



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

5/26/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Springfield Plan Amendment
DLCD File Number 001-10

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.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, June 10, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) 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 Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Steve Hopkins, City of Springfield
Gloria Gardiner, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative
Thomas Hogue, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

MAY 21 2010

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Springfield**

Local file number: ZON2010-00003

Date of Adoption: **May 18, 2010**

Date Mailed: **May 20, 2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date:

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

A Zoning Map Amendment to correct a conflict between the Metro Plan and the zoning district. The Metro Plan designates this area as Heavy Industrial, but the property is zoned LMI (Light Medium Industrial).

Does the Adoption differ from proposal? Please select one
no change from proposal

Plan Map Changed from:

to:

Zone Map Changed from: **LMI (Light Medium Industrial)**

to: **HI (Heavy Industrial)**

Location: **945 28th Street**

Acres Involved: **2.5**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 001-10 (18169) [16143]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Springfield Utility Board, City of Springfield, ODOT

Local Contact: Steve Hopkins

Phone: (541) 726-3649 Extension:

Address: 225 fifth Street

Fax Number: - -

City: Springfield

Zip: 97477

E-mail Address: shopkins@ci.springfield.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this Form 2 on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] MAIL the PAPER COPY and CD 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

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

REQUEST FOR ZONE CHANGE
CASE NUMBER ZON2010-00003

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FINDINGS, CONCLUSION AND ORDER

NATURE OF THE APPLICATION

Zone change from LMI (Light Medium Industrial) to HI (Heavy Industrial) for property located at 945 28th Street. The property is identified as map and tax lots 1702310001100, 1702310001101, 1702310001000 and 1702312202300.

1. The application conforms to the provisions of Section 5.22-115 of the Springfield Development Code. This is a quasi-judicial Zoning Map Amendment. It involves the application of existing policy to a specific factual setting affecting a single property, and does not include a Metro Plan diagram amendment. Quasi-judicial Zoning Map amendments are reviewed using the Type III procedure (a public hearing before the Planning Commission).
2. Timely and sufficient notice of the public hearing, pursuant to Section 5.1-135 of the Springfield Development Code was provided. On April 19, 2010, notice of the public hearing was sent to adjacent property owners/occupants within 300 feet of the subject site. On April 26, 2010, notification was published in the *Register Guard*.
3. On May 18, 2010, a public hearing on the proposed zoning map amendment was held. The Development Services staff notes, including criteria of approval, findings, and recommendations, together with the testimony and submittals of those persons testifying at the hearing or in writing, have been considered and are part of the record of this proceeding.


CONCLUSION

On the basis of this record, the requested zoning map amendment is consistent with the criteria of approval of Section 5.22-115 of the Development Code. This general finding is supported by the specific findings of fact and conclusion in the Staff Report that is attached hereto.

ORDER

It is the ORDER of the Planning Commission of Springfield that Journal Number ZON2010-00003 be approved and the zoning be amended from LMI (Light Medium Industrial) to HI (Heavy Industrial).

This **DECISION** was presented to and approved by the Planning Commission on May 18, 2010.



Planning Commission Chairperson

ATTEST:

AYES: 3
NOES: 1
ABSENT: 2
ABSTAIN: 1

MEMORANDUM

CITY OF SPRINGFIELD

DATE OF HEARING: May 18, 2010

TO: Springfield Planning Commission

FROM: Steve Hopkins

SUBJECT: Zoning Map Amendment from LMI to HI

**TRANSMITTAL
MEMORANDUM****ISSUE:**

The applicant is requesting a zone change from LMI (Light Medium Industrial) to HI (Heavy Industrial) to resolve a Plan/Zone conflict.

DISCUSSION:

This is a city-sponsored Zoning Map Amendment to correct a conflict between the Metro Plan and the zoning district. The Plan/Zone conflict exists at 945 28th Street. It is a 2.5 acre property containing three vacant structures. The Metro Plan designates this area as Heavy Industrial, but the property is zoned LMI (Light Medium Industrial). There is no Refinement Plan for this area. According to the applicant, this zone change will make the property more marketable and easier to sell.

Based on comments from the service providers, the site contains adequate public infrastructure to serve the uses in the HI zone.

ACTION REQUESTED:

The Planning Commission shall determine whether the proposed zoning map amendment complies with the approval criteria found in Section **5.22-115** of the Springfield Development Code. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS:

- Attachment 1:** Staff report containing findings of fact and conclusions law to support approval of the application.
- Attachment 2:** Order for approval of the zone change.
- Attachment 3:** Comments from Public Works Engineering received March 16, 2010.
- Attachment 4:** Comments from the Deputy Fire Marshal received March 16, 2010.
- Attachment 5:** Comments from Public Works Transportation Planning, received March 16, 2010.
- Attachment 6:** Comments from Springfield Utility Board Water Division, received March 15, 2010.
- Attachment 7:** Applicant's original submittal dated February 19, 2010.



STAFF REPORT - ZONING MAP AMENDMENT

Hearing Date: May 18, 2010

Project Proposal: Zoning Map Amendment

Case Number: ZON2010-00003

Project Location: 945 28th Street

Property size: 2.5 acres

Map and Tax Lots: 1702310001100; 1702310001101; 1702310001000; 1702312202300

Base Zone: LMI (Light Medium Industrial)

Overlay District(s): none

Metro Plan Designation: Heavy Industrial

Refinement Plan: none

Application Submitted Date: Feb 19, 2010

Other Application(s): none

Staff: Steve Hopkins, AICP, Planner II

Applicant/Owner: Steve Wilhelm, Brownfields Land & Development, LLC. 3122 Stahlbush Island Rd. Corvallis OR 97330.

Summary

This is a city-sponsored Zoning Map Amendment to correct a conflict between the Metro Plan and the zoning district. The Plan/Zone conflict exists at 945 28th Street. It is a 2.5 acre property containing three vacant structures. The Metro Plan designates this area as Heavy Industrial, but the property is zoned LMI (Light Medium Industrial). There is no Refinement Plan for this area. According to the applicant, this zone change will make the property more marketable and easier to sell.

The zoning district and land use designation for this site have not changed since they were first established by adoption of the Metro Plan in 1980. At that time, the LMI zone was used to buffer the residential area from the industrial area to the east. Although the designation is Heavy Industrial, SDC 3.2-405(C) states that less intensive industrial uses that are permitted in the LMI District are also permitted in the HI district. This allowed the application of the LMI zone in an area that was designated Heavy Industrial.

The major difference between the LMI and HI zoning districts is the severity of the external impacts generated by the uses that are allowed in each district. The HI district allows uses that require more outside activity, and generate more noise and odors. These uses include, but are not limited to, asphalt batch plants and recycling centers. In addition, the HI zone allows uses that tend to use larger and heavier vehicles, but produce fewer vehicle trips. The LMI zone allows uses that tend to use smaller vehicles, but generate more frequent vehicle trips. Refer to the comments from Jon Driscoll, received on March 16, 2010.

Comments from service providers. Based on comments from the service providers, the site contains adequate public infrastructure to serve the uses in the HI zone.

- The Springfield Utility Board does not object to this zone change. Refer to the letter received March 15, 2010.
- The Fire Marshall does not object to this zone change. Refer to the email received March 16, 2010.
- The Engineering Division of the City Public Works Dept. does not object to this zone change. Refer to the email from Eric Walter, received March 16, 2010.
- The Transportation Planning Division of the City Public Works Dept. does not object to this zone change. Refer to the letter from Jon Driscoll received March 16, 2010.

The Commission should take public testimony and determine if the zone change is appropriate for this site. The Commission has three options:

1. approve as recommended, or
2. approve but add/modify conditions based on testimony at the hearing, or
3. deny the application.

Staff recommends approval of the Zone Change. The attached order reflects that recommendation. If the Commission chooses to deny the application, the order will need to be revised to support that decision. In that case, the Commission should close the hearing and move the item to the next public hearing (June 1). The revised order will be presented to the Commission on that date.

Public Comments

No written public comments have been received as of the date of this report.

Procedural items

- On March 11, 2010, mailed notice of the public hearing was sent to DLCD.
- On March 16, 2010, the City's Development Review Committee reviewed the application. City staff's review comments have been reduced to findings and conditions as necessary to demonstrate compliance with the Zoning Map Amendment Criteria of Approval contained in SDC 5.22-115.
- Notice of the public hearing was sent to adjacent property owners/occupants within 300 feet of the subject site on April 19, 2010. The applicant and parties submitting testimony at the public hearing have appeal rights and are mailed a copy of this decision for consideration.
- Notification was published in the *Register Guard* on April 26, 2010.

SDC 5.22-115 Zoning Map Amendment Approval Criteria

A. Quasi-judicial Zoning Map Amendments. The Planning Commission or Hearings Official may approve, approve with conditions or deny a quasi-judicial Zoning Map amendment based upon approval criteria C.1. through 3., below. The Planning Commission or Hearings Official shall make the final local decision on all quasi-judicial Zoning map amendments that do not include a Metro Plan diagram amendment.

Finding: This is a quasi-judicial Zoning Map Amendment. It involves the application of existing policy to a specific factual setting affecting a single property, and does not include a Metro Plan diagram amendment. Quasi-judicial Zoning Map amendments are reviewed using the Type III procedure (a public hearing before the Planning Commission).

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

Finding: This application does not involve a change to the Metro Plan diagram and is not a legislative amendment.

C. Zoning Map amendment criteria of approval:

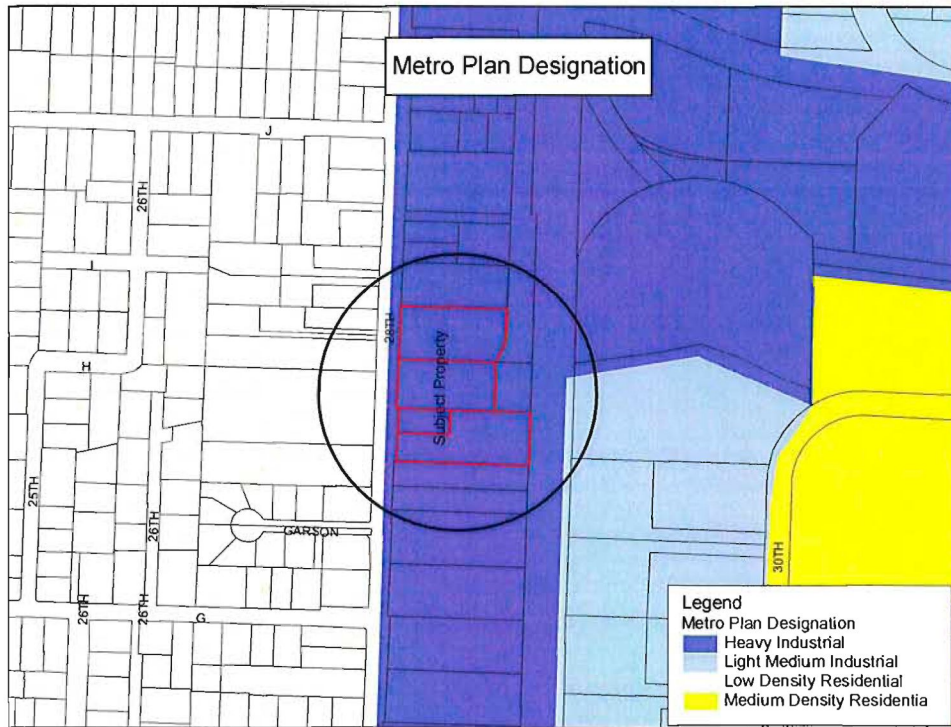
1. Consistency with applicable Metro Plan policies and the Metro Plan diagram;

Finding: The proposed zone change will not impact to the Commercial & Industrial Buildable Lands (CIBL) Inventory associated with the Springfield 2030 Plan. That inventory is based on the land use designations contained in the Metro Plan. It is not based on the zoning districts.

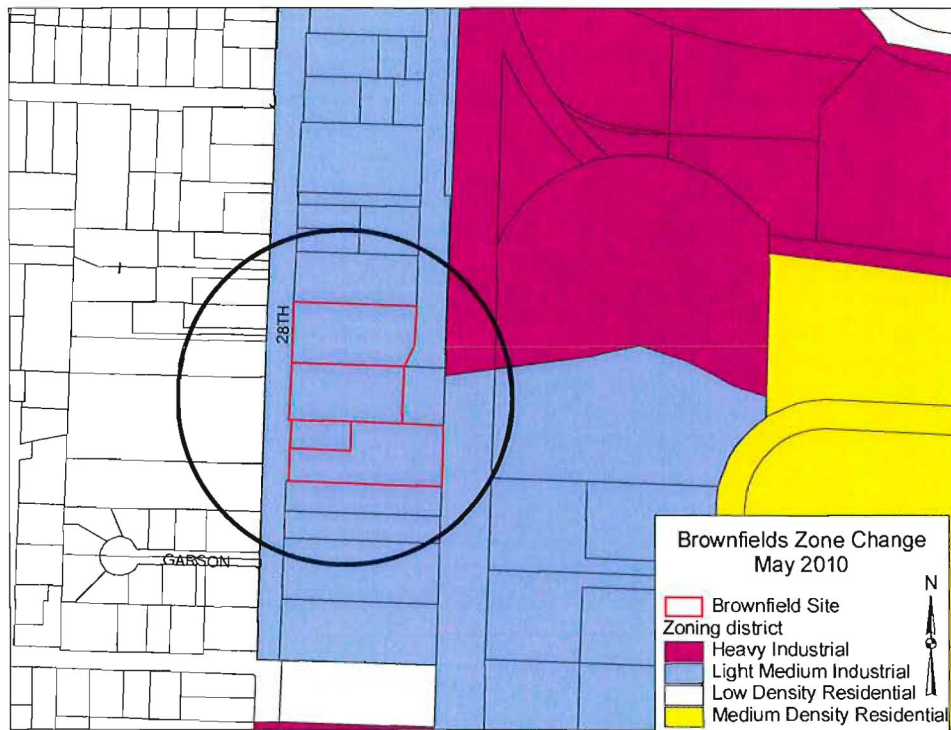
Finding: The Metro Plan diagram shows this area contains a mix of land use designations. Refer to Map #1.

Finding: The area contains a mix of zoning districts. Refer to Map #2.

Map 1: Metro Plan Designation



Map 2: Zoning Districts



Finding: Page II-G-6 of the Metro Plan defines the Light Medium Industrial designation as:

“This designation accommodates a variety of industries, including those involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. This designation may also accommodate supporting offices and light industrial uses, local regulations permitting.”

Finding: Page II-G-6 of the Metro Plan defines the Heavy Industrial designation as:

“This designation generally accommodates industries that process large volumes of raw materials into refined products and/or that have significant external impacts. Examples of heavy industry include: lumber and wood products manufacturing; paper, chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards. Such industries often are energy-intensive, and resource-intensive. Heavy industrial transportation needs often include truck and rail. This designation may also accommodate light and medium industrial uses and supporting offices, local regulations permitting.”

Finding: SDC 3.2-405(B) defines the LMI zone. It states:

“Light-Medium Industrial District (LMI). LMI uses are generally involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing. The external impact from these uses is generally less than Heavy Industrial, and transportation needs are often met by truck. Activities are generally located indoors, although there may be some outdoor storage. This designation also can accommodate supporting offices and CI industrial uses.”

Finding: SDC 3.2-405(C) defines the HI zone. It states:

“Heavy Industrial District (HI). HI uses are generally involved in the processing of large volumes of raw materials into refined materials and/or that have significant external impacts. Heavy Industrial transportation needs often include rail and truck. Examples of these uses are: lumber and wood products; paper; chemicals and primary metal manufacturing; large-scale storage of hazardous materials; power plants; and railroad yards. Less intensive industrial uses that are permitted in the LMI District are also permitted in this district.”

Finding: The Metro Plan designates this area as Heavy Industrial, but the property is zoned LMI (Light Medium Industrial). Based on the definitions contained in the Springfield Development Code, the most appropriate zoning district for this site is HI (Heavy Industrial).

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

Finding: There are no applicable Refinement Plans, Conceptual Development Plans or functional plans for this area.

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.

Finding: Based on the comments of the public service providers, the site is provided with adequate public facilities and services to support the uses allowed in the HI zone.

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.

Finding: This criterion is not applicable because this is a quasi-judicial Zoning Map Amendment. It involves the application of existing policy to a specific factual setting affecting a single property, and does not include a Metro Plan diagram amendment. Quasi-judicial Zoning Map amendments are reviewed using the Type III procedure (a public hearing before the Planning Commission).

Determination: Based on the findings of fact, conclusions of law and the evidence in the record, the Director determines the proposal complies with the Zoning Map Amendment approval criteria contained in SDC 5.22-115.

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

REQUEST FOR ZONE CHANGE ()
CASE NUMBER ZON2010-00003 ()
()
()
FINDINGS, CONCLUSION AND ORDER ()

NATURE OF THE APPLICATION

Zone change from LMI (Light Medium Industrial) to HI (Heavy Industrial) for property located at 945 28th Street. The property is identified as map and tax lots 1702310001100, 1702310001101, 1702310001000 and 1702312202300.

1. The application conforms to the provisions of Section 5.22-115 of the Springfield Development Code. This is a quasi-judicial Zoning Map Amendment. It involves the application of existing policy to a specific factual setting affecting a single property, and does not include a Metro Plan diagram amendment. Quasi-judicial Zoning Map amendments are reviewed using the Type III procedure (a public hearing before the Planning Commission).
2. Timely and sufficient notice of the public hearing, pursuant to Section 5.1-135 of the Springfield Development Code was provided. On April 19, 2010, notice of the public hearing was sent to adjacent property owners/occupants within 300 feet of the subject site. On April 26, 2010, notification was published in the *Register Guard*.
3. On May 18, 2010, a public hearing on the proposed zoning map amendment was held. The Development Services staff notes, including criteria of approval, findings, and recommendations, together with the testimony and submittals of those persons testifying at the hearing or in writing, have been considered and are part of the record of this proceeding.

CONCLUSION

On the basis of this record, the requested zoning map amendment is consistent with the criteria of approval of Section 5.22-115 of the Development Code. This general finding is supported by the specific findings of fact and conclusion in the Staff Report that is attached hereto.

ORDER

It is the ORDER of the Planning Commission of Springfield that Journal Number ZON2010-00003 be approved and the zoning be amended from LMI (Light Medium Industrial) to HI (Heavy Industrial).

This **DECISION** was presented to and approved by the Planning Commission on May 18, 2010.

Planning Commission Chairperson

ATTEST:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

HOPKINS Steve

From: WALTER Eric
Sent: Tuesday, March 16, 2010 9:46 AM
To: HOPKINS Steve
Subject: ZON2010-00003 Brownfields Land Dev.

Steve,

Public Works has no issues or comments with the zone map amendment for this application.

Thank you,

Eric Walter

*Eric Walter, P.E.
Civil Engineer
City of Springfield, Engineering Division
Public Works Department
Ph (541) 736-1034
Fax (541) 736-1021
ewalter@ci.springfield.or.us*

Date Received: 3-16-10
Planner: SH

HOPKINS Steve

From: GORDON Gilbert
Sent: Tuesday, March 16, 2010 9:20 AM
To: HOPKINS Steve
Cc: GERARD Alan; FECHTEL Melissa
Subject: Zoning Map Amendment ZON2010-00003 Brownfields Land Development

Zoning Map Amendment #ZON2010-00003 Brownfields Land and Development
Address: 945 28th Street
Existing Use: Light Medium Industrial (formerly Walt's Concrete; currently vacant)
Proposal: Change from Light Medium Industrial (LMI) to Heavy Industrial (HI) to correct zoning conflict with Metro plan.
Planner: Steve Hopkins, Planner II

No fire department comments at this time.

Gilbert R. Gordon
Deputy Fire Marshal
Springfield Fire and Life Safety
225 Fifth Street
Springfield, OR 97477
Phone: 541-726-2293
E-Mail: ggordon@ci.springfield.or.us

Date Received: 3-16-10
Planner: SH

MEMORANDUM

City of Springfield

DATE: March 5, 2010
TO: Steve Hopkins, Planner II
FROM: Jon Driscoll, Transportation Engineer in Training
SUBJECT: **ZON2010-00003 Brownsfields Land & Development
Zoning Map Amendment—Public Works Transportation Comments**

The Transportation Division has reviewed the subject application for the possible zoning map amendment of the four tax lots located at 945 N 28th Street from currently zoned LMI to HI (Heavy Industrial). The total acreage between the lots is 110642 sq. ft. (2.54 acres). The subject property is vacant and currently not in use.

- Based on ITE Land Use Code 110 (General Light Industrial) the total trip generation from this development upon completion of the proposed development would be as follows:
 - Average Weekday = 51.80 trips/acre x 2.54 acres = 132 trips
- Based on ITE Land Use Code 120 (General Heavy Industrial) the total trip generation from this development upon completion of the proposed development would be as follows:
 - Average Weekday = 6.75 trips/acre x 2.54 acres = 18 trips
- As can be seen in this data comparison the ITE Trip Generation manual, if the zoning changed from LMI to HI, the projected change in traffic producible by the site would be a *reduction* of 114 trips per day. Consequently, from a Transportation trip impact analysis, this map amendment will increase capacity for 28th Street.
- On the other hand, the HI zone change will likely add heavier traffic it 28th Street, but I will let the Engineering Section deal with any compensatory requirements for that aspect of change. As 28th Street is presently part of our designated truck route system, no extra measures will be required Transportation's viewpoint.

In SDC 5.22-110.A.2, the code reads, "Where applicable, legislative Zoning Map amendments shall be reviewed to determine whether the application significantly affects a transportation facility, as specified in Oregon Administrative Rule (OAR) 660-012-0060.

SDC 5.22-115.C.3 states, "The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities,

Note: As is stated in your Development Issues Application: The Development Issues Meeting is not a land use decision and does not confer any development rights, establish any conditions, or bind the applicant or the City to any course of action. The meeting conveys the status of known development opportunities and constraints. The status may change over time as development conditions or standards change.

Date Received: _____
Planner: SH 3-16-10

services and transportation networks are planned to be provided concurrently with the development of the property.”

OAR 660-012-0060(1) in part states that “A plan or land use regulation amendment significantly affects a transportation facility if it would... (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.”

This project would neither reduce or worsen the performance of 28th Street below acceptable standards, so Transportation has no objections to this zoning map amendment.

Note: As is stated in your Development Issues Application: The Development Issues Meeting is not a land use decision and does not confer any development rights, establish any conditions, or bind the applicant or the City to any course of action. The meeting conveys the status of known development opportunities and constraints. The status may change over time as development conditions or standards change.

Date Received: 3-16-10
Planner: SH



SPRINGFIELD UTILITY BOARD

WATER SERVICE CENTER 202 South 18th Street Springfield, OR 97477-5240 Tel 541.726.2396 Fax 541.747.7348 www.subutil.com

March 11, 2010

Steve Hopkins
City of Springfield
225 N. 5th Street
Springfield, OR 97477

Dear Steve:

SUBJECT: ZONING MAP AMENDMENT #ZON2010-00003 BROWNFIELDS LAND
AND DEVELOPMENT
Tax Map 17-02-31-00, Tax Lots 1000, 1100, 1101, Tax Map 17-02-31-22, Tax
Lot 2300, 945 28th Street

Listed below are our comments for the above referenced development proposal:

1. The Springfield Utility Board Water Division Engineering Department has no objection to the proposed zoning map amendment. If there are any questions regarding service to the property, please contact Rebecca Templin at 726-2396.
2. Springfield has several wellhead protection areas. Ninety percent of Springfield's drinking water comes from wells. In every instance, care shall be taken to prevent groundwater contamination. Contractors/developers/owners shall be responsible for the safe handling and storage of chemicals, petroleum products, fertilizers, and the prevention of groundwater and storm water runoff contamination.

Special requirements may be necessary for groundwater protection at this development. Contact Amy Chinitz at Springfield Utility Board Water Division for details at 726-2396.

Sincerely,

Rebecca Templin, P.E.
Water Engineering Supervisor - Water Division

RAT:mt

S:\SITEPLAN\945 28th Street zoning map amend 3-10-10.docx

Date Received: 3-15-10
Planner: SH

1 From This portion can be removed for Recipient's records
 Date 5-20-2010 FedEx Tracking Number **863107579538**
 Sender's Name Steve Hopkins Phone 541 726-3410
 Company CITY OF SPRINGFIELD/DEV SVCS
 Address 225 N 5TH ST
 City SPRINGFIELD State OR ZIP 97477-4671

2 Your Internal Billing Reference

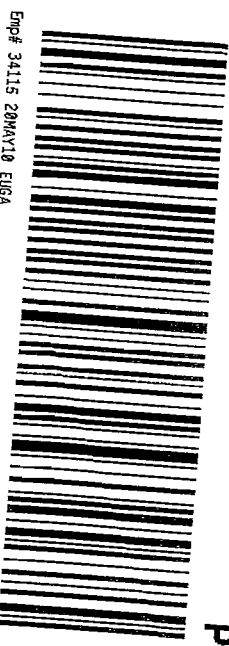
3 To
 Recipient's Name Plan Amendment Specialist Phone 503 373-0050
 Company Department of Land Conservation & Development

Address 635 Capitol Street NE, Suite 150
 We cannot deliver to PO, boxes or P.O. ZIP codes.
 City Salem State OR ZIP 97301-2540

Address 8631 0757 9538
 To request a package be held at a specific FedEx location, print FedEx address here.
 City Salem State OR ZIP 97301-2540
 0368791909

FRI - 21 MAY A2
PRIORITY OVERNIGHT

86 SLEA
 97301 OR-US PDX



Emp# 34115 28MAY10 EUGA

The World Un Time®

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0215
 Requirements Only

4a Express Package Service
 FedEx Priority Overnight
 Next business day, 7:00 a.m. to 7:00 p.m. delivery. Signature required. Saturday Delivery NOT available.
 FedEx Standard Overnight
 Next business day, 8:00 a.m. to 8:00 p.m. delivery. Signature required. Saturday Delivery NOT available.
 FedEx 2Day
 Second business day, 7:00 a.m. to 7:00 p.m. delivery. Signature required. Saturday Delivery NOT available.
 FedEx Express Saver
 Second business day, 12:00 p.m. to 5:00 p.m. delivery. Signature required. Saturday Delivery NOT available.

4b Express Freight Service
 FedEx 1Day Freight*
 Next business day, 7:00 a.m. to 7:00 p.m. delivery. Signature required. Saturday Delivery NOT available.
 FedEx 2Day Freight*
 Second business day, 7:00 a.m. to 7:00 p.m. delivery. Signature required. Saturday Delivery NOT available.
 FedEx 3Day Freight*
 Third business day, 7:00 a.m. to 7:00 p.m. delivery. Signature required. Saturday Delivery NOT available.

5 Packaging
 FedEx Envelope*
 FedEx Pak*
 FedEx Box
 FedEx Tube
 Other

6 Special Handling
 SATURDAY Delivery
 Not available for FedEx Standard Overnight, FedEx First Overnight, FedEx Express Saver, or FedEx 2Day Priority. Does this shipment contain dangerous goods?
 No Yes Yes (per approval)
 No Yes Yes (per approval)

7 Payment Bill to:
 Sender **Recipient** **Third Party** **Credit Card** **Cash/Check**
 Enter FedEx Acct No. or Credit Card No. below.
 Acct. No. Order Recp.
 Acct. No. Acct. No.

8 Residential Delivery Signature Options
 No Signature Required
 Direct Signature
 Indirect Signature
 Signature Required
 Signature Required (no lift)
 Signature Required (no lift without endorsing)
 Signature Required (no lift without endorsing & signature for delivery)

Total Packages **Total Weight**
 *Our liability is limited to \$100 unless you declare a higher value. See the current FedEx Service Guide for details.
 **To meet deadlines, call for confirmation.
 ***To meet deadlines, call for confirmation.
 ****To meet deadlines, call for confirmation.
 *****To meet deadlines, call for confirmation.



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