BURGES RESIDENCE AT 185 33RD STREET, 22.6 FT EAST OF THE CENTER OF 33RD STREET, 19.7 FT SOUTH OF THE CENTER OF A DRIVEWAY, AND 3.6 FT NORTH OF UTILITY POLE NUMBER 135, WITH AN ELEVATION OF 478.11 FEET (NAVD88).

SHEET INDEX

- PO-01 COVER SHEET WITH VICINITY MAP
- PO-02 EXISTING CONDITIONS PLAN
- PO-02A EXISTING CONDITIONS PLAN
- PO-02B EXISTING CONDITIONS PLAN
- PO-02C EXISTING CONDITIONS PLAN
- PO-02D EXISTING CONDITIONS PLAN
- PO-02E EXISTING CONDITIONS PLAN
- PO-02F EXISTING CONDITIONS PLAN
- PO-02G EXISTING CONDITIONS PLAN
- PO-03 CONCEPTUAL MODIFIED MASTER PLAN
- PO-04 PHASING PLAN AND SITE OVERVIEW
- PO-05 SPRINGFIELD ZONING DISTRICTS
- PO-06 METRO PLAN DIAGRAM DESIGNATIONS
- PO-07A PRELIMINARY SUBDIVISION PLAN
- PO-07B PRELIMINARY SUBDIVISION PLAN
- PO-07C PRELIMINARY SUBDIVISION PLAN
- PO-07D PRELIMINARY SUBDIVISION PLAN
- PO-08 PRELIMINARY GRADING PLAN
- PO-09 COMPOSITE UTILITY PLAN
- PO-09A COMPOSITE UTILITY PLAN
- PO-09B COMPOSITE UTILITY PLAN
- PO-09C COMPOSITE UTILITY PLAN
- PO-09D COMPOSITE UTILITY PLAN
- PO-09E COMPOSITE UTILITY PLAN
- PO-10 STREET PLAN WITH CROSS SECTIONS
- PO-10A STREET PLAN
- PO-10B STREET PLAN
- PO-10C STREET PLAN
- PO-10D STREET PLAN
- PO-11 AERIAL PHOTOGRAPH PLAN
- PO-12 PIERCE DITCH TYPICAL SECTION

HORIZONTAL DATUM:

A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE SOUTH 3602 NAD83(2011) EPOCH 2010.0000. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.

OWNER / APPLICANT:

MARCOLA MEADOWS NEIGHBORHOOD, LLC
27375 SW PARKWAY AVENUE
WILSONVILLE, OR 97070

PROPERTY DESCRIPTION:

ADJUSTED TAX LOT 1800
LANE COUNTY TAX MAP 17.02.30
ADJUSTED TAX LOT 2300
LANE COUNTY TAX MAP 17.03.25AA

EXISTING LAND USE:

VACANT, UNDEVELOPED RESIDENTIAL LAND AND RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

PROJECT LOCATION:

SPRINGFIELD OREGON, NORTH OF MARCOLA ROAD AND WEST OF 31ST STREET

		LEGEND			
		EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE					
CONIFEROUS TREE					
FIRE HYDRANT					
WATER BLOWOFF					
WATER METER					
WATER VALVE					
DOUBLE CHECK VALVE					
AIR RELEASE VALVE					
SANITARY SEWER CLEAN OUT					
SANITARY SEWER MANHOLE					
SOAK					
STREET LIGHT					
MANHOLE					
		EXISTING		PROPOSED	
RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
CENTERLINE					
STITCH					
CURB					
EDGE OF PAVEMENT					
EASEMENT					
FENCE LINE					
GRAVEL EDGE					
POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM DRAIN LINE					
SANITARY SEWER LINE					
WATER LINE					



COVER SHEET WITH VICINITY MAP
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON



JOB NUMBER:	7726
DATE:	01/25/2021
DESIGNED BY:	AC
DRAWN BY:	AC
CHECKED BY:	LJP

PO-01

RECEIVED

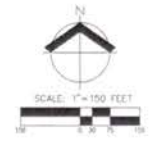
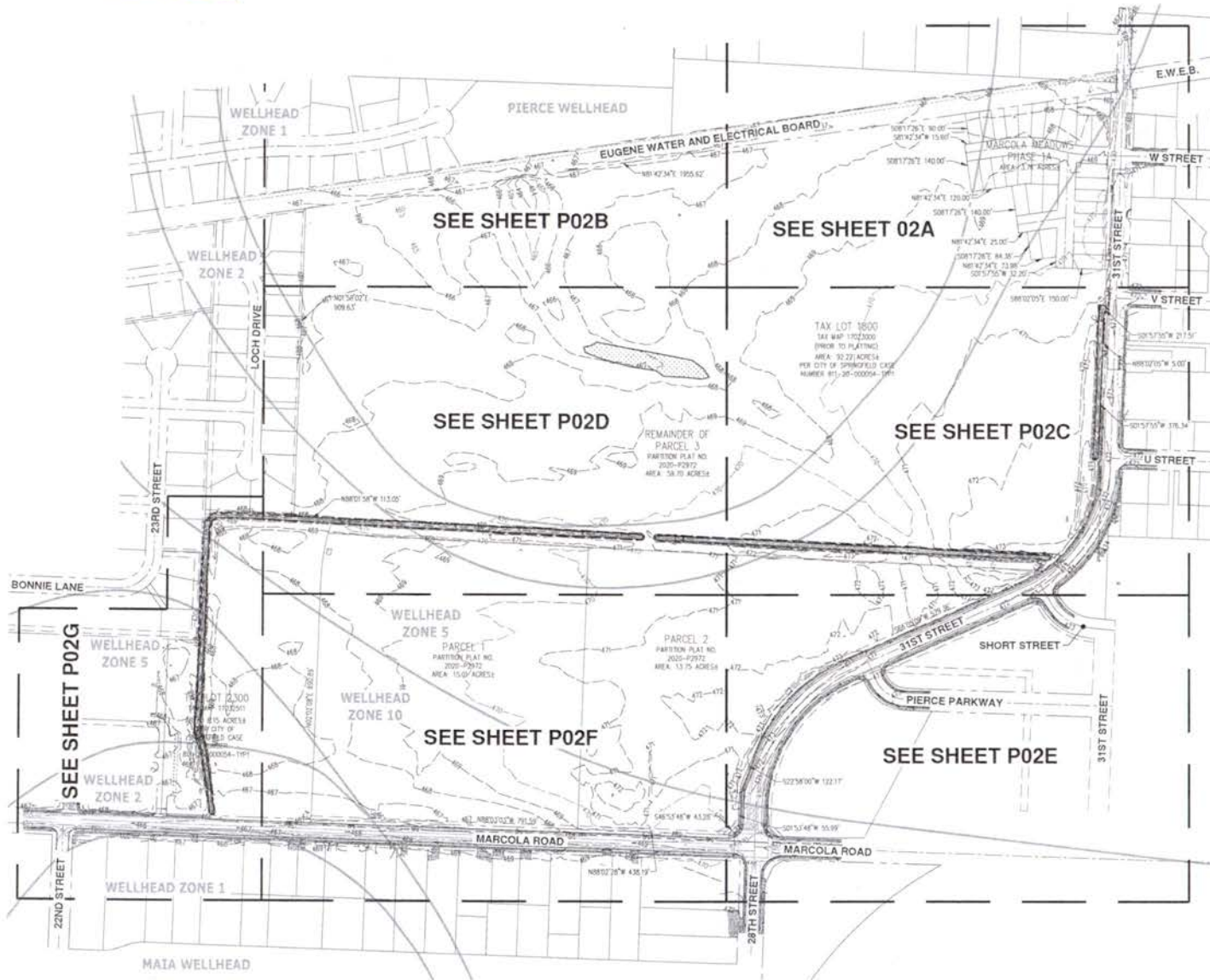
APR 28 2023

OWRD

AKS ENGINEERING & FORESTRY, LLC 1708 100-30 0045496 11/16/2017 10:59

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 APR 28 2023
 OWRD



- NOTES:**
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. 06126, ALSO BENCH MARK COUNTY BENCHMARK NO. 158 LOCATED IN SPRINGFIELD, AT THE JUNCTION OF MAIN STREET AND 33RD STREET, 20.1 FT NORTH OF THE CENTERLINE OF THE WESTBOUND LANE OF MAIN STREET, 46.1 FT SOUTHWEST OF THE SOUTHWEST CORNER OF THE BUILDING OCCUPYING AT 155 33RD STREET, 22.6 FT EAST OF THE CENTER OF 33RD STREET, 10.7 FT SOUTH OF THE CENTER OF A DRIVEWAY, AND 2.1 FT NORTH OF UTILITY POLE NUMBER 135, WITH AN ELEVATION OF 438.11 FEET (DAVD 86).
 - HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE SOUTH 3602 NAD83(2011) EPOCH 2010/2020. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE INS NETWORK.
 - UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS AND PROVIDED PER UTILITY LOCATE TICKET NUMBERS 2001770, 2001779 AND 2001779. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - THE TOPOGRAPHIC INFORMATION HEREIN IS BASED ON AN EXISTING CONDITIONS PLAN PREPARED BY M&S-TECH ENGINEERING DATED FEBRUARY 2018 AND MAILED PER CAD FILES RECEIVED FROM SAID FIRM ON JANUARY 7, 2022. ADDITIONAL SUPPLEMENTAL TOPOGRAPHIC SURVEYING WAS PERFORMED BY AKS ENGINEERING & FORESTRY, LLC IN FEBRUARY 2022.
 - THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PROVISIONAL AND SHOULD BE CONFIRMED WITH THE CHAIRMAN SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES AS SHOWN ARE PER EXISTING CONDITIONS PLAN AND ACCOMPANYING CAD FILES BY M&S-TECH ENGINEERING DATED FEBRUARY 2018 AND REVIEWED ON JANUARY 17, 2022. TREE DIAMETERS WERE NOT CORNERED BY AKS ENGINEERING & FORESTRY. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON FEBRUARY 4, 2020 AND WERE PROFESSIONALLY SURVEYED BY AKS ON FEBRUARY 10, 2022.
 - AN UPDATED ASSESSOR'S MAP SHOWING TAX LOT INFORMATION POST PARTITION PLAT NO. 2022-2972 AND MARCOLA MEADOWS PHASE 1A PLAT IS NOT AVAILABLE ONLINE. TAX LOT INFORMATION PRIOR TO PLATING IS SHOWN FOR REFERENCE.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	365.00'	540714'	408.48'	5349732" 387.49'
C2	490.00'	430739'	368.76'	5443334" 389.12'
C3	508.00'	70413'	82.32'	5525546" 82.32'
C4	14.40'	822808'	20.73'	8475044" 18.98'
C5	835.00'	184828'	186.46'	8102832" 185.79'

AKS
 AKS ENGINEERING & FORESTRY, LLC
 17805 SW HANCOCK RD. SUITE 100
 SPRINGFIELD, OREGON 97151
 PHN 503-545-1500
 WWW.AKS-ENG.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

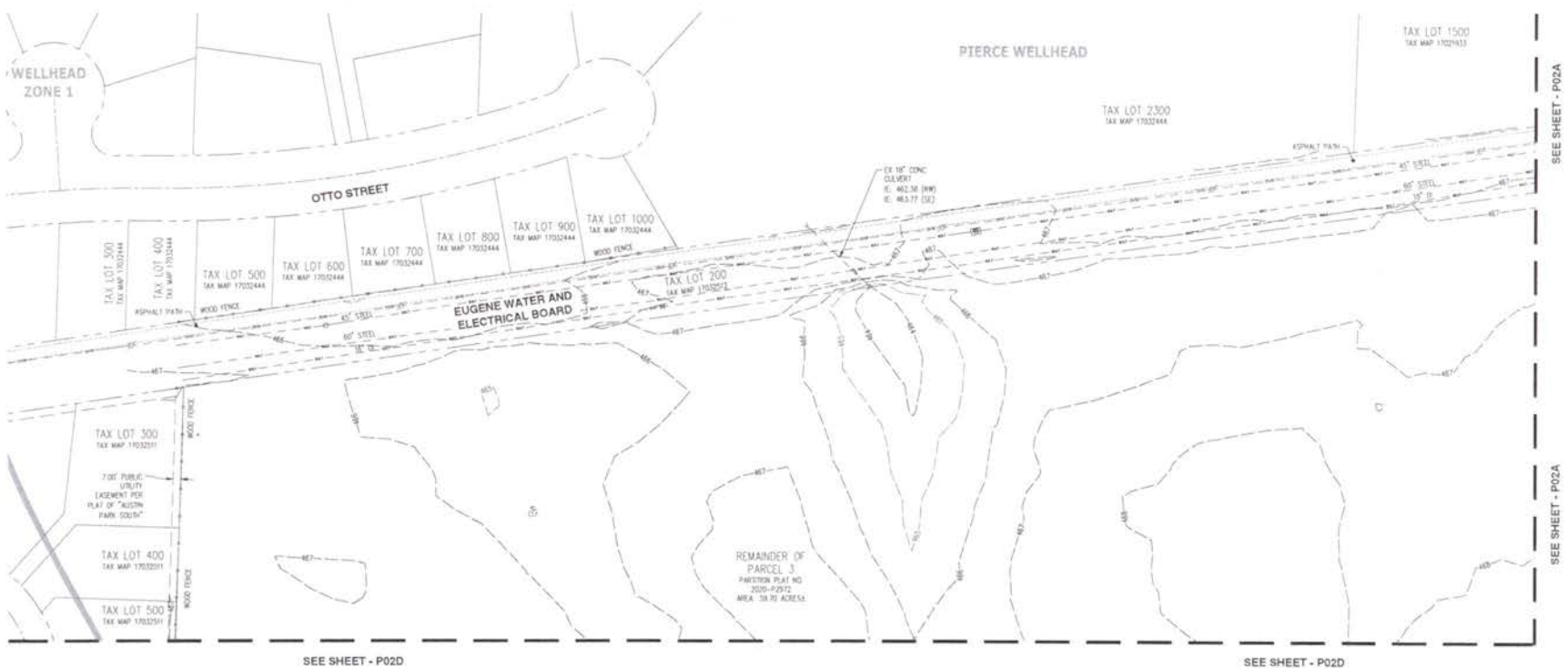
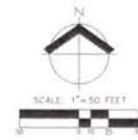
EXISTING CONDITIONS PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY NOT FOR CONSTRUCTION
 OREGON STATE BOARD OF SURVEYORS
 LICENSE NO. 10000
 ROBERT S. HETTINGER
 8/24/64
 RENEWS: 12/31/22

JOB NUMBER: 7726
 DATE: 02/05/2021
 PROJECT: CC
 DRAWN BY: CC
 CHECKED BY: MAD

PO-02

#5 DRAWING FILE: P:\03\ENGINE\1\AVOUT_P0-02



AKS DRAWING FILE: 7736_EO28BDRG1 (1/10/21) P0-02B

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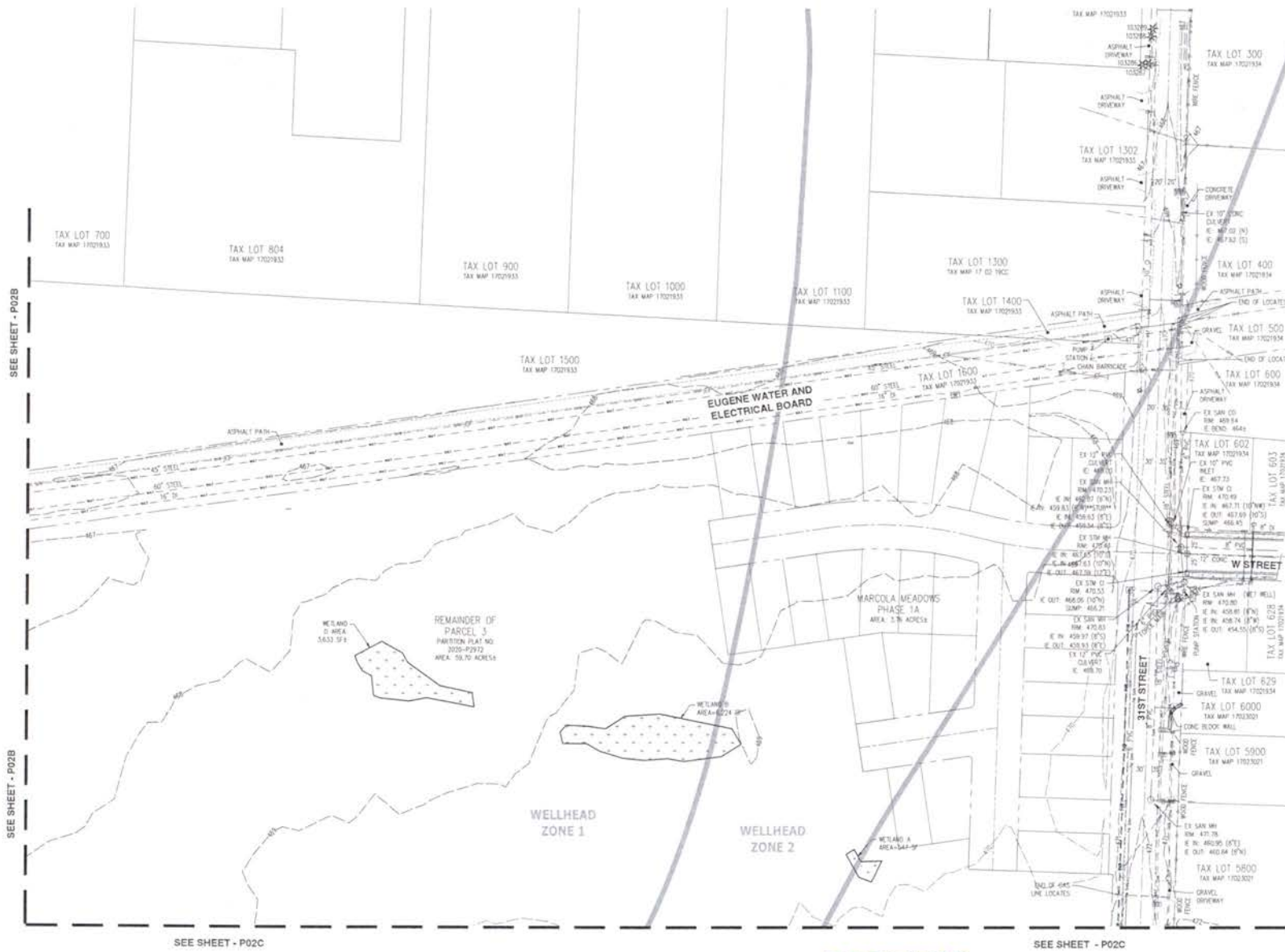
**EXISTING CONDITIONS PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 03/27/23
 SHEET: 12/31/23

JOB NUMBER: 7736
 DATE: 03/05/2021
 PROJECT BY:
 DRAWN BY: CC
 CHECKED BY: MAC

PO-02B

DATE PLOTTED: 04/13/2023 10:40:00 AM



TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
102386	CONIFEROUS	36
102387	CONIFEROUS	22
102388	CONIFEROUS	55
102389	CONIFEROUS	55



SEE SHEET - P02B

SEE SHEET - P02B

SEE SHEET - P02C

SEE SHEET - P02C

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APR 28 2023
OWRD

AKS
AKS ENGINEERING & ARCHITECTURE, LLC
1200 SW HUNTER RD., SUITE 100
SPRINGFIELD, OREGON 97132
WWW.AKS-INC.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

EXISTING CONDITIONS PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION
DATE PLOTTED: 04/13/2023
PROJECT: 17-2005
CLIENT: OREGON DEPT. OF FORESTRY
REVISION: 12/31/22

JOB NUMBER: 7726
DATE: 01/05/2021
DESIGNED BY: CC
DRAWN BY: MAS

PO-02A

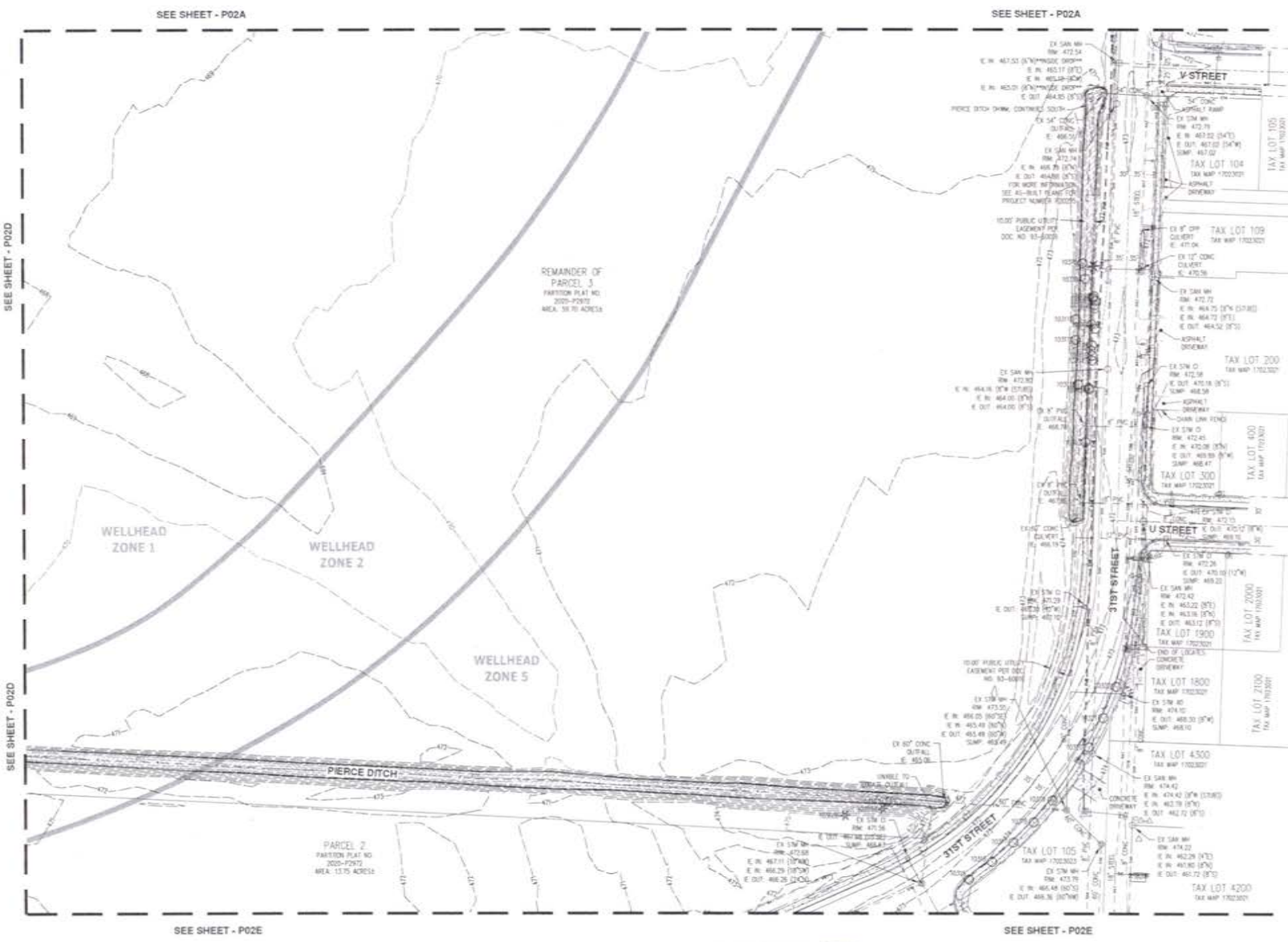
**EXISTING CONDITIONS PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON**

REGISTERED PROFESSIONAL
 LAND SURVEYOR
 PRELIMINARY
 NOT FOR
 CONSTRUCTION
 APR 13 2023
 503.466.7400
 www.aksinc.com

DATE: 05/05/2021
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]
 DATE: [Signature]
 DATE: [Signature]
 DATE: [Signature]
PO-02C



TREE NUMBER	TYPE	DBH (IN)
10205	DECIDUOUS	12
10206	DECIDUOUS	11
10207	DECIDUOUS	10
10208	DECIDUOUS	15
10209	DECIDUOUS	13
10210	DECIDUOUS	11
10211	DECIDUOUS	12
10212	DECIDUOUS	12
10213	CONIFEROUS	28
10214	DECIDUOUS	18
10215	DECIDUOUS	16
10216	DECIDUOUS	14
10217	DECIDUOUS	14
10218	DECIDUOUS	14
10219	DECIDUOUS	8
10220	DECIDUOUS	18
10221	DECIDUOUS	18
10222	DECIDUOUS	8
10223	DECIDUOUS	12
10224	DECIDUOUS	16
10225	DECIDUOUS	14
10226	DECIDUOUS	12
10227	DECIDUOUS	8
10228	DECIDUOUS	12
10229	DECIDUOUS	9
10230	DECIDUOUS	10
10231	DECIDUOUS	14
10232	DECIDUOUS	14
10233	CONIFEROUS	12
10234	CONIFEROUS	18

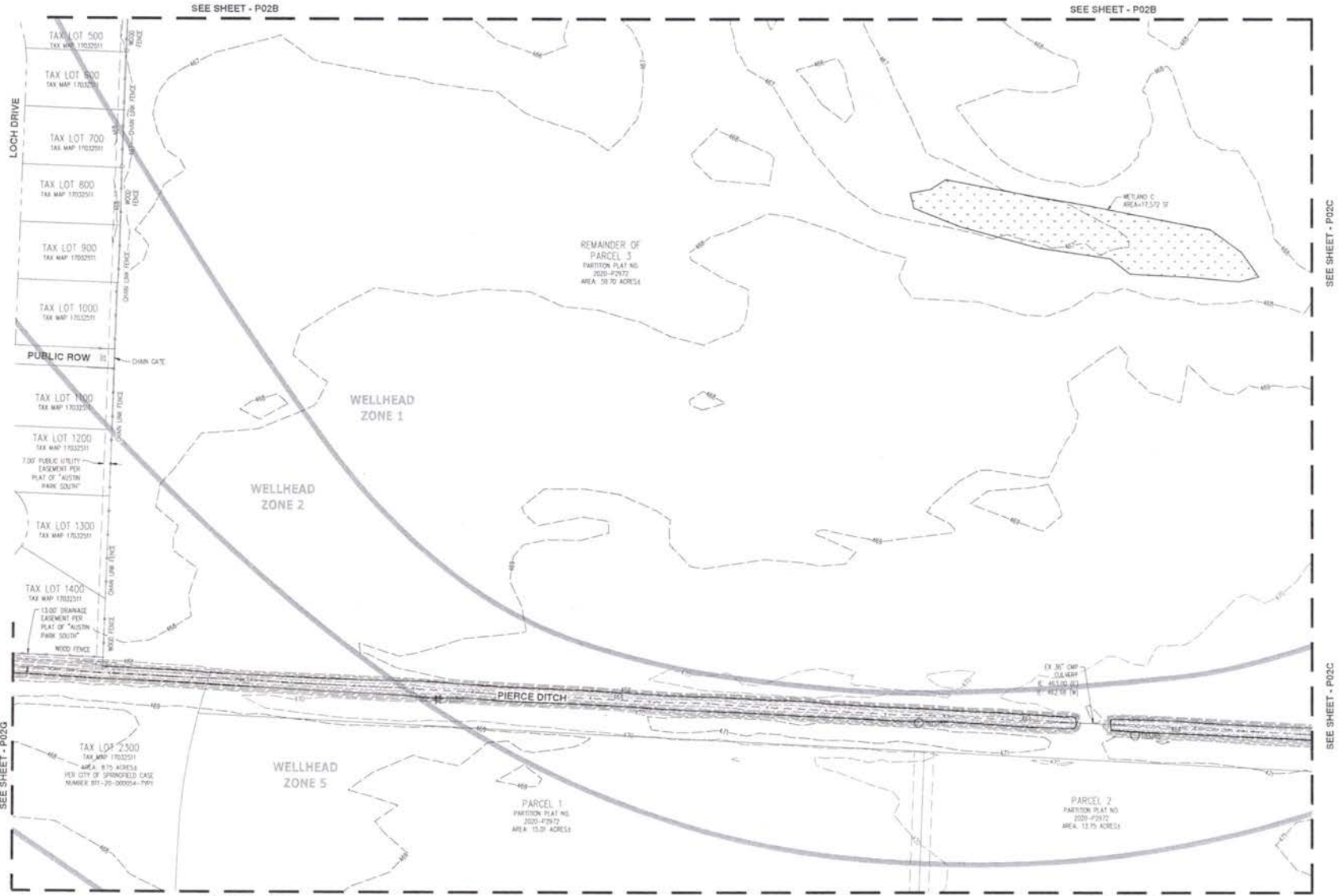


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NO DIMENSIONS FOR EXISTING LAND SURVEY

480 SPRINGFIELD, OREGON, 97106 (LAYOUT) PO-023



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SALEM, OREGON



TREE TABLE		
TREE NUMBER	TYPE	DIM (IN)
103386	CONIFEROUS	18
103387	DECIDUOUS	20
103388	DECIDUOUS	20

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APR 28 2023

OWRD

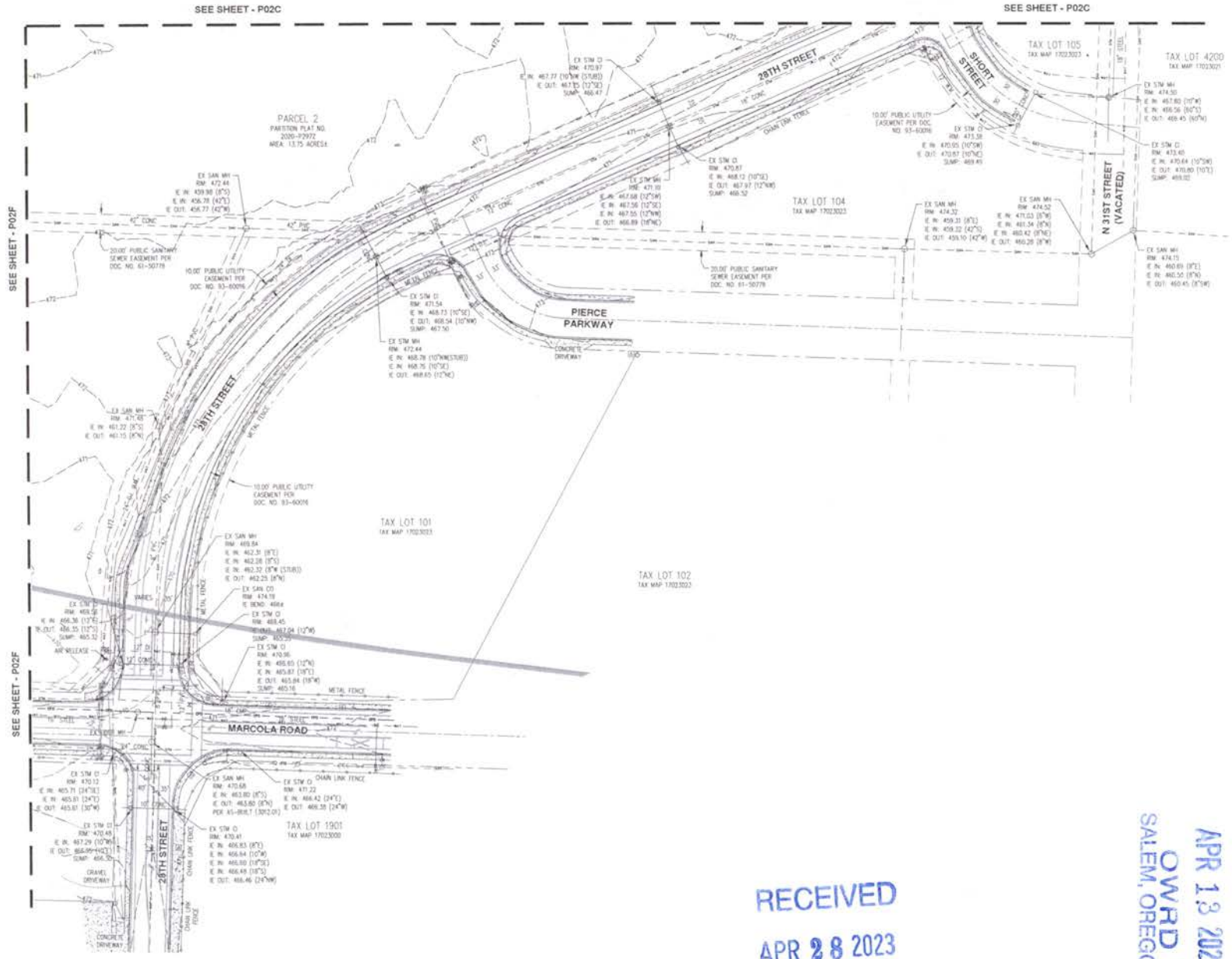
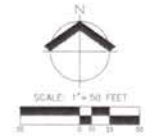


EXISTING CONDITIONS PLAN
MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY NOT FOR CONSTRUCTION
 DATE: 01/20/2023
 DRAWN BY: G. B. B. B. B.
 CHECKED BY: G. B. B. B. B.
 REVISION: 12/31/22

JOB NUMBER: 2201
 DATE: 01/20/2023
 DESIGNED BY: CC
 CHECKED BY: MAD

PO-02D



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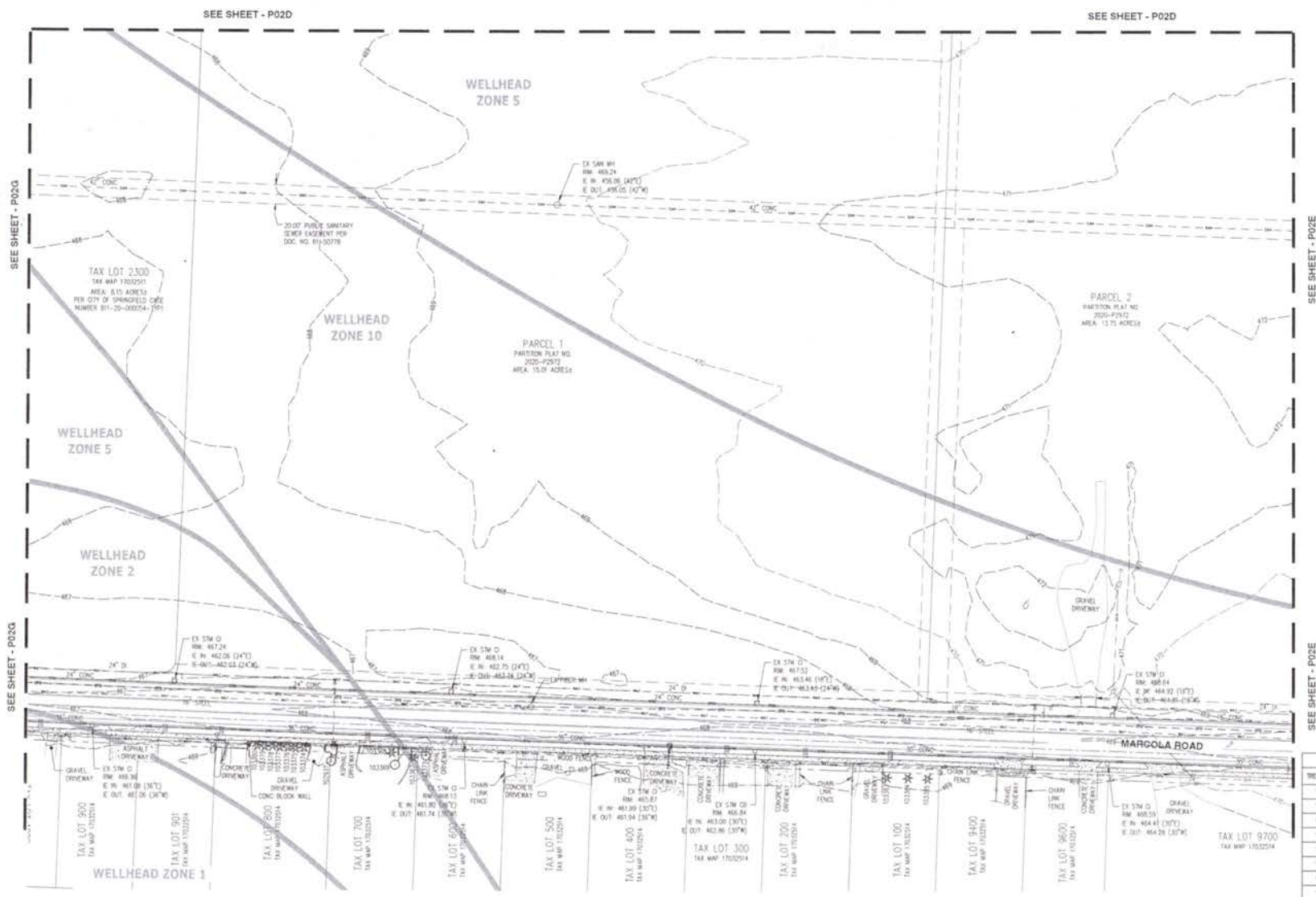
APR 13 2023

**OWRD
 SALEM, OREGON**

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APR 28 2023

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TREE NUMBER	TYPE	DBH (IN.)
103337	DECIDUOUS	10
103337	CONIFEROUS	14
103338	CONIFEROUS	14
103339	DECIDUOUS	8
103373	DECIDUOUS	12
103374	CONIFEROUS	5
103375	CONIFEROUS	5
103376	CONIFEROUS	5
103377	CONIFEROUS	5
103378	CONIFEROUS	5
103379	CONIFEROUS	5
103380	CONIFEROUS	5
103383	CONIFEROUS	18
103384	CONIFEROUS	18
103385	CONIFEROUS	18

EXISTING CONDITIONS PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY NOT FOR CONSTRUCTION
 OREGON STATE BOARD OF LAND SURVEYORS
 LICENSE NO. 10776
 6/14/14
 RENEWS: 12/31/23

DATE PLOTTED: 7/26
 DATE: 03/26/2021
 DESIGNED BY:
 CHECKED BY: CC
 PLOTTED BY: MWD

PO-02F

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 APR 13 2023
 OWRD
 SALEM, OREGON

RECEIVED
 APR 28 2023
 OWRD

445 2018001 FILE: J:\18-0000000\1802F.P02F

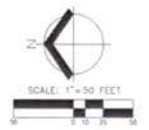
**EXISTING CONDITIONS PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON**

REGISTERED
PROFESSIONAL
LAND SURVEYOR
NOT FOR
CONSTRUCTION

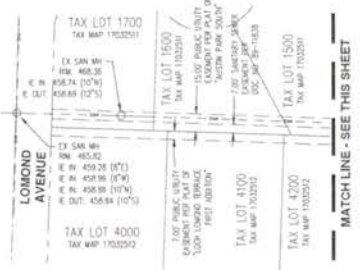
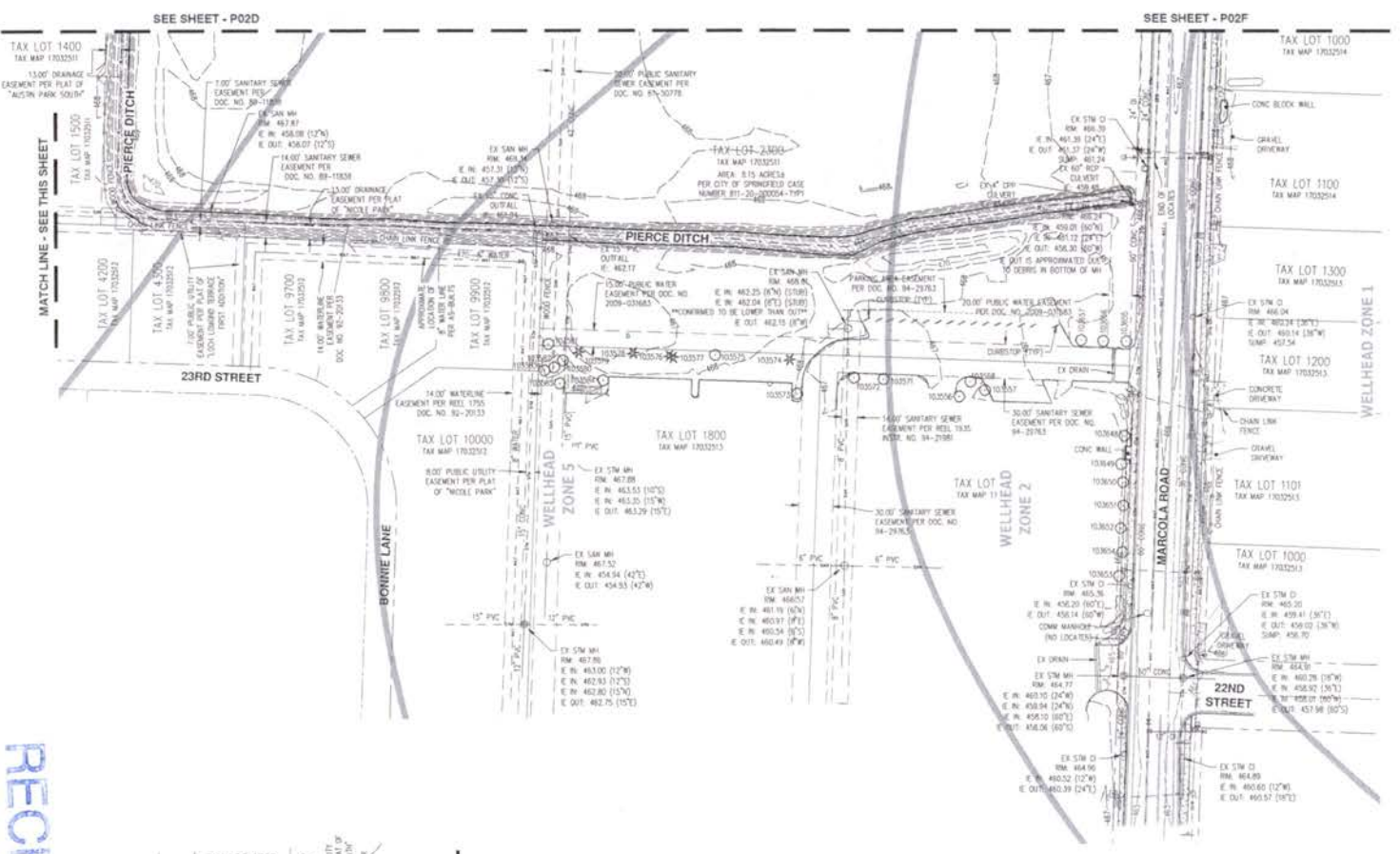
REVISIONS: 12/31/22

JOB NUMBER: 7726
DATE: 03/26/2021
DESIGNED BY: CC
DRAWN BY: MGS
CHECKED BY: MGS

PO-02G



RECT TABLE		
TREE NUMBER	TYPE	DIBH (IN.)
103058	DECIDUOUS	10
103057	DECIDUOUS	10
103056	DECIDUOUS	10
103071	DECIDUOUS	14
103072	DECIDUOUS	12
103073	DECIDUOUS	12
103074	CONIFEROUS	18
103075	DECIDUOUS	10
103076	CONIFEROUS	10
103077	CONIFEROUS	10
103078	CONIFEROUS	18
103079	CONIFEROUS	16
103080	DECIDUOUS	14
103081	DECIDUOUS	12
103082	DECIDUOUS	14
103083	DECIDUOUS	14
103084	DECIDUOUS	14
103085	DECIDUOUS	14
103086	DECIDUOUS	16
103087	DECIDUOUS	8
103088	DECIDUOUS	8
103089	DECIDUOUS	14
103090	DECIDUOUS	16
103091	DECIDUOUS	8
103092	DECIDUOUS	14
103093	DECIDUOUS	16
103094	DECIDUOUS	8
103095	DECIDUOUS	10

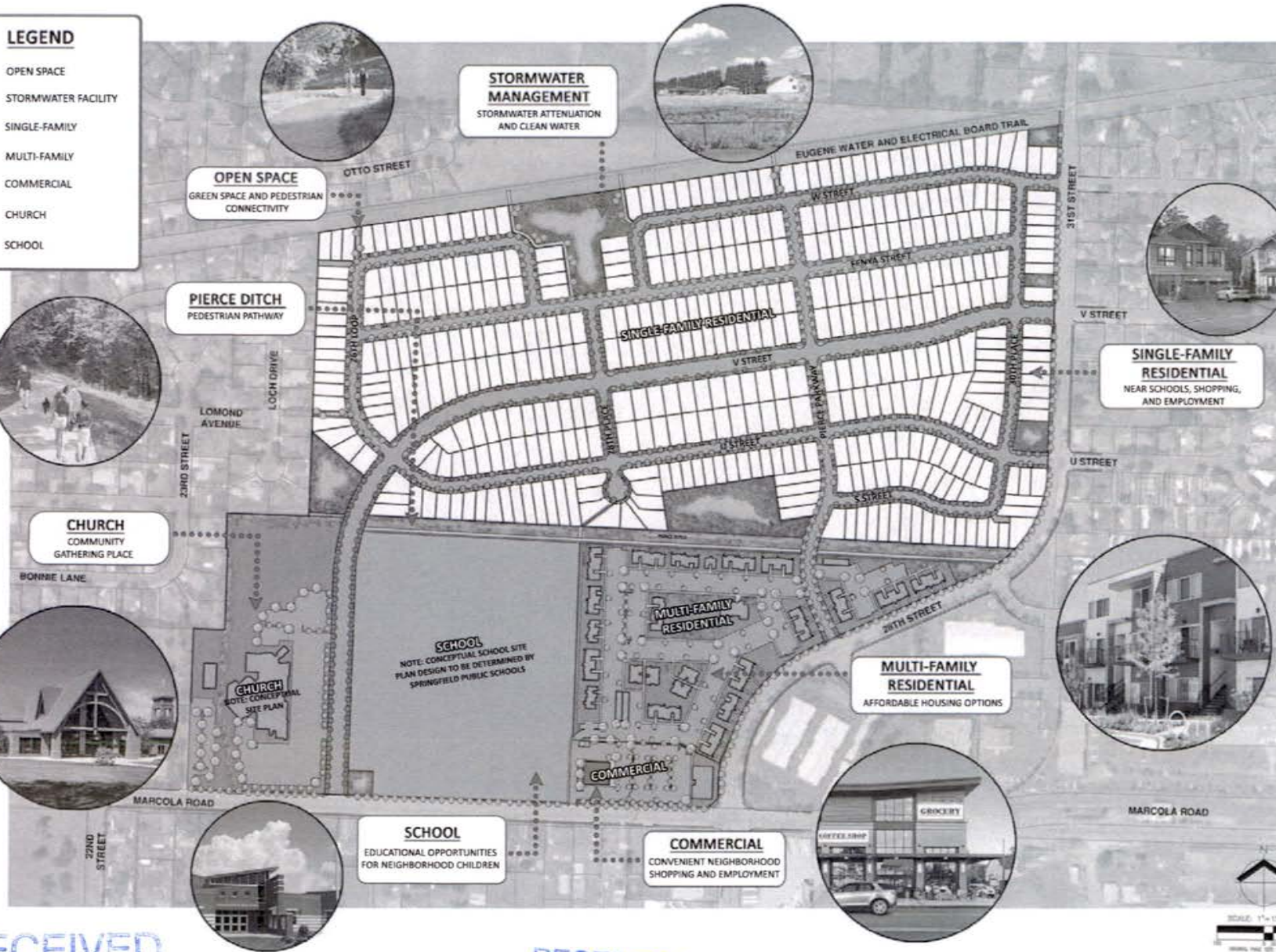


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LEGEND

- OPEN SPACE
- STORMWATER FACILITY
- SINGLE-FAMILY
- MULTI-FAMILY
- COMMERCIAL
- CHURCH
- SCHOOL



**CONCEPTUAL MODIFIED MASTER PLAN
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON**

DATE	7/23
REVISED BY	11/21/2023
DATE	11/21/2023
REVISED BY	11/21/2023
DATE	11/21/2023
REVISED BY	11/21/2023

PO-03

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NOTE: POTENTIAL PLAN ELEMENTS AND DETAILS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE

APR 13 2023
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SITE OVERVIEW

GRASSY SITE AREA	SQUARE FEET	ACRES
OPEN SPACE	43,546	1.00

MEAN DENSITY RESIDENTIAL (MDR)

MEAN DENSITY (IN UNITS/NET ACRE)	
GRASSY AREA	1.27
ROADS-DR-WEET AREA	1.75
OPEN SPACE PROVISION	1.00
NET AREA	1.38

COMMUNITY COMMERCIAL (CC)

GRASSY AREA	45,718	1.00
ROADS-DR-WEET AREA	15,800	0.35
NET AREA	30,918	0.71

PUBLIC LAND AND OPEN SPACE (PLUS)

GRASSY AREA	616,000	14.22
ROADS-DR-WEET AREA	11,500	0.26
NET AREA	587,500	13.50

* NOTE: OPEN SPACE WILL BE SET ASIDE ON A PHASE BY PHASE BASIS.

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AKS
 ARCHITECTURE & FORESTRY, LLC
 11202 SW VERMONT BL, STE 100
 TIGER, OREGON 97151
 WWW.AKS-OR.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - LANDSCAPE ARCHITECTURE

PHASING PLAN AND SITE OVERVIEW
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY
 NO REVISIONS
 APR 28 2023
 ARCHITECTURE & FORESTRY
 BRUCE

PROJECT NUMBER: 7738
 DATE: 03/28/2023
 DRAWN BY: AC
 CHECKED BY: LTB

PO-04

AKS ENGINEERING & FORESTRY, LLC



-  SPRINGFIELD ZONING DISTRICTS LOW DENSITY RESIDENTIAL (LDR)
-  MEDIUM DENSITY RESIDENTIAL (MDR)
-  HIGH DENSITY RESIDENTIAL (HDR)
-  COMMUNITY COMMERCIAL (CC)
-  PUBLIC LAND AND OPEN SPACE (PLOS)
-  MIXED USE COMMERCIAL (MUC)
-  LIGHT-MEDIUM INDUSTRIAL (LMI)
-  HEAVY INDUSTRIAL (HI)



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SALEM, OREGON

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APR 28 2023
OWRD

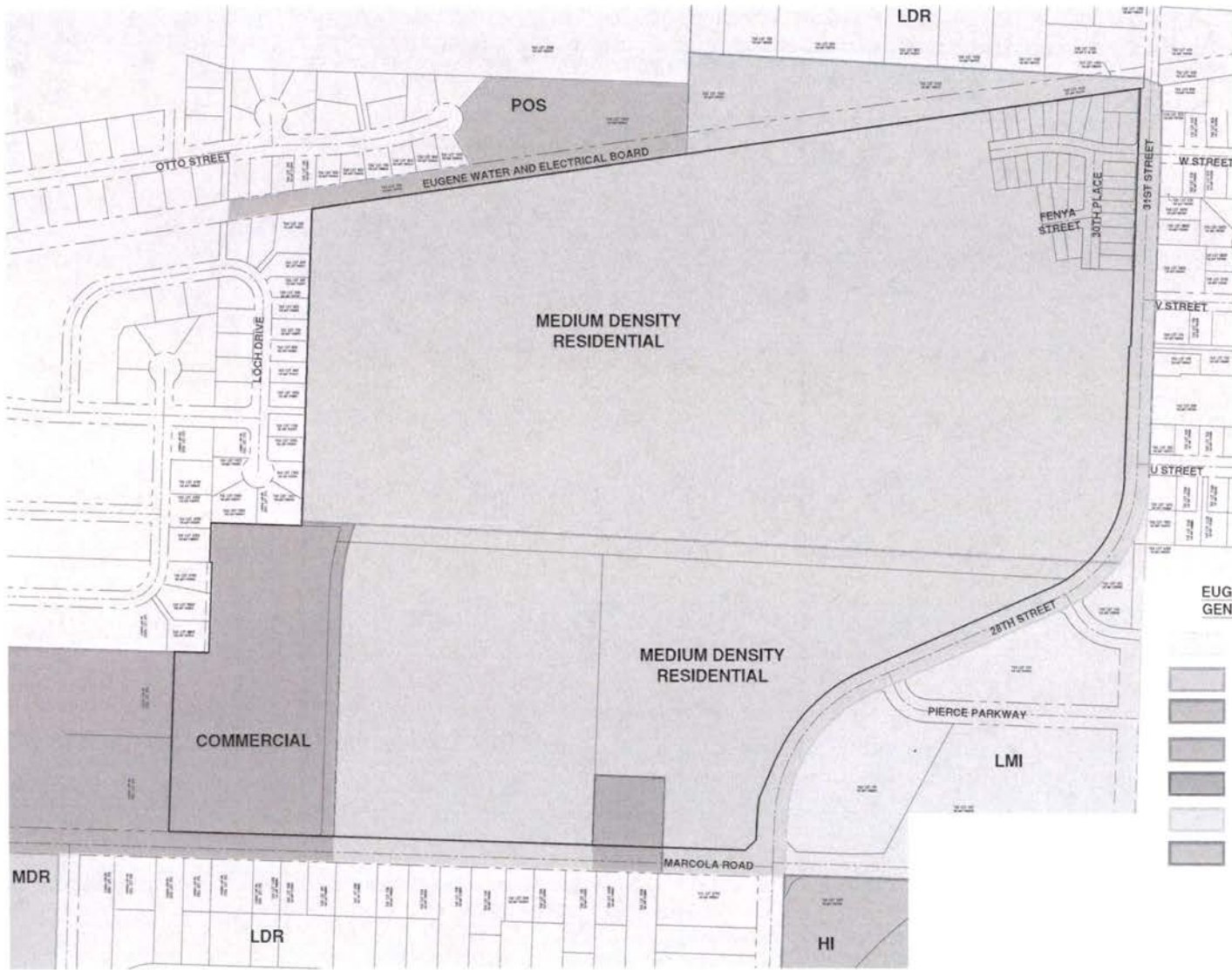
AKS
 AKS ENGINEERING & FORESTRY, LLC
 1700 SW 40TH AV. SUITE 100
 SALEM, OREGON 97306
 503.545.4300
 WWW.AKS-LLC.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

SPRINGFIELD ZONING DISTRICTS
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 NO EXP. DATE
 APR 15 2023
 AKS ENGINEERING & FORESTRY, LLC
 503.545.4300
 RENEW: 1/30/21

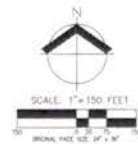
PO-05

AKS DRAWING FILE: 1736 IMPROVED METRO PLAN | LAYOUT | PCS-6A



**EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  PARKS AND OPEN SPACE
-  COMMERCIAL
-  LIGHT-MEDIUM INDUSTRIAL
-  HEAVY INDUSTRIAL



RECEIVED
APR 28 2023
OWRD

RECEIVED
APR 13 2023
OWRD
SALEM, OREGON



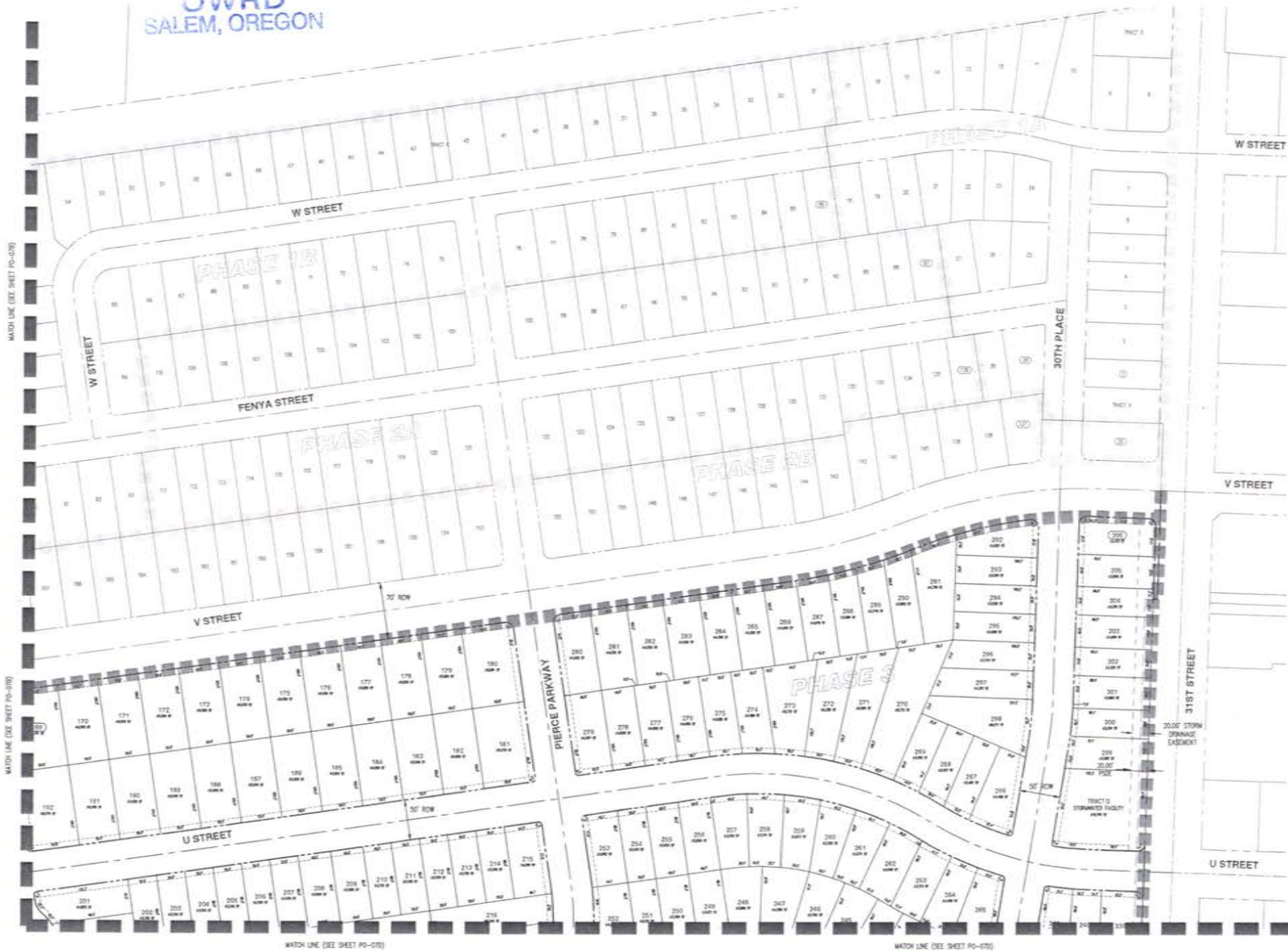
METRO PLAN DIAGRAM DESIGNATIONS
MARCOLA MEADOWS
SPRINGFIELD, OREGON



JOB NUMBER: 7726
DATE: 03/09/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LP

PO-06

APR 18 2023
 OWRD
 SALEM, OREGON



NOTE:
 PURSUANT TO SPRINGFIELD DEVELOPMENT CODE
 SECTION 5.13-111, SUBMISSION APPLICATIONS
 THAT INDICATE PHASES OF PROPOSED
 DEVELOPMENT SHALL NOT BE SUBMITTED UNTIL
 THE FINAL MASTER PLAN APPROVAL IS EFFECTIVE.



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AKS
 ENGINEERING & FORESTRY, LLC
 1704 S.W. HAYWARD AVE., SU. 100
 SEASIDE, OREGON 97138
 WWW.AKS-ENG.COM
 ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PRELIMINARY SUBDIVISION PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL
 LAND SURVEYOR
 OREGON LICENSE NO. 1203
 SCOTT E. HOLEY
 4/28/23
 1:00 PM

JOB NUMBER: 7736
 DATE: 04/26/23
 DRAWN BY: AC
 CHECKED BY: AC
 INCHES BY: 1/8"

PO-07A



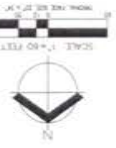
MATCH LINE (SEE SHEET PO-01A)

MATCH LINE (SEE SHEET PO-01A)

MATCH LINE (SEE SHEET PO-02A)

MATCH LINE (SEE SHEET PO-03A)

EUGENE WATER AND ELECTRICAL BOARD



NOTE:
 PREPARED TO SUBMIT TO DEVELOPMENT CODE
 SECTION 15.10.01 SUBDIVISION APPLICATIONS
 THAT INVOLVE PLANNED DEVELOPMENT
 DEVELOPMENT SHALL NOT BE SUBMITTED UNLESS
 THE FINAL MASTER PLAN APPROVAL IS OBTAINED.
 (REVISED 5/10/17)

PO-07B

DATE: 04/11/2023
 TIME: 11:56 AM
 PROJECT: MARCOLA MEADOWS
 LOCATION: SPRINGFIELD, OREGON
 DRAWN BY: [Signature]

**PRELIMINARY SUBDIVISION PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON**

AKS
 ARCHITECTS & PLANNERS, LLC
 1000 N. W. 10th St., Suite 100
 Portland, OR 97227
 503.281.1000
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

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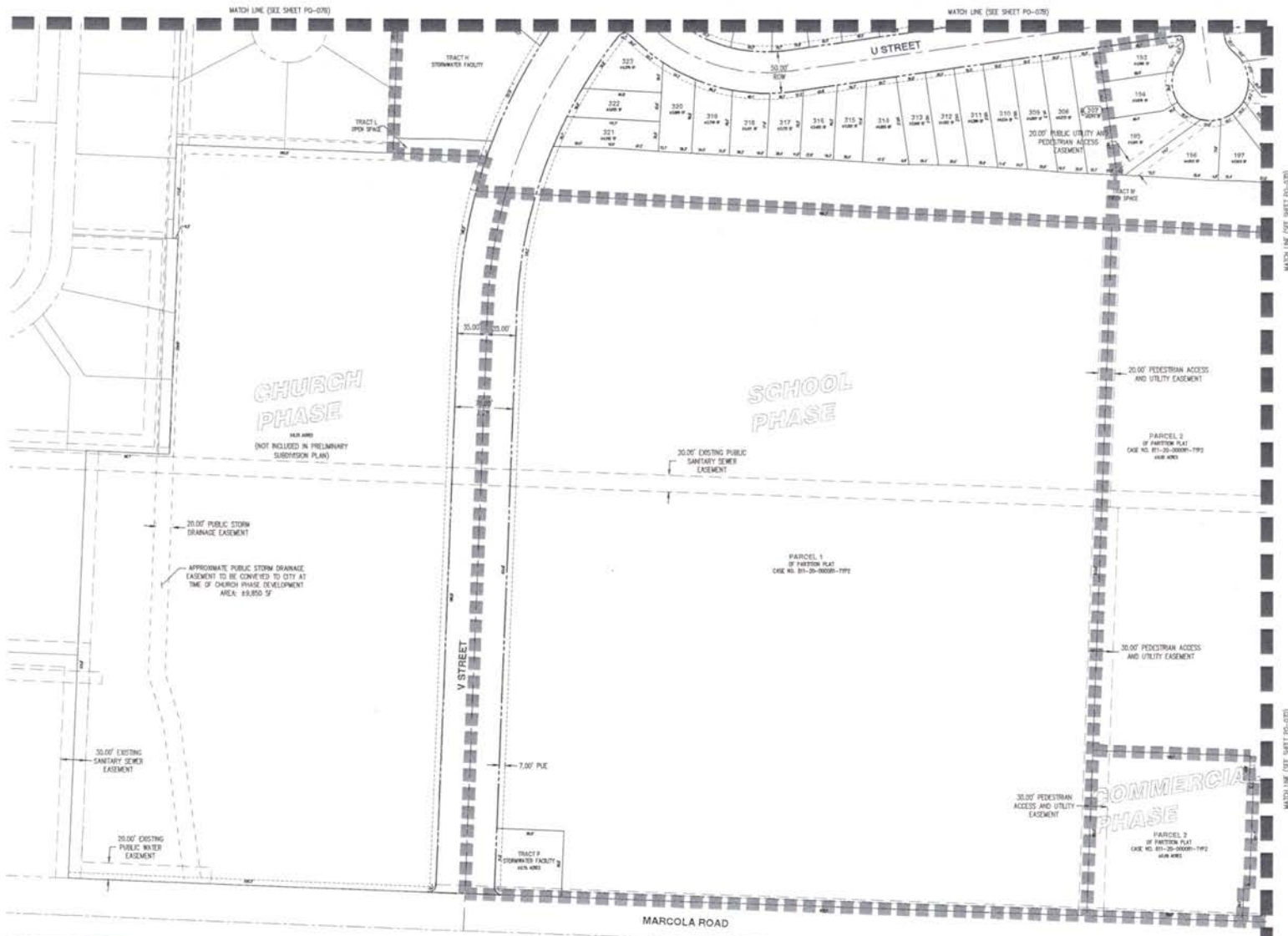
OWRD
SALEM, OREGON

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APR 28 2023

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PLANNING 112 778 85306 (LAYOUT) PG-07C



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NOTE:
 PURSUANT TO SPRINGFIELD DEVELOPMENT CODE
 SECTION 5.13-1.13, SUBDIVISION APPLICATIONS
 THAT INITIATE PHASES OF PROPOSED
 DEVELOPMENT SHALL NOT BE SUBMITTED UNTIL
 THE FINAL MASTER PLAN APPROVAL IS EFFECTIVE.



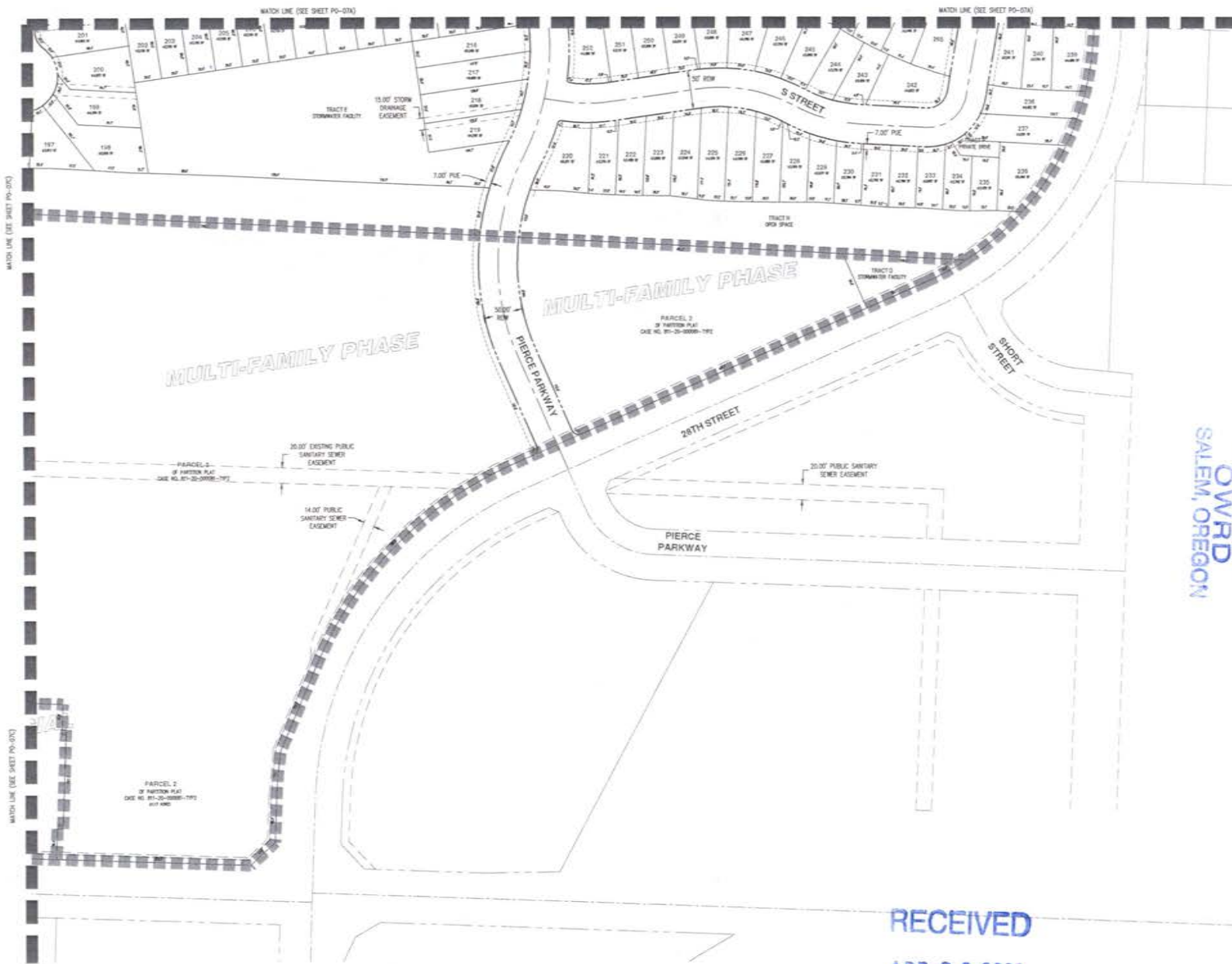
PRELIMINARY SUBDIVISION PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 PRELIMINARY
 NO RECORD
 EXPIRES 03/31/2025
 WENDY B. HURLEY
 5000
 42/35/21

JOB NUMBER: 7728
 DATE: 01/26/2023
 DESIGNED BY: AC
 DRAWN BY: AC
 CHECKED BY: LTP

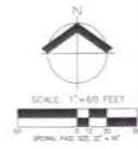
PO-07C

AKS
 AKS ENGINEERING & FORESTRY, LLC
 17205 SW MEADOW RD, SUITE 100
 SALEM, OREGON 97317
 WWW.AKS-LLC.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



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NOTE:
 PURSUANT TO SPRINGFIELD DEVELOPMENT CODE SECTION 5-10-115, SUBDIVISION APPLICATIONS THAT INITIAL PHASES OF PROPOSED DEVELOPMENT SHALL NOT BE SUBMITTED UNTIL THE FINAL MASTER PLAN APPROVAL IS EFFECTIVE.



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 OWRD

PRELIMINARY SUBDIVISION PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY PLAN
 NO EXERCISE OF RIGHTS
 17750 SW HATFIELD RD, SUITE 100
 SALEM, OR 97302
 WWW.AKS-ENR.COM
 APR 27 2023

JOB NUMBER	778
DATE	03/26/2023
DESIGNED BY	AC
DRAWN BY	AC
CHECKED BY	LD

PO-07D

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APR 18 2023

OWRD
SALEM, OREGON



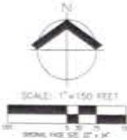
AKS
AKS ENGINEERING & FORESTRY, LLC
1700 S.W. BROWN RD., STE. 100
SALISBURY, OR 97138
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PRELIMINARY GRADING PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY PLAN
NO CONSTRUCTION
APR 18 2023
MARCOLA MEADOWS
SALISBURY, OREGON
BOOK: 478271

JOB NUMBER	TTK
DATE	01/25/2023
DESIGN BY	AC
CHECK BY	AC
APPROVED BY	LTP

PO-08

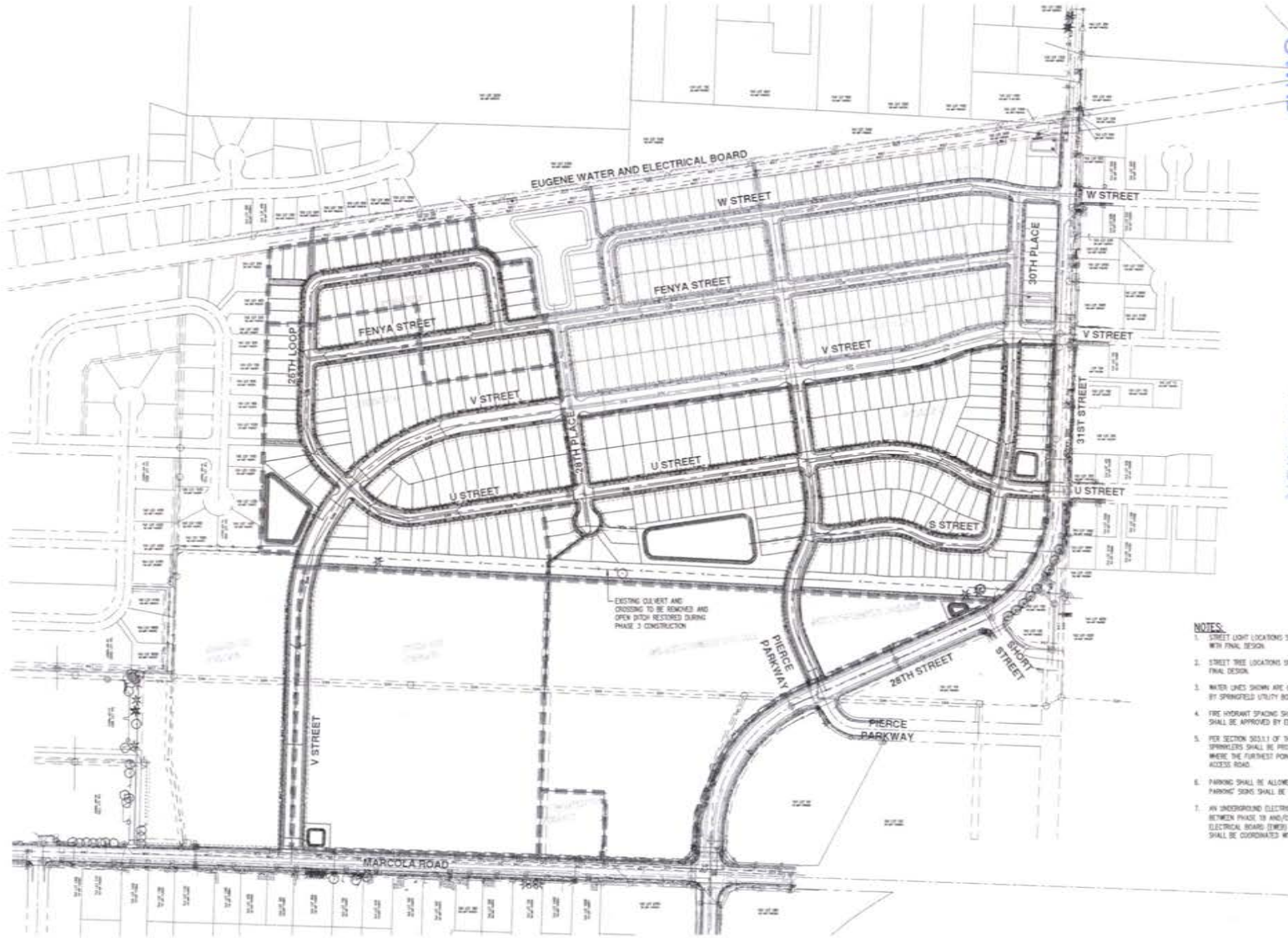


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AKS ENGINEERING & FORESTRY, LLC



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 APR 13 2023
 OWRD
 SALEM, OREGON

NOTES:

1. STREET LIGHT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
2. STREET TREE LOCATIONS SHALL BE PROVIDED AT REQUIRED SPACING WITH FINAL DESIGN.
3. WATER LINES SHOWN ARE CONCEPTUAL. FINAL DESIGN SHALL BE COMPLETED BY SPRINKLED UTILITY BOARD (SUB).
4. FIRE HYDRANT SPACING SHALL BE 500 FEET. FINAL FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY EXISTING SPRINKLED FIRE.
5. PER SECTION 502.1.1 OF THE SPRINKLED FIRE CODE, FIRE SUPPRESSION SPRINKLERS SHALL BE PROVIDED FOR ANY SINGLE-FAMILY DETACHED LOTS WHERE THE FURTHEST POINT OF THE BUILDING EXCEEDS 100' FROM A FIRE ACCESS ROAD.
6. PARKING SHALL BE ALLOWED ON ONE SIDE OF 20 FOOT WIDE STREETS. NO PARKING SIGNS SHALL BE UTILIZED TO INDICATE WHICH SIDE.
7. AN UNDERGROUND ELECTRICAL SYSTEM CONNECTION SHALL BE PROVIDED BETWEEN PHASE 2 AND/OR PHASE 3 AND THE EXISTING WATER AND ELECTRICAL BOARD (EMEB) RIGHT-OF-WAY TO THE NORTH. FINAL LOCATION SHALL BE COORDINATED WITH SUB AND EMB.



COMPOSITE UTILITY PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 APRIL 2023
 NO EXPIRES
 NO REPRODUCTION
 WITHOUT WRITTEN PERMISSION
 MICHAEL J. HURLEY
 LICENSE NO. 123456
 DATE: 03/28/2023
 TIME: 10:00 AM
 USER: JHURLEY
 PROJECT: PO-09

PO-09

APR 18 2023
 OWRD
 SALEM, OREGON

RECEIVED
 APR 28 2023
 OWRD



**COMPOSITE UTILITY PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON**

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 APRIL 15, 2003
 KENNETH B. HURLEY
 BRIDGE
 LICENSE NO. 1730721

JOB NUMBER: 7728
 DATE: 01/26/2021
 DRAWN BY: AC
 CHECKED BY: AC
 DESIGNED BY: LTP

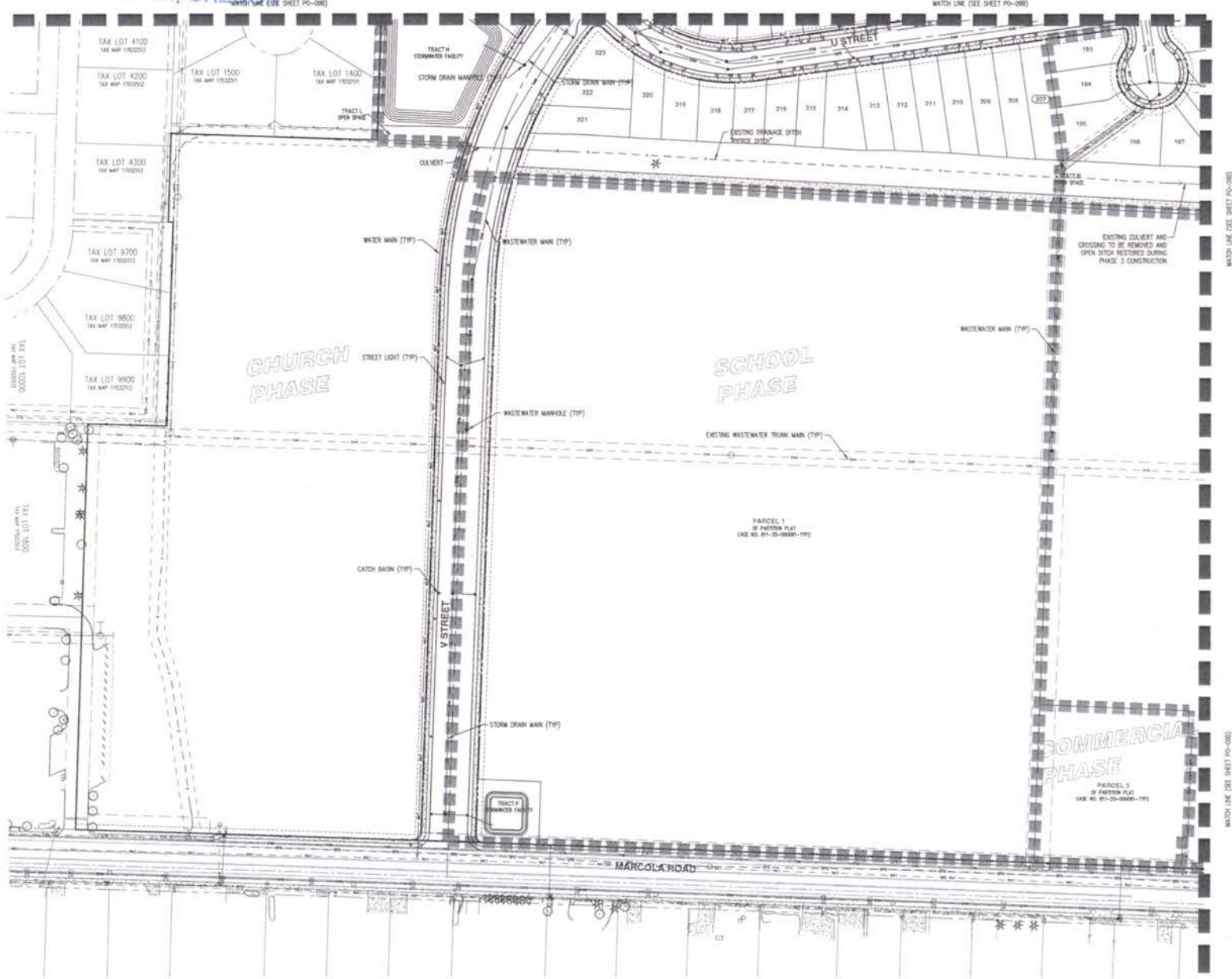
PO-09A



MAY DRAWING FILE: 7728 (L) (S) (L) LAYOUT PO-09A

APR 18 2023

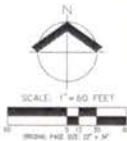
OWHD
SALEM, OREGON



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APR 28 2023

OWHD

COMPOSITE UTILITY PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF OREGON
NO EXP. DATE
1993
ANDREW S. HURLEY
SCHEIDT
BOARD # 133731

JOB NUMBER: 7736
DATE: 01/25/2021
DESIGN BY: AC
CHECK BY: AC
DATE PLOTTED: 1/27

PO-09C

AKS
AKS ENGINEERING & FORESTRY, LLC
1025 SW HOMER AVE, SUITE 101
SALEM, OR 97301
503.445.5430
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

NO DRAWING FILE 7736 MEADOWS LAYOUT PO-09C

NO DIMENSION LINE FOR UTILITY PLAN PO-09B



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COMPOSITE UTILITY PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

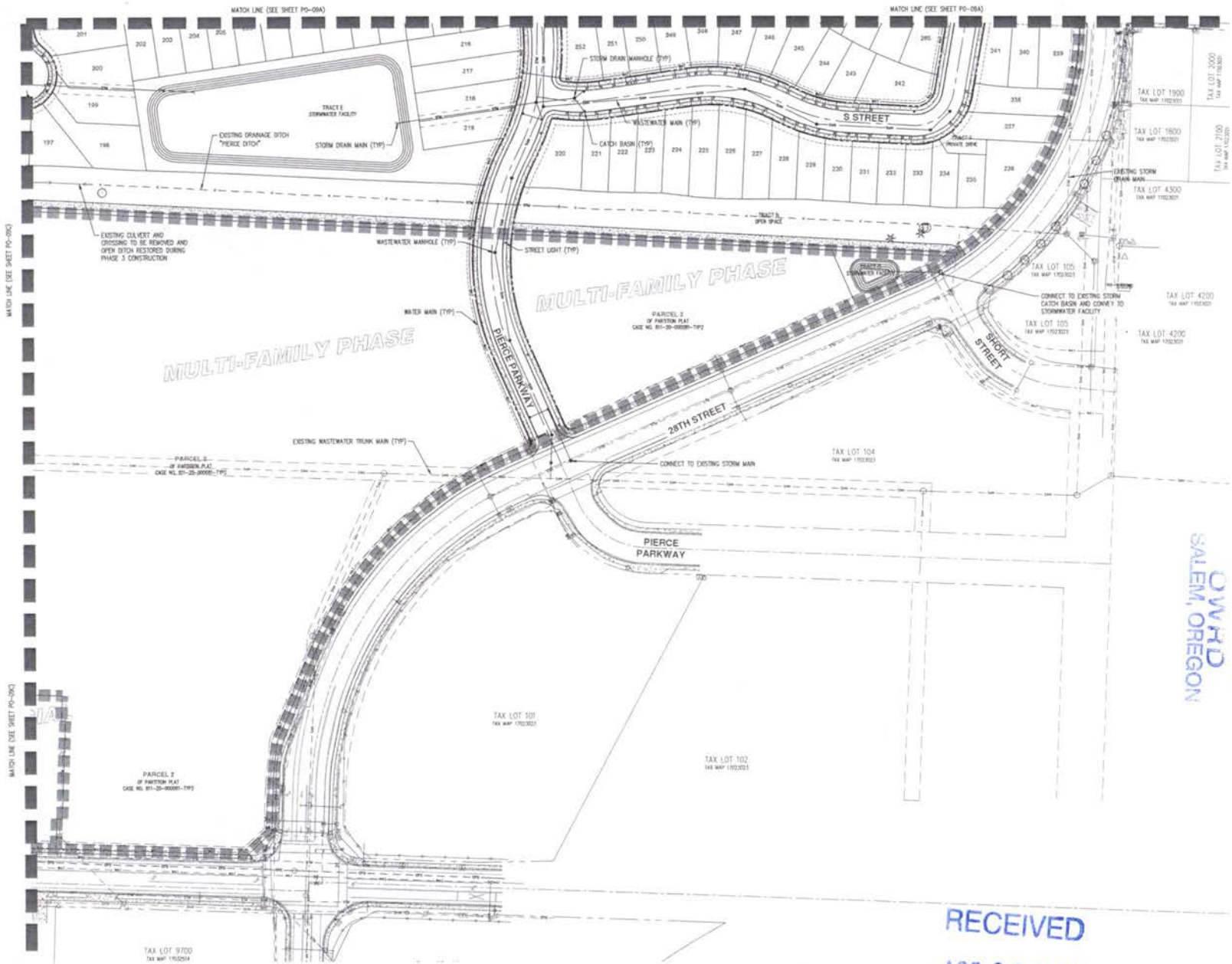
REGISTERED PROFESSIONAL LAND SURVEYOR
 PREPARED BY
 ENGINEERS
 ROBERT E. HOLBY
 BRUCE
 LICENSE 1/30/21

JOB NUMBER: 7726
 DATE: 01/26/2021
 DRAWN BY: AC
 CHECKED BY: AC
 APPROVED BY: EP

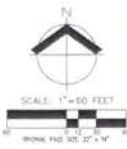
PO-09B

AKS
 ENGINEERING & SURVEYING, LLC
 1725 SW MAIN AVE, SUITE 100
 SALEM, OREGON 97301
 WWW.AKS-INC.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

AKS DRAWING FILE: 7736_016_AKS_LAYOUT_PO-09D



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 AKS ENGINEERING & FORESTRY, LLC
 12295 SW HAYMAKER RD, SUITE 100
 SALEM, OREGON 97302
 WWW.AKS-ENGINEERING.COM
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 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

COMPOSITE UTILITY PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

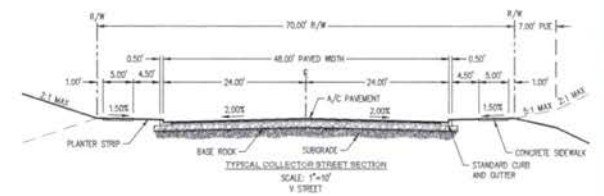
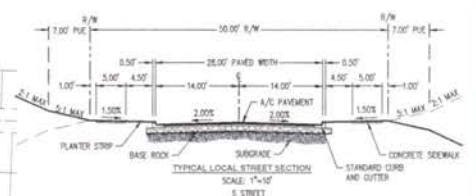
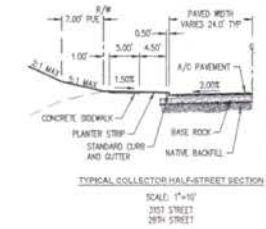
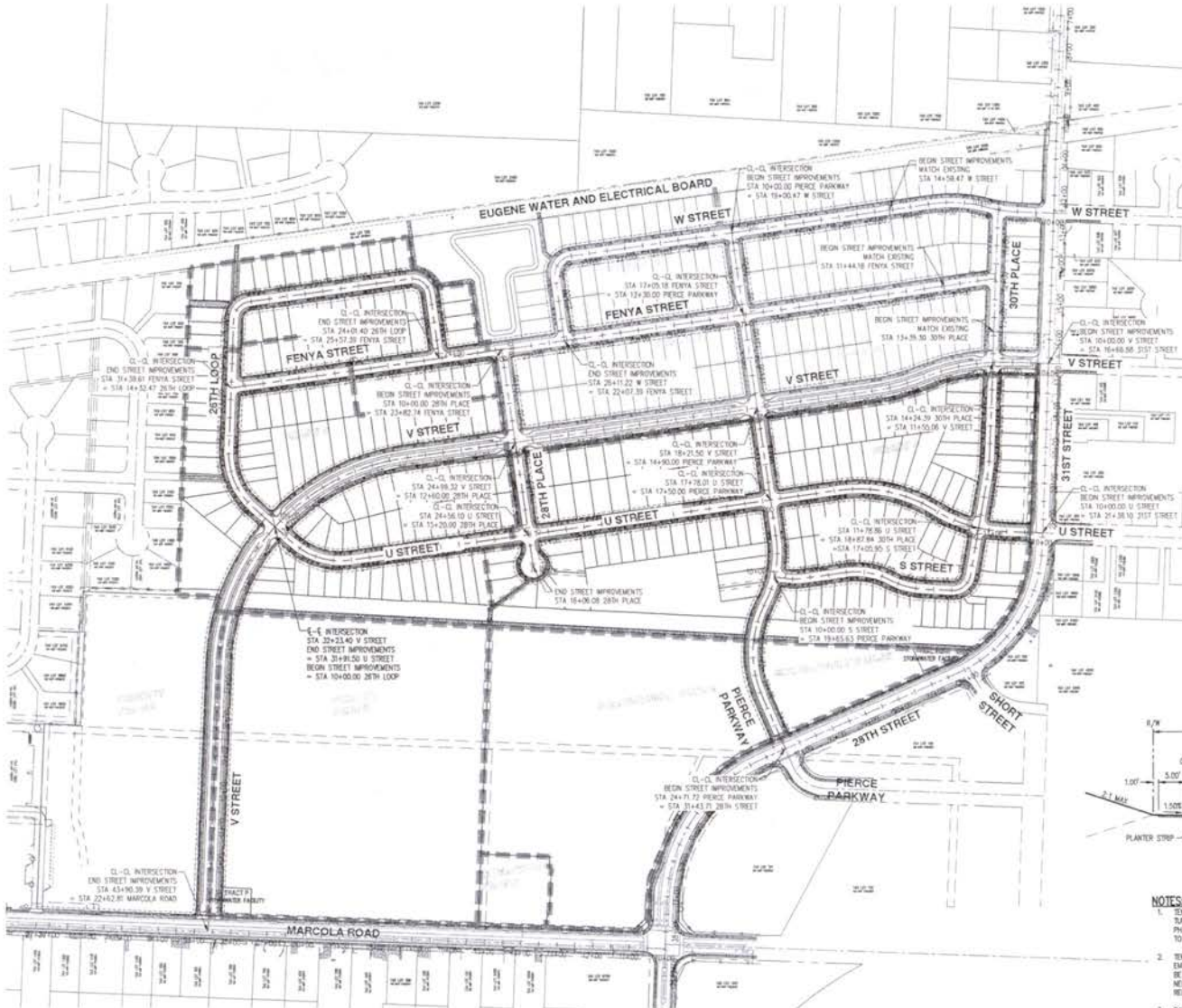
REGISTERED PROFESSIONAL LAND SURVEYOR
 PHILIP J. HARRIS
 NO. 12345
 EXPIRES 12/31/21

JOB NUMBER: 7736
 DATE: 03/20/2021
 DRAWN BY: AC
 CHECKED BY: AC
 DATE: 03/20/21

PO-09D

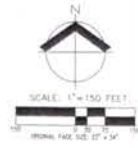
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 OWRD

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 OWRD
 SALEM, OREGON



NOTES:

1. TEMPORARY GRAVEL EMERGENCY VEHICLE TURNAROUNDS SHALL BE PROVIDED AT PHASE BOUNDARIES WHENEVER NECESSARY TO MEET FIRE DEPARTMENT REQUIREMENTS.
2. TEMPORARY GRAVEL SECONDARY EMERGENCY VEHICLE ACCESS ROADS SHALL BE PROVIDED FOR PHASES WHENEVER NECESSARY TO MEET FIRE DEPARTMENT REQUIREMENTS.
3. PARKING SHALL BE ALLOWED ON ONE SIDE OF 28 FOOT WIDE STREETS. NO PARKING SIGNS SHALL BE UTILIZED TO INDICATE WHICH SIDE.
4. PARKING SHALL BE ALLOWED ON BOTH SIDES OF V STREET, FROM 31ST ST TO THE U STREET/28TH LOOP INTERSECTION. NO PARKING ON EITHER SIDE OF THE STREET SHALL BE ALLOWED FROM THE U STREET/28TH LOOP INTERSECTION TO MARCOLA ROAD.
5. LOCAL STREET INTERSECTIONS ALONG V STREET SHALL BE STOP CONTROLLED WITH STOP SIGNS AND STOP BAR PARKING STRIPING.
6. CURB EXTENSION REAR-OUTS SHALL BE CONSTRUCTED AT LOCAL STREET INTERSECTIONS ALONG V STREET FOR TRAFFIC CALMING PURPOSES.



STREET PLAN WITH CROSS SECTIONS
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES R. HURLEY
 NO. 10000
 EXPIRES 12/31/21
 J.R. HURLEY 7738
 DATE: 01/26/2023
 DRAWN BY: AC
 CHECKED BY: LP
 DESIGNED BY: LP

PO-10

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12705 SW HERRING AVE, STE. 100
 SALEM, OREGON 97301
 WWW.AKS-OR.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

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SALEM, OREGON

RECEIVED

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OWRD

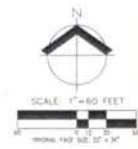


AKS
 AKS ENGINEERING & FORESTRY, LLC
 17905 SW HEMLOCK RD, SUITE 100
 SALEM, OR 97302
 WWW.AKS-INC.COM
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**STREET PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON**

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 STATE OF OREGON
 LICENSE NO. 2004
 HENNING & HURLEY
 3042415
 REVIEW: 1/10/21

JOB NUMBER: 7738
 DATE: 01/25/2021
 DESIGNED BY: AC
 DRAWN BY: AC
 CHECKED BY: LP



PO-10A

DATE PLOTTED: 04/13/2023 10:45:00 AM



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 SALEM, OREGON

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STREET PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON

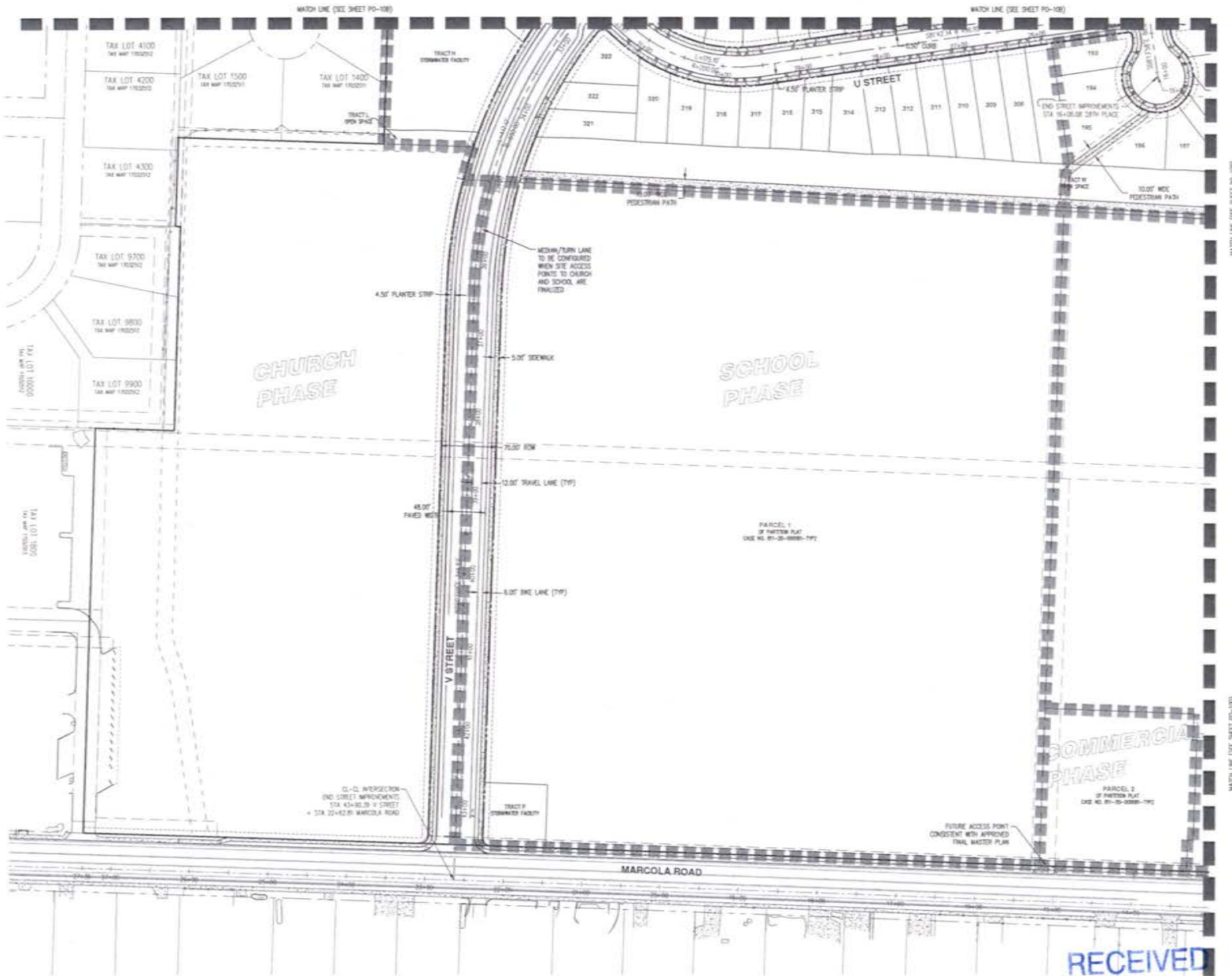


AKS
 ENGINEERING & SURVEYING, LLC
 17283 AM HERMAN AV., SUITE 100
 SALEM, OREGON 97301
 PH: 503-535-1200
 FAX: 503-535-1201

PO-10B

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

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SALEM, OREGON



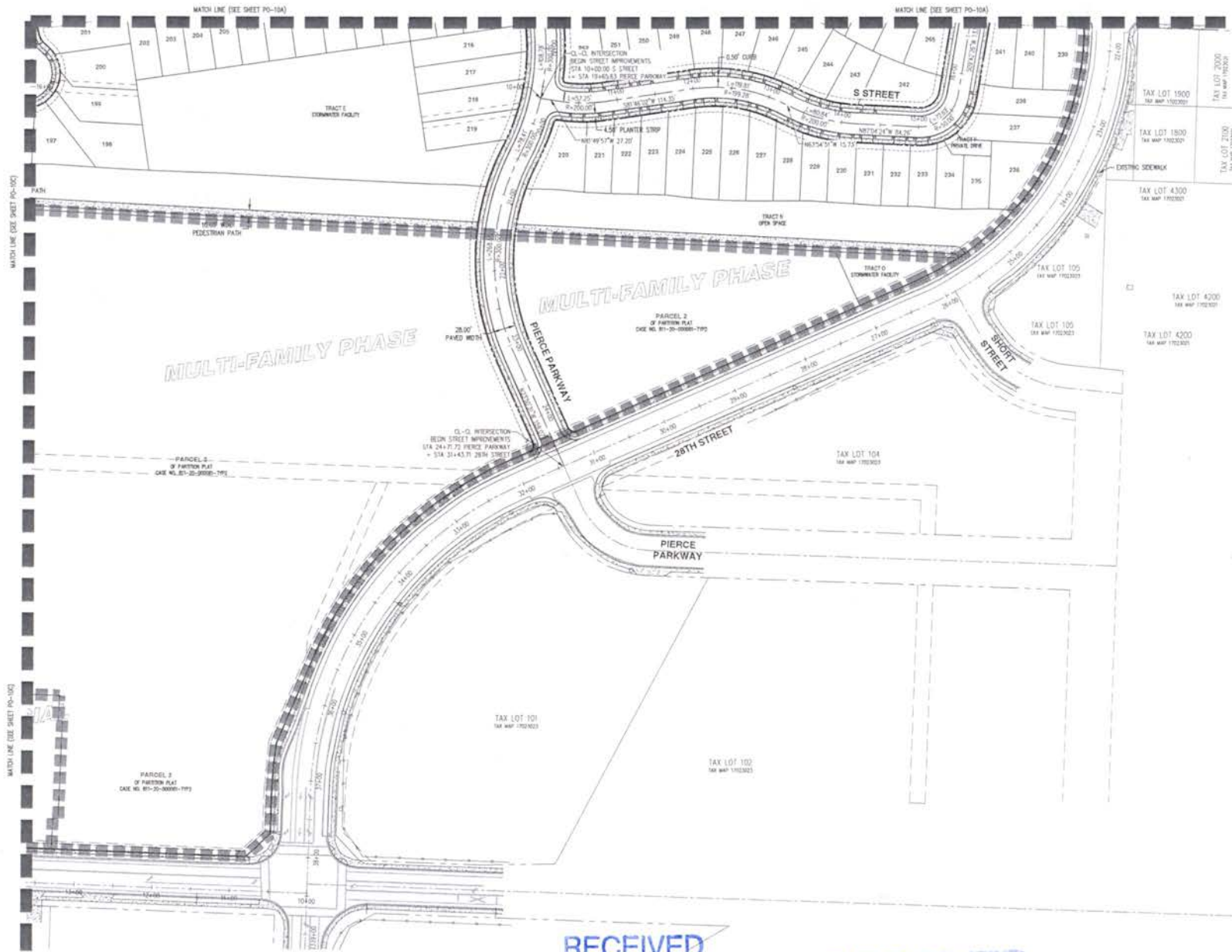
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STREET PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON



DATE: 05/05/2021
DRAWN BY: AC
CHECKED BY: LCP
PROJECT NO: PO-10C

AKS ENGINEERING & DESIGN, LLC (L) 03/17/2023



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STREET PLAN
 MARCOLA MEADOWS
 SPRINGFIELD, OREGON



PO-10D



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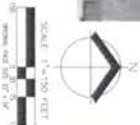
APR 13 2023

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SALEM, OREGON

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OWRD



PO-11

DATE	03/20/2023
BY	AKS
PROJECT NO.	22-00-001
DATE	03/20/2023
BY	AKS
PROJECT NO.	22-00-001
DATE	03/20/2023
BY	AKS
PROJECT NO.	22-00-001

AERIAL PHOTOGRAPH PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON

AKS ENGINEERING & FORESTRY, LLC
 12905 SW HEMLOCK RD, SUITE 100
 SALEM, OR 97301
 503.733.1434
 WWW.AKS-ENG.COM



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 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

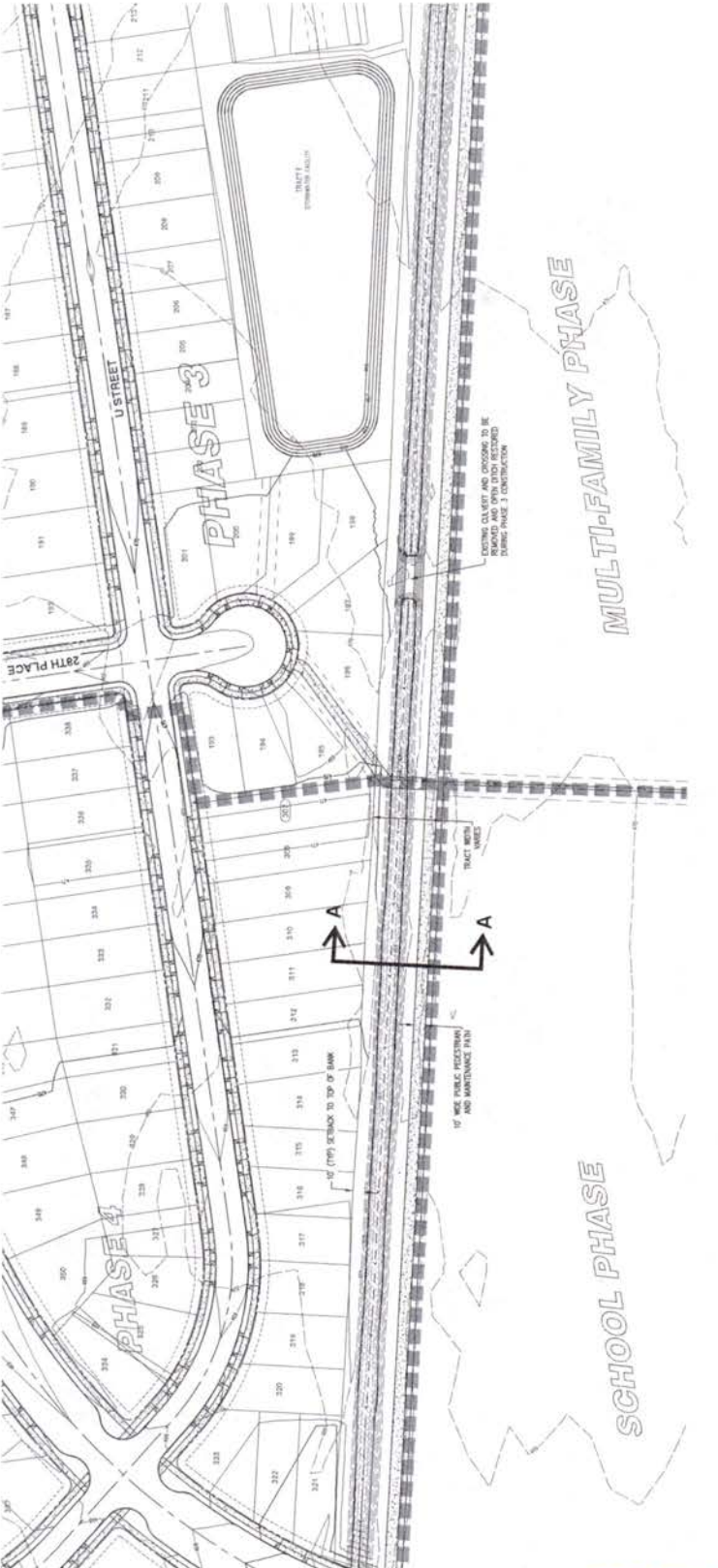
MARCOLA MEADOWS
PIERCE DITCH TYPICAL SECTION

AKS
LANDSCAPE ARCHITECTURE
ARCHITECTS
7255 SW MERRILL RD. STE. 100
TUALUMIN, OR 97062
503.292.5191
WWW.AKS-CO.COM

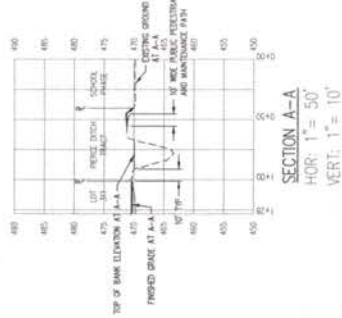
PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:	1/27/23
PROJECT NO.:	23-0000
JOB NO.:	AKS-23-0000
SCALE:	AS SHOWN
DATE:	1/27/23
PROJECT NO.:	23-0000
JOB NO.:	AKS-23-0000
SCALE:	AS SHOWN

PO-12



NOTE:
THE TOP OF BANK WAS MEASURED AS THE STAGE OR ELEVATION AT WHICH WATER FLOWED OVER THE BANK. THE TOP OF BANK WAS MEASURED AT THE POINT WHERE THE WATERCOURSE WERE EXHAUSTED AND THE UMBRE GRADE BEGAN. ELEVATIONS OF THE WATERCOURSE WERE OBTAINED BY SURVEYING THE BENCH MARK ELEVATION AND USING IT IN ACCORDANCE WITH CITY OF SPRINGFIELD DEVELOPMENT CODE SECTION 81-120.



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SALEM, OREGON

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**Exhibit C (Updated March 2021):
Phasing Plan and Schedule**

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SALEM, OREGON

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OWRD

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APR 13 2023

OWRD
SALEM, OREGON

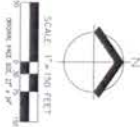
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ITEM	DESCRIPTION	QUANTITY	UNIT
20000	CONCRETE	1200	CY
21000	ASPHALT	1000	CY
22000	GRAVEL	2000	CY
23000	SUBGRADE	1500	CY
24000	SOIL REMOVAL	500	CY
25000	LANDSCAPE	100	PLANT
26000	UTILITIES	200	FT
27000	PAVING	800	CY
28000	CONCRETE	400	CY
29000	ASPHALT	300	CY
30000	GRAVEL	600	CY
31000	SUBGRADE	450	CY
32000	SOIL REMOVAL	150	CY
33000	LANDSCAPE	30	PLANT
34000	UTILITIES	60	FT
35000	PAVING	300	CY
36000	CONCRETE	150	CY
37000	ASPHALT	100	CY
38000	GRAVEL	200	CY
39000	SUBGRADE	150	CY
40000	SOIL REMOVAL	50	CY
41000	LANDSCAPE	10	PLANT
42000	UTILITIES	20	FT
43000	PAVING	100	CY
44000	CONCRETE	50	CY
45000	ASPHALT	30	CY
46000	GRAVEL	60	CY
47000	SUBGRADE	45	CY
48000	SOIL REMOVAL	15	CY
49000	LANDSCAPE	3	PLANT
50000	UTILITIES	6	FT



AKS ENGINEERING & FORESTRY, LLC
 12825 SW HEDMAN RD, SUITE 100
 SALEM, OR 97301
 503.565.5400
 WWW.AKS-ENG.COM

PHASING PLAN AND SITE OVERVIEW
MARCOLA MEADOWS
 SPRINGFIELD, OREGON

AKS
 ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

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OWRD
SALEM, OREGON

Marcola Meadows Final Master Plan – Phasing Schedule		
Phase	Description/Scope of Improvement(s)	Anticipated Construction Date
Phase 1A	<p>Initial start of improvements on the subject site for the construction of lots intended for single-family detached homes (e.g. streets, underground utilities, franchise utilities, etc.), including:</p> <ul style="list-style-type: none"> ▪ W Street access ▪ Required 31st Street frontage improvements adjacent to phase ▪ Tracts A and B stormwater facilities and associated improvements ▪ Approved under case number 811-20-000105-TYP2 ▪ Considered complete upon bonding or construction of public improvements under a Public Improvement Project (PIP) Permit 	Constructed Summer 2020
Phase 1B	<ul style="list-style-type: none"> ▪ Continued construction of lots intended for single-family development ▪ Approved under case number 811-20-000105-TYP2 ▪ V Street access ▪ W Street improvements ▪ Pierce Parkway improvements ▪ Fenya Street improvements ▪ 28th Place improvements ▪ Tract D stormwater facility and associated improvements (e.g. maintenance/pedestrian accessway, etc.) ▪ Tract C pedestrian connection to existing EWEB pathway ▪ Extend public wastewater from existing trunk main in southern portion of site ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Temporary gravel emergency vehicle turnarounds shall be provided at phase boundaries wherever necessary to meet fire department requirements ▪ Temporary gravel secondary emergency vehicle access roads shall be provided for phases whenever necessary to meet fire department requirements ▪ Considered complete upon bonding or construction of public improvements under a PIP Permit 	Constructed Fall 2020 *Must be preceded by Phase 1A
Phase 2A	<ul style="list-style-type: none"> ▪ Continued construction of lots intended for single-family development ▪ Approved under case number 811-20-000105-TYP2 ▪ Fenya Street improvements ▪ Pierce Parkway improvements ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Temporary gravel emergency vehicle turnarounds shall be provided at phase boundaries wherever necessary to meet fire department requirements 	Winter/Spring 2021 *Must be preceded by Phase 1B

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Marcola Meadows Final Master Plan – Phasing Schedule		
Phase	Description/Scope of Improvement(s)	Anticipated Construction Date
Phase 2A	<ul style="list-style-type: none"> ▪ Temporary gravel secondary emergency vehicle access roads shall be provided for phases whenever necessary to meet fire department requirements ▪ Considered complete upon bonding or construction of public improvements under a PIP Permit 	Winter/Spring 2021 *Must be preceded by Phase 1B
Phase 2B	<ul style="list-style-type: none"> ▪ Continued construction of lots intended for single-family development ▪ Approved under case number 811-20-000105-TYP2 ▪ Interim V Street and 31st Street intersection improvements and provide a construction bond, as necessary, for the segment between 30th Place and 31st Street (to be completed prior to or concurrently with Phase 3) ▪ V Street improvements ▪ Pierce Parkway improvements ▪ 28th Place improvements ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire. ▪ Temporary gravel emergency vehicle turnarounds shall be provided at phase boundaries wherever necessary to meet fire department requirements ▪ Temporary gravel secondary emergency vehicle access roads shall be provided for phases whenever necessary to meet fire department requirements ▪ Considered complete upon bonding or construction of public improvements under a PIP Permit 	Spring/Summer 2021 *Must be preceded by Phase 2A Spring/Summer 2021 *Must be preceded by Phase 2A
Phase 3	<ul style="list-style-type: none"> ▪ Continued construction of lots intended for single-family development ▪ Completion of V Street and 31st Street intersection improvements, the segment between 30th Place and 31st Street ▪ Required 31st Street frontage improvements adjacent to phase ▪ Pierce Parkway improvements ▪ U Street improvements ▪ S Street improvements ▪ 28th Place improvements ▪ Tract E stormwater facility and associated improvements ▪ Tract F private driveway/street improvements ▪ Tract G stormwater facility and associated improvements ▪ Installation of a stormwater quality manhole upstream of the stormwater tract(s), as required ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Tract M and Tract N open space and pedestrian path/maintenance access along Pierce Ditch ▪ Remove existing unpermitted agricultural crossing from Pierce Ditch ▪ Full construction of Pierce Parkway between 31st Street and V Street, including the crossing of the Pierce Ditch 	Fall/Winter 2021 *Phases 3 and 5 may be built interchangeably

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Marcola Meadows Final Master Plan – Phasing Schedule		
Phase	Description/Scope of Improvement(s)	Anticipated Construction Date
Phase 3	<ul style="list-style-type: none"> ▪ Alternatively, full construction of V Street including the crossing of the Pierce Ditch, shall be completed prior to Phase 3 if required to address the threshold number of dwelling units and/or peak vehicle trips as determined by the Pierce Parkway Connection Trigger Analysis Memorandum dated January 26, 2021 ▪ Improvements to Pierce Ditch adjacent to phase as required (e.g. removal of invasive vegetation and flow obstructions, removal of silt and debris, and replanting with suitable vegetation including trees, shrubs, and groundcover plants) ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Temporary gravel emergency vehicle turnarounds shall be provided at phase boundaries wherever necessary to meet fire department requirements ▪ Temporary gravel secondary emergency vehicle access roads shall be provided for phases whenever necessary to meet fire department requirements ▪ Considered complete upon bonding or construction of public improvements under a PIP Permit <p>Notes:</p> <ul style="list-style-type: none"> ▪ Construction of the Pierce Ditch improvements requires the City’s PIP process ▪ The full construction of V Street and Pierce Parkway improvements, including crossings, are subject to thresholds associated with number of dwelling units and/or peak vehicle trips as concluded in the Transportation Impact Study (TIS) and accompanying Memorandums. Monitoring of associated thresholds that trigger transportation improvements is necessary. 	<p>Fall/Winter 2021</p> <p>*Phases 3 and 5 may be built interchangeably</p>
Phase 4 (Previously Phase 3A)	<ul style="list-style-type: none"> ▪ Continued construction of lots intended for single-family development ▪ U Street improvements ▪ V Street improvements, including the crossing of the Pierce Ditch ▪ 26th Loop improvements ▪ Fenya Street improvements ▪ Tract H stormwater facility and associated improvements ▪ Installation of a stormwater quality manhole upstream of the stormwater tract(s), as required ▪ Tract I pedestrian connection to adjacent existing development ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Tract L open space ▪ Tract M open space and pedestrian path/maintenance access along Pierce Ditch ▪ Construction of a portion of the pedestrian pathway connection from 28th Place Cul-de-sac southward to the Multi-Family Phase boundary, including the crossing of the Pierce Ditch 	<p>Spring/Summer 2022</p> <p>*May be preceded by Phases 3 or 5</p>

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Marcola Meadows Final Master Plan – Phasing Schedule		
Phase	Description/Scope of Improvement(s)	Anticipated Construction Date
Phase 4 (Previously Phase 3A)	<ul style="list-style-type: none"> ▪ Improvements to Pierce Ditch adjacent to phase as required (e.g. removal of invasive vegetation and flow obstructions, removal of silt and debris, and replanting with suitable vegetation including trees, shrubs, and groundcover plants) ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Temporary gravel emergency vehicle turnarounds shall be provided at phase boundaries wherever necessary to meet fire department requirements ▪ Temporary gravel secondary emergency vehicle access roads shall be provided for phases whenever necessary to meet fire department requirements ▪ Considered complete upon bonding or construction of public improvements under a PIP Permit <p>Note:</p> <ul style="list-style-type: none"> ▪ Construction of the Pierce Ditch improvements requires the City’s PIP process ▪ The full construction of V Street and Pierce Parkway improvements, including crossings, are subject to thresholds associated with number of dwelling units and/or peak vehicle trips as concluded in the Transportation Impact Study (TIS) and accompanying Memorandums. Monitoring of associated thresholds that trigger transportation improvements is necessary. 	Spring/Summer 2022 *May be preceded by Phases 3 or 5
Phase 5 (Previously Phase 3B)	<ul style="list-style-type: none"> ▪ Continued construction of lots intended for single-family development ▪ 26th Loop improvements ▪ Fenya Street improvements ▪ Tract J private driveway/street improvements ▪ Tract K pedestrian connection to existing EWEB pathway ▪ Underground electrical system improvements/connection(s) to existing EWEB pathway ▪ Installation of a stormwater quality manhole upstream of the stormwater tract(s), as required ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Temporary gravel emergency vehicle turnarounds shall be provided at phase boundaries wherever necessary to meet fire department requirements ▪ Temporary gravel secondary emergency vehicle access roads shall be provided for phases whenever necessary to meet fire department requirements ▪ Considered complete upon bonding or construction of public improvements under a PIP Permit 	Spring 2023 *Phases 3 and 5 may be built interchangeably

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Marcola Meadows Final Master Plan – Phasing Schedule		
Phase	Description/Scope of Improvement(s)	Anticipated Construction Date
Phase 5 (Previously Phase 3B)	<p>Note:</p> <ul style="list-style-type: none"> The full construction of V Street and Pierce Parkway improvements, including crossings, are subject to thresholds associated with number of dwelling units and/or peak vehicle trips as concluded in the Transportation Impact Study (TIS) and accompanying Memorandums. Monitoring of associated thresholds that trigger transportation improvements is necessary. 	<p>Spring 2023</p> <p>*Phases 3 and 5 may be built interchangeably</p>
Multi-Family Phase (Previously Phases 4, 5, and 9)	<p>Improvements for the construction of lots intended for multi-family units (e.g. multi-family dwelling units, public streets, underground utilities, franchise utilities, etc.), including:</p> <ul style="list-style-type: none"> Pierce Parkway and 28th Street intersection improvements Pierce Parkway improvements, up to (and excluding) the crossing of the Pierce Ditch Tract O Stormwater facility 28th Street frontage improvements adjacent to phase Marcola Road frontage improvements adjacent to phase Pedestrian connection to 28th Place cul-de-sac (within Phase 3) Construction of a portion of the pedestrian pathway connection from the Commercial Phase boundary northward, up to and excluding the crossing of the Pierce Ditch Construction (of the necessary portion) of the public sanitary sewer system Private internal stormwater management Installation of required fire hydrants at locations approved by Eugene Springfield Fire Internal site improvements (vehicular and pedestrian circulation, parking, structures, etc.) <p>Note:</p> <ul style="list-style-type: none"> Site development requires the City's Site Plan Review process. 	<p>Spring/Summer 2021 or later</p> <p>*Multi-Family Phase is independent and may precede any phase</p>
Commercial Phase (Previously Phase 9)	<p>Improvements for the construction of the lot intended for commercial use (e.g. commercial use facilities, underground utilities, franchise utilities, etc.), including:</p> <ul style="list-style-type: none"> Connection to multi-family vehicular and pedestrian circulation and parking Internal vehicular and pedestrian circulation and parking Marcola Road frontage improvements adjacent to phase Construction of a portion of the pedestrian pathway connection from Marcola Road northward to the Multi-Family Phase boundary Private internal stormwater management Construction (of the necessary portion) of the public sanitary sewer system Installation of required fire hydrants at locations approved by Eugene Springfield Fire 	<p>Spring/Summer 2021 or later</p> <p>*Commercial Phase is independent and may precede any phase</p>

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Marcola Meadows Final Master Plan – Phasing Schedule

Phase	Description/Scope of Improvement(s)	Anticipated Construction Date
Commercial Phase (Previously Phase 9)	<ul style="list-style-type: none"> ▪ Internal site improvements (vehicular and pedestrian circulation, parking, structures, etc.) Note: <ul style="list-style-type: none"> ▪ Site development requires the City’s Site Plan Review process. 	Spring/Summer 2021 or later *Commercial Phase is independent and may precede any phase
School Phase (Previously Phases 6 and 8)	Improvements for the construction of the lot intended for institutional/educational use (e.g. institutional/educational facilities, underground utilities, franchise utilities, etc.), including: <ul style="list-style-type: none"> ▪ V Street improvements adjacent to phase ▪ Marcola Road improvements adjacent to phase ▪ Tract P stormwater facility ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Private internal stormwater management ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Internal site improvements (vehicular and pedestrian circulation, parking, structures, etc.) Note: <ul style="list-style-type: none"> ▪ Site development requires the City’s Site Plan Review process. 	Spring/Summer 2021 or later *School Phase is independent and may precede any phase
Church Phase (Previously Phase 7)	Improvements for the construction of the lot intended for church use (e.g. church facilities, underground utilities, franchise utilities, etc.), including: <ul style="list-style-type: none"> ▪ Initial commercial development ▪ V Street improvements adjacent to phase ▪ Marcola Road frontage improvements adjacent to phase ▪ Construction (of the necessary portion) of the public sanitary sewer system ▪ Improvements to Pierce Ditch adjacent to and within phase as required (e.g. removal of invasive vegetation and flow obstructions, removal of silt and debris, and replanting with suitable vegetation including trees, shrubs, and groundcover plants) ▪ Private internal stormwater management ▪ Installation of required fire hydrants at locations approved by Eugene Springfield Fire ▪ Internal site improvements (vehicular and pedestrian circulation, parking, structures, etc.) Note: <ul style="list-style-type: none"> ▪ Site development requires the City’s Site Plan Review process ▪ Construction of the Pierce Ditch improvements requires the City’s Site Plan Review process 	Spring/Summer 2021 or later *Church Phase is independent and may precede any phase

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**TYPE II SITE PLAN REVIEW
STAFF REPORT & DECISION**

Project Name: Northwood Christian Church Site Plan Review

Project Proposal: Construct a new 47,600 ft² church building with detached garage, ancillary facilities, parking lots, stormwater management facilities and landscaping on a vacant commercial parcel.

Case Number: 811-21-000211-TYP2

Project Location: Vacant parcel on future extension of V Street north of Marcola Road (Map 17-03-25-11, TL 2300)

Zoning: Community Commercial (CC)

Comprehensive Plan Designation:
CC (Metro Plan)

Overlay Districts:
Drinking Water Protection (DWP)

Pre-Submittal Meeting Date: 6/29/2021

Application Submitted Date: 8/10/2021

Decision Issued Date: 9/21/2021

Appeal Deadline Date: 10/6/2021



Associated Applications: 811-20-000054-TYP1 (Property Line Adjustment); 811-20-000232-PRE (Development Issues Meeting); 811-21-000149-PRE (Pre-submittal for Site Plan Review)

APPLICANT'S DEVELOPMENT REVIEW TEAM

Applicant: William Randall, AIA Arbor South Architecture PC 380 Lincoln Street Eugene OR 97401	Applicant's Representative: William Randall, AIA Arbor South Architecture PC 380 Lincoln Street Eugene OR 97401	Project Engineer: Tony Favreau, PE Favreau Group Engineering 3750 Norwich Avenue Eugene OR
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CITY OF SPRINGFIELD'S DEVELOPMENT REVIEW TEAM

POSITION	REVIEW OF	NAME	PHONE
Project Manager	Planning	Andy Limbird	541-726-3784
Transportation Planning Engineer	Transportation	Michael Liebler	541-736-1034
Public Works Engineer	Utilities	Clayton McEachern	541-736-1036
Public Works Engineer	Sanitary & Storm Sewer	Clayton McEachern	541-736-1036
Deputy Fire Marshal	Fire and Life Safety	Eric Phillips-Meadow	541-726-2293
Building Official	Building	Chris Carpenter	541-744-4153

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Site Information: The subject development site consists of a roughly rectangular-shaped, approximately 8.15-acre parcel at the extreme southwest corner of the Marcola Meadows neighborhood. The site is bounded along the western and northern boundaries by existing commercial and residential development. The southern boundary abuts the Marcola Road right-of-way, and the eastern boundary represents the future edge of right-of-way for V Street. Currently, the parcel is vacant and contains a segment of the Pierce Ditch drainage channel along the northern and western boundaries. The applicant is proposing to construct a 47,600 ft² church building with detached garage, ancillary facilities, driveways and parking lots, stormwater management facilities and site landscaping.

The subject site is zoned and designated Community Commercial (CC) in accordance with the Springfield Zoning Map and the adopted *Metro Plan* diagram. Other properties to the west of the subject site are also zoned CC. Properties to the south across Marcola Road and northwest of the project site are zoned for Low Density Residential (LDR) use and contain existing residential dwellings. The property to the east across the future extension of V Street is zoned for Public Land and Open Space (PLO) use and is identified as a future public school site.

The site is within the mapped 1-5 and 5-10 year Time of Travel Zones (TOTZs) for the Maia drinking water wellhead and is within the 5-10 year TOTZ for the Pierce wellhead, and therefore is subject to the provisions of the Drinking Water Protection Overlay District, Section 3.3-200 of the Springfield Development Code (SDC). Religious institutions are not typically associated with the production, storage, or use of materials that are hazardous to surface and groundwater resources. However, because the site directly abuts and drains into a delineated wetland channel and is geographically close to the wellhead, provisions for water quality protection during site construction and operation have been included herein as a recommended Best Practice in order to protect local surface waters and groundwater resources. The applicant also will be required to obtain a Drinking Water Protection Permit or Exemption for the project.

DECISION: This decision grants Tentative Site Plan Approval. The standards of the Springfield Development Code (SDC) applicable to each criterion of Site Plan Approval are listed herein and are satisfied by the submitted plans unless specifically noted with findings and conditions necessary for compliance. Final Site Plans must conform to the submitted plans as conditioned herein. This is a limited land use decision made according to City code and state statutes. Unless appealed, the decision is final. Please read this document carefully.

(See Page 19 for a summary of the conditions of approval.)

OTHER USES AUTHORIZED BY THE DECISION: No additional uses are authorized by this decision beyond what is approved in this decision. Future development must be in accordance with the provisions of the Springfield Development Code, filed easements and agreements, and all applicable local, state and federal regulations.

REVIEW PROCESS: This application is being reviewed as a Type II Site Plan Review in accordance with the provisions of SDC 5.1-130 and the site plan review criteria of approval SDC 5.17-125. The subject application was submitted and considered complete on August 10, 2021. Therefore, this decision is issued on the 42nd day of the 120 days mandated by the State.

Procedural Finding: Applications for Limited Land Use Decisions require the notification of property owners/occupants within 300 feet of the subject property allowing for a 14-day comment period on the application (SDC 5.1-130 and 5.2-115). The applicant and parties submitting written comments during the notice period have appeal rights and are mailed a copy of this decision for consideration (See Written Comments below and Appeals at the end of this decision).

Procedural Finding: On August 31, 2021, the City's Development Review Committee reviewed the proposed plans (11 Sheets – Arbor South Architecture Sheets A01-A05; Favreau Group Engineering Sheets C1-C4; Satre Group Landscaping Plan Sheet L100; and unnamed/untitled lighting plan referred to as Builder's Electric Sheet E01 on cover sheet), applicant's project narrative, and other supporting information. City staff's review comments have been reduced to findings and recommended conditions only as necessary for compliance with the Site Plan Review criteria of SDC 5.17-125.

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Procedural Finding: In accordance with SDC 5.17-125 to 5.17-135, the Final Site Plan must comply with the requirements of the SDC and the conditions imposed by the Director in this decision. The Final Site Plan otherwise must be in substantial conformity with the tentative plan reviewed. Portions of the proposal approved as submitted during tentative review cannot be substantively changed during Final Site Plan approval. Approved Final Site Plans (including Landscape Plans) must not be substantively changed during Building Permit Review without an approved Site Plan Modification.

WRITTEN COMMENTS:

Procedural Finding: In accordance with SDC 5.1-130 and 5.2-115, notice was sent to adjacent property owners/occupants within 300 feet of the subject site on August 16, 2021. No telephone inquiries or written comments were received.

CRITERIA OF SITE PLAN APPROVAL:

SDC 5.17-125, Site Plan Review Standards, Criteria of Site Plan Approval states, “the Director shall approve, or approve with conditions, a Type II Site Plan Review Application upon determining that criteria A through E of this Section have been satisfied. If conditions cannot be attached to satisfy the criteria, the Director shall deny the application.”

A. The zoning is consistent with the Metro Plan diagram, and/or the applicable Refinement Plan diagram, Plan District map, and Conceptual Development Plan.

Finding 1: The subject property is zoned and designated Community Commercial (CC) in accordance with the Springfield Zoning Map and the Metro Plan diagram. The zoning of the property is consistent with the adopted comprehensive plan diagram and the applicant is not proposing to change the current zoning or comprehensive plan designation.

Finding 2: In accordance with SDC 3.2-310, religious institutions such as churches and temples are allowable in the CC District subject to the provisions of Site Plan Review (SDC 5.17-100). The applicant is not proposing to change the zoning or comprehensive plan designation for the site.

Conclusion: This proposal satisfies Criterion A.

B. Capacity requirements of public improvements, including but not limited to, water and electricity; sanitary sewer and stormwater management facilities; and streets and traffic safety controls shall not be exceeded and the public improvements shall be available to serve the site at the time of development, unless otherwise provided for by this Code and other applicable regulations. The Development & Public Works Director or a utility provider shall determine capacity issues.

Finding 3: Approval of this proposal would allow for construction of a 47,600 ft² church building with detached ancillary buildings and facilities; paved driveways, driving aisles and parking lots; stormwater management facilities, including the existing Pierce Ditch drainage channel; public street frontage improvements along Marcola Road and V Street; and site landscaping.

Finding 4: For all public improvements, the applicant must retain a private professional civil engineer to design the site improvements in conformance with City codes, this decision, and the current *Engineering Design Standards and Procedures Manual* (EDSPM). The private civil engineer also must provide construction inspection services.

Finding 5: The Development Review Committee reviewed the proposed site plans on August 31, 2021. City staff’s review comments have been incorporated in findings and recommended conditions contained herein.

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Water and Electricity Improvements

Finding 6: SDC 4.3-130 requires each development area to be provided with a water system having sufficiently sized mains and lesser lines to furnish adequate supply to the development and sufficient access for maintenance. Springfield Utility Board (SUB) coordinates the design of the water system within Springfield city limits.

Finding 7: In accordance with SDC 4.3-125, wherever possible all utility lines must be placed underground. Additionally, new vaults and transformers for utility connections should be screened from view or placed out of sight at the side or rear of the building.

Finding 8: With the planned construction of V Street from the intersection with Marcola Road north to the Pierce Ditch crossing with this phase, public utilities will be installed along the road right-of-way.

Finding 9: The applicant is depicting a future water main within a public utility easement located inside and parallel with the eastern boundary of the site. The water main is to be constructed with the future extension of V Street to serve the subject property and other phases of the Marcola Meadows neighborhood. Construction of V Street and associated public improvements such as underground utilities must be completed through the City's Public Improvement Permit (PIP) process.

Finding 10: There is an existing public fire hydrant nearby on Marcola Road but it is not close enough to the proposed site improvements and church building to provide complete coverage. For this reason, one or more public fire hydrants will be needed along the V Street frontage of the site.

Finding 11: The parking lot landscaping is proposed to be irrigated. SUB Water advises that all non-residential domestic and irrigation services require a reduced pressure backflow assembly. The assemblies are required to be installed above ground and adjacent to the water service. The applicant is advised to contact SUB Water Division's Backflow Prevention Specialist at (541) 726-2396 to discuss the backflow prevention and fire protection service requirements.

Finding 12: The applicant is proposing to extend new electrical service to the site, which is satisfactory to SUB Electric.

Finding 13: The water, electrical, and telecommunication facilities proposed to be installed to serve the subject property are adequate for the proposed development. The location, alignment, and sizing of the utilities must be done through the City's PIP process.

Conclusion: The proposed water and electrical facilities will be adequate to serve the site as confirmed through the review and approval of the V Street PIP plans. The proposal satisfies this sub-element of the criterion.

Sanitary Sewer and Stormwater Management Facilities

Sanitary Sewer

Finding 14: Section 4.3-105.A of the SDC requires that sanitary sewers be installed to serve each new development and to connect developments to existing mains. Additionally, installation of sanitary sewers must provide sufficient access for maintenance activities.

Finding 15: The property has an existing 48-inch sanitary sewer trunk line running east-west through the middle of the parcel. The applicant is proposing to make two direct connections to the trunk line: one 6-inch connection for the church building and a second 6-inch connection for the garage building. No additional direct connections to the public sanitary sewer trunk line are proposed or required for the site development.

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Finding 16: The 48-inch sanitary sewer trunk line conveys a significant volume of flow for the eastern half of Springfield and therefore service cannot be interrupted when sewer taps are made for this project. Further, the flow elevation in this trunk line is often at or above spring line elevation of the pipe.

Finding 17: The applicant will need to obtain an encroachment permit for each proposed connection to the trunk line. Information that must be provided for the encroachment permit includes the materials to be used, elevations of the pipe for the connection, and the elevation into the trunk line where the connection is to be made. The City will not permit connections to be made below the spring line of the pipe, and both connections should be made as high on the trunk line pipe as feasible.

Finding 18: Pursuant to Chapter 3.02.4.c of the City's *Engineering Design Standards and Procedures Manual* and Section 3.4 of Eugene's Stormwater Management Manual, solid waste storage areas for trash and recycling must be covered and hydraulically isolated from potential stormwater runoff and directed to the sanitary sewer system. No separate structure is identified as a trash enclosure for this development. If the garage is to be used for trash and recycling storage this must be shown on the final site plan.

Conditions of Approval:

- 1. Prior to approval of the Final Site Plan, the applicant must add a note to the site Utility Plan (Sheet C-3) at NOTE 490-CP that the sanitary sewer connection requires an Encroachment Permit from the City prior to any work being done on or near the sanitary sewer trunk line.**
- 2. Prior to issuance of an Encroachment Permit for each connection to the sanitary sewer trunk line, the applicant must provide information on the materials to be used, the elevations of the pipe for each connection, and the elevation into the trunk line where the connection is to be made. The connection points must be above the elevation of the spring line and as high up on the sewer trunk line as feasible.**
- 3. The Final Site Plan must identify the location of a trash and recycling enclosure to be used on the site. A floor drain plumbed to the sanitary sewer system must be provided for the trash and recycling materials storage area.**

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Stormwater Management (Quantity)

Finding 19: SDC 4.3-110.B requires that the Approval Authority must grant development approval only where adequate public and/or private stormwater management systems provisions have been made as determined by the Development & Public Works Director, consistent with the EDSPM.

Finding 20: SDC 4.3-110.C states that a stormwater management system must accommodate potential runoff from its entire upstream drainage area, whether inside or outside of the development site.

Finding 21: SDC 4.3-110.D requires that runoff from a development must be directed to an approved stormwater management system with sufficient capacity to accept the discharge.

Finding 22: SDC 4.3-110.E requires new developments to employ drainage management practices that minimize the amount and rate of surface water runoff into receiving streams, and that promote water quality.

Finding 23: To comply with Sections 4.3-110.D & E, stormwater runoff from the proposed development area will be directed into a series of detention ponds prior to discharge into the public system. The public system is the existing Pierce Ditch that runs through the western edge of the site to a culvert under Marcola Road.

Finding 24: The existing public stormwater system that the applicant is proposing to connect to has limited capacity. The applicant has submitted hydrologic stormwater calculations, consistent with the City's *EDSPM*,

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showing that the proposed detention ponds will limit the peak stormwater discharge rates to the pre-developed 2-year storm event for both the 2 and 25-year post-developed storm events, thereby limiting the flow into the existing system.

Finding 25: The Pierce Ditch is an existing wetland/conveyance channel that runs along the northern and western edges of the site. The drainage channel is proposed to remain in place and be incorporated within the site development. The Pierce Ditch conveys stormwater from nearly the entire Marcola Meadows neighborhood to the north and east, along with other upstream neighborhoods and public roads. The City of Springfield typically provides routine maintenance for stormwater conveyance channels that drain water from public rights-of-way. Maintenance performed is for "functionality" to ensure a properly working system. The City does not provide aesthetic maintenance for these channels. As part of the subject site plan approval, the applicant will be required to enter into a maintenance agreement with the City, whereby the City will provide routine functional maintenance of the channel.

Finding 26: Elsewhere within the Marcola Meadows neighborhood, the approved Master Plan provides for the Pierce Ditch and adjoining public and maintenance access areas to be conveyed to public ownership. The approved Master Plan diagram depicts separate public tracts for the Pierce Ditch. The only segment of the Pierce Ditch that is contemplated to remain as private property is within the subject development site. In accordance with provisions of the approved Master Plan for Marcola Meadows, the segment of drainage channel within the project area can be transferred to public ownership as a tract or kept in private ownership with provision for a public drainage and maintenance access easement. If kept as private property, a public drainage easement over the Pierce Ditch will be required because the channel currently conveys drainage from public rights-of-way and other upstream public stormwater facilities serving the Marcola Meadows neighborhood and adjacent neighborhoods to the east. A drainage easement and maintenance agreement providing for City maintenance of the stormwater channel must include provisions for periodic access by City personnel, vehicles and equipment.

Finding 27: The applicant's utility plan (Sheet C-3) shows a direct, untreated and unmanaged stormwater discharge from the amphitheater area to the Pierce Ditch, which is a regulated wetland. All direct discharges to a regulated wetland require an outfall permit from state and federal agencies.

Finding 28: The applicant is proposing to install dual-chambered Stormfilter catch basins in the parking lot areas. Plan details for the Stormfilter catch basins are depicted on Sheet C-3. However, an operations and maintenance plan for the Stormfilter catch basins was not provided with the submittal.

Finding 29: As part of the Final Site Plan approval process, the applicant will be required to enter into operations and maintenance agreements with the City whereby the applicant will provide routine functional maintenance of the private stormwater facilities serving the site, including the detention ponds and Stormfilter catch basins. The maintenance regime for each facility is described in the manufacturer's specifications for the Stormfilter catch basins and Appendix 3 of the City's EDSPM.

Conditions of Approval:

4. **Prior to approval of the Final Site Plan, the applicant must obtain a discharge permit for the stormwater management system that outfalls directly to the Pierce Ditch. Alternatively, the applicant must revise the site drainage plan to provide for an onsite facility to treat and infiltrate the runoff from the amphitheater area prior to overflow to the Pierce Ditch.**
5. **Prior to approval of the Final Site Plan, the applicant must execute and record a 20-foot wide public drainage easement centered on the Pierce Ditch flow line and provide evidence thereof to the City. The public drainage easement must provide for periodic access across and through the subject site by City personnel, vehicles and equipment in the performance of maintenance activities.**
6. **Prior to approval of the Final Site Plan, the applicant must enter into maintenance agreements with the City of Springfield, whereby the applicant will provide routine maintenance for functionality of**

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the onsite stormwater facilities serving the development site, including the vegetated detention ponds and Stormfilter catch basins.

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Stormwater Management (Quality)

Finding 30: Under Federal regulation of the Clean Water Act (CWA), Endangered Species Act (ESA), and National Pollutant Discharge Elimination System (NPDES), the City of Springfield has obtained a Municipal Separate Storm Sewer System (MS4) permit. A provision of this permit requires the City to demonstrate efforts to reduce the pollution in urban stormwater to the Maximum Extent Practicable (MEP).

Finding 31: Federal and Oregon Department of Environmental Quality (ODEQ) rules require the City's MS4 plan to address six "Minimum Control Measures". Minimum Control Measure 5, "Post-Construction Stormwater Management for New Development and Redevelopment", applies to the proposed development.

Finding 32: Minimum Control Measure 5 requires the City of Springfield to develop, implement and enforce a program to ensure the reduction of pollutants in stormwater runoff to the MEP. The City also must develop and implement strategies that include a combination of structural or non-structural Best Management Practices (BMPs) appropriate for the community.

Finding 33: Minimum Control Measure 5 requires the City of Springfield to use an ordinance or other regulatory mechanism to address post-construction runoff from new and re-development projects to the extent allowable under State law. Regulatory mechanisms used by the City include the SDC, the City's EDSPM, and the *Stormwater Facilities Master Plan* (SFMP).

Finding 34: As required in Section 4.3-110.E of the SDC, "a development shall be required to employ drainage management practices approved by the Development & Public Works Director and consistent with *Metro Plan* policies and the EDSPM."

Finding 35: Section 3.01 of the City's EDSPM states the Development & Public Works Department will accept, as interim design standards for stormwater quality, water quality facilities designed pursuant to the City of Eugene Stormwater Management Manual.

Finding 36: Sections 3.02 of the City's EDSPM states all public and private development and redevelopment projects must employ a system of one or more post-developed BMPs that in combination are designed to achieve at least a 70 percent reduction in the total suspended solids in the runoff generated by the development. Section 3.03.4.E of the manual requires a minimum of 50 percent of the non-building rooftop impervious area on a site must be treated for stormwater quality improvement using vegetative methods.

Finding 37: To meet the requirements of the City's MS4 permit, the Springfield Development Code, and the City's EDSPM, the applicant has proposed directing stormwater runoff from the site into three vegetated detention ponds with overflows to the public system. The proposed detention ponds have been sized for treatment of the anticipated stormwater catchment area in accordance with the City of Eugene Stormwater Management Manual.

Finding 38: The vegetation proposed for use in the detention ponds will serve as the primary pollutant removal mechanism for the stormwater runoff and will remove suspended solids and pollutants through the processes of sedimentation and filtration. Satisfactory pollutant removal will occur only when the vegetation has been fully established.

Finding 39: The subject site is within the 1-5 and 5-10 year Time of Travel Zones for Springfield drinking water wellheads. Because of the close proximity to the wellheads and the presence of an open stormwater conveyance channel on the site, any vegetated stormwater treatment facilities in this zone are required to have a minimum of

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24" of planting medium installed with at least 50% organic material content per SUB Drinking Water Source Protection standards.

Finding 40: In accordance with the approved Master Plan for Marcola Meadows, the Pierce Ditch wetland channel is to be restored with all invasive plant species removed and suitable native trees and shrubs as listed in the City's EDSPM planted along the banks. The applicant will need to prepare and submit a detailed vegetation and rehabilitation plan for the segment of wetland channel within the property with the Final Site Plan. Rehabilitation of the Pierce Ditch, including replanting with native species, will be subject to an approved PIP for work within a public stormwater facility as described in the City's EDSPM.

Conditions of Approval:

7. **Prior to approval of the Final Site Plan, the applicant must provide an operations and maintenance plan satisfactory to the City to ensure viable, long-term maintenance and operation of the stormwater detention ponds. The operations and maintenance plan must designate the responsible party for operating and maintaining the system and must be distributed to all property owners and tenants of the site. A notice of this plan must be recorded against the property with Lane County Deeds and Records and evidence thereof provided to the City.**
8. **To ensure a fully functioning water quality system and meet objectives of Springfield's MS4 permit, the Springfield Development Code and the EDSPM, the detention ponds must be fully vegetated with all vegetation species established prior to completion of all final inspections and commencement of operations. Alternatively, if this condition cannot be met, the applicant must provide and maintain additional interim erosion control/water quality measures as detailed in Chapter 8 of the EDSPM that will provide the necessary level of water quality treatment as detailed by the EDSPM until such time as the detention pond vegetation becomes fully established. The interim erosion control measures must be in addition to the required plantings for the site.**
9. **The Final Site Plan must provide for a minimum 24-inches of planting medium for the vegetated stormwater detention ponds. The planting medium must be consistent with SUB Drinking Water Source Protection standards for at least 50% organic matter content and be comprised of a mixture of sand, loam, native topsoil and compost.**
10. **The Final Site Plan must include a landscaping plan that provides for the rehabilitation of the Pierce Ditch channel and banks located within the subject property. The landscaping plan must provide for removal of invasive plant species and replacement and/or supplemental planting with native trees and shrubs suitable for wetlands as listed in Appendix 6B of the City's EDSPM. The Pierce Ditch revegetation plan must be submitted with the final site plan.**
11. **Prior to issuance of Final Occupancy, the applicant must obtain approval of a PIP and complete rehabilitation of the Pierce Ditch channel and banks located within the subject property in accordance with the approved site landscaping plan.**

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Streets and Traffic Safety Controls

Finding 41: SDC 4.2-105.G.2 requires that whenever a proposed land division or development will increase traffic on the City street system and that development has unimproved street frontage abutting a fully improved street, that street frontage must be fully improved to City specifications.

Finding 42: In accordance with SDC 4.2-145.A, street lighting must be included with all new developments or redevelopment. Existing street lights must be upgraded to current lighting standards with all new developments

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or redevelopment as determined by the Director. The developer is responsible for street lighting installation costs.

Finding 43: Currently, the proposed street frontage along the eastern edge of the site (V Street) does not exist. Extension of V Street from the intersection with Marcola Road to a crossing of the Pierce Ditch and eventually connecting with the existing segment of V Street at 31st Street is a key component of the approved Master Plan for Marcola Meadows. Prior construction of V Street is required before site development can be undertaken for either the subject property or the public school site across V Street to the east.

Finding 44: The developer of the Marcola Meadows neighborhood has prepared and submitted detailed construction plans for the extension of V Street northward from the intersection with Marcola Road. Initial staff and referral agency review of the Public Improvement Permit (PIP) plans has begun for construction of this street along the subject site frontage between Marcola Road and the Pierce Ditch crossing. All required frontage improvements including curb, gutter, sidewalk, utilities, street lighting, street trees, and traffic controls for the new intersection will be reviewed and approved through the PIP process.

Finding 45: The subject property has frontage on Marcola Road along the southern boundary of the site. Currently, the Marcola Road frontage of the site lacks sidewalks and street trees. The applicant is showing both of these improvements on the proposed site plan.

Finding 46: The public street along the subject site frontage is being developed as a neighborhood collector street with provisions for accommodating bicycle, pedestrian and vehicle movements. Upon construction, the proposed transportation facilities would be adequate to accommodate the anticipated vehicular and pedestrian traffic patterns generated by the development in a safe and efficient manner.

Condition of Approval:

12. Prior to issuance of Building Permits for the project, the segment of V Street along the subject site frontage must be substantially constructed and completed in accordance with the approved PIP plans, and in a paved condition that can accommodate construction traffic onto the property.

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

C. The proposed development shall comply with all applicable public and private design and construction standards contained in this Code and other applicable regulations.

Finding 47: Criterion C contains three different elements with sub-elements and applicable code standards. The site plan application as submitted complies with the code standards listed under each sub-element unless otherwise noted with specific findings and conclusions. The elements, sub-elements and code standards of Criterion C include but are not limited to:

1. Infrastructure Standards in accordance with SDC 4.1-100, 4.2-100 & 4.3-100
 - Water Service and Fire Protection (4.3-130)
 - Public and Private Easements (4.3-120 – 4.3-140)
2. Conformance with standards of SDC 5.17-100, Site Plan Review, and SDC 3.2-300 Community Commercial Zoning District
 - Community Commercial Zoning District – Primary and Secondary Uses (3.2-310)
 - Base Zone Development Standards (3.2-315)
 - Landscaping, Screening and Fence Standards (4.4-100)
 - On-Site Lighting Standards (4.5-100)
 - Vehicle Parking, Loading and Bicycle Parking Standards (4.6-100)
 - Special Development Standards for Churches (4.7-130)

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3. Overlay Districts and Applicable Refinement Plan Requirements
 - Drinking Water Protection Overlay District

C.1 Public and Private Improvements in accordance with SDC 4.1-100, 4.2-100 & 4.3-100

Water Service and Fire Protection (4.3-130)

Access

Finding 48: All fire apparatus access routes are to be paved all-weather surfaces able to support an 80,000 lb. imposed load in accordance with the Springfield Fire Code (SFC) 503.2.3 and SFC Appendix D102.1. Access to the main project area will be afforded from the future extension of V Street north of Marcola Road. Access to the western edge of the site (west of the Pierce Ditch wetland channel) is provided by a private commercial driveway off Marcola Road.

Finding 49: Staff has reviewed the proposed driveway approaches onto V Street and the internal driving aisle circulation areas as depicted on the site plans. The proposed locations and configurations of the driveways meet City standards for separation spacing on collector streets and from major street intersections. Adequate emergency access to the development site will be provided by way of the proposed driveways and internal driving aisles serving the property.

Water Supply

Finding 50: There is an existing fire hydrant along the Marcola Road frontage on the southern edge of the property. Additionally, the PIP plans for the construction of V Street frontage improvements depict a second fire hydrant that is to be installed along the eastern edge of the property. The two fire hydrants in combination should provide sufficient fire flow and coverage for the proposed building and overall site development.

Conclusion: The proposal satisfies this sub-element of the criterion.

Public and Private Easements (4.3-120 – 4.3-140)

Finding 51: SDC 4.3-130.A requires each development area to be provided with a water system having sufficiently sized mains and lesser lines to furnish adequate supply to the development and provide sufficient access for maintenance. SUB Water coordinates the design of the water system within Springfield city limits. The design and construction of the public water system serving the development site will be done through the V Street PIP currently under review by the City.

Finding 52: SDC 4.3-140.A requires applicants proposing developments to make arrangements with the City and each utility provider for the dedication of utility easements necessary to fully service the development or land beyond the development area. The minimum width for public utility easements (PUEs) adjacent to street rights-of-way and internal to private properties must be 7 feet, unless the Development & Public Works Director requires a larger easement to allow for adequate maintenance access.

Finding 53: The subject site has several existing utility easements within its boundaries, including a 20-foot wide sanitary sewer easement that runs east-west through the middle of the site. There is also a 15-foot wide public water easement along the southwestern edge of the property where it abuts private commercial property; and a 20-foot wide public water easement along a portion of the southwestern edge of the property where it abuts Marcola Road.

Finding 54: The applicant is depicting a 7-foot wide PUE along the V Street frontage of the site. Because the eastern boundary of the property was created by Property Line Adjustment this PUE does not currently exist. Dedication of the 7-foot wide PUE along the V Street frontage will be required as a condition of approval for this site development.

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Finding 55: The applicant is not depicting a PUE along most of the southern boundary of the site where it abuts Marcola Road. While some of the major public utilities can be accommodated within the road right-of-way, it is likely that other public utilities will need to be installed within a PUE along the southern boundary of the site. For the portion of site frontage on an arterial street a 10-foot wide PUE is required. Dedication of a 10-foot wide PUE along the Marcola Road frontage of the site will be required as a condition of approval for this development.

Finding 56: As previously stated and conditioned herein, a 20-foot wide public stormwater easement with provisions for maintenance access is to be recorded across the Pierce Ditch wetland channel within the property.

Finding 57: The subject site has a joint access, parking and maintenance easement that affects the southwest edge of the property where it abuts existing commercial development. The applicant is not proposing to modify the existing joint access, parking and maintenance easement affecting the site.

Finding 58: Aside from the easements listed above, there is no stated or identified need for any additional public easements within the project area to meet this criterion.

Conditions of Approval:

- 13. The public water system serving the development site must be designed and constructed as part of the PIP for the extension of V Street between the Marcola Road intersection and the Pierce Ditch crossing.**
- 14. The Final Site Plan must provide for a 10-foot wide PUE along the Marcola Road frontage of the subject property.**
- 15. Prior to issuance of final building occupancy, the applicant must execute and record the 7-foot wide PUE along the V Street frontage of the site and the 10-foot wide PUE along the Marcola Road frontage of the site and provide evidence thereof to the City.**

Conclusion: Safe and efficient provision of public access and utilities requires the provision of corresponding access and utility easements. As initiated by the PIP plans for the construction of V Street and as conditioned herein, the proposal satisfies this sub-element of the criterion.

C.2 Conformance with Standards of SDC 5.17-100, Site Plan Review, and SDC 3.2-300, Community Commercial Zoning District

Primary and Secondary Uses (3.2-310)

Finding 59: In accordance with SDC 3.2-310, religious institutions such as churches and temples are listed as a permitted primary use in the CC District. Uses in the CC district are subject to Site Plan Review.

Finding 60: In accordance with SDC 3.2-310, ancillary buildings and structures are allowable in the CC District as a secondary (accessory) use subject to the provisions of Site Plan Review (SDC 5.17-100).

Conclusion: The proposal satisfies this sub-element of the criterion.

Base Zone Development Standards (3.2-315)

Finding 61: In accordance with SDC 3.2-315, the minimum lot size for properties in the Community Commercial District is 6,000 ft² with at least 50 feet of street frontage.

Finding 62: The subject property exceeds the minimum lot size and public street frontage requirements. Therefore, the proposal meets this sub-element of the criterion.

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Finding 63: In accordance with SDC 3.2-315, there is no maximum building and parking lot coverage provided the site meets applicable setbacks from perimeter property lines and can accommodate the required landscaping and stormwater management facilities within the property boundaries. Maximum site coverage for churches is also regulated by the provisions of SDC 4.7-130 (see below).

Finding 64: In accordance with SDC 3.2-315, there is no maximum building height for any portion of the site that is more than 50 linear feet from the northern and northwestern edges of the property where it abuts residential zoning. The proposed building is more than 50 feet from the nearest residential zoning and is 33.5 feet high at the peak of the roofline. The cross tower at the front of the building extends to approximately 42 feet above grade. The proposed building meets the height provisions of SDC 3.2-315.

Finding 65: The applicant is proposing to construct a detached garage structure to the northwest of the primary church building. In accordance with SDC 4.7-105.C.3, accessory structures such as detached garages may be as high as the primary structure, provided that the solar access provisions of this Code are met. The applicant has not provided a building elevation drawing for the garage building so the height relationship between the primary and accessory structures cannot be verified. It is a condition of approval that architectural building elevations for all primary and accessory structures to be constructed on the site are provided with the final site plan to demonstrate that the accessory building is not taller than the primary building.

Condition of Approval:

- 16. The Final Site Plan must provide building elevation details for the garage building and any other accessory structure to be constructed on the site that demonstrate that the accessory buildings are not taller than the primary building.**

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Landscaping, Screening and Fence Standards (4.4-100)

Finding 66: In accordance with SDC 4.4-100, all required setbacks are to be landscaped. Acceptable forms of landscaping include trees, shrubs, turf grass, ground cover plants, or a combination thereof. Gravel and bark mulch can be used as planting media but are not acceptable as a standalone ground cover material.

Finding 67: In addition to the landscaping requirements of SDC 4.4-100, churches are also subject to the provisions of SDC 4.7-130 (see below).

Finding 68: The applicant's landscaping plan depicts planted setbacks along the Marcola Road and V Street frontages of the site. The proposed planting areas provide for a combination of trees, shrubs, groundcover plants and turf grass.

Finding 69: The applicant's civil engineering plans (Sheet C-4) provides facility details and planting schedules for the three detention ponds to be installed on the site. The proposed planting plan for the site and the stormwater facilities meet the requirements of SDC 4.4-105.B.1. Additional discussion about planted setbacks for churches is found below (SDC 4.7-130).

Finding 70: In accordance with SDC 4.4-110.A.1, screening is required where commercial sites abut residential districts. For the subject property, 6-foot high screening fencing has been installed along the northwestern and northern boundaries of the site where it abuts existing residential lots. The existing fencing meets the requirements of SDC 4.4-110.B for structural screening between residential and commercial uses.

Finding 71: In addition to the structural screening offered by the existing fences, the applicant will be required to install new trees and shrubs along the Pierce Ditch in accordance with a PIP project for the stormwater channel rehabilitation. The existing and proposed screening between the subject site and adjacent residential properties meets the requirements of SDC 4.4-110.A & B.

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Finding 72: In accordance with SDC 4.4-115, there is no specific requirement for fencing of the subject site development area. According to the applicant's site plan, the existing fencing along northwestern and northern edges of the property is to be retained. No other perimeter fencing is proposed for the site.

Conclusion: The proposal satisfies this sub-element of the criterion.

On-Site Lighting Standards (4.5-100)

Finding 73: In accordance with SDC 4.5-100, public and private street and pedestrian-scale lighting must be provided with all new developments.

Finding 74: The applicant has submitted a manufacturer's cut sheet and photometric diagrams for the proposed lighting plan. SDC 4.5-100 sets forth the requirements for on-site lighting including the maximum fixture heights given site conditions and requires lights to be directed and/or shielded so that site lighting is contained within the boundaries of the private property.

Finding 75: In accordance with SDC 4.5-110.B.1, the maximum height of a freestanding or attached light fixture must not exceed 25 feet or the height of the principal permitted structure, whichever is less. In this case, the building exceeds 25 feet high, so the maximum height of any light fixtures is 25 feet.

Finding 76: In accordance with SDC 4.5-110.B.2.b, the maximum height of any light fixture within 50 feet of residentially zoned property is 12 feet.

Finding 77: The applicant is proposing to install pole- and building-mounted LED fixtures to illuminate the parking lots, church buildings, and site interior. The locations of the building and pole-mounted light fixtures are depicted on Sheet E1 of the applicant's site plan. However, the heights of the building and pole-mounted light fixtures are not indicated on the submitted lighting plan.

Finding 78: The applicant is proposing to install building-mounted lighting on the garage building. The light fixture appears to be within 50 feet of the nearest residential property but the placement height is not indicated. Additionally, no building elevations were submitted for the garage building so staff were not able to estimate the light placement height from architectural drawings.

Finding 79: The applicant's site lighting plan depicts photometric contours that extend well beyond the site boundaries into the V Street and Marcola Road rights-of-way. Light spillover from commercial sites onto adjacent public streets and residential areas is a concern and is specifically prohibited by SDC 4.5-100. The applicant will need to modify the lighting fixture type or placement to eliminate the lighting spillover depicted on the submitted lighting plan. To meet this sub-element of the criterion, submittal of a revised site lighting plan is a condition of development approval.

Condition of Approval:

17. The Final Site Plan must show the fixture type and installation height for all site lighting fixtures as part of a revised lighting analysis and photometric plan. All lighting fixtures must be shown to meet the height limit in SDC 4.5-110.B.2.b, must be downcast, shielded and/or equipped with full cutoff optics to prevent light trespass onto adjoining properties and public street rights-of-way.

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Vehicle Parking, Loading and Bicycle Parking Standards (4.6-100)

Finding 80: In accordance with SDC 4.6-125, the minimum vehicle parking requirements for religious institutions is 1 space for each 100 ft² of floor area in the primary assembly area and 1 for each 200 ft² of gross floor area for the remainder of the building.

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Finding 81: In accordance with SDC 4.6-125.C, the maximum parking provision for commercial uses is 125% of the minimum required parking for the use.

Finding 82: In accordance with SDC 4.6-125.E, if the total number of required parking spaces results in a fraction, the fraction shall be rounded up to the next whole number.

Finding 83: In accordance with SDC 4.6-120.F, no more than 30% of the parking spaces in a parking lot can be designated as "compact" spaces.

Finding 84: In accordance with SDC 4.6-110.I, where a proposed development abuts an existing or proposed Frequent Transit Corridor the applicant may request a reduction in parking of up to 15 percent from the minimum off-street motor vehicle spaces required in Table 4.6-2. Frequent transit network project T-4 within the City of Springfield's Transportation System Plan (TSP) designates the frontage of the proposed development on Marcola Road as a future Frequent Transit Corridor.

Finding 85: According to the applicant's submittal, the primary assembly area is approximately 10,130 ft² and the remainder of the building is approximately 36,360 ft². Therefore, based on the requirements of SDC 4.6-126 the minimum vehicle parking requirement for the site is $102 + 182 = 284$.

Finding 86: The subject site has frontage on Marcola Road which is classified as an arterial street, and the future extension of V Street which is classified as a neighborhood collector street. On-street parking will not be available along either public street frontage upon buildout of the site and the associated public street improvements. Therefore, all vehicle parking requirements must be addressed on-site.

Finding 87: The applicant is proposing 234 parking spaces on the site, which is a deficiency of 50 spaces or 17.6%. The applicant has requested the maximum allowed reduction of parking (20 percent) as stated in SDC 4.6-110.L. Although the applicant qualifies for the Frequent Transit Corridor reduction of 15% allowed under SDC 4.6-110.I, the applicant has not provided evidence that they qualify for additional reductions to parking minimums for the remaining ~2.6% percent according to allowable applied credits, allowances, and exceptions established by the Code. Therefore, prior to approval of the Final Site Plan the applicant will need to provide for a minimum of 242 spaces on the site or provide additional evidence demonstrating that the other 8 spaces can be addressed through measures contemplated in SDC 4.6-110 such as shared parking with adjacent sites or a parking demand analysis prepared by a qualified professional. Provision of the required number of parking spaces on the site, or evidence of a qualified exception or recorded shared parking agreement, is a condition of approval for this application.

Finding 88: In accordance with SDC 4.6-120.C, all parking spaces fronting onto landscaping and walking areas require a wheel bumper to prevent vehicle encroachment. Alternatively, the walking and landscaping areas can be widened by two feet to allow for bumper overhang. The applicant's site plan specifically provides for and calls out an extra width of landscaping buffer for parking spaces fronting onto walking and landscaping areas. The site plan also depicts a two-foot buffer to accommodate door swing where parking spaces have landscaping areas along one or more sides of the parked vehicle.

Finding 89: In accordance with SDC 4.6-155, the minimum bicycle parking requirement for religious institutions is 1 space per 20 seats or 40 feet of bench length for fixed seating. One-hundred percent (100%) of the bicycle parking requirement for churches is short-term parking.

Finding 90: In accordance with SDC 4.6-155.A, when the number of required bicycle parking spaces results in a fractional number, the total number of required spaces will be rounded up to the next whole number.

Finding 91: In accordance with SDC 4.6-145.D.2, if more than 10 short-term bicycle parking spaces are required, at least 50% of the short-term bicycle parking spaces in excess of 10 must be sheltered.

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Finding 92: According to the applicant's submittal, the primary assembly area will have 700 seats which generates a bicycle parking requirement of 35 short-term spaces. The applicant has acknowledged the requirement of SDC 4.6-145.D.2 for providing at least 13 covered short-term spaces, which is 50% of the 25 spaces in excess of 10 spaces.

Finding 93: Overall, the applicant's proposed site plan meets the requirements of SDC 4.6-155 by providing a total of 36 bicycle parking spaces on the site including 16 covered short-term spaces.

Condition of Approval:

18. Prior to approval of the Final Site Plan, the applicant must provide for 242 vehicle parking spaces on the site or provide for an alternative measure to address the parking requirement as described in SDC 4.6-110 such as a parking demand analysis prepared by a qualified professional or a recorded shared parking agreement with an adjacent site.

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Special Development Standards for Churches (4.7-130)

Finding 94: In accordance with SDC 4.7-130.A, churches must have a landscaped front yard setback of 15 feet and landscaped side and rear yard setbacks of 20 feet. Exception A notes that driveway and parking lot setbacks may be reduced to 5 feet if sufficient buffering is provided as determined by the Planning Director.

Finding 95: In accordance with SDC 4.7-130.B, a minimum of 25 percent of the parcel must be landscaped.

Finding 96: In accordance with SDC 4.7-130.C, churches must abut an arterial or collector street.

Finding 97: The applicant's site plan meets the requirements of SDC 4.7-130 by providing a 30-foot landscaped setback along the Marcola Road frontage of the site. A 7.5-foot landscaped setback is proposed along the future V Street frontage of the site, and the applicant's landscaping plan depicts additional vegetation to screen the parking spaces facing V Street. With the provision of a 7+ foot landscaped setback and additional screening vegetation the Director has determined that the V Street frontage qualifies for a reduced setback in accordance with SDC 4.7-130.A.

Finding 98: The applicant's side and rear yard setbacks exceed the 20-foot requirements of SDC 4.7-130.A due to the presence of the Pierce Ditch channel that runs along the northern and northwestern boundaries of the site. Therefore, the proposed site plan meets the requirements of SDC 4.7-130.A.

Finding 99: The applicant's proposed site plan depicts 190,000 ft² (4.4 acres) of landscaping which is about 56% of the site area. The proposed landscaping coverage meets the requirements of SDC 4.7-130.B.

Finding 100: The subject property has frontage on Marcola Road (classified as an arterial street) along the southern boundary, and V Street (classified as a collector street) along the eastern boundary. Therefore, the site meets the requirements of SDC 4.7-130.C.

Conclusion: The proposal satisfies this sub-element of the criterion.

C.3 Overlay Districts and Applicable Refinement Plan Requirements

Finding 101: The subject site is not within an adopted neighborhood Refinement Plan area.

Finding 102: The site is within an approved Master Plan area for the Marcola Meadows neighborhood. The approved Master Plan anticipates Community Commercial zoning for the site and a church on the subject property. Therefore, the proposed development is consistent with the approved Master Plan.

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Finding 103: The subject site is within the mapped 1-5 and 5-10 year Time of Travel Zone (TOTZ) for the City's Maia drinking water wellhead, and is also within the mapped 5-10 year TOTZ for the Pierce drinking water wellhead. Commercial sites are not automatically exempt from the requirement for a Drinking Water Protection (DWP) permit. Depending upon the nature and quantity of hazardous materials to be used, stored or kept on site the project might qualify for a DWP Exemption. The applicant will need to provide information about the operational characteristics of the site along with a DWP Exemption request to SUB Drinking Water Source Protection for review and approval. If the DWP Exemption is denied the applicant must obtain a Drinking Water Protection Permit prior to issuance of building permits for the project.

Finding 104: Regardless of the status of the project's DWP permit or exemption, the site directly abuts and drains into a delineated wetland channel known locally as the Pierce Ditch. For this reason, as a "Best Practices" recommendation for this site, care must be taken during site construction and operation to prevent contamination from chemicals that may spill or leak onto the ground surface, including fuel and automotive fluids (such as lubricants and antifreeze, etc.). Fluid-containing equipment, including trucks using the loading dock area and other vehicles parked on the site, must be monitored for leaks and spills. Any chemical spills or leaks must be cleaned up immediately and cleanup materials disposed off-site in accordance with Lane County and State DEQ requirements. In accordance with SDC 3.3-235.B and 3.3-240, the construction plans for the project must include groundwater protection measures as stipulated by SUB Drinking Water Source Protection. The groundwater protection measures will be provided to the applicant in conjunction with the DWP Permit or Exemption issued for the project.

Condition of Approval:

19. Prior to issuance of Building Permits for the project, the applicant must obtain a Drinking Water Protection Permit or Exemption and provide evidence thereof to the City.

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

D. Parking areas and ingress-egress points have been designed to: facilitate vehicular traffic, bicycle and pedestrian safety to avoid congestion; provide connectivity within the development area and to adjacent residential areas, transit stops, neighborhood activity centers, and commercial, industrial and public areas; minimize curb cuts on arterial and collector streets as specified in this Code or other applicable regulations and comply with the ODOT access management standards for State highways.

Finding 105: Installation of driveways on a street increases the number of traffic conflict points. The greater number of conflict points increases the probability of traffic crashes. Effective ways to reduce the probability of traffic crashes include: reducing the number of driveways; increasing distances between intersections and driveways; and establishing adequate vision clearance areas where driveways intersect streets. Each of these techniques permits a longer, less cluttered sight distance for the motorist, reduces the number and difficulty of decisions that drivers must make, and contributes to increased traffic safety.

Finding 106: In accordance with SDC 4.2-120.C, site driveways must be designed to allow for safe and efficient vehicular ingress and egress as specified in Tables 4.2-2 through 4.2-5, the City's EDSPM, and the City's *Standard Construction Specifications*. Ingress-egress points must be planned to facilitate traffic and pedestrian safety, avoid congestion, and minimize curb cuts on public streets.

Finding 107: SDC 4.3-130 states that all lots and parcels must maintain a Vision Clearance Area at driveways and intersections to provide sight distance for approaching traffic. Required Vision Clearance Areas are to be shown on site plans and meet the City's dimensional requirements as outlined in SDC 4.2-130.C and Table 4.2-5.

Finding 108: The applicant is proposing to construct two commercial driveways along the future V Street frontage of the site. No access is proposed or allowable from the Marcola Road frontage of the site. The spacing and configuration of the proposed driveways meets the requirements of SDC 4.2-120.C and the City's EDSPM.

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Finding 109: The applicant is depicting a new monument sign at the extreme southeast corner of the site at the intersection of Marcola Road and V Street. The Vision Clearance Area is not depicted on the site plan so it is not clear if the location or design of the monument sign meets the requirements of SDC 4.3-130.C. The applicant will need to add vision clearance areas to the site plans for the V Street intersection and both driveways in accordance with SDC 4.2-130.C.

Finding 110: The applicant is proposing to use an existing shared commercial driveway to access the southwest edge of the site. A new parking area for the church and future ancillary building is to be constructed in this area along with a pedestrian bridge across the Pierce Ditch. The applicant's project narrative and site plans contain notes indicating that architectural elevations have been provided for the bridge structure; however, no details on the pedestrian bridge were provided with the applicant's submittal. For this reason, staff is unable to determine if the proposed pedestrian bridge deck, approach, or piers encroach within the Pierce Ditch delineated wetland channel. Provision of pedestrian bridge details and acquisition of necessary state and federal permits for work within a delineated wetland area, if applicable, are therefore conditions of approval for this project (see Section E below)

Conditions of Approval:

20. The Final Site Plan must depict the Vision Clearance Triangles for the two site driveways and the southeast corner of the property at the intersection of V Street and Marcola Road. All Vision Clearance Areas must meet the specified dimensional requirements and be kept free of obstructions as described in SDC 4.2-130.C and Table 4.2-5.

21. The Final Site Plan must provide engineering details and a cross-sectional diagram of the pedestrian bridge approach and crossing of the Pierce Ditch.

Conclusion: As conditioned herein, the proposal satisfies this criterion.

- E. Physical features, including, but not limited to: steep slopes with unstable soil or geologic conditions; areas with susceptibility of flooding; significant clusters of trees and shrubs; watercourses shown on the Water Quality Limited Watercourse Map and their associated riparian areas; wetlands; rock outcroppings; open spaces; and areas of historic and/or archaeological significance, as may be specified in Section 3.3-900 or ORS 97.740-760, 358.905-955 and 390.235-240, shall be protected as specified in this Code or in State or Federal law.**

Finding 111: The Natural Resources Study, the National Wetlands Inventory, the Springfield Wetland Inventory Map, Wellhead Protection Overlay and the list of Historic Landmark Sites have been consulted and there are wetland resources along the northern and western edges of the subject site that warrant special development considerations.

Finding 112: The applicant is proposing to develop the church building, parking lots and driving aisles, pedestrian bridge, and vegetated stormwater management facilities adjacent to the Pierce Ditch wetland channel. The Pierce Ditch is a delineated wetland but is not classified as a locally significant wetland resource. Therefore, site improvements can be constructed less than 25 feet from the top of bank for the Pierce Ditch in accordance with SDC 4.3-117.C.

Finding 113: The Pierce Ditch is being incorporated into the subject development site and it conveys public stormwater across the property. Provisions have been made in this decision for implementation of a public drainage easement to accommodate the stormwater flow, along with access for occasional City maintenance of the channel. The applicant has provided a buffer area along the Pierce Ditch to facilitate maintenance access and also to prevent unintended impacts to the site improvements from the stormwater channel and seasonal flows.

Finding 114: As noted above, the applicant is proposing to construct a pedestrian bridge across the Pierce Ditch to connect the parking lot in the southwest corner of the property with the main church building and campus. It

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is not clear from the applicant's submittal whether the pedestrian bridge will provide a clear span across the Pierce Ditch and thereby remain entirely outside the delineated wetland area, or if portions of the bridge approach, piers or deck will encroach within the wetland. Any portion of the bridge work that falls within the delineated wetland area requires appropriate wetland permits from state and federal agencies. The applicant must provide evidence of wetland permit issuance before any grading or construction work can occur within the wetland area.

Finding 115: Stormwater runoff from the subject site flows to the Q Street channel and eventually passes beneath I-5 to discharge into the Willamette River system. The Willamette River is listed with the State of Oregon as a "water quality limited" stream for numerous chemical and physical constituents, including temperature. Provisions have been made in this decision for protection of stormwater quality. The proposed on-site stormwater treatment system consists of Stormfilter catch basins and three vegetated detention ponds.

Finding 116: As previously stated herein, groundwater protection is to be observed during construction on the site. The applicant must follow the provisions of the DWP Permit or Exemption to be issued for the project. The applicant also must maintain the private stormwater facilities on the site to ensure the continued protection of surface water and groundwater resources.

Conditions of Approval:

- 22. Prior to initiation of construction of the pedestrian bridge across the Pierce Ditch, the applicant must obtain wetland permits as may be required from state and federal agencies, and provide evidence thereof to the City.**
- 23. The property owner is responsible for ongoing and perpetual maintenance of the private stormwater facilities on the site to ensure they function as designed and intended, and to ensure protection of surface and groundwater resources. Annual maintenance records must be kept by the property owner and provided to the City for review upon reasonable request – normally within five business days.**

Conclusion: As conditioned herein, the proposed development provides storm and ground water quality protection in accordance with SDC 3.3-200 and receiving streams have been protected in accordance with SDC 4.3-110 and 4.3-115.

CONCLUSION: The Tentative Site Plan, as submitted and subject to the recommended conditions listed herein, complies with Criteria A-E of SDC 5.17-125.

WHAT NEEDS TO BE DONE BY THE APPLICANT TO OBTAIN FINAL SITE PLAN APPROVAL?

Five copies of a Final Site Plan, the Final Site Plan application form and fees, and any additional required plans, documents or information are required to be submitted to the Planning Division within 90 days of the date of this letter (ie. by **December 20, 2021**). The application form and fee information is available on the City's website here: <https://springfield-or.gov/city/development-public-works/applications-licenses-and-permits/land-use-permits-and-applications/>. In accordance with SDC 5.17-135 – 5.17-140, the Final Site Plan must comply with the requirements of the SDC and the conditions imposed by the Director in this decision. The Final Site Plan otherwise must be in substantial conformity with the tentative plan reviewed. Portions of the proposal approved as submitted during tentative review cannot be substantively changed during final site plan approval. Approved Final Site Plans (including Landscape Plans) must not be substantively changed during Building Permit Review without an approved Site Plan Decision Modification.

DEVELOPMENT AGREEMENT: In order to complete the review process, a Development Agreement is required to ensure that the terms and conditions of site plan review are binding upon both the applicant and the City. This agreement will be prepared by Staff upon approval of the Final Site Plan and must be signed by the property owner prior to the issuance of any required building or paving permits.

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SUMMARY OF CONDITIONS OF APPROVAL:

1. Prior to approval of the Final Site Plan, the applicant must add a note to the site Utility Plan (Sheet C-3) at NOTE 490-CP that the sanitary sewer connection requires an Encroachment Permit from the City prior to any work being done on or near the sanitary sewer trunk line.
2. Prior to issuance of an Encroachment Permit for each connection to the sanitary sewer trunk line, the applicant must provide information on the materials to be used, the elevations of the pipe for each connection, and the elevation into the trunk line where the connection is to be made. The connection points must be above the elevation of the spring line and as high up on the sewer trunk line as feasible.
3. The Final Site Plan must identify the location of a trash and recycling enclosure to be used on the site. A floor drain plumbed to the sanitary sewer system must be provided for the trash and recycling materials storage area.
4. Prior to approval of the Final Site Plan, the applicant must obtain a discharge permit for the stormwater management system that outfalls directly to the Pierce Ditch. Alternatively, the applicant must revise the site drainage plan to provide for an onsite facility to treat and infiltrate the runoff from the amphitheater area prior to overflow to the Pierce Ditch.
5. Prior to approval of the Final Site Plan, the applicant must execute and record a 20-foot wide public drainage easement centered on the Pierce Ditch flow line and provide evidence thereof to the City. The public drainage easement must provide for periodic access across and through the subject site by City personnel, vehicles and equipment in the performance of maintenance activities.
6. Prior to approval of the Final Site Plan, the applicant must enter into maintenance agreements with the City of Springfield, whereby the applicant will provide routine maintenance for functionality of the onsite stormwater facilities serving the development site, including the vegetated detention ponds and Stormfilter catch basins.
7. Prior to approval of the Final Site Plan, the applicant must provide an operations and maintenance plan satisfactory to the City to ensure viable, long-term maintenance and operation of the stormwater detention ponds. The operations and maintenance plan must designate the responsible party for operating and maintaining the system and must be distributed to all property owners and tenants of the site. A notice of this plan must be recorded against the property with Lane County Deeds and Records and evidence thereof provided to the City.
8. To ensure a fully functioning water quality system and meet objectives of Springfield's MS4 permit, the Springfield Development Code and the EDSPM, the detention ponds must be fully vegetated with all vegetation species established prior to completion of all final inspections and commencement of operations. Alternatively, if this condition cannot be met, the applicant must provide and maintain additional interim erosion control/water quality measures as detailed in Chapter 8 of the EDSPM that will provide the necessary level of water quality treatment as detailed by the EDSPM until such time as the detention pond vegetation becomes fully established. The interim erosion control measures must be in addition to the required plantings for the site.
9. The Final Site Plan must provide for a minimum 24-inches of planting medium for the vegetated stormwater detention ponds. The planting medium must be consistent with SUB Drinking Water Source Protection standards for at least 50% organic matter content and be comprised of a mixture of sand, loam, native topsoil and compost.
10. The Final Site Plan must include a landscaping plan that provides for the rehabilitation of the Pierce Ditch channel and banks located within the subject property. The landscaping plan must provide for removal of invasive plant species and replacement and/or supplemental planting with native trees and shrubs

suitable for wetlands as listed in Appendix 6B of the City's EDSPM. The Pierce Ditch revegetation plan must be submitted with the final site plan.

11. Prior to issuance of Final Occupancy, the applicant must obtain approval of a PIP and complete rehabilitation of the Pierce Ditch channel and banks located within the subject property in accordance with the approved site landscaping plan.
12. Prior to issuance of Building Permits for the project, the segment of V Street along the subject site frontage must be substantially constructed and completed in accordance with the approved PIP plans, and in a paved condition that can accommodate construction traffic onto the property.
13. The public water system serving the development site must be designed and constructed as part of the PIP for the extension of V Street between the Marcola Road intersection and the Pierce Ditch crossing.
14. The Final Site Plan must provide for a 10-foot wide PUE along the Marcola Road frontage of the subject property.
15. Prior to issuance of final building occupancy, the applicant must execute and record the 7-foot wide PUE along the V Street frontage of the site and the 10-foot wide PUE along the Marcola Road frontage of the site and provide evidence thereof to the City.
16. The Final Site Plan must provide building elevation details for the garage building and any other accessory structure to be constructed on the site that demonstrate that the accessory buildings are not taller than the primary building.
17. The Final Site Plan must show the fixture type and installation height for all site lighting fixtures as part of a revised lighting analysis and photometric plan. All lighting fixtures must be shown to meet the height limit in SDC 4.5-110.B.2.b, must be downcast, shielded and/or equipped with full cutoff optics to prevent light trespass onto adjoining properties and public street rights-of-way.
18. Prior to approval of the Final Site Plan, the applicant must provide for 242 vehicle parking spaces on the site or provide for an alternative measure to address the parking requirement as described in SDC 4.6-110 such as a parking demand analysis prepared by a qualified professional or a recorded shared parking agreement with an adjacent site.
19. Prior to issuance of Building Permits for the project, the applicant must obtain a Drinking Water Protection Permit or Exemption and provide evidence thereof to the City.
20. The Final Site Plan must depict the Vision Clearance Triangles for the two site driveways and the southeast corner of the property at the intersection of V Street and Marcola Road. All Vision Clearance Areas must meet the specified dimensional requirements and be kept free of obstructions as described in SDC 4.2-130.C and Table 4.2-5.
21. The Final Site Plan must provide engineering details and a cross-sectional diagram of the pedestrian bridge approach and crossing of the Pierce Ditch.
22. Prior to initiation of construction of the pedestrian bridge across the Pierce Ditch, the applicant must obtain wetland permits as may be required from state and federal agencies, and provide evidence thereof to the City.
23. The property owner is responsible for ongoing and perpetual maintenance of the private stormwater facilities on the site to ensure they function as designed and intended, and to ensure protection of surface and groundwater resources. Annual maintenance records must be kept by the property owner and provided to the City for review upon reasonable request – normally within five business days.

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The applicant may submit permit applications to other city departments for review prior to final site plan approval in accordance with SDC 5.17-135 at their own risk. All concurrent submittals are subject to revision for compliance with the final site plan. A development agreement in accordance with SDC 5.17-140 will not be issued until all plans submitted by the applicant have been revised. **CONFLICTING PLANS CAUSE DELAYS.**

ADDITIONAL INFORMATION: The application, all documents, and evidence relied upon by the applicant, and the applicable criteria of approval are available for free inspection and copies are available for a fee at the Development & Public Works Department, 225 Fifth Street, Springfield, Oregon.

APPEAL: This Type II Tentative Site Plan decision is considered a decision of the Director and as such may be appealed to the Planning Commission. The appeal may be filed with the Development & Public Works Department by an affected party. Your appeal must be in accordance with **SDC 5.3-100, Appeals**. An Appeals application must be submitted with a fee of \$250.00. The fee will be returned to the applicant if the Planning Commission approves the appeal application.

In accordance with SDC 5.3-115.B which provides for a 15-day appeal period and Oregon Rules of Civil Procedures, Rule 10(c) for service of notice by mail, the appeal period for this decision expires at **5:00 PM on October 6, 2021**.

QUESTIONS: Please call Andy Limbird in the Development & Public Works Department at (541) 726-3784 or email alimbird@springfield-or.gov if you have any questions regarding this process.

PREPARED BY

Andy Limbird

Andy Limbird
Senior Planner

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- SECTION 1: Applicant Information and Signature
- SECTION 2: Property Ownership
- SECTION 3: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks

Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees - Amount enclosed: \$
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- Map that includes the following items:
 - Permanent quality and drawn in ink
 - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - North Directional Symbol
 - Township, Range, Section, Quarter/Quarter, Tax Lots
 - Reference corner on map
 - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
 - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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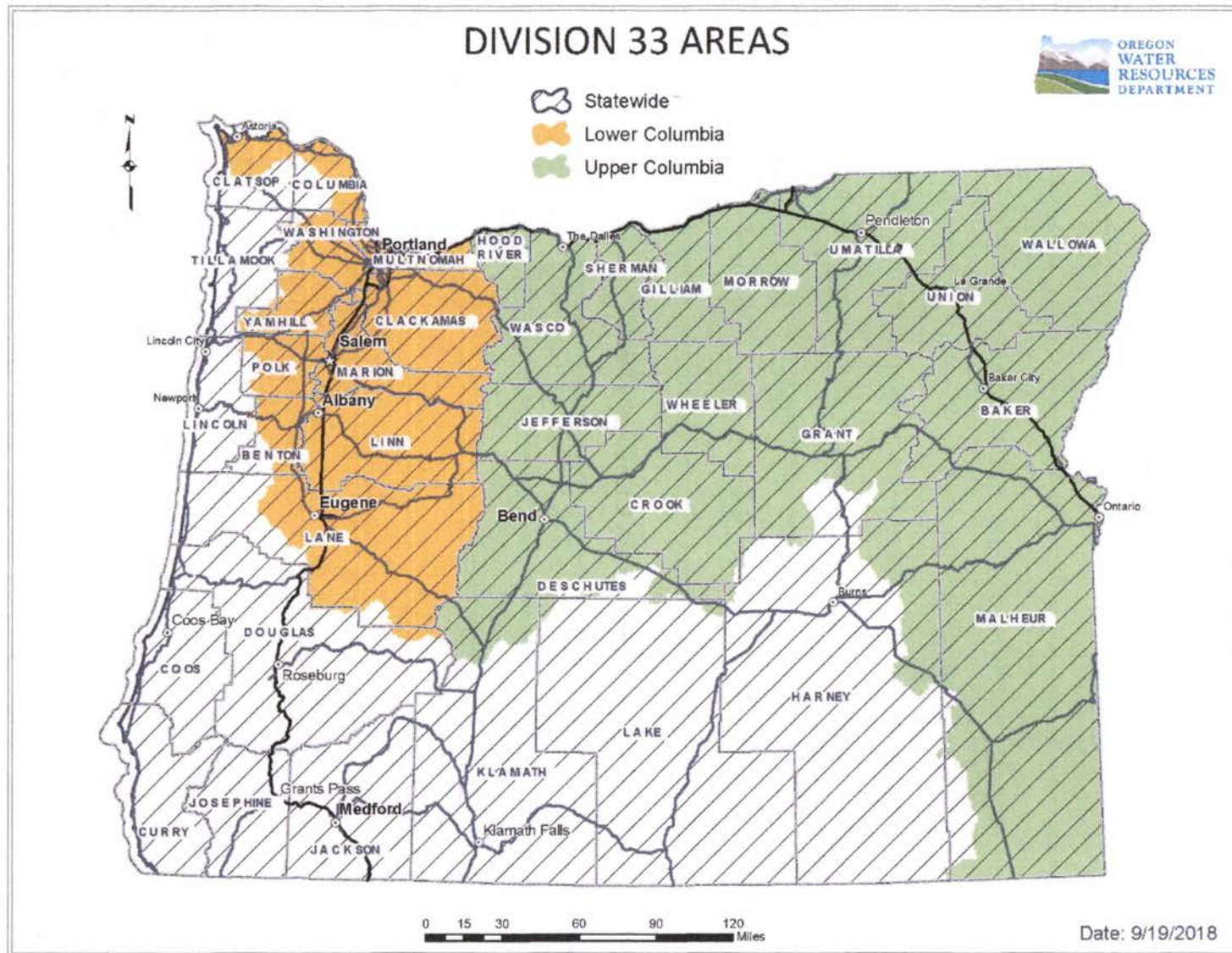
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Figure 1: Map of Division 33 Areas



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For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the Division 33 rules apply: https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

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