



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

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Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

April 11, 2006



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Springfield Plan Amendment
DLCD File Number 002-06

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without text.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: April 25, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.625 (1), 197.830 (2), and 197.830 (9) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS ADOPTED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Marguerite Nabeta, DLCD Regional Representative
Andy Limbird, City of Springfield

<paa> ya



DLCD NOTICE OF ADOPTION DEPT OF

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

APR 06 2006

(See reverse side for submittal requirements)

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: CITY OF SPRINGFIELD Local File No.: ZON2006-00004 (If no number, use none)

Date of Adoption: APRIL 4, 2006 Date Mailed: APRIL 5, 2006 (Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: FEB. 10, 2006

- Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
Land Use Regulation Amendment Zoning Map Amendment
New Land Use Regulation Other: (Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

REZONE A 1.5 ACRE PARCEL FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL IN ACCORDANCE WITH THE ADOPTED EUGENE-SPRINGFIELD METRO AREA GENERAL PLAN.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

SAME

Plan Map Changed from : to

Zone Map Changed from: LDR to MDR

Location: 6535 MAIN ST., SPRINGFIELD Acres Involved: 1.51

Specify Density: Previous: 1-10 UPA New: 10-20 UPA

Applicable Statewide Planning Goals: 10

Was an Exception Adopted? Yes: No: [checked]

DLCD File No.: 002-06 (15012)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment FORTY FIVE (45) days prior to the first evidentiary hearing. Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: ODOT IS A

REFERRAL AGENCY - PROPERTY ABUTS HIGHWAY 126.

Local Contact: ANDY LIMBIRD Area Code + Phone Number: 541-726-3784

Address: 225 FIFTH ST. SPRINGFIELD

City: SPRINGFIELD Zip Code+4: 97477

ADOPTION SUBMITTAL REQUIREMENTS

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF SPRINGFIELD, OREGON**

REQUEST OF ZONE CHANGE +
 +
 +

**CASE NO. ZON2006-00004
FINDINGS, CONCLUSIONS,
AND RECOMMENDATION**

NATURE OF THE APPLICATION

Zone change from Low Density Residential to Medium Density Residential for Tax Lot 201, Assessor's Map 17-03-34-43.

1. On April 4, 2006 the following application for a Zone Change was accepted: Rezone approximately 1.5 acres of land from Low Density Residential to Medium Density Residential, Case Number ZON2006-00004, John and Jennifer Ferguson, applicant.
2. The application was submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the public hearing, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On April 4, 2006 a public hearing on the zone change request was held. The Development Services Department staff notes including criteria of approval, findings and recommendations, together with the testimony and submittals of the persons testifying at that hearing have been considered and are part of the record of this proceeding.

CONCLUSION

On the basis of this record, the requested zone change application is consistent with the criteria of Section 12.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions in the attached staff report (Exhibit A) and attached hereto.

ORDER

It is ORDERED by the Planning Commission of Springfield that Case Number ZON2006-00004, Zone Change Request, be approved. This ORDER was presented to and approved by the Planning Commission on April 4, 2006.



Planning Commission Chairperson

ATTEST

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

**NOTICE OF DECISION
SPRINGFIELD PLANNING COMMISSION**

DATE OF NOTICE: April 5, 2006
DATE OF DECISION: April 4, 2006
CASE NUMBER: ZON2006-00004
APPLICANT: John & Jennifer Fergurson

NATURE OF APPLICATION:

Approve a zone change from Low Density Residential to Medium Density Residential.
The subject property is located at 6535 Main Street (Tax Assessor's Map 17-03-25-13, Tax Lot 201). The application was initiated and submitted in accordance with Article 3 of the Springfield Development Code, and accepted on February 7, 2006.

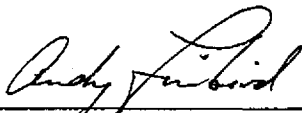
The Springfield Planning Commission held a public hearing on April 4, 2006 on the request to approve a zone change. The Development Services Department notes, staff report (refer to criteria SDC 12.030) and recommendation together with testimony and submittal of the persons testifying at the hearing were considered and made part of the record of the proceeding.

DECISION:

The Springfield Planning Commission voted 5-0 to approve the zone change.

QUESTIONS:

If you have any questions concerning this matter, please contact Andy Limbird at 726-3784.



Andy Limbird, Planner II

**Staff Report
Planning Commission
Zone Change Request (Ferguson)**

Hearing Date

April 4, 2006

Case Number

ZON2006-00004

Applicant

John & Jennifer Ferguson
6535 Main Street, Springfield

Request

The application was submitted on February 7, 2006 and the public hearing on the matter of the Zone Change request is to be on April 4, 2006.

Site Information/Background

The property that is the subject of the Zone Change request is located on the south side of Main Street (Highway 126), directly opposite the intersection with North 65th Place. The Assessor's map description of the site is 17-02-34-43, Tax Lot 201. The subject property comprises approximately 1.5 acres and contains an existing house and barn. Access to the site is provided by a developed curb cut and driveway onto Main Street. Current zoning for the property is Low Density Residential (LDR); however, the *Metro Plan* designation for this property and adjacent properties is Medium Density Residential (MDR). A few properties in the vicinity of the subject site have been already rezoned to MDR to achieve Plan/Zone conformity by Zone Change Request (Journal Number 92-03-56). Other nearby properties have a delayed effective date and will be automatically rezoned to MDR when application is made for more intensive development or redevelopment of the property (Planning Commission Order dated May 20, 1992 – Journal Number 92-03-56). At the time the Zone Change Request 92-03-56 was undertaken in 1992, the owner of the subject property did not respond to the City's proposal for rezoning in conjunction with other properties along the south side of Main Street. Therefore, the property owner is required to apply for a Zone Change for the subject parcel in accordance with provisions of the SDC. The current Zone Change request is being processed as a Type III Zoning Map amendment.

The applicant is requesting rezoning of the property to MDR in order to allow for proposed placement of a second dwelling on the property. The current LDR zoning does not permit a second detached dwelling being constructed on a single tax lot.

Notification and Written Comments

Notification of the April 4th Planning Commission public hearing was sent to all property owners and residents within 300 feet of the site on March 17, 2006. Notification was also published in the March 17, 2006 edition of *The Springfield News*. No written comments were received.

Criteria of Approval

Article 12 of the 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 follow:

SDC 12.030 CRITERIA

- (3) *Zoning Map amendment criteria of approval:*
- (a) *Consistency with applicable Metro Plan policies and the Metro Plan diagram;*
 - (b) *Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and*
 - (c) *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.*

Proposed Findings In Support of Zone Change Approval

Criterion: *Zoning Map amendment criteria of approval:*

- (a) *Consistency with applicable Metro Plan policies and the Metro Plan diagram;*
Finding: The proposed zone change is consistent with the *Metro Plan* text and diagram which designate the subject area as Medium Density Residential.
- (b) *Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans;*
Finding: There are no adopted Refinement Plans that are applicable to this site. The applicant has provided a conceptual site plan with the Zone Change request showing how future site re-development could potentially occur in accordance with the MDR District.
- (c) *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.*
Finding: The site proposed for Zone Change is already serviced with a full range of public facilities (including a sanitary sewer line installed within the property) and a fully developed transportation network along the property frontage.

Conclusion: The staff has reviewed the application and supporting evidence submitted by the applicant for the Zone Change request. Based on the above-listed criteria, staff recommend support for the request as the proposal meets the stated criteria for Zone Change approval and would bring the property into conformity with the *Metro Plan* diagram.

Conditions of Approval

SDC Article 12 allows for the Approval Authority to attach conditions of approval to a Zone Change request to ensure that the application fully meets the criteria of approval. The specific language from the code section is listed below:

12.040 CONDITIONS OF APPROVAL

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

Staff have reviewed the Zone Change request and supporting information provided by the applicant and do not recommend any conditions of approval.

The Planning Commission may choose to apply conditions of approval as necessary to comply with the Zone Change criteria.

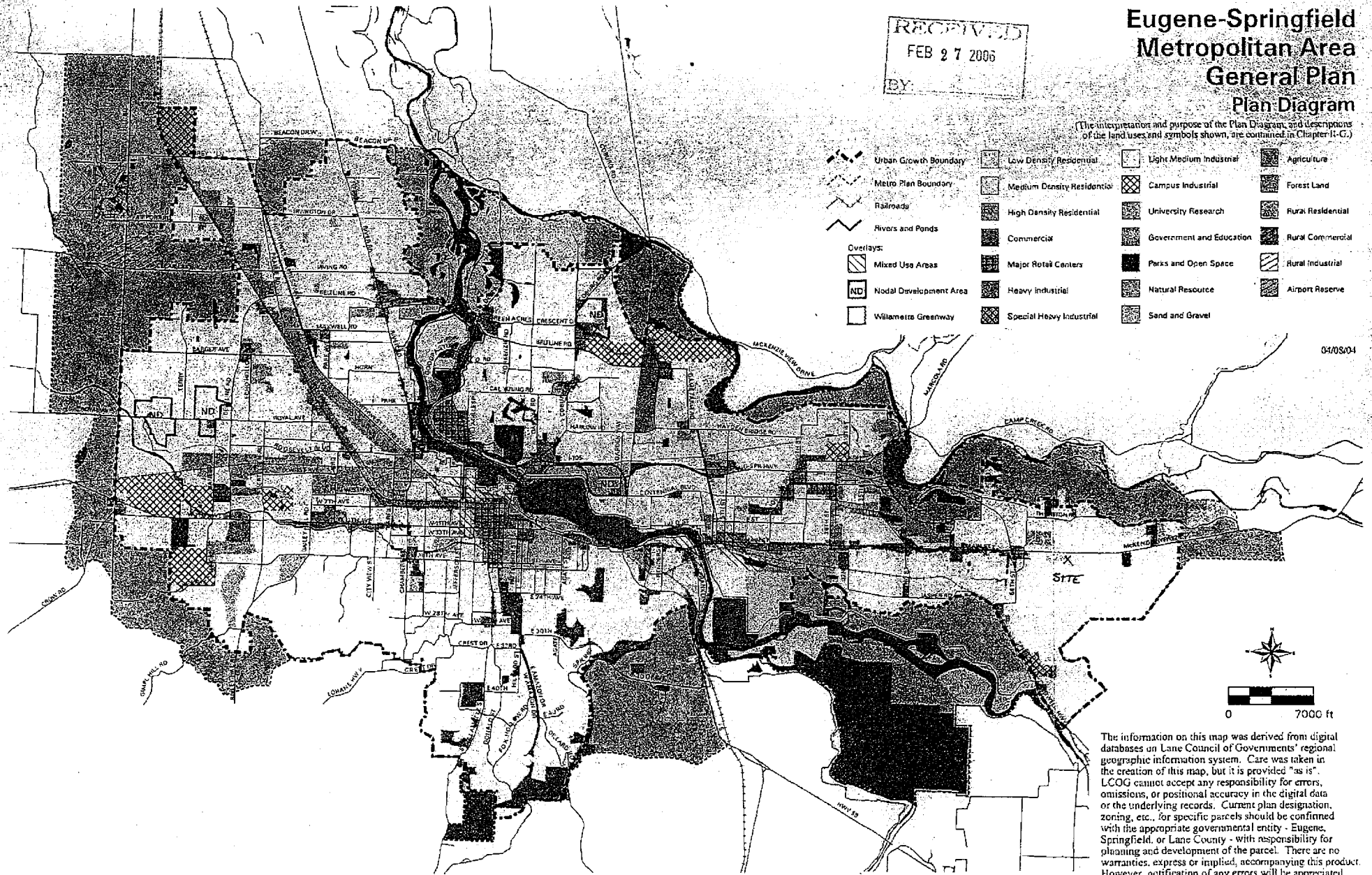
Additional Approvals

The subject application is the first step for the applicant to proceed with development plans for the subject site. Upon approval of the Zone Change request, the property will be in conformity with the *Metro Plan* diagram and subject to the MDR provisions of the Springfield Development Code. An application to place a second dwelling on the subject site then could be reviewed in accordance with SDC Article 31 provisions for Site Plan Review.

Eugene-Springfield Metropolitan Area General Plan Plan Diagram

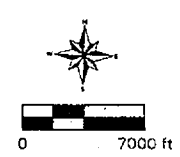
RECEIVED
FEB 27 2006
BY:

(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)



- | | | | | | | | |
|------------------|------------------------|--|----------------------------|--|--------------------------|--|----------------------|
| | Urban Growth Boundary | | Low Density Residential | | Light Medium Industrial | | Agriculture |
| | Metro Plan Boundary | | Medium Density Residential | | Campus Industrial | | Forest Land |
| | Railroads | | High Density Residential | | University Research | | Rural Residential |
| | Rivers and Ponds | | Commercial | | Government and Education | | Rural Commercial |
| Overlays: | | | Mixed Use Areas | | Major Retail Centers | | Parks and Open Space |
| | Nodal Development Area | | Heavy Industrial | | Natural Resource | | Airport Reserve |
| | Willamette Greenway | | Special Heavy Industrial | | Sand and Gravel | | |

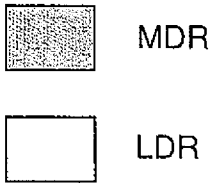
04/08/04



The information on this map was derived from digital databases on Lane Council of Governments' regional geographic information system. Care was taken in the creation of this map, but it is provided "as is". LCOG cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate governmental entity - Eugene, Springfield, or Lane County - with responsibility for planning and development of the parcel. There are no warranties, express or implied, accompanying this product. However, notification of any errors will be appreciated.

ATTACHMENT 2

ZON2006-00004
Proposed Rezoning of LDR Parcel to MDR
Site Context Map



ZONE CHANGE REQUEST

DATE

February 6, 2006

APPLICATION/OWNER

John & Jennifer Ferguson
6535 Main St.
Springfield, OR 97478

REQUEST

The applicant/owner, John and Jennifer Ferguson, is requesting a Zone Change for a parcel that is zoned Low Density Residential (LDR) to Medium Density Residential (MDR). The parcel is identified as tax lot 17-02-34-43-00201, which is located south of Main Street between 63rd and 65th Streets. The Zone Change to MDR will resolve a Metro Plan conflicts because medium density residential conforms to the Metro Plan designation.

Also, would like the Zone Change to place another dwelling on the property and in the future we would like develop the rest of the property.

SITE DESCRIPTION/BACKGROUND

The Zone Change request pertains to 1.51 acres of land, which has northerly frontage on Main Street. There are two curb cuts on Main Street and curb-side sidewalks.

ADJACENT LAND USES AND ZONING

The surrounding neighborhood contains a mixture of low density and medium density uses and zoning. In 1992 the City initiated a zone change request for certain tax lots between South 58th and South 67th to achieve plan-zone conformity.

CRITERIA OF APPROVAL AND FINDINGS:

(1) CONSISTENCY WITH THE METRO PLAN TEXT AND DIAGRAM:

Findings: The subject property is designated Medium Density Residential (MDR) in the Metro Plan Diagram. Metro Plan III SPECIFIC ELEMENTS-A, Residential Land Use and Housing Elements, Goals and Objectives states: "4. Provide for and promote generally higher residential densities in the current urban service area to encourage a compact urban growth form."

Findings: Proposed zone change to Medium Density Residential is consistent with the Metro Plan Diagram and with the goals, objectives and policies set forth in the Plan; therefore, this criterion has been met.

(2) CONSISTENCY WITH APPLICABLE REFINEMENT PLANS, SPECIAL AREA STUDIES AND FUNCTIONAL PLANS:

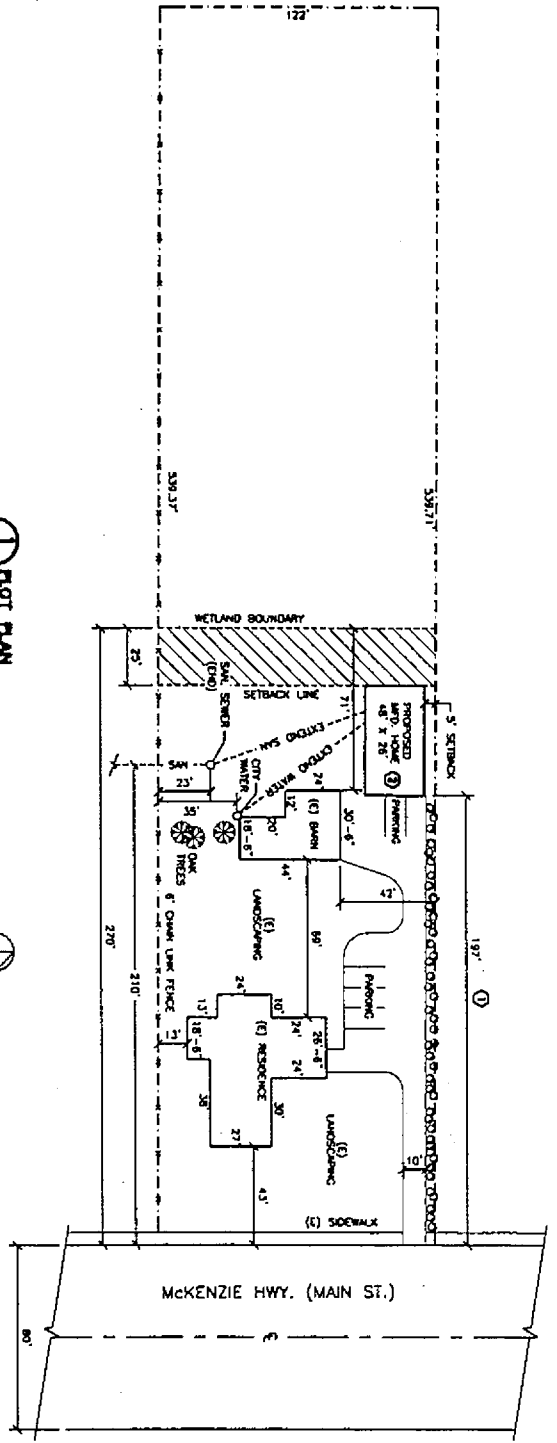
There is no adopted refinement plan for this area.

Findings: We will address the wetlands when we develop the property.

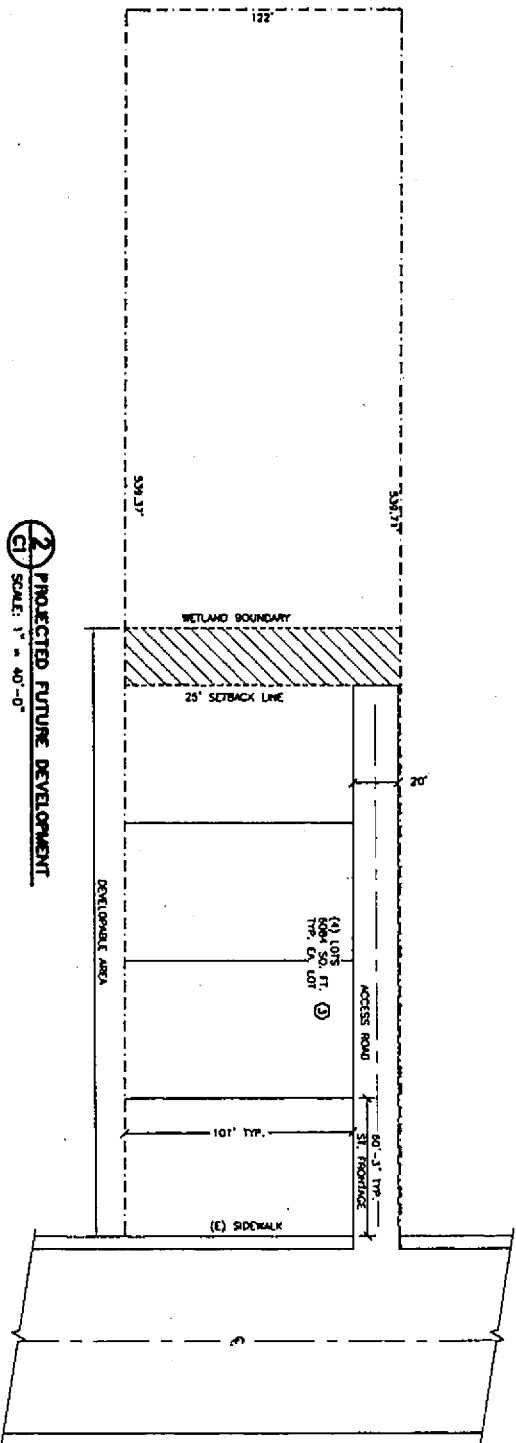
(3) THAT THE PROPERTY CAN BE SERVED BY THE ORDERLY AND EFFICIENT EXTENSION OF KEY URBAN FACILITIES AND SERVICES

AS PRESCRIBED IN THE METRO PLAN PRIOR TO OR IN CONJUNCTION WITH DEVELOPMENT

Key urban services and facilities including sanitary sewers, solid waste management, water service, fire and emergency medical services, police protection, parks and recreation programs, electric service, land use controls, communication facilities, and public schools are available to the property.



1 PLOT PLAN
 C1 SCALE: 1" = 40'-0"



2 PROJECTED FUTURE DEVELOPMENT
 C1 SCALE: 1" = 40'-0"

- NOTES:**
- ① PROPERTY LINE LOCATIONS AND ALL UTILITIES, DEVELOPMENT, AND DISTRICTS ARE BASED ON PUBLIC DOCUMENTS AND PROFESSIONAL SURVEY, FIELD MEASUREMENTS AND OBSERVATIONS AT SITE. VERIFY CONDITIONS.
 - ② MANUFACTURE UNITS TO PROVIDE POWER & LIGHTING AS PER.
 - ③ LOT SIZE/PROPOSED LOTS: 4000 SQ. FT./80 FT. FOR NORTH-SOUTH STRIP PER SPRINGFIELD DEVELOPMENT CODE 14.03-14.04.

	PLOT PLAN JOHN FERGUSON 6535 MAIN SPRINGFIELD, OR. 748-8508	17-02-34-43 TAX LOT 201 6535 MAIN SPRINGFIELD, OR	
	SHEET C1	DATE: 11/10/08 PREPARED BY: JLF/DBL CHECKED BY: JLF/DBL DATE: 11/10/08 PROJECT NO.: 17497	

BEFORE THE PLANNING COMMISSION
OF THE
CITY OF SPRINGFIELD, OREGON

REQUEST FOR ZONE CHANGES]
FROM LOW DENSITY RESIDENTIAL]
TO MEDIUM DENSITY RESIDENTIAL]

JO. NO. 92-03-52
FINDINGS, CONCLUSION
AND FINAL ORDER

NATURE OF THE APPLICATION

TO REZONE TAX LOTS BETWEEN SOUTH 58TH AND SOUTH 67TH STREETS ON THE SOUTH SIDE OF MAIN STREET FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR). SEE STAFF REPORT AND FINDINGS FOR SPECIFIC TAX LOTS INCLUDED IN THIS ZONE CHANGE.

1. On MARCH 16, 1992 the following zone changes were initiated by letter to all affected property owners by:

City of Springfield - Jo. No. 92-03-52

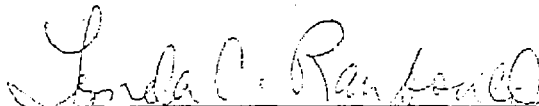
2. The application was initiated and submitted in accordance with Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the public hearing, pursuant to Section 14.030 of the Springfield Development Code, has been provided.
3. On May 20, 1992, a public hearing on the zone change request was held. The Development Services Department staff notes and recommendation, together with the testimony and submittals of the person testifying at that hearing, have been considered and are a part of the record of this proceeding.

CONCLUSION

On the basis of this record, the requested zone change application is consistent with the criteria of Section 12.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusion in the attached Memorandum.

ORDER

It is ORDERED by the Planning Commission, that Journal Number 92-03-56, Zone Change request, be APPROVED.


Linda C. Ransford
Planning Commission Chairperson

ATTEST

AYES: 5

NOES: 0

ABSENT: 2

ABSTAIN: 0

ATTACHMENT 5

ZONE CHANGE REQUEST
STAFF REPORT AND FINDINGS

APPLICANT

City of Springfield - Jo. No. 92-03-52

REQUEST

A change in zone from Low Density Residential to Medium Density Residential for the following property:

Assessor's Map 17-02-33-41, Tax Lot 03600; Assessor's Map 17-02-33-44, Tax Lot 00100 and 00201; Assessor's Map 17-02-34-31, Tax Lot 03800; Assessor's Map 17-02-34-32, Tax Lots 01000, 01001 and 01003; Assessor's Map 17-02-34-33, Tax Lots 00100, 00200, 01100, 01200 and 01300; Assessor's Map 17-02-34-34 Tax Lots 00300, 00500 and 01101; Assessor's Map 17-02-34-43, Tax Lots 00600 and 00701; Assessor's Map 17-02-34-44, Tax Lot 01000, 01200 and 01301. These properties shall be rezoned immediately upon approval by the Planning Commission of the Final Order.

Assessor's Map 17-02-34-33 Tax Lots 00503, 00504, 00505, 00600, 00800 and 01000; Assessor's Map 17-02-34-43, Tax Lots 00100, 00500, 00800 and 00801; Assessor's Map 17-02-34-44, Tax Lots 01100, 01101 and 01300. The effective date of rezoning these properties shall be delayed until subsequent site plan approval is granted through administrative review.

All properties identified above are located between South 58th and South 67th Streets on the south side of Main Street.

BACKGROUND

The subject properties are identified above and total approximately 15 acres. Most of the lots are flat, occupied by single family homes and extend from Main Street to the toe of the southeast hills. The southern boundary of many of these lots is the city limits.

All of these lots are zoned Low Density Residential (LDR) and carry a Plan designation of Medium Density Residential (MDR). Properties on the north side of Main Street have a similar development pattern and the same plan-zone conflict. Property to the south is primarily outside the city limits, is steeply sloped and planned and zoned LDR.

SPRINGFIELD DEVELOPMENT CODE CRITERIA

Section 12.030 of the Springfield Development Code establishes criteria to grant a zone change. In reaching a decision on these actions, the Planning Commission shall adopt findings which demonstrate that the following criteria have been addressed in all cases:

* Land Division does not suffice to initiate zone change,
it must be Site Plan Review. (per Colin Stephen 6/23/05)
52

1. Consistency with the Metro Plan Text and Diagram and with applicable Refinement Plan Text.

The proposed zone change is consistent with the Plan Text with respect to the following:

Fundamental Principles

- "4. Comprehensive plans identify and establish the Plan zoning consistency concept and recognize the importance of timing concerning implementation techniques." (page II-1)

Use of the Plan

"The degree to which the General Plan provides sufficient detail to meet the needs of each jurisdiction will have to be determined by the respective jurisdictions; and where conflicts exist among the General Plan, refinement plans and existing zoning, each jurisdiction will have to establish its own schedule for bringing the zoning and refinement plan into conformance with the General Plan." (page I-4)

Policies

3. Increase the supply of land zoned for low-, medium-, and high-density residential uses correlating the amount zoned with the projections of demand (page III-A-4).
21. Encourage a mixture of dwelling unit types in appropriate areas (page III-A-6).
22. Develop economic incentives, such as density bonuses, for builders and developers who provide amenities or specialized housing that benefit the metropolitan areas, such as housing for low and moderate income households (page III-A-6).
23. Encourage increased residential density at various locations within cities by implementing programs, policies, and code modifications that both establish minimum densities and allow maximum densities permitted by local or Metropolitan Area General Plan density categories in designated areas, when consistent with other planning policies (page III-A-6).
31. Zoning in accordance with other policies established in the Metropolitan Plan shall be one of the techniques to achieve densities and the variety of housing types envisioned in the plan (page III-A-7).
32. Zoning in accordance with other plan policies shall be used on a case by case basis to meet multiple-family housing needs of the metropolitan area (page III-A-7).

The proposed zone change is consistent with the Plan Diagram. The Plan Diagram clearly shows all property along the south side of Main Street, generally between South 58th and South 67th Street, and generally to the base of the southeast hills, as Medium Density Residential.

There is no refinement plan for this area of the city.

2. That a minimum level of key urban services can be provided to the property prior to or in conjunction with development; and

All urban services are provided adjacent to or within the site. Development of these properties is subject to site plan review approval.

3. Conflicts involving site specific natural resources and/or hazards as identified in the Metro Plan have been satisfactorily resolved.

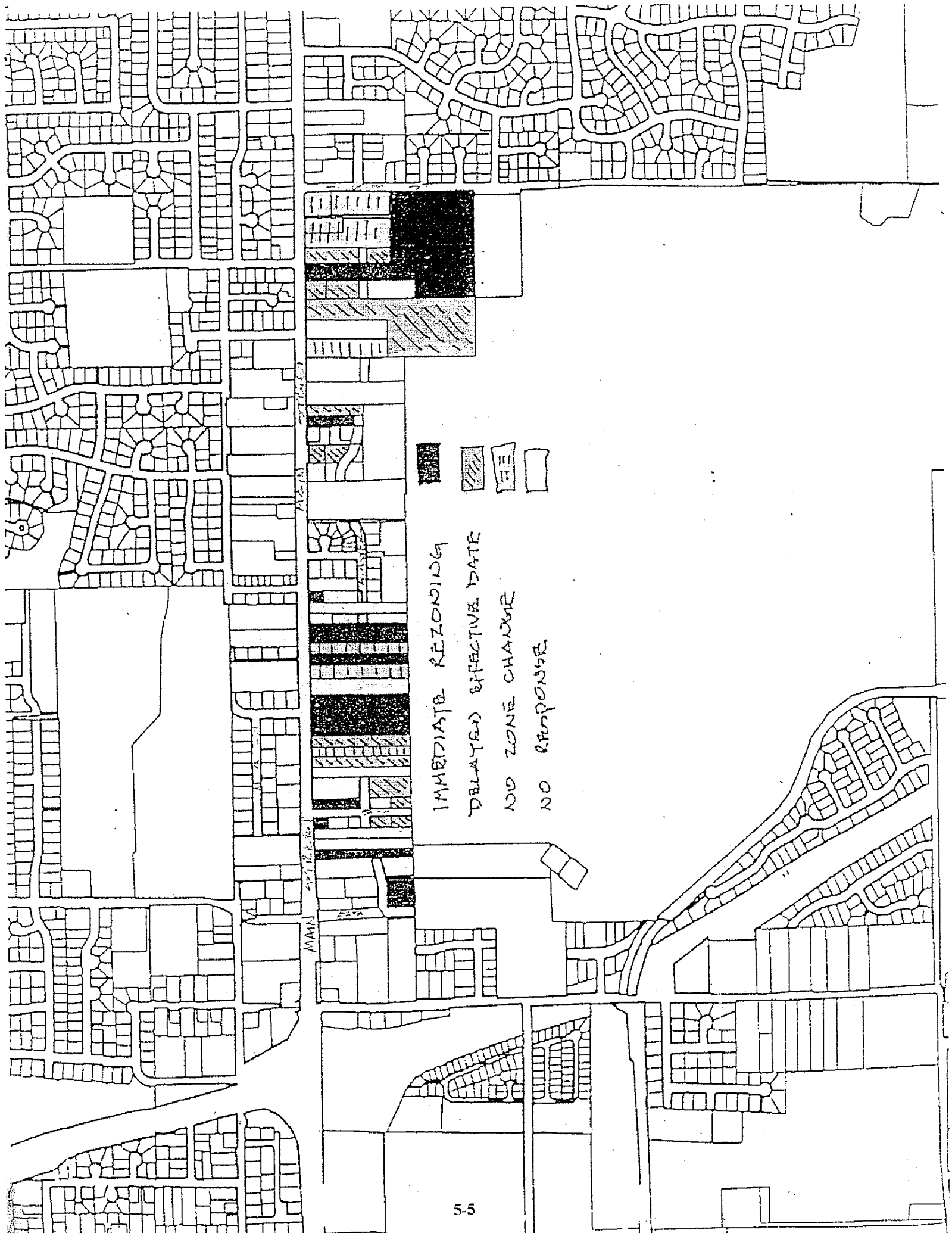
Portions of some of these properties appear on Metro Plan inventories as having hydric and/or expansive soils. Site plan review applications and building plans must account for the presence of these conditions and propose mitigation steps where necessary.

4. Conflicts with neighboring land uses have been satisfactorily resolved or can be resolved by using the Site Plan Review process in accordance with Article 31 of this Code.

All neighboring land uses are residential, vacant land or commercial (at the far west end). Site plan review requires the identification of potential impacts to neighboring properties and methods or techniques to reduce these impacts. All owners and occupants within 300 feet of any proposed development are notified of site plan applications and are provided 14 days in which to comment.

CONCLUSION AND RECOMMENDATION

The proposed zone changes are consistent with the goals and policies of the Metro Plan and the criteria of Article 12 of the Springfield Development Code. Based on the findings contained in this report, staff recommends approval of option #1 and option #2 zone changes.



IMMEDIATE REZONING
 DELAYED EFFECTIVE DATE
 NO ZONE CHANGE
 NO RESPONSE

MAIN ST

**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF SPRINGFIELD, OREGON**

REQUEST OF ZONE CHANGE +
 +
 +

**CASE NO. ZON2006-00004
FINDINGS, CONCLUSIONS,
AND RECOMMENDATION**

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2. The application was submitted in accordance with Section 3.050 of the
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3. On April 4, 2006 a public hearing on the zone change request was held. The
 Development Services Department staff notes including criteria of approval,
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CONCLUSION

On the basis of this record, the requested zone change application is consistent with the
criteria of Section 12.030 of the Springfield Development Code. This general finding is
supported by the specific findings of fact and conclusions in the attached staff report
(Exhibit A) and attached hereto.

ORDER

It is ORDERED by the Planning Commission of Springfield that Case Number ZON2006-
00004, Zone Change Request, be approved. This ORDER was presented to and
approved by the Planning Commission on April 4, 2006.

Planning Commission Chairperson

ATTEST

AYES:

NOES:

ABSENT:

ABSTAIN: