



Oregon  
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

11/04/2013

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

FROM: Plan Amendment Program Specialist

SUBJECT: Lane County Plan Amendment  
DLCD File Number 002-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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, November 14, 2013

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: Lindsey Eichner, Lane County  
Jon Jinings, DLCD Community Services Specialist  
Ed Moore, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

## Notice of Adoption

This Form 2 must be mailed to DLCD within **20-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

☐ In person ☐ electronic ☐ mailed

DATE  
OCT 28 2013  
STAMP  
LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: **Lane County**Local file number: **509-PA13-05501**Date of Adoption: **10/15/2013**Date Mailed: **10/24/2013**Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 9/6/2013☐ 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".

Board of Commissioners Co-adopted amendments to the Springfield Development Code for application within the urbanizable area of Springfield, outside their city limits and within the Metro Plan urban growth boundary east of I-5, including Glenwood; addressing cell tower criteria (SDC 4.3-145). Springfield adopted these amendments on April 15, 2013.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

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
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-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.** \_\_\_\_\_

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

Lane County, City of Springfield

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Local Contact: <b>Lindsey Eichner, Associate Planner</b>	Phone: <b>(541) 682-3998</b>	Extension:
Address: <b>3050 N. Delta Hwy</b>	Fax Number: <b>541-682-3947</b>	
City: <b>Eugene</b>	Zip: <b>97408-</b>	E-mail Address: <b>Lindsey.Eichner@co.lane.or.us</b>

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 20 working 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 the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615 ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845 ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615 ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. **Need More Copies?** Please print forms on 8½ -1/2x11 **green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).



BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO: 13-05

IN THE MATTER OF AMENDING LANE  
CODE CHAPTER 10 TO ADOPT  
AMENDMENTS TO THE SPRINGFIELD  
DEVELOPMENT REGULATIONS FOR  
APPLICATION TO URBANIZABLE LANDS  
WITHIN THE SPRINGFIELD URBAN  
GROWTH BOUNDARY (LC 10.600-15)  
AND ADOPTING SAVINGS AND  
SEVERABILITY CLAUSES (APPLICANT:  
CITY OF SPRINGFIELD, 509-PA13-05501)

**WHEREAS**, on November 24, 1986 the Lane County Board of Commissioners enacted Ordinance No. 16-86 to adopt the City of Springfield land use regulation for application to urbanizable lands within the Springfield Urban Growth Boundary in accordance with an urban transition agreement with the City of Springfield; and

**WHEREAS**, that urban transition agreement provides for joint development and adoption of land use regulations applicable to urbanizable lands within the Springfield Urban Growth Boundary; and

**WHEREAS**, the Springfield Planning Commission held a public hearing and after further deliberation, recommended approval of the amendments of the Springfield Development Code; and

**WHEREAS**, the Springfield City Council held a hearing and adopted the amendments to the Springfield Development Code and has requested adopted of the proposed changes by the Lane County Board of Commissioners for application to the urbanizable lands within the Springfield Urban Growth Area; and

**WHEREAS**, the Board of County Commissioners has conducted a public hearing, reviewed the record, and is ready to take action; and

**NOW, THEREFORE**, the Board of County Commissioners of Lane County Finds and Ordains as follows:

1. The provisions of the Springfield Development Code, as adopted by Lane County Ordinance No. 16-86 and amended by Lane County Ordinance Nos. 5-89, 18-90, 9-91, 13-91, 14-92, 5-93, 13-94, 3-97, 7-99, 10-00, 13-04, 2-05, 2-06, 16-07, 4-09, 7-11 and 3-12 are hereby further amended to include the amendments and reformatting as specified in the attached Exhibit "A", (City Ordinance No. 6292) incorporated by this reference. These amendments are adopted and incorporated herein by this reference for application on the



urbanizable lands within the Springfield Urban Growth Area and will not be codified into Lane Code.

2. Chapter 10 of Lane Code is hereby amended by removing and inserting the following sections:

**REMOVE THESE SECTIONS**

10-600-15  
As located on page 10-814  
(a total of 1 page)

**INSERT THESE SECTIONS**

10.600-15  
located on page 10-814  
(a total of 1 page)

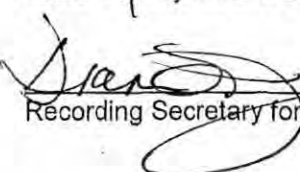
Said section is attached hereto as Exhibit "C" and incorporated herein by this reference. The purpose of this substitution and addition is to amend Lane Code Chapter 10 to include reference to this Board of County Commissioners action adopting amendments to the City of Springfield land use regulations to be applied by the City of Springfield on urbanizable lands within the Springfield Urban Growth Area.

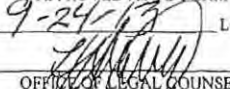
3. Ordinances and regulations amended by this Ordinance remain in force to authorize a punishment, penalty or forfeiture incurred, or a suit, prosecution or proceeding pending when the amendment takes effect, for an offense or violation committed under the amended Ordinance or regulation prior to the effective date of this Ordinance.

4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion is be deemed a separate, distinct and independent provision, and such holding does not affect the validity of the remaining portions hereof.

ENACTED this 15<sup>th</sup> day of October 2013.

  
Sid Leiken, Chair  
Lane County Board of Commissioners

  
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM  
Date 9-24-13 Lane County  
  
OFFICE OF LEGAL COUNSEL

Ordinance No. 6292

AN ORDINANCE AMENDING THE SPRINGFIELD DEVELOPMENT CODE SECTION 4.3-145—WIRELESS TELECOMMUNICATIONS SYSTEMS FACILITIES; AND CERTAIN TERMS FOUND IN SECTION 6.1-110—MEANING OF SPECIFIC WORDS AND TERMS, WHICH APPLY TO WIRELESS TELECOMMUNICATIONS SYSTEMS FACILITIES; ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council of the City of Springfield (Council) adopted Ordinance No. 5849 on March 17<sup>th</sup> 1997 which added standards and definitions to the Springfield Development Code (SDC) to regulate and to establish a review process for the development of Wireless Telecommunications Systems (WTS) Facilities.

WHEREAS, SDC Section 4.3-145 contains the standards and processes to be applied to the development of WTS facilities; and SDC Section 6.1-110 contains definitions of specific words and terms that are used in SDC Section 4.3-125; and

WHEREAS, SDC Section 4.3-145 G indicates that the provisions of this section were intended to be reviewed and updated to ensure "contemporaneity with technological changes made in this industry."

WHEREAS, the Council met in work session on March 22, 2012 to discuss concerns about the siting of certain WTS facilities under the existing standards found in SDC 4.3-145; and

WHEREAS, the Council met in work session on October 22, 2012 to consider measures presented by staff to address the concerns identified at the March 22, 2012 meeting; and directed staff to develop amendments to the SDC to implement those measures; and

WHEREAS, Section 5.6 -100 of the SDC sets forth procedures for the amendment of this document; and

WHEREAS, the Springfield Planning Commission met in work session on February 5, 2013 to discuss Council's concerns about WTS siting standards and the proposed amendments to SDC Section 4.3-145 and SDC Section 6.1-110 developed by staff to address those concerns; and

WHEREAS, the Springfield Planning Commission conducted a public hearing concerning the proposed amendments to SDC Section 4.3-145 and SDC Section 6.1-110 on February 19, 2013, and voted unanimously to recommend approval of the amendments to Council. The Planning Commission recommendation to the Council is based upon findings set forth in the Staff Report and on the evidence and testimony in the record; and

WHEREAS, the Council conducted a public hearing concerning the proposed amendments to SDC Section 4.3-145 and SDC Section 6.1-110 on April 1, 2013;

WHEREAS, on April 15, 2013, the Springfield Common Council conducted a second reading of the ordinance and is now ready to take action on this application based upon findings in support of adoption of these SDC amendments as set forth in the aforementioned Staff Report incorporated herein by as Exhibit A 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.



NOW, THEREFORE, based on the foregoing recitals, the Council of the City of Springfield does ordain as follows:

**Section 1.** SDC Section 4.3-145 is amended to read as follows:

**Section 4.3-145 Wireless Telecommunications System (WTS) Facilities**

**A.** Purpose. This Section is intended to:

1. Implement the requirements of the Federal Telecommunications Act of 1996;
2. Provide a uniform and comprehensive set of standards and review procedures for the placement, operation, alteration and removal of WTS facilities;
3. Allow new WTS facilities where necessary to provide service coverage and there is a demonstrated need that cannot be met through existing facilities;
4. Maximize the use of existing WTS facilities in order to minimize the need to construct additional facilities;
5. Encourage the siting of new WTS facilities in preferred locations;
6. Lessen impacts of new WTS facilities on surrounding residential areas; and
7. Minimize visual impacts of new WTS facilities through careful design, configuration, screening, and innovative camouflaging techniques.

**B.** Applicability/Conflicts.

1. Applicability. This Section applies within Springfield's city limits and its Urban Services Area. No WTS facility may be constructed, altered (to include co-locations) or replaced, unless exempt, without complying with the requirements of this Section. Exempt facilities are listed in Subsection D below.
2. Conflicts. In cases where:
  - a. The development standards of this Section conflict with other Sections of this Code, these standards will prevail.  
  
**EXCEPTION:** In the Glenwood Riverfront, the WTS standards regarding type and height of the antenna will apply. All other aspects of the application submittal and review process specified in this Section will apply.
  - b. These development standards conflict with Federal and/or State regulations, the Federal and/or State regulations will prevail.

**C.** Pre-existing WTS Facilities.

1. WTS facilities that lawfully existed prior to the adoption of this Ordinance shall be allowed to continue their use as they presently exist.
  2. Routine maintenance will be permitted on lawful pre-existing WTS facilities as specified in Subsection 4.3-145D.1.
  3. Lawfully existing WTS facilities may be replaced as specified in Subsection 4.3-145D.2.
- D. Exemptions. The following shall be considered exempt structures or activities under, however, all other applicable Federal, State and City permits will be required:
1. Emergency or routine repairs or routine maintenance of previously approved WTS facilities.
  2. Replacement of existing previously approved WTS facilities.
    - a. A WTS facility may be replaced if it:
      - i. Is in the exact location of the facility being replaced;
      - ii. Is of a construction type identical in height, size, lighting and painting;
      - iii. Can accommodate the co-location of additional antennas or arrays;
      - iv. Does not increase radio frequency emissions from any source; and
      - v. Does not intrude or cause further intrusion into a setback area.
    - b. Those WTS facilities that cannot meet the replacement standard in Subsection 4.3-145D.2.a. will be treated as new construction, requiring Type I or III review as specified in Subsection 4.3-145H.
  3. Industrial, scientific and medical equipment operating at frequencies designated for that purpose by the Federal Communications Commission.
  4. Essential public telecommunications services - military, Federal, State, and local government telecommunications facilities.
  5. Amateur and citizen band radio transmitters and antennas.
  6. Military or civilian radar operating within the regulated frequency ranges for the purpose of defense or aircraft safety.
  7. Antennas (including, but not limited to: direct-to-home satellite dishes, TV antennas; and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, and TV broadcast stations.



8. Low-powered networked telecommunications facilities including, but not limited to microcell radio transceivers located on existing utility poles and light standards within public right-of-way.
9. Cell on Wheels (COW), which are permitted as temporary uses in nonresidential Metro Plan or 2030 Springfield Refinement Plan designations for a period not to exceed 14 days, or during a period of emergency as declared by the City, County, or State.

E. Definitions. The words and phrases used in this Section shall have the following meanings:

**Approval Authority.**

1. Type I Review. Staff has the authority to approve new co-locations, equipment replacement, and applications for low visibility and stealth WTS facilities.
2. Type III Review. The Planning Commission and the City Council are the Approval Authority for applications to construct high and medium visibility WTS facilities within the city limits.
3. Type III Review. The Hearings Official, by agreement with Lane County, is the Approval Authority for high and medium visibility WTS facilities located outside the city limits but within the Springfield Urban Growth Boundary.

**Antenna.** Any system of wires, poles, rods, reflecting discs or similar devices designed for telephonic, radio, facsimile, data, or television telecommunications through sending and/or receiving of electromagnetic waves when the system is either external to or attached to the exterior of a structure. Antennas include, but are not limited to; devices having active elements extending in any direction; and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted up and rotated through a vertical mast or tower interconnecting the boom and antenna support. All of the latter elements are part of the antenna.

**Antenna height.** The vertical distance measured from the ground surface at grade to the tip of the highest point of the antenna on the proposed structure.

**Antenna support.** Any pole, telescoping mast, tower, tripod or any other structure that supports a device used in the transmitting and/or receiving of electromagnetic waves.

**Camouflaged.** Any WTS facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities include, but are not limited to: architecturally screened roof-mounted antennas; building-mounted antennas painted to match the existing structure; antennas integrated into architectural elements; towers made to look like trees; and antenna support structures designed to look like flag poles or light poles.

**Carrier.** A company authorized by the FCC to build and/or operate a WTS facility.

**Co-location.** The use of a single WTS tower for the placement of multiple antennas or related telecommunications equipment often involving different carriers.

**Equipment building, shelter or cabinet.** A cabinet or building used to house associated equipment used by providers at a WTS facility. Associated equipment includes, but is not limited to: air conditioning; and emergency generators.

**Façade mounted antenna.** An antenna architecturally integrated into the façade of a building or structure.

**Facility.** A WTS facility.

**Faux tree.** A WTS tower camouflaged to resemble a tree.

**Guyed tower.** A WTS tower that is supported, in whole or in part, by guy wires and ground anchors.

**High visibility.** The following WTS facilities are examples of high visibility facilities:

1. Monopoles, lattice towers and guyed towers.
2. Any WTS facilities that do not meet the definition of stealth, low visibility, or moderate visibility.

**Lattice tower.** A guyed or self-supporting three or four sided, open, steel frame support structure used to support WTS equipment.

**Low visibility.** The following are examples of low visibility WTS facilities that shall not exceed the height limit of the base zone and shall not increase the height of an existing WTS facility:

1. Whip antennas not exceeding 6 feet in length or height, including mounting, and measuring no more than 3 inches in diameter, located on existing structures including, but not limited to, water storage tanks, high-voltage transmission towers, utility towers and poles, sign standards, and roadway overpasses, with equipment cabinets that are screened from view.
2. Facilities, including equipment cabinets that are screened from view through the use of architectural treatments, including, but not limited to: cupolas; steeples; and parapets; and are consistent with existing development on adjacent properties.
3. Additions to existing permitted low-visibility facilities, if the additions themselves meet the definition of low visibility and are designed to minimize visibility the WTS facility.
4. Changes to an existing building that are consistent with the building's architectural style and the equipment cabinets are not visible.

**Maintenance.** Emergency or routine repairs or replacement of transmitters, antennas, or other components of previously approved WTS facilities that do not create a significant change in visual appearance or visual impact.

**Microcells.** These devices provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells. The antennas for microcells are



mounted at street level, typically on the external walls of existing structures, lamp-posts, and other street furniture. Microcell antennas are usually smaller than macrocell antennas, and when mounted on existing structures, can often blend into building features. Microcells provide radio coverage over distances, typically between 100 meters and 1,000 meters, and operate at power levels substantially below those of macrocells.

**Moderate visibility.** *The following WTS facilities are examples of moderate visibility facilities:*

1. Panel-shaped antennas not exceeding 8 feet in length or height that are flush-mounted to an existing building façade or other existing structure on at least one edge, or extend a maximum of 24 inches from the building façade or other structure at any edge, do not exceed the height of the building or other structure, and are designed to blend with the color, texture, and design of the existing building or structure, with equipment cabinets that are screened from view.
2. WTS facilities that are camouflaged, including, but not limited to: faux trees; flag poles; and light poles, provided that the equipment building, shelter, or cabinet for the facility is screened or camouflaged.

**Monopole.** A WTS facility consisting of a single pole constructed for purposes of supporting one or more antennas without guy wires or ground anchors.

**Panel or directional antenna.** An antenna or array of antennas designed to concentrate a radio signal in a particular area.

**Residential Zoning District.** Any Springfield zoning district where single-family and or multi-family dwelling units are intended to be the dominate land use.

**RF.** Radio Frequency.

**Roof mounted antenna.** Any antenna with its support structure placed directly on the roof of any building or structure.

**Screened.** Concealed from view with a sight obscuring fence, wall or vegetation.

**Service area.** *The area served by a single WTS facility.*

**Side-mounted antennas.** Those antennas that are mounted on the side of a tower structure at any height, and including both the antennas and equipment with protective radome coatings. This term also includes microwave dish antennas, solid or not, located at 150 feet or lower on a tower structure, regardless of the dish diameter. The term does not include solid microwave dish antennas exceeding 6 feet in diameter that are located above 150 feet on a tower structure.

**Small top-mounted antennas.** Any antenna mounted on the top of a tower structure where the antenna is 20 feet or less in height and 6 inches or less in outside diameter.

**Speculation tower.** An antenna support structure designed for the purpose of providing location mounts for WTS facilities, without a binding written commitment or executed lease from a service provider to utilize or lease space on the tower at the time the application is submitted.

**Stealth.** WTS facilities including, but not limited to: microcells; antennas; equipment cabinets; and any other ancillary equipment that cannot be seen from any street or any adjacent property, improved or unimproved, and that do not result in any apparent architectural changes or additions to existing buildings. The addition of landscaping, walls, fences, or grading as screening techniques does not make an otherwise visible WTS facility a stealth facility.

**Telecommunications.** The transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

**Tower or WTS tower.** Any mast, pole, monopole, guyed tower, lattice tower, free standing tower, or other structure designed and primarily used to support antennas.

**Whip antenna** means an antenna that transmits or receives signals in 360 degrees. Whip antennas are typically cylindrical in shape, less than 3 inches in diameter and no more than 6 feet long, including the mounting.

**Wireless Telecommunications System (WTS) facility.** Any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission or receipt of these signals, including, but not limited to: telecommunications towers and similar supporting structures; equipment cabinets or buildings; parking areas; and other accessory development. This definition also includes any facility that transmits radio or television signals. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

- F. General Standards. The Federal Telecommunications Act of 1996 establishes limitations on the siting standards that local governments can place on WTS facilities. Section 704 of the Act states that local siting standards shall not:

- 1) "unreasonably discriminate among providers of functionally equivalent services"
- 2) "prohibit or have the effect of prohibiting the provision of personal wireless services."

All applications for WTS facilities are subject to the standards in this section to the extent that they do not violate federal limitations on local siting standards. Where application of the standards found in this section constitutes a violation, the least intrusive alternative for providing coverage shall be allowed as an exception to the standards.

1. Design for Co-location. All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable.
2. Demonstrated Need for New WTS Facilities. Applications shall demonstrate that the proposed WTS facility is necessary to close a significant gap in service coverage or capacity for the carrier and is the least intrusive means to close the significant gap.



3. Lack of Coverage and Lack of Capacity. The application shall demonstrate that the gap in service cannot be closed by upgrading other existing facilities. In doing so, evidence shall clearly support a conclusion that the gap results from a lack of coverage and not a lack of capacity to achieve adequate service. If the proposed WTS facility is to improve capacity, evidence shall further justify why other methods for improving service capacity are not reasonable, available or effective.
4. Identify the Least Intrusive Alternative for Providing Coverage. The application shall demonstrate a good faith effort to identify and evaluate less intrusive alternatives, including, but not limited to: less sensitive sites; alternative design systems; alternative tower designs; the use of repeaters; or multiple facilities. Subsection 5 defines the type of WTS facilities that are allowed in each zoning district.
5. Location of WTS Facilities by Type. Subsection 4.3-145 E. defines various types of WTS facilities by their visual impact. These are: high visibility, moderate visibility, low visibility and stealth facilities. Table 4.3-1 lists the type of WTS facilities allowed in each of Springfield's zoning districts.

Table 4.3-1

Zoning Districts	Types Allowed
Special Heavy Industrial	High visibility
Heavy Industrial	Moderate visibility
Light-Medium Industrial	Low visibility
Quarry Mining Operations	Stealth
Zoning Districts	Types Allowed
Community Commercial	Low visibility
Campus Industrial	Moderate visibility
Booth Kelly Mixed Use	Stealth
Major Retail Commercial	
Mixed Use Employment	
Mixed Use Commercial	
Medical Service	
Zoning Districts	Types Allowed
Neighborhood Commercial	Low visibility
General Office	Stealth
Low Density Residential	
Medium Density Residential	
High Density Residential	
Mixed Use Residential	
Public Land and Open Space	

6. Maximum Number of High Visibility WTS Facilities. No more than one high visibility facility is allowed on any one lot/parcel.

**EXCEPTION:** The Approval Authority may approve exceeding the maximum number of high visibility facilities per lot/parcel if one of the following findings is made:

- a. Co-location of additional high visibility facilities is consistent with neighborhood character,
  - b. The provider has shown that denial of an application for additional high visibility WTS facilities would have the effect of prohibiting service because the proposed facility would fill a significant gap in coverage and no alternative locations are available and technologically feasible, or
  - c. The provider has shown that denial of an application for additional high visibility WTS facilities would unreasonably discriminate among providers of functionally equivalent services.
7. Separation between Towers. No new WTS tower may be installed closer than 2,000 feet from any existing or proposed tower unless supporting findings can be made under Subsections 4.3-145F.2., 3. and 4 by the Approval Authority.
8. WTS Facilities Adjacent to Residentially Zoned Property. In order to ensure public safety, all towers located on or adjacent to any residential zoning district shall be set back from all residential property lines by a distance at least equal to the height of the facility, including any antennas or other appurtenances. The setback shall be measured from that part of the WTS tower that is closest to the neighboring residentially zoned property.
9. Historic buildings and structures. No WTS facility shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless a finding is made by the Approval Authority that the proposed facility will have no adverse effect on the appearance of the building, structure, or district. No change in architecture and no high or moderate visibility WTS facilities are permitted on any building or any site within a historic district. Proposed WTS facilities in the Historic Overlay District are also subject to the applicable provisions of Section 3.3-900.
10. Equipment Location. The following location standards shall apply to WTS facilities:
  - a. No WTS facility shall be located in a front, rear, or side yard building setback in any base zone and no portion of any antenna array shall extend beyond the property lines.
  - b. Where there is no building, the WTS facility shall be located at least 30 feet from a property line abutting a street.
  - c. For guyed WTS towers, all guy anchors shall be located at least 50 feet from all property lines.

11. Tower Height. Towers may exceed the height limits otherwise provided for in this Code. However, all towers greater than the height limit of the base zone shall require Discretionary Use approval through a Type III review process, subject to the approval criteria specified in Subsection 4.3-145 I.
12. Accessory Building Size. All accessory buildings and structures built to contain *equipment accessory to a WTS facility* shall not exceed 12 feet in height unless a greater height is necessary and required by a condition of approval to maximize architectural integration. Each accessory building or structure located on any residential or Public Land and Open Space zoned property is limited to 200 square feet, unless approved through the Discretionary Use process.
13. Visual Impact. All WTS facilities shall be designed to minimize the visual impact to the greatest extent practicable by means of placement, screening, landscaping, and camouflage. All facilities shall also be designed to be compatible with existing architectural elements, building materials, and other site characteristics. The applicant shall use the least visible antennas reasonably available to accomplish the coverage objectives. All high visibility and moderate visibility facilities shall be sited in a manner to cause the least detriment to the viewshed of abutting properties, neighboring properties, and distant properties.
14. Minimize Visibility. Colors and materials for WTS facilities shall be non-reflective and chosen to minimize visibility. Facilities, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background, unless required by any other applicable law.
15. Camouflaged Facilities. All camouflaged WTS facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with existing development on adjacent properties. The facility shall also be appropriate for the specific site. In other words, it shall not "stand out" from its surrounding environment.
16. Façade-Mounted Antenna. Façade-mounted antennas shall be architecturally integrated into the building design and otherwise made as unobtrusive as possible. If possible, antennas shall be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas shall not extend more than 2 feet out from the *building face*.
17. Roof Mounted Antenna. Roof mounted antennas shall be constructed at the minimum height possible to serve the operator's service area and shall be set back as far from the building edge as possible or otherwise screened to minimize visibility from the public right-of-way and adjacent properties.
18. Compliance with Photo Simulations. As a condition of approval and prior to final staff inspection of the WTS facility, the applicant shall submit evidence, e.g. photos, sufficient to prove that the facility is in substantial conformance with photo simulations provided with the initial application. Non-conformance shall require any necessary modification to achieve compliance within 90 days of notifying the applicant.



19. *Noise.* Noise from any equipment supporting the WTS facility shall comply with the regulations specified in OAR 340-035-0035.
20. *Signage.* No signs, striping, graphics, or other attention-getting devices are permitted on any WTS facility except for warning and safety signage that shall:
  - a. Have a surface area of no more than 3 square feet;
  - b. Be affixed to a fence or equipment cabinet; and
  - c. Be limited to no more than two signs, unless more are required by any other applicable law.
21. *Traffic Obstruction.* Maintenance vehicles servicing WTS facilities located in the public or private right-of-way shall not park on the traveled way or in a manner that obstructs traffic.
22. *Parking.* No net loss in required on-site parking spaces shall occur as a result of the installation of any WTS facility.
23. *Sidewalks and Pathways.* Cabinets and other equipment shall not impair pedestrian use of sidewalks or other pedestrian paths or bikeways on public or private land.
24. *Lighting.* WTS facilities shall not include any beacon lights or strobe lights, unless required by the Federal Aviation Administration (FAA) or other applicable authority. If beacon lights or strobe lights are required, the Approval Authority shall review any available alternatives and approve the design with the least visual impact. All other site lighting for security and maintenance purposes shall be shielded and directed downward, and shall comply with the outdoor lighting standards in Section 4.5-100, unless required by any other applicable law.
25. *Landscaping.* For WTS facilities with towers that exceed the height limitations of the base zone, at least one row of evergreen trees or shrubs, not less than 4 feet high at the time of planting, and spaced out not more than 15 feet apart, shall be provided in the landscape setback. Shrubs shall be of a variety that can be expected to grow to form a continuous hedge at least 5 feet in height within 2 years of planting. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys. In all other cases, the landscaping, screening and fence standards specified in Section 4.4-100 shall apply.
26. *Prohibited WTS Facilities.*
  - a. Any high or moderate visibility WTS facility in the Historic Overlay District.

- b. Any WTS facility in the public right-of-way that severely limits access to abutting property, which limits public access or use of the sidewalk, or which constitutes a vision clearance violation.
  - c. Any detached WTS facility taller than 150 feet above finished grade at the base of the tower.
27. Speculation. No application shall be accepted or approved for a speculation WTS tower, i.e., from an applicant that simply constructs towers and leases tower space to service carriers, but is not a service carrier, unless the applicant submits a binding written commitment or executed lease from a service carrier to utilize or lease space on the tower.

**G. Application Submittal Requirements.** All applications for a WTS facility shall provide the following reports, documents or documentation:

1. Submittal Requirements for Low Visibility and Stealth Facilities (Type I review). All applications for low visibility and stealth WTS facilities shall submit the following reports and documentation:

- a. Narrative. The application shall include a written narrative that describes in detail all of the equipment and components proposed to be part of the WTS facility, including, but not limited to: towers; antennas and arrays; equipment cabinets; back-up generators; air conditioning units; lighting; landscaping, and fencing.
- b. Geographic Service Area. The applicant shall identify the geographic service area for the proposed WTS facility, including a map showing all of the applicant's and any other existing sites in the local service network associated with the gap the facility is meant to close. The applicant shall describe how this service area fits into and is necessary for the service provider's service network.

The service area map for the proposed WTS facility shall include the following:

- i. The area of significant gap in the existing coverage area;
  - ii. The service area to be effected by the proposed WTS facility;
  - iii. The locations of existing WTS tower facilities where co-location is possible within a 5 mile radius of the proposed WTS facility.
- e. Co-location. An engineer's analysis/report of the recommended site location area is required for the proposed WTS facility. If an existing structure approved for co-location is within the area recommended by the engineer's report, reasons for not collocating shall be provided demonstrating at least one of the following deficiencies:

- i. The structure is not of sufficient height to meet engineering requirements;
    - ii. The structure is not of sufficient structural strength to accommodate the WTS facility, or there is a lack of space on all suitable existing towers to locate proposed antennas.
    - iii. Electromagnetic interference for one or both WTS facilities will result from co-location; or
    - iv. The radio frequency coverage objective cannot be adequately met.
  - f. **Plot Plan.** A plot plan showing: the lease area; antenna structure; height above grade and setback from property lines; equipment shelters and setback from property lines; access; the connection point with the land line system; and all landscape areas intended to screen the WTS facility.
  - h. **RF Emissions.** An engineer's statement that the RF emissions at grade, or at nearest habitable space when attached to an existing structure, complies with FCC rules for these emissions; the cumulative RF emissions if co-located. Provide the RF range in megahertz and the wattage output of the equipment
  - i. **Description of Service.** A description of the type of service offered including, but not limited to: voice; data; and video, and the consumer receiving equipment.
  - j. **Provider Information.** Identification of the provider and backhaul provider, if different.
  - m. **Zoning and Comprehensive Plan Designation.** Provide the zoning and applicable comprehensive plan (e.g. Metro Plan, 2030 Springfield Refinement Plan) designation of the proposed site and the surrounding properties within 500 feet.
  - n. **FCC, FAA or Other Required Licenses and Determinations.** Provide a copy of all pertinent submittals to the FCC, FAA or other State or Federal agencies including environmental assessments and impact statements, and data, assumptions, calculations, and measurements relating to RF emissions safety standards.
2. **Submittal Requirements for Moderate and High Visibility Facilities (Type III review).** Applications for moderate and high visibility WTS facilities shall require all of the required materials for low visibility and stealth WTS facilities specified in Subsection 4.3-145G.1. In addition to the applicable Site Plan and Discretionary Use application requirements, WTS applications shall require the applicant to address the following:



- a. *Height. Provide an engineer's diagram showing the height of the WTS facility and all of its visible components, including the number and types of antennas that can be accommodated. Carriers shall provide evidence that establishes that the proposed WTS facilities are designed to the minimum height required from a technological standpoint to meet the carrier's coverage objectives. If the WTS facility tower height will exceed the height restrictions of the applicable base zone, the narrative shall include a discussion of the physical constraints, e.g., topographical features, making the additional height necessary. The narrative shall include consideration of the possibility for design alternatives, including the use of multiple sites or microcell technology that would avoid the need for the additional height for the proposed WTS facility.*
- b. *Construction. Describe the anticipated construction techniques and timeframe for construction or installation of the WTS facility to include all temporary staging and the type of vehicles and equipment to be used.*
- c. *Maintenance. Describe the anticipated maintenance and monitoring program for the antennas, back-up equipment, and landscaping.*
- d. *Noise/Acoustical Information. Provide the manufacturer's specifications for all noise-generating equipment including, but not limited to air conditioning units and back-up generators, and a depiction of the equipment location in relation to abutting properties.*
- e. *Landscaping and Screening. Discuss how the proposed landscaping and screening materials will screen the site at maturity.*
- f. *Co-location. In addition to the co-location requirements specified in Subsection 4.3-145G.1.e., the applicant shall submit a statement from an Oregon registered engineer certifying that the proposed WTS facility and tower, as designed and built, will accommodate co-locations, and that the facility complies with the non-ionizing electromagnetic radiation emission standards as specified by the FCC. The applicant shall also submit:*
  - i. *A letter stating the applicant's willingness to allow other carriers to co-locate on the proposed facilities wherever technically and economically feasible and aesthetically desirable;*
  - ii. *A copy of the original Site Plan for the approved existing WTS facility updated to reflect current and proposed conditions on the site; and*
  - iii. *A depiction of the existing WTS facility showing the proposed placement of the co-located antenna and associated equipment. The depiction shall note the height, color and physical arrangement of the antenna and equipment.*

- g. Lease. If the site is to be leased, a copy of the proposed or existing lease agreement authorizing development and operation of the proposed WTS facility.
- h. Legal Access. The applicant shall provide copies of existing or proposed easements, access permits and/or grants of right-of-way necessary to provide lawful access to and from the site to a City street or a State highway.
- i. Lighting and Marking. Any proposed lighting and marking of the WTS facility, including any required by the FAA.
- j. Utilities. Utility and service lines for proposed WTS facilities shall be placed under ground.
- k. Alternative Site Analysis. The applicant shall include an analysis of alternative sites and technological design options for the WTS facility within and outside of the City that are capable of meeting the same service objectives as the proposed site with an equivalent or lesser visual or aesthetic impact. If a new tower is proposed, the applicant shall demonstrate the need for a new tower, and why alternative locations and design alternatives, or alternative technologies including, but not limited to microcells and signal repeaters, cannot be used to meet the identified service objectives.
- l. Visual Impact Study and Photo Simulations. The applicant shall provide a visual impact analysis showing the maximum silhouette, viewshed analysis, color and finish palette, and screening for all components of the proposed WTS facility. The analysis shall include photo simulations and other information necessary to determine visual impact of the facility as seen from multiple directions. The applicant shall include a map showing where the photos were taken.

**3. Independent Consultation Report.**

- a. Review and approval of WTS facilities depends on highly specialized scientific and engineering expertise not ordinarily available to Springfield staff or to residents who may be adversely impacted by the proposed development of these facilities. Therefore, in order to allow the Approval Authority to make an informed decision on a proposed WTS facility, the Director may require the applicant to fund an independent consultation report for all new Moderate and High visibility facilities. The consultation shall be performed by a qualified professional with expertise pertinent to the scope of the service requested.
- b. The scope of the independent consultation shall focus on the applicant's alternatives analysis. The consultant will evaluate conclusions of applicant's analysis to determine if there are alternative locations or technologies that were not considered or which could be employed to reduce the service gap but with less visual or aesthetic impact. There may be circumstances where this scope may vary but the overall objective shall be to verify that the applicant's proposal is safe and is the least impactful alternative for closing the service gap.

- c. The applicant shall be informed of the Director's decision about the need for an independent consultation at the time of the Pre-Submittal Meeting that is required under Section 5.1-120 (C). It is anticipated that the independent consultation will be required when the applicant proposes to locate a Moderate or High visibility WTS facility in a residential zoning district or within 500 feet of a residential zoning district. Other instances where a proposed WTS facility may have a visual or aesthetic impact on sensitive neighborhoods could also prompt the Director to require an independent consultation.

H. **Review Process.** The review process is determined by the type of WTS facility or activity that is proposed. High or moderate visibility WTS facilities, defined in Subsection 4.3-145E., require Type III Planning Commission or Hearings Official review. Low visibility or stealth facilities, and the co-location of new equipment of existing facilities are allowed under a Type I staff review with applicable building or electrical permits. Routine equipment repair and maintenance do not require planning review; however, applicable building and electrical permits are required.

1. **Development Issues Meeting.** A Development Issues Meeting (DIM) as specified in Subsection 5.1-120(A.) is required only for high and moderate visibility WTS facility applications. Applicable development standards as specified in Subsection 4.3-145F. and submittal requirements as specified in Subsection 4.3-145G., will be discussed at the DIM.
2. **Type I Review Process.** The following WTS facilities are allowed with the approval of the Director with applicable building and electrical permits:
  - a. **Stealth and low visibility WTS facilities**, as defined in Subsection 4.3-145E., in any zoning district.
  - b. *Facade mounted antennas or low powered networked telecommunications facilities*, e.g., as those employing microcell antennas integrated into the architecture of an existing building in a manner that no change to the architecture is apparent and no part of the WTS facility is visible to public view.
  - c. **Antennas or arrays that are hidden from public view through the use of architectural treatments**, e.g., within a cupola, steeple, or parapet which is consistent with the applicable building height limitation.
  - d. **New antennas or arrays including side-mounted antennas and small top-mounted antennas that are attached to an existing broadcast communication facility located in any zone.** No more than three small top-mounted antennas shall be placed on the top of any one facility without a Type III review.
  - e. **To minimize adverse visual impacts associated with the proliferation and clustering of towers, co-location of antennas or arrays on existing towers shall take precedence over the construction of new towers, provided the co-location is accomplished in a manner consistent with the following:**



- i. An existing tower may be modified or rebuilt to a taller height to accommodate the co-location of additional antennas or arrays, as long as the modified or rebuilt tower will not exceed the height limit of the applicable zoning district. Proposals to increase the height of a tower in a residential zoning district, or within 500 feet of a residential zoning district shall be reviewed under a Type III process. The height change may only occur one time per tower.
    - ii. An existing tower that is modified or reconstructed to accommodate the co- location of additional antennas or arrays shall be of the same tower type and reconstructed in the exact same location as the existing tower.
  - f. WTS facilities proposed within the public right-of-way on an existing utility or light pole in any zoning district, so long as they meet all of the following:
    - i. The antennas do not project more than 24 inches above the existing utility pole support structure;
    - ii. No more than a total of 2 antennas or antenna arrays are located on a single pole; and
    - iii. The equipment cabinet is no larger than 6 cubic feet and is concealed from public view by burying or screening by means other than walls or fences.
  - g. Co-location of antennas or arrays on existing WTS facilities.
  - h. The Director will use the applicable criteria specified in Subsection 4.3-145 I. to evaluate the proposal.
- 3. Type III Review Process. The Planning Commission or Hearings Official review and approve a Discretionary Use application and a concurrently processed Site Plan Review application for the following WTS facilities:
  - a. High visibility and moderate visibility WTS facilities.
  - b. All other locations and situations not specified in Subsections 4.3-145H. 2. and 3.
  - c. The Planning Commission or Hearings Official will use the applicable criteria specified in Subsection 4.3-145 I. in place of the Discretionary Use criteria in Section 5.9-120 to evaluate the proposal.
- 4. Council Notification and Possible Review.
  - a. A briefing memorandum shall be prepared and submitted to the City Council upon receipt of an application for a High or Moderate visibility or any other WTS

facility subject to review by the Planning Commission. By action of the City Council, an application for a facility proposed within the city limits may be elevated for direct City Council review. In those instances where an application is elevated for direct review, the City Council shall be the Approval Authority and will use the applicable criteria specified in Subsection 4.3-145 I. in place of the Discretionary Use criteria in Section 5.9-120 to evaluate the proposal.

- b. By agreement with Lane County, the Hearings Official shall be the Approval Authority for applications outside of the city limits but inside of the Springfield Urban Growth Boundary. The Hearings Official will use the applicable criteria specified in Subsection 4.3-145 I. in place of the Discretionary Use criteria in Section 5.9-120 to evaluate the proposal.

I. Approval Criteria.

- 1. Low Visibility and Stealth WTS Facility Applications. The Director shall approve the low visibility and stealth WTS facility applications upon a determination that the applicable standards specified in Subsection 4.3-145F. and the submittal requirements specified in Subsection 4.3-145G. are met.
- 2. Moderate and High Visibility WTS Facility Applications. The Approval Authority shall approve moderate visibility and high visibility WTS facility applications upon a determination that the applicable standards specified in Subsection 4.3-145F. and the submittal requirements specified in Subsection 4.3-145G. are met. Through the Discretionary Use review, the Approval Authority shall also determine if there are any impacts of the proposed WTS facility on adjacent properties and on the public that can be mitigated through application of other Springfield Development Code standards or conditions of approval as specified in Subsection 4.3-145J.

- J. Conditions of Approval. For Type III applications, the Approval Authority may impose any reasonable conditions deemed necessary to achieve compliance with the approval criteria as allowed by SDC Section 5.9-125.

- K. Maintenance. The property owner and the carrier in charge of the WTS facility and tower shall maintain all equipment and structures, landscaping, driveways and mitigating measures as approved. Additionally:

- 1. All WTS facilities shall maintain compliance with current RF emission standards of the FCC, the National Electric Safety Code, and all State and local regulations.
- 2. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.

L. Inspections.

- 1. The City shall have the authority to enter onto the property upon which a WTS facility is located to inspect the facility for the purpose of determining whether it complies with

the Building Code and all other construction standards provided by the City and Federal and State law.

2. The City reserves the right to conduct inspections at any time, upon reasonable notice to the WTS facility owner. In the event the inspection results in a determination that violation of applicable construction and maintenance standards established by the City has occurred, *remedy of the violation may include cost recovery for all City costs incurred in confirming and processing the violation.*

**M. Abandonment or Discontinuation of Use.** The following requirements apply to the abandonment and/or discontinuation of use for all WTS facilities:

1. All WTS facilities located on a utility pole shall be promptly removed at the operator's expense at any time a utility is scheduled to be placed underground or otherwise moved.
2. All operators who intend to abandon or discontinue the use of any WTS facility shall notify the City of their intentions no less than 60 days prior to the final day of use.
3. WTS facilities shall be considered abandoned 90 days following the final day of use or operation.
4. All abandoned WTS facilities shall be physically removed by the service provider and/or property owner no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first.
5. The City reserves the right to remove any WTS facilities that are abandoned for more than 90 days at the expense of the facility owner.
6. *Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.*

**N. Review of WTS Facilities Standards.** In the event that the Federal or State government adopts mandatory or advisory standards more stringent than those described in this Section, staff will prepare a report and recommendation for the City Council with recommendations on any necessary amendments to the City's adopted standards.

**Section 2.** SDC Section 6.1-110 is amended to remove the following terms.

Acceptable Site  
Antenna  
Attached WTS Facility  
Collocation  
Conditionally Suitable Site  
Detached WTS Facility  
Equipment Shelters



Lattice Tower  
Monopole  
Preferred Site  
Stealth Design  
Wireless Telecommunications Facilities

The definition for "Wireless Telecommunication System" in 6.1-110 is amended to read as follows:

**Wireless Telecommunications Systems (WTS).** The sending and receiving of radio frequency transmissions and the connection and/or relaying of these signals to land lines and other sending and receiving stations (cell sites), and including cellular radiotelephone, personal communications services, enhanced/specialized mobile radio, and commercial paging services. Terms and definitions associated with WTS facilities, and the standards that regulate their siting and design are found in SDC Section 4.3-145 E.

**Section 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

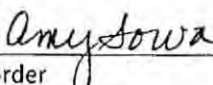
**Section 4.** Notwithstanding the effective date of ordinances as provided by Section 2.110 of the Springfield Municipal Code 1997, this ordinance shall become effective 30 days from the date of passage by the City Council and approval by the Mayor, or upon the date of acknowledgement as provided in ORS 197.625, whichever date is later.

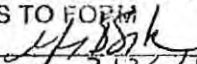
ADOPTED by the Common Council of the City of Springfield this 15th day of April 2013  
by a vote of 6 for and 0 against.

APPROVED by the Mayor of the City of Springfield this 15 day of April 2013.

  
Mayor

ATTEST:

  
City Recorder

REVIEWED & APPROVED  
AS TO FORM  
  
DATE: 3/26/13  
OFFICE OF CITY ATTORNEY

## **Type IV Amendment to the Springfield Development Code Staff Report**

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**Project Name:** Amendment to the Springfield Development Code replacing SDC 4.3-145—Wireless Telecommunication System (WTS) Facilities

**Nature of Application:** To replace SDC Section 4.3-145 with a new policy section guiding the development and maintenance of WTS facilities. The proposed replacement section updates Springfield's policies to address issues concerning placement, appearance and the approval process for cell towers.

**Case Number:** TYP412-00001

**Project Location:** City-wide legislative action

**Date of Initiation:** December 28, 2013

**Date of DLCD Notice of Proposed Amendment:** December 28, 2012

**Date of Newspaper Notice:** February 1, 2013

**Date of Mailed Notices:** February 7, 2013

### **I. Executive Summary**

Section 4.3-145 G of the Springfield Development Code (SDC) states that the city's WTS policies should be periodically updated to ensure "contemporaneity with technological changes made in this industry." In March of 2012, staff met in work session with Council to discuss cell tower siting and related WTS policies. A number of concerns were expressed by Council that required follow up action.

Staff prepared an assessment of SDC Section 4.3-145 and recommended an approach to remedying Council's concerns. These were presented to Council in an October 22, 2013 work session. At the October meeting, the Council approved the recommended remedies and asked staff to prepare amendments to the Springfield Development Code to implement the approved remedies.

The proposed amendments to Section 4.3-145 analyzed in this document respond to the direction given by Council. The amendments seek to implement the "remedies" discussed at the October 22<sup>nd</sup> meeting.

In preparing these amendments it was imperative that proposed changes comply with the approval criteria for Development Code amendments found in SDC Section 5.6-115. These criteria state that in *"reaching a decision on these actions, the Planning Commission and the City Council shall adopt findings which demonstrate conformance to the following: A) The Metro Plan; B) Applicable State statutes; and C) Applicable State-wide Planning Goals and Administrative Rules."*

This staff report is intended to provide a factual base for decision makers to rely upon in determining whether the amendments conform to the decision criteria. **It is the opinion of staff that the findings contained in this report provide a substantive basis for decision makers to make a determination that these amendments conform to the decision criteria found in SDC Section 5.6-115 for approving Development Code amendments.**

On February 20, 2013, the Planning Commission conducted a public hearing concerning the amendments to Section 4.3-145 and voted unanimously to recommend that Council approve the new WTS policies. No public comment was received at the hearing and no written comments were received by staff. In addition to the required newspaper notice of the hearing, mailed notice was sent to all property owners with towers and all service providers who could be identified on existing towers serving Springfield.

The State statutes and Administrative Rules mentioned in the approval criteria have little to say about how communities regulate the location and appearance of WTS facilities. The Federal Telecommunication Act of 1996 (TCA) recognizes the right of local governments to regulate the siting of WTS facilities to minimize the intrusion of the facilities on local neighborhoods. The TCA placed certain limits on those local siting standards (listed below). Those limitations have shaped the proposed WTS amendments.

**The Telecommunications Act of 1996 (TCA)** – The stated purpose of the TCA is to “promote competition and reduce regulation in order to secure lower process and higher quality services for American telecommunication consumers and encourage the rapid deployment of new telecommunications technologies.” In carrying out this purpose, the TCA implements three important (but somewhat competing) principles:

- 1) The siting of wireless telecommunications facilities must comply with local zoning and land use regulations; and
- 2) Local jurisdictions must not unreasonably discriminate among providers of functionally equivalent services but may distinguish applications based upon different visual, aesthetic and safety concerns; and
- 3) The local regulations must not result in the actual or effective prohibition in the provision of personal wireless services.

The staff report also demonstrates that the proposed amendments comply with the provisions of the Federal Telecommunications Act of 1996 as they apply to the limitations placed on local jurisdictions with respect to local siting standards.

As mentioned above, Council approved the remedies recommended for addressing its concerns with cell tower siting and review and directed staff to prepare implementing amendments to Section 4.3-145. The proposed amendments to SDC 4.3-145 implement the approach presented to Council. The proposed remedies represent a wholesale change in the review process and various additional standards. The nature of these changes prompted staff to replace Section 4.3-145 rather than try to surgically amend individual subsections of the existing code.



The remainder of this document analyzes the proposed amendment of Section 4.3-145 of the Springfield Development Code (SDC) with respect to the criteria for approving such amendments found in SDC Section 5.6-115.

### **III. Procedural Requirements**

Procedural requirements for amending the Springfield Development Code (SDC) are described in Sections 5.6-100 and 5.1-140 of the SDC.

SDC Section 5.6-105 indicates that the Planning Director, Planning Commission, City Council or a resident of the City can initiate amendments to the SDC. Such amendments are reviewed under a "Type IV" procedure (Section 5.6-110) and require public hearings before the Planning Commission and the City Council. Type IV procedures are detailed in Section 5.1-140 of the SDC. The proposed revision to SDC Section 4.3-145 was initiated by the Director.

SDC Section 5.2-110 (B) requires that legislative land use decisions be advertised in a newspaper of general circulation, providing information about the legislative action and the time, place and location of the hearing.

#### **Findings:**

- Finding #1.** The City of Springfield initiated the proposed amendment to Section 4.3-145. The amendment is not site-specific and falls under the definition of a legislative action.
- Finding #2.** A "DLCD Notice Proposed Amendment" was e-mailed with mailed copies following to the Oregon Department of Land Conservation and Development (DLCD) on December 28, 2012 alerting the agency to the City's intent to amend SDC Section 4.3-145. The notice was mailed more than 35 days in advance of the first evidentiary hearing as required by ORS 197.610 (1). No comment has been received from the Department concerning the amendments.
- Finding #3.** Notice of the public hearing concerning this matter was published on Thursday, February 1, 2013 in the Register Guard, advertising the hearing before the Springfield Planning Commission on February 19, 2013 and the Springfield City Council on April 1, 2013. The content of the notice followed the direction given in Section 5.2-115 of the SDC for legislative actions.
- Finding #4.** Mailed notice was sent on February 7, 2013 to property owners where towers are located and to providers, advertising the hearing before the Springfield Planning Commission on February 20, 2013 and the Springfield City Council on April 1, 2013. The content of the notice followed the direction given in Section 5.2-115 of the SDC for legislative actions.
- Finding #5.** ORS 197.047(4) requires the local government to mail a notice to every landowner whose property would be "rezoned" as a result of an amendment to planning policies that would limit or prohibit land uses previously allowed in the affected zone.

**Finding #6.** The proposed amendments to the Springfield Development Code allow WTS facilities in all zoning districts, as does the current policy. New towers located in some zoning districts or near (within 500 feet) of residential zoning districts may be required by the amended policies to employ stealth measures to reduce the visual and aesthetic impacts of these facilities. Mailed notice to landowners is therefore not required under the provisions of ORS 197.047(4). Mailed notices to the owners of record for existing cell tower facilities and representatives of cell tower providers who have submitted building permit applications for collocation of new WTS facilities or the repair/replacement of equipment on existing tower facilities were mailed on January 24, 2013.

**Finding #7.** On February 20, 2013, the Planning Commission conducted a public hearing concerning the amendments to Section 4.3-145 and voted unanimously to recommend that Council approve the new WTS policies. No public comment was received at the hearing and no written comments were received by staff. In addition to the required newspaper notice of the hearing, mailed notice was sent to all property owners with towers and all service providers who could be identified on existing towers serving Springfield.

**Conclusion:**

Procedural requirements described in Sections 5.6-100 and 5.1-140 of the SDC have been followed. Notice requirements established by DLCD and the Oregon Revised Statutes for amending the Development Code have also been followed.

**IV. Decision Criteria and Findings**

SDC Section 5.6-115 describes the criteria to be used in approving an amendment to the SDC. It states that in reaching a decision, the Planning Commission and the City Council must adopt findings which demonstrate conformance with "1) the Metro Plan; 2) applicable State statutes; and to 3) applicable State-wide Planning Goals and Administrative Rules."

**Criterion #1 "Conformance with the Metro Plan"**

**Findings:**

**Finding #6.** The Metro Plan does not address telecommunication facilities or cell towers specifically as it does other urban infrastructure and services. "Communication facilities" are briefly mentioned as a key urban service. The Metro Plan Glossary defines "Key Urban Facilities and Services" on page V3. "Communication facilities" are listed among the "Minimum level" Key Urban Services.

**Finding #7.** The Metro Plan supports the orderly and efficient extension of key urban services and facilities. Metro Plan Policy G.1 states: "Extend the minimum level and full range of key urban facilities and services in an orderly and efficient manner consistent with the growth management policies in Chapter II-C, relevant policies in this chapter, and other Metro Plan policies." Pg. III-G-4

**Finding #8.** The Metro Plan places the cost of extending services on the developer. Metro Plan Policy G.36 states: "Require development to pay the cost, as determined by the local

jurisdiction, of extending urban services and facilities. This does not preclude subsidy, where a development will fulfill goals and recommendations of the *Metro Plan* and other applicable plans determined by the local jurisdiction to be of particular importance or concern." Pg. III-G-15

**Finding #9.** The Metro Plan intends that both public and private facilities be designed and located to in a way that minimizes their impact on neighborhoods. Metro Plan Policy E.4 states: "Public and private facilities shall be designed and located in a manner that preserves and enhances desirable features of local and neighborhood areas and promotes their sense of identity." PG. III-E-3

**Finding #10.** The Metro Plan requires cities to address environmental design considerations in their development regulations. These design elements include aesthetics. Regulations should ensure that development is aesthetically compatible existing and anticipated neighboring uses, particularly residential uses. Metro Plan Policy E.6 states: "Local jurisdictions shall carefully evaluate their development regulations to ensure that they address environmental design considerations, such as, but not limited to, safety, crime prevention, aesthetics, and compatibility with existing and anticipated adjacent uses (particularly considering high and medium density development locating adjacent to low density residential)." Pg. III-E-3

**Finding #11.** The Metro Plan intends that planning standards allow for flexibility and creative solutions to design problems. Metro Plan Policy E.8 states: "Site planning standards developed by local jurisdictions shall allow for flexibility in design that will achieve site planning objectives while allowing for creative solutions to design problems." Pg. III-E-3

**Finding #12.** The focus of the proposed amendments to SDC Section 4.3-145 is on facilitating the location of needed WTS facilities while minimizing the visual and aesthetic impacts of these facilities on nearby neighborhoods, particularly residential and certain commercial zoning districts that are sensitive to these impacts. This focus is described in the Purpose statement found in Section 4.3-145 (A), and is implemented through the General Standards that are listed in Section 4.3-145 (F).

## **Conclusion**

While wireless telecommunication system facilities (i.e. cell towers) are not specifically mentioned, communication facilities are listed among those key urban services recognized by the Metro Plan. The Metro Plan intends that key services and facilities be extended in an orderly and efficient manner with the developer bearing the cost.

The design and location of public and private facilities are intended to be sensitive to the impacts they may have on neighborhoods. Communities are required to include design elements in their development regulations that will protect neighborhoods from the impacts of urban facilities which include communications facilities. These regulations should allow the developer a measure of flexibility in addressing the impacts their facilities may have.

The proposed new Section 4.3-145 provides for the extension of WTS facilities as needed to allow wireless service coverage throughout the city. In accordance with Federal law, needed wireless facilities

are not precluded from any zoning district. Design measures are required to minimize the visual and aesthetic impact of these facilities on residential and commercial areas in Springfield. The new standards offer protection without being overly prescriptive.

Stealth measures are required to locate high impact facilities like towers in sensitive neighborhoods. The definition of "stealth" does not require a specific design approach, but instead allow the developer to propose a design that mitigates anticipated impacts. The effectiveness of the design in mitigating impacts is the measure what is evaluated.

Based on the findings shown above, staff concludes the proposed amendments to SDC Section 4.3-145 are consistent with the applicable portions of the Metro Plan.

***Criterion #2 "Conformance with Applicable State Statutes"***

**Findings**

**Finding #13.** Oregon Revised Statute Chapter 759—Telecommunications Utility Regulation is the primary body of state law regulating telecommunications. The chapter is focused on the regulation of utility providers. No elements of this chapter limit local governments from implementing zoning and construction standards for the siting of WTS facilities.

**Finding #14.** ORS 759.015—Legislative findings on universal telecommunications service, states that "it is the goal of the State of Oregon to secure and maintain high-quality universal telecommunications service at just and reasonable rates for all classes of customers and to encourage innovation within the industry by a balanced program of regulation and competition. The Public Utility Commission shall administer the statutes with respect to telecommunications rates and services in accordance with this policy. [Formerly 757.810]"

The proposed amendments to SDC Section 4.3-145 do not interfere with the provision of high-quality telecommunications or with the state regulation of telecommunication providers by the Public Utility Commission.

**Finding #15.** ORS 759.016—Legislative findings on broadband services, states:

(1) That it is the goal of this state to promote access to broadband services for all Oregonians in order to improve the economy in Oregon, improve the quality of life in Oregon communities and reduce the economic gap between Oregon communities that have access to broadband digital applications and services and those that do not, for both present and future generations; and

(2) That the goal set forth in subsection (1) of this section may be achieved by:

(a) Expanding broadband and other telecommunications services;

(b) Creating incentives to establish and expand broadband and other telecommunications services;

(c) Undertaking telecommunications planning at the local, regional and state



levels that includes participants from both the public and the private sectors;

(d) Removing barriers to the full deployment of broadband digital applications and services and providing incentives for the removal of those barriers; and

(e) Removing barriers to public-private partnerships in areas where the private sector cannot justify investments. [2003 c.775 §1]

**Note:** 759.016 was enacted into law by the Legislative Assembly but was not added to or made a part of ORS chapter 759 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.

**Finding #16.** The proposed amendments to SDC Section 4.3-145 do not conflict with the goals stated in ORS 759.015 and 759.016. The amendments seek to make wireless services available to all areas of Springfield while minimizing the impact of WTS facilities on residential neighborhoods and certain commercial areas that are sensitive to the visual impacts of such facilities. The siting standards found in Section 4.3-145 F do not conflict with the state telecommunications goals.

**Finding #17.** Criterion #2 is concerned with the conformance of the proposed amendments with state laws. It should be noted that while state law does not limit local governments from establishing siting standards, the Federal Telecommunications Act of 1996 establishes some limitations on siting standards. The Act does not *"limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities"* except for the following limitations:

*'(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof-- '(I) shall not unreasonably discriminate among providers of functionally equivalent services; and*

*'(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.*

*'(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.*

*'(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.*

*'(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.*

*(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.”<sup>1</sup>*

**Finding #18.** SDC Section 4.3-145 (A), the proposed amendments were written to conform to the Telecommunication Act of 1996 and to provide a uniform and comprehensive set of standards and review procedures for the placement, operation, alteration and removal of WTS facilities.

**Finding #19.** SDC Section 4.3-145 (F) states “The Federal Telecommunications Act of 1996 establishes limitations on the siting standards that local government can place on WTS facilities. Section 704 of the Act states that local siting standards shall not:

- 1) “unreasonably discriminate among providers of functionally equivalent services”
- 2) “prohibit or have the effect of prohibiting the provision of personal wireless services.”

All applications for WTS facilities are subject to the standards in this section to the extent that they do not violate federal limitations on local siting standards. Where application of the standards found in this section constitutes a violation, the least intrusive alternative for providing coverage shall be allowed as an exception to the standards.”

## **Conclusion**

The Oregon Revised Statutes (Chapter 759) regulates telecommunications utilities. No elements of ORS 759 restrict the regulation of the location or construction of WTS facilities by local governments. The amendments are consistent with the applicable elements of OAR Chapter 579.

Based on the findings included above, the proposed amendments to SDC Section 4.3-145 do not conflict with any applicable state statutes. It is the conclusion of staff that the proposed amendments comply with this criterion.

In addition to applicable state statutes, the proposed amendments defer to the regulatory limitations place on local jurisdictions with respect to siting standards found in the Federal Telecommunications Act of 1996.

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<sup>1</sup> Sec. 704. Facilities Siting; Radio Frequency Emission Standards. (A) National Wireless Telecommunications Siting Policy- Section 332(C) (47 U.S.C. 332(C)).

***Criterion #3 "Applicable State-wide Planning Goals and Administrative Rules"***

**Compliance with Oregon Administrative Rules**

**Findings**

- Finding #18.** OAR 860 Division 60 contains those administrative rules that govern telecommunications as regulated by the Oregon Public Utility Commission. This division implements ORS 579. A search of this chapter reveals no rules that apply to the siting of WTS facilities. The proposed amendments to SDC Section 4.3-145 do not conflict with these administrative rules.

**Compliance with Statewide Planning Goals**

***Goal 1 – Citizen Involvement.*** Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process."

- Finding #19.** The proposed amendments to SDC Section 4.3-145 were the subject of legislative public hearings advertised in the Register Guard on Thursday, February 1, 2013. The Planning Commission is scheduled to consider the amendments in a public hearing on February 19, 2013. The City Council is scheduled to hold a public hearing on April 1, 2013.

- Finding #20.** Although not required by this legislative action, on February 7, 2013, mailed notice was sent to property owners with cell towers on their land and to service providers who have located on Springfield towers.

***Goal 2 – Land Use Planning.*** Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted.

- Finding #21.** The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the acknowledged comprehensive plan that guides land use planning in Springfield. Various adopted refinement plans and specific area plans provide more detailed direction for planning under the umbrella of the Metro Plan.

- Finding #22.** The SDC implements the policies and direction of the Metro Plan. The proposed amendments to SDC Section 4.3-145 will modify the siting standards and review process for Wireless Telecommunication System facilities. There is no specific mention of WTS facilities in the Metro Plan. While the Metro Plan does not specifically address siting standards for WTS facilities, Communications Facilities are listed as a key urban facility and service. Findings #1-#7 of this report (pg. 5) show that the proposed amendments to SDC 4.3-145 are consistent with the Metro Plan and its policies.

***Goal 3 – Agricultural Land.*** Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning.

- Finding #23.** This goal does not apply within adopted, acknowledged urban growth boundaries. The City of Springfield does not have any agricultural zoning districts. These amendments do

not apply outside the urban growth boundary and, because of limitations on commercial and industrial development without full urban services, generally do not apply outside the city limits. All land in the City's urban transition area carries City zoning. An exception to this goal was taken in 1982 when the comprehensive plan was acknowledged.

**Goal 4 – Forest Land.** This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

**Finding #24.** This goal does not apply within adopted, acknowledged urban growth boundaries. The City of Springfield does not have any forest zoning districts. These amendments do not apply outside the urban growth boundary and, because of limitations on commercial and industrial development without full urban services, generally do not apply outside the city limits. All land in the City's urban transition area carries City zoning. An exception to this goal was taken in 1982 when the comprehensive plan was acknowledged.

**Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources.** Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated.

**Finding #25.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any identified natural resources. No changes to supporting ordinances or policy documents adopted to comply with Goal 5 are affected by these amendments.

**Goal 6 – Air, Water and Land Resources Quality.** This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

**Finding #26.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any identified air, water or land resource issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 6 are affected by these amendments.

**Goal 7 – Areas Subject to Natural Disasters and Hazards.** Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.

**Finding #27.** All sites within Springfield that are subject to these hazards (floodplain, erosion, landslides, earthquakes, weak foundation soils) are inventoried through a variety of sources. The proposed amendment does not remove or exempt compliance with other Code standards that may apply to development.

**Goal 8 – Recreational Needs.** This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them.



**Finding #28.** Willamalane Park and Recreation District is the entity responsible for park planning, development and maintenance in the urban transition area as well as the city limits. *The proposed amendments* to do not alter policies encouraging the provision of recreational facilities or the incorporation of community open space in development design.

**Goal 9 – Economic Development.** Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

**Finding #29.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any economic development issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 9 are affected by these amendments.

**Goal 10 – Housing.** This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

**Finding #30.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any housing issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 10 are affected by these amendments.

**Goal 11 – Public Facilities and Services.** Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection.

**Finding #31.** OAR-660-011-0005 (5) defines "Public Facilities" to include "water, sewer, and transportation facilities, but does not include buildings, structures or equipment incidental to the direct operation of those facilities." Wireless telecommunication facilities are not listed among those public facilities that must be included in local public facilities plans. This goal does not apply to the proposed amendments.

**Goal 12 – Transportation.** The goal aims to provide "a safe, convenient and economic transportation system."

**Finding #32.** OAR 660-012-0060 requires evaluation of a comprehensive plan or land use regulation amendment to determine if an amendment to the Springfield Development Code significantly affects a transportation facility.

**Finding #33.** The proposed amendments do not: change the functional classification of an existing or planned transportation facility; change standards implementing a functional classification system; allow types of levels of use which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or reduce the level of service of a facility below the minimum acceptable level identified in the Metropolitan Area Transportation Plan (TransPlan).

**Goal 13 – Energy Conservation.** Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

**Finding #34.** The amendments to SDC Section 4.3-145 do not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to energy conservation. No changes to supporting ordinances or policy documents adopted to comply with Goal 13 are affected by these amendments.

**Goal 14 – Urbanization.** This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs.

**Finding #35.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to Springfield's inventory of buildable lands. No changes to supporting ordinances or policy documents adopted to comply with Goal 14 are affected by these amendments.

**Goal 15 – Willamette River Greenway.** Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

**Finding #36.** The proposed amendment to SDC Section 4.3-145 does not change the obligation to comply with the City's existing standards for development with respect to the Willamette River Greenway. The Greenway provisions allow development of permitted uses in the underlying zone, provided that all other Greenway requirements are satisfied. The City's adopted, acknowledged Greenway ordinance will not be changed.

**Finding #37.** Existing WTS standards allow for the placement of WTS facilities within the Willamette Greenway Boundary but require measures to minimize the visual impact of such facilities. The proposed SDC Section 4.3-145 (F), Table 4.3-1 allows for the installation of "Low visibility" and "Stealth" facilities. WTS facilities will continue to be subject to the standards found in the Willamette Greenway Development Overlay District. Applications for new tower facilities require public hearing and discretionary review by the Planning Commission.

**Goals 16 through 19 – Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.** There are no coastal, ocean, estuarine, or beach and dune resources within the City's jurisdiction. These goals do not apply in Springfield.

## **Conclusion**

The proposed amendment to SDC Section 4.3-145, based on the findings included above, are consistent with Oregon Administrative Rules and Oregon's Statewide Planning Goals. It is the conclusion of staff that the proposed amendments comply with this criterion.

## **V. Conclusion and Recommendation of Staff**

Based on its findings with respect to the criteria defined in SDC Section 5.6-115 for approving amendments to the Springfield Development Code, staff finds the proposed amendments to SDC

Section 4.3-145 to be consistent with these criteria and *recommend approval of the proposed amendments.*

**SPRINGFIELD DEVELOPMENT CODE AMENDMENT  
FINDINGS OF COMPLIANCE**

Amendment of the Springfield Development Code (SDC), to be adopted into Lane Code Chapter 10 for application within the urbanizable area of Springfield.

**LANE COUNTY CRITERIA FOR ADOPTION OF SDC AMENDMENTS**

**Lane Code 10.315-20** establishes criteria that must be met in order to approve this request. ***"Zonings, rezonings, and changes in the requirements of this chapter shall be enacted to achieve the general purpose of this chapter and shall not be contrary to the public interest. In addition, zonings and rezonings shall be consistent with the specific purposes of the Zone District classification proposed, applicable Comprehensive Plan elements and components, and Statewide Planning Goals for any portion of Lane County which has not been acknowledged for compliance with the Statewide Planning Goals by the Land Conservation and Development Commission. Any zoning or rezoning may be effected by Ordinance or Order of the Board of County Commissioners, the Planning Commission or the Hearings Official in accordance with the procedures in this section."***

**Finding #1.** Board co-adoption of this amendment will change the requirements for development in the urbanizable area as referenced in Chapter 10 and achieve the general purpose of this chapter for regulation of the urbanizable area between city limits and the urban growth boundary of Springfield. The applicable Comprehensive Plan for the SDC Amendments is the *Metro Plan*.

Having consistent development regulations applicable to the urbanizable areas of Springfield provides consistent and clear development guidelines for property owners as land uses transition from rural to urban uses in the Metro Home City of Springfield.

Lane Code 10.600-10 references adoption of these implementing regulations for application by Springfield on urbanizable lands, which is consistent with the *Metro Plan* and is not contrary to the public interest. Ordinance Exhibit 'B' includes findings of compliance with applicable statewide planning goals and the *Metro Plan*.

**The Metro Plan**

***"The Eugene-Springfield Metropolitan Area General Plan [Metro Plan] is the official long-range general plan (public policy document) of metropolitan Lane County and the cities of Eugene and Springfield. Its policies and land use designations apply only within the area under the jurisdiction of the Plan. The Plan sets forth general planning policies and land use allocations and serves as the basis for the coordinated development of programs concerning the use and conservation of physical resources, furtherance of assets, and development or redevelopment of the metropolitan area."*** P. I-1



**Finding #2.** The Metro Plan does not address telecommunication facilities or cell towers specifically as it does other urban infrastructure and services. "Communication facilities" are briefly mentioned as a key urban service. The Metro Plan Glossary defines "Key Urban Facilities and Services" on page V3. "Communication facilities" are listed among the "Minimum level" Key Urban Services.

**Finding #3.** The Metro Plan supports the orderly and efficient extension of key urban services and facilities. Metro Plan Policy G.1 states: "Extend the minimum level and full range of key urban facilities and services in an orderly and efficient manner consistent with the growth management policies in Chapter II-C, relevant policies in this chapter, and other *Metro Plan* policies." Pg. III-G-4

**Finding #4.** The Metro Plan places the cost of extending services on the developer. Metro Plan Policy G.36 states: "Require development to pay the cost, as determined by the local jurisdiction, of extending urban services and facilities. This does not preclude subsidy, where a development will fulfill goals and recommendations of the *Metro Plan* and other applicable plans determined by the local jurisdiction to be of particular importance or concern." Pg. III-G-15

**Finding #5.** The Metro Plan intends that both public and private facilities be designed and located in a way that minimizes their impact on neighborhoods. Metro Plan Policy E.4 states: "Public and private facilities shall be designed and located in a manner that preserves and enhances desirable features of local and neighborhood areas and promotes their sense of identity." PG. III-E-3

**Finding #6.** The Metro Plan requires cities to address environmental design considerations in their development regulations. These design elements include aesthetics. Regulations should ensure that development is aesthetically compatible with existing and anticipated neighboring uses, particularly residential uses. Metro Plan Policy E.6 states: "Local jurisdictions shall carefully evaluate their development regulations to ensure that they address environmental design considerations, such as, but not limited to, safety, crime prevention, aesthetics, and compatibility with existing and anticipated adjacent uses (particularly considering high and medium density development locating adjacent to low density residential)." Pg. III-E-3

**Finding #7.** The Metro Plan intends that planning standards allow for flexibility and creative solutions to design problems. Metro Plan Policy E.8 states: "Site planning standards developed by local jurisdictions shall allow for flexibility in design that will achieve site planning objectives while allowing for creative solutions to design problems." Pg. III-E-3

**Finding #8.** The focus of the proposed amendments to SDC Section 4.3-145 is on facilitating the location of needed WTS facilities while minimizing the visual and aesthetic impacts of these facilities on nearby neighborhoods, particularly residential and certain commercial zoning districts that are sensitive to these impacts. This focus is described in the Purpose statement found in Section 4.3-145 (A), and is implemented through the General Standards that are listed in Section 4.3-145 (F).

**Finding #9.** Based on the findings shown above, the proposed amendments to SDC Section 4.3-145 are consistent with the applicable portions of the Metro Plan.

## **APPLICABLE STATE STATUTES**

### **Conformance with Applicable State Statutes**

**Finding #10.** Oregon Revised Statute Chapter 759—Telecommunications Utility Regulation is the primary body of state law regulating telecommunications. The chapter is focused on the regulation of utility providers. No elements of this chapter limit local governments from implementing zoning and construction standards for the siting of WTS facilities.

**Finding #11.** ORS 759.015—Legislative findings on universal telecommunications service, states that "it is the goal of the State of Oregon to secure and maintain high-quality universal telecommunications service at just and reasonable rates for all classes of customers and to encourage innovation within the industry by a balanced program of regulation and competition. The Public Utility Commission shall administer the statutes with respect to telecommunications rates and services in accordance with this policy. [Formerly 757.810]"

**Finding #12.** The proposed amendments to SDC Section 4.3-145 do not interfere with the provision of high-quality telecommunications or with the state regulation of telecommunication providers by the Public Utility Commission.

**Finding #13.** ORS 759.016—Legislative findings on broadband services, states:

(1) That it is the goal of this state to promote access to broadband services for all Oregonians in order to improve the economy in Oregon, improve the quality of life in Oregon communities and reduce the economic gap between Oregon communities that have access to broadband digital applications and services and those that do not, for both present and future generations; and

(2) That the goal set forth in subsection (1) of this section may be achieved by:

(a) Expanding broadband and other telecommunications services;

(b) Creating incentives to establish and expand broadband and other telecommunications services;

(c) Undertaking telecommunications planning at the local, regional and state levels that includes participants from both the public and the private sectors;

(d) Removing barriers to the full deployment of broadband digital applications and services and providing incentives for the removal of those barriers; and

(e) Removing barriers to public-private partnerships in areas where the private sector cannot justify investments. [2003 c.775 §1]

**Note:** 759.016 was enacted into law by the Legislative Assembly but was not added to or made a part of ORS chapter 759 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.

**Finding #14.** The proposed amendments to SDC Section 4.3-145 do not conflict with the goals stated in ORS 759.015 and 759.016. The amendments seek to make wireless services available to all areas of Springfield while minimizing the impact of WTS facilities on residential neighborhoods and certain commercial areas that are sensitive to the visual impacts of such facilities. The siting standards found in Section 4.3-145 F do not conflict with the state telecommunications goals.

**Finding #15.** Criterion #2 is concerned with the conformance of the proposed amendments with state laws. It should be noted that while state law does not limit local governments from establishing siting standards, the Federal Telecommunications Act of 1996 establishes some limitations on siting standards. The Act does not *"limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities"* except for the following limitations:

*'(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof-- '(I) shall not unreasonably discriminate among providers of functionally equivalent services; and*

*'(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.*

*'(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.*

*'(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.*

*'(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.*

*'(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief."<sup>1</sup>*

**Finding #16.** SDC Section 4.3-145 (A), the proposed amendments were written to conform to the Telecommunication Act of 1996 and to provide a uniform and comprehensive set of

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<sup>1</sup> Sec. 704. Facilities Siting; Radio Frequency Emission Standards. (A) National Wireless Telecommunications Siting Policy- Section 332(C) (47 U.S.C. 332(C)).

standards and review procedures for the placement, operation, alteration and removal of WTS facilities.

**Finding #17.** SDC Section 4.3-145 (F) states "The Federal Telecommunications Act of 1996 establishes limitations on the siting standards that local government can place on WTS facilities. Section 704 of the Act states that local siting standards shall not:

- 1) "unreasonably discriminate among providers of functionally equivalent services"
- 2) "prohibit or have the effect of prohibiting the provision of personal wireless services."

All applications for WTS facilities are subject to the standards in this section to the extent that they do not violate federal limitations on local siting standards. Where application of the standards found in this section constitutes a violation, the least intrusive alternative for providing coverage shall be allowed as an exception to the standards."

## **Statewide Planning Goals and Oregon Administrative Rules**

### **Compliance with Oregon Administrative Rules**

**Finding #18.** OAR 860 Division 60 contains those administrative rules that govern telecommunications as regulated by the Oregon Public Utility Commission. This division implements ORS 579. A search of this chapter reveals no rules that apply to the siting of WTS facilities. The proposed amendments to SDC Section 4.3-145 do not conflict with these administrative rules

### **GOAL 1: CITIZEN INVOLVEMENT - OAR 660-015-0000(1)**

***"To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."***

**Finding #19.** The proposed amendments to SDC Section 4.3-145 were the subject of legislative public hearings advertised in the Register Guard on Thursday, February 1, 2013. The Planning Commission held a public hearing to consider the amendments on February 19, 2013. The City Council held a public hearing on April 1, 2013 to consider the amendments.

**Finding #20.** Although not required by this legislative action, on February 7, 2013, mailed notice was sent to property owners with cell towers on their land and to service providers who have located on Springfield towers.

**Finding #21.** Notice for the Lane County Board of Commissioners public hearing was published in the Register Guard on September 25, 2013.

### **GOAL 2: LAND USE PLANNING OAR 660-015-0000(2)**

***"To establish a land use planning process and policy framework as a basis for all decision***



***and actions related to use of land and to assure an adequate factual base for such decisions and actions.”***

**Finding #22.** On August 23, 1982, DLCD acknowledged that the Metro Plan and the all implementing measures were found to be in compliance with the Statewide Planning Goals pursuant to ORS 197.245 and 197.250. This act established, for the Eugene-Springfield metropolitan area and for Springfield in particular, a land use planning process and policy framework for all decisions and actions related to the use of land and assurance for an actual factual base for such decisions and actions. The Metro Plan has been amended several times since 1982. The Springfield Development Code (SDC) was co-adopted by the City of Springfield and Lane County in May 1986 and also has been amended several times. The SDC implements Metro Plan policies.

**Finding #23.** The SDC implements the policies and direction of the Metro Plan. The proposed amendments to SDC Section 4.3-145 will modify the siting standards and review process for Wireless Telecommunication System (WTS) facilities. There is no specific mention of WTS facilities in the Metro Plan. While the Metro Plan does not specifically address siting standards for WTS facilities, Communications Facilities are listed as a key urban facility and service. Findings #2 - #9 show that the proposed amendments to SDC 4.3-145 are consistent with the Metro Plan and its policies

**GOAL 3: AGRICULTURAL LAND OAR 660-015-0000(3)**

***“To preserve and maintain agricultural lands.”***

**GOAL 4: FOREST LANDS OAR 660-015-0000(4)**

***“To conserve and maintain forest land”***

**Finding #24.** These goals do not apply within adopted, acknowledged urban growth boundaries.

**GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES OAR 660-015-0000(5)**

***“To protect natural resources and conserve scenic and historic areas and open spaces.”***

**Finding #25.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any economic development issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 5 are affected by these amendments.

**GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY OAR 660-015-0000(6)**

***“To maintain and improve the quality of the air, water and land resources of the state.”***

**Finding #26.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any economic

development issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 6 are affected by these amendments.

#### **GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS**

***"To protect people and property from natural hazards."***

**Finding #27.** All sites within Springfield that are subject to these hazards (floodplain, erosion, landslides, earthquakes, weak foundation soils) are inventoried through a variety of sources. The proposed amendment does not remove or exempt compliance with other Code standards that may apply to development.

#### **GOAL 8: RECREATIONAL NEEDS OAR 660-015-0000(8)**

***To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts."***

**Finding #28.** Willamalane Park and Recreation District is the entity responsible for park planning, development and maintenance in the urban transition area as well as the city limits. The proposed amendments do not alter policies encouraging the provision of recreational facilities or the incorporation of community open space in development design.

#### **GOAL 9: ECONOMIC DEVELOPMENT OAR 660-015-0000(9)**

***"To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."***

**Finding #29.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any economic development issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 9 are affected by these amendments.

#### **GOAL 10: HOUSING OAR 660-015-0000(10)**

***"To provide for the housing needs of citizens of the state."***

**Finding #30.** The amendment to SDC Section 4.3-145 does not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to any economic development issues. No changes to supporting ordinances or policy documents adopted to comply with Goal 10 are affected by these amendments.

#### **GOAL 11: PUBLIC FACILITIES AND SERVICES OAR 660-015-0000(11)**

***"To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development."***

**Finding #31.** OAR-660-011-0005 (5) defines "Public Facilities" to include "water, sewer, and transportation facilities, but does not include buildings, structures or equipment incidental to the direct operation of those facilities." Wireless telecommunication facilities are not listed among those public facilities that must be included in local public facilities plans. This goal does not apply to the proposed amendments

**GOAL 12: TRANSPORTATION OAR 660-015-0000(12)**

***"To provide and encourage a safe, convenient and economic transportation system."***

**Finding #32.** OAR 660-012-0060 requires evaluation of a comprehensive plan or land use regulation amendment to determine if an amendment to the Springfield Development Code significantly affects a transportation facility.

**Finding #33.** The proposed amendments do not: change the functional classification of an existing or planned transportation facility; change standards implementing a functional classification system; allow types of levels of use which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or reduce the level of service of a facility below the minimum acceptable level identified in the Metropolitan Area Transportation Plan (TransPlan).

**GOAL 13: ENERGY CONSERVATION OAR 660-015-0000(13)**

***"To conserve energy. Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."***

**Finding #34.** The amendments to SDC Section 4.3-145 do not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to energy conservation. No changes to supporting ordinances or policy documents adopted to comply with Goal 13 are affected by these amendments.

**Goal 14: Urbanization OAR 660-015-0000(14)**

***"To provide for an orderly and efficient transition from rural to urban land use."***

**Finding #35.** The amendments to SDC Section 4.3-145 do not repeal, replace or void existing Metro Plan policy or Development Code regulations with respect to energy conservation. No changes to supporting ordinances or policy documents adopted to comply with Goal 14 are affected by these amendments.

**GOAL 15: WILLAMETTE RIVER GREENWAY OAR 660-015-0005**

***"To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway."***

**Finding #36.** The proposed amendment to SDC Section 4.3-145 does not change the obligation to comply with the City's existing standards for development with respect to the Willamette River Greenway. The Greenway provisions allow development of permitted uses in the underlying zone, provided that all other Greenway requirements are satisfied. The City's adopted, acknowledged Greenway ordinance will not be changed.

**Finding #37.** Existing WTS standards allow for the placement of WTS facilities within the Willamette Greenway Boundary but require measures to minimize the visual impact of such facilities. The proposed SDC Section 4.3-145 (F), Table 4.3-1 allows for the installation of "Low visibility" and "Stealth" facilities. WTS facilities will continue to be subject to the standards found in the Willamette Greenway Development Overlay District. Applications for new tower facilities require public hearing and discretionary review by the Planning Commission.

#### **GOALS 16 through 19 – Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.**

**Finding #38.** These goals do not apply because there are no coastal, ocean, estuarine, or beach and dune resources within the urbanizable area of Springfield.

#### **CONCLUSION AND RECOMMENDATION**

The Board of Commissioners finds that the amended Springfield Development Code complies with the criteria of approval listed in LC 10.315-20; applicable Metro Plan policy; and applicable Statewide Planning Goals and Administrative Rules and that SDC presented in Ordinance No. 13-05 should be adopted for application to urbanizable land located within the urban growth area of the City of Springfield.



## LEGISLATIVE FORMAT

**10.600-10 Springfield Urban Growth Boundary.**

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, east of I-5.

### 10.600-15 Applicable Land Use Regulations.

(1) The Springfield Development Code adopted by the Lane County Board of Commissioners as part of Ordinance No. 16-86, and amended by Ordinance Nos. 5-89, 18-90, 9-91, 13-91, 14-92, 5-93, 13-94, 3-97, 7-99, 10-00, 13-04, 2-05, 2-06, 16-07, 4-09, 7-11, and 3-12 and 13-05.

**10,600-20 Eugene Urban Growth Boundary.**

(1) Eugene Urban Growth Boundary. All urbanizable land within the urban growth boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, which is west of I-5.

**10.600-25 Applicable Land Use Regulations.**

(1) The Eugene Land Use regulations as adopted by the Lane County Board of Commissioners as part of Ordinance No. 18-86 as amended in Ordinance Nos. 16-87, 5-88, 6-88, 7-88, 1-89, 2-89, 13-89, 2-90, 2-91, 12-91, 14-91, 7-92, 10-00, 2-02 and 3-02.

LC10.345 600

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**Bold** indicates material being added  
~~Strikethrough~~ indicates material being deleted

**LEGISLATIVE  
FORMAT**

10.600-25                                      Lane Code                                      10.600-25  
87, 11.25.87; 13-89, 1.12.90; 2-90, 7.20.90; 2-91, 3.29.91; 12-91, 9.20.91; 14-91, 9.25.91; 7-92, 8.28.92; 10-  
00, 12.13.00; 2-02, 2.13.02; 3-02, 2.13.02)

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**LEGISLATIVE  
FORMAT**

10.600-25

Lane Code

10.600-25

PAGES 10-815 THROUGH 10-840  
ARE RESERVED FOR FUTURE EXPANSION

## **SPRINGFIELD URBAN GROWTH BOUNDARY/EUGENE URBAN GROWTH BOUNDARY**

### **10.600-10 Springfield Urban Growth Boundary.**

The City of Springfield shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Springfield Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, east of I-5.

(2) Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary. *(Revised by Ordinance No. 16-86, 11.24.86; 11-89, 11.21.89; 3-99, 8.27.99)*

### **10.600-15 Applicable Land Use Regulations.**

Lane County has adopted the following land use regulations to be applied by Springfield on urbanizable land within the Springfield Urban Growth Boundary.

(1) The Springfield Development Code adopted by the Lane County Board of Commissioners as part of Ordinance No. 16-86, and amended by Ordinance Nos. 5-89, 18-90, 9-91, 13-91, 14-92, 5-93, 13-94, 3-97, 7-99, 10-00, 13-04, 2-05, 2-06, 16-07, 4-09, 7-11, 3-12 and 13-05.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division. *(Revised by Ordinance No. 16-86, Effective 11.24.86; 5-89, 5.31.89; 11-89, 11.21.89; 18-90, 12.19.90; 9-91, 9.20.91; 13-91, 9.25.91; 14-92, 1.8.93; 5-93, 8.26.93; 13-94, 1.11.95; 3-97, 4.18.97; 7-99, 12.8.99; 10-00, 12.13.00; 13-04, 7.1.04; 2-05, 9.9.05; 2-06, 4.14.06; 16-07, 1.4.08; 4-09, 10.15.09; 7-11, 11.4.2011; 3-12, 10.05.12)*

### **10.600-20 Eugene Urban Growth Boundary.**

The City of Eugene shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Eugene Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Eugene Urban Growth Boundary. All urbanizable land within the urban growth boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, which is west of I-5.

(2) Urbanizable Land. Urbanizable lands are those unincorporated lands between the Eugene City Limits and the Eugene Urban Growth Boundary. *(Revised by Ordinance No. 18-86, Effective 4.27.87; 21-87, 11.25.87; 11-89, 11.21.89; 3-99, 7.28.99)*

### **10.600-25 Applicable Land Use Regulations.**

Lane County has adopted the following land use regulations to be applied by Eugene on urbanizable land within the Eugene Urban Growth Boundary.

(1) The Eugene Land Use regulations as adopted by the Lane County Board of Commissioners as part of Ordinance No. 18-86 as amended in Ordinance Nos. 16-87, 5-88, 6-88, 7-88, 1-89, 2-89, 13-89, 2-90, 2-91, 12-91, 14-91, 7-92, 10-00, 2-02 and 3-02.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division. *(Revised by Ordinance No. 18-86, Effective 4.27.87; 21-87, 11.25.87; 13-89, 1.12.90; 2-90, 7.20.90; 2-91, 3.29.91; 12-91, 9.20.91; 14-91, 9.25.91; 7-92, 8.28.92; 10-00, 12.13.00; 2-02, 2.13.02; 3-02, 2.13.02)*



PAGES 10-815 THROUGH 10-840  
ARE RESERVED FOR FUTURE EXPANSION

BEFORE THE PLANNING COMMISSION  
OF THE CITY OF SPRINGFIELD

AMENDMENT TO SECTION 4.3-145	]	RECOMMENDATION TO
OF THE SPRINGFIELD DEVELOPMENT CODE	]	THE CITY COUNCIL
CASE NO. TYP412-00001	]	

**NATURE OF THE APPLICATION**

This proposal amends the Springfield Development Code Section 4.3-145 Wireless Telecommunication System Facilities for the purpose of updating policies related to the location, design standards and approval process for wireless telecommunications system facilities, and particularly cell towers.

1. On December 12, 2012, the Director initiated the proposed amendment to Section 4.3-145. The amendment is not site-specific and falls under the definition of a legislative action.
2. The application conforms to the provisions of Sections 5.6-100 and 5.1-140 of the Springfield Development Code. Timely and sufficient notice of the public hearing, pursuant to Section 5.2-115 of the Springfield Development Code was provided.
3. On February 20, 2013, a public hearing on the proposed text amendments to Section 4.3-145 of the Springfield Development Code was held. The Staff Report, 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 proposed amendments to Section 4.3-145, as submitted, is consistent with the criteria of Section 5.6-115. This general finding is supported by the specific findings of fact and conclusions in the attached Staff Report and Findings.

**RECOMMENDATION**

It is **RECOMMENDED** by the Planning Commission of Springfield that Case Number TYP412-00001, amendment to the Springfield Development Code, (be approved) (be approved with revisions) (be denied) by the Springfield City Council.

This **RECOMMENDATION** was presented to and approved by the Planning Commission at their meeting on February 20, 2013.

  
Planning Commission Chairperson

ATTEST:	
AYES:	<u>7</u>
NOES:	<u>0</u>
ABSENT:	<u>0</u>
ABSTAIN:	<u>0</u>

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. 16-86 ) IN THE MATTER OF AMENDING CHAPTER  
 ) 10 OF LANE CODE TO TRANSFER THE  
 ) ADMINISTRATION OF LAND USE REGU-  
 ) LATIONS TO THE CITY OF SPRINGFIELD,  
 ) ADOPT THE SPRINGFIELD DEVELOPMENT  
 ) CODE FOR APPLICATION WITHIN  
 ) THE SPRINGFIELD URBAN GROWTH  
 ) BOUNDARY, ADOPT A SEVERABILITY  
 ) CLAUSE, DECLARE AN EMERGENCY,  
 ) AND SET AN EFFECTIVE DATE OF  
 ) DECEMBER 1, 1986.

WHEREAS, the Lane County Board of Commissioners adopted Order No. 85-3-13-1 (see attached Exhibit "A") which, among other items, recognized the following:

1. Within the Urban Growth Boundary of Eugene and Springfield, the Cities are the principal providers of urban services.
2. The County shall coordinate closely with other jurisdictions to ensure continued delivery of effective and efficient urban services.
3. The County shall transfer or reduce the urban services which it provides in the metropolitan area; and

WHEREAS, the Lane County Board of Commissioners approved Order No. 86-6-4-3, adopting an agreement regarding the transfer of building and land use responsibilities within the urbanizable portion of the Springfield Urban Growth Boundary (see attached Exhibit "B"); and

WHEREAS, pursuant to the authority granted them, the County Administrator and Springfield City Manager have adopted an agreement to implement the policy directions of the elected officials for the transfer of building and land use responsibilities within the urbanizable portion of the Springfield Urban Growth Boundary (see attached Exhibit "C"); and

WHEREAS, pursuant to the adoption of Ordinance No. 12-86 (see attached Exhibit "D"), the Lane County Board of Commissioners has already transferred to Springfield building regulatory responsibilities for the urbanizable portion of the Springfield Urban Growth Boundary; and

WHEREAS, the Board is prepared to revise Lane Code, Chapter 10, "Zoning", for the purpose of transferring the administration of land use regulations to the City of Springfield within Springfield's Urban Growth Boundary, and for adopting the land use regulations of the City; NOW THEREFORE

The Board of County Commissioners of Lane County ordains as follows:

Chapter 10 of Lane Code is hereby amended by adding the following page, and said page is attached hereto and incorporated by reference.

Remove this Page

Insert this Page

10.600-10 - 10.600-10(3),  
i.e. 10-338a  
(a total of one new page)

The Springfield Development Code attached hereto, adopted by Lane Code 10.600-15, shall not be codified into Lane Code.

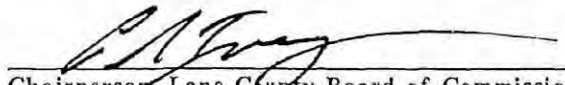
Planning applications accepted prior to the effective date of this Ordinance shall continue to be processed through Lane County.

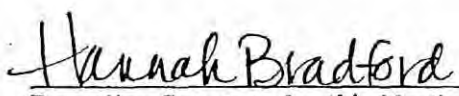
If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not effect the validity of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

While not part of this Ordinance, we adopt the attached Exhibits "A", "B", "C", and "D" as Findings in support of this decision.

An emergency is hereby declared to exist, and this Ordinance, being enacted by the Board in the exercise of its police power for the purpose of meeting such emergency, and for the preservation of the public peace, health, and safety, shall take effect December 1, 1986.

ENACTED this 24<sup>th</sup> day of November, 1986.

  
\_\_\_\_\_  
Chairperson, Lane County Board of Commissioners

  
\_\_\_\_\_  
Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM  
DATE 10/30/86 by W. J. [Signature]  
OFFICE OF LEGAL COUNSEL



-10 Springfield Urban Growth Boundary. The City of Springfield shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Springfield Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, east of I-5, excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by I-5). Refer to Lane County Ordinance No. 9-80, adopted 8-27-80, and as amended by the following Ordinances: 9-80A, 856, 885, 893, 901, 904 and 907.

(2) Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

-15 Applicable Land Use Regulations. Lane County has adopted the following land use regulations to be applied by Springfield on urbanizable land within the Springfield Urban Growth Boundary.

(1) The Springfield Development Code in effect on December 1, 1986.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Management Division.

BRACKETS [ ] indicate material being added.

LEGISLATIVE FORMAT

[10.600-10

Lane Code

10.600-15(2)

-10 Springfield Urban Growth Boundary. The City of Springfield shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Springfield Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, east of I-5, excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by I-5). Refer to Lane County Ordinance No. 9-80, adopted 8-27-80, and as amended by the following Ordinances: 9-80A, 856, 885, 893, 901, 904 and 907.

(2) Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

-15 Applicable Land Use Regulations. Lane County has adopted the following land use regulations to be applied by Springfield on urbanizable land within the Springfield Urban Growth Boundary.

(1) The Springfield Development Code in effect on December 1, 1986.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Management Division.]

ORDER NO. 85-3-13-1

( IN THE MATTER OF THE LAKE COUN  
( OF COMMISSIONERS RECOGNITION O  
( CITIES OF EUGENE AND SPRINGFIELD AS  
( THE LOGICAL PROVIDERS OF URBAN SERVICES  
( WITHIN URBAN GROWTH BOUNDARIES OF THE  
( ACKNOWLEDGED EUGENE-SPRINGFIELD METRO  
( AREA GENERAL PLAN

EXHIBIT 'A'

WHEREAS, the County of Lane finds that the acknowledged Eugene-Springfield Metropolitan Area General Plan is based on the premise that the two existing cities are the logical providers of services accommodating urban levels of development; and

WHEREAS, it is within the County's interest to participate in resolving the service needs of the presently unincorporated area within the Metropolitan Plan area; and

WHEREAS, the County recognizes the integrated nature of the urban area and the essential role of the central city and wishes to enhance the economic well-being of the entire area; and

WHEREAS, the present lack of services constrains the area's economic development and its residential, commercial and industrial development to the detriment of all the residents of the metropolitan area; and

WHEREAS, a full-range of urban services shall ultimately be provided to urban areas and those services include sanitary sewers, water service, fire service, land use controls, police protection, parks and recreation programs, electric service, storm drainage facilities, street lighting, libraries; and

WHEREAS, the Metropolitan Plan and the Glenwood jurisdictional study have determined the area of jurisdictional responsibility for Eugene and Springfield; and

WHEREAS, the Metropolitan Plan calls for efforts to reduce the number of unnecessary special service districts and to revise confusing or illogical service boundaries, including those that result in a duplication of effort or overlap of services; and

WHEREAS, the County has adopted the Urbanization Report and a set of Urban Transition Policies; and

WHEREAS, there has been a decline in revenues available for the provision of services, causing the need for greater governmental efficiency; and


WHEREAS, the County has a desire to work cooperatively with other jurisdictions within the planned urban services boundary to efficiently transfer, increase or consolidate municipal services in an orderly and efficient manner;

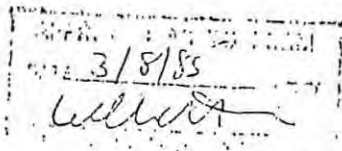
NOW THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of Lane County that:

1. the County shall acknowledge the Cities' role as the principal providers of urban services within the established jurisdictional area of the Metropolitan General Plan and shall help plan for the eventual delivery of urban services according to a phased program of improvements meeting the service needs of individual areas.

2. the County shall name two members of the Board to participate on a Metro Urban Transition Policy Committee.
3. the work of this committee on an urban transition/consolidation process shall commence by July 1, 1985 and be completed no later than December 31, 1986.
4. the County shall commit the necessary staff and financial resources for the urban transition/consolidation process including intergovernmental coordination and staffing for the Urban Transition Policy Committee.
5. the County shall coordinate closely with other jurisdictions to ensure continuing delivery of effective and efficient urban services.
6. the County shall transfer or reduce the urban services which it provides in the metropolitan area and encourage the unincorporated areas to obtain those services by means of annexation to the Cities.
7. the County shall assist the Cities with a Public Education Program within the urban services area to inform residents and property owners of the shift in service delivery responsibility and to encourage annexation.

Dated this 13th day of March, 1985.

  
Chair, Lane County Board of Commissioners





## IN THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 86-6-4-3

( IN THE MATTER OF ADOPTING AN  
( AGREEMENT REGARDING THE  
( TRANSFER OF BUILDING AND  
( LAND USE RESPONSIBILITIES  
( WITHIN THE URBANIZEABLE POR-  
( TION OF THE SPRINGFIELD  
( URBAN GROWTH BOUNDARY

WHEREAS, the City of Springfield and Lane County are subject to the policy mandates of the Eugene-Springfield Metropolitan Area General Plan, hereinafter referred to as the "Metro Plan;" and

WHEREAS, this Agreement is intended to implement the policy mandates of the Metro Plan; and

WHEREAS, the City of Springfield and Lane County have adopted policy resolutions which call for the transition of urban services in the urbanizable area from Lane County to the City of Eugene; and

WHEREAS, the intergovernmental Urban Service Policy Committee has approved a concept paper outlining the conditions of the transfer of building and land use responsibilities; and

WHEREAS, the following Metro Plan "Growth Management and Urban Service Area" policies support the administration of City authority within the urbanizable portion of the Springfield Urban Growth Boundary:

1. Policy #2, page II-B-3, requires that the location, timing and financing of major public investments that directly influence the growth form of the metropolitan area be planned and coordinated on a metropolitan wide basis.
2. Policy #7, page II-B-4 provides that land within the projected urban service area may be converted from urbanizable to urban only through annexation to a city.
3. Policy #12, page II-B-5, requires that any development taking place within an urbanizable area shall be designed to the development standards of the city which would be responsible for eventually providing a minimum level of key urban services to the area. This policy further provides that with the exception of areas designated "special light industrial" the minimum lot size within the urbanizable area shall be 10 acres.
4. Policy #13, page II-B-5, requires that the creation of lots of under five acres in size in the urbanizable area shall require a city-county Agreement. This Agreement shall be subject to certain ownership, locational and size standards imposed by this policy.
5. Policy #14, page II-B-6, provides that Lane County shall review the siting of all residences on urbanizable lots served by on-site sewage disposal systems.
6. Policy #15, page II-B-6, provides that Lane County shall have the responsibility of approving on-site sewage disposal systems for

urbanizable area uses; and

WHEREAS, the City and the County wish to implement the "Growth Management and Urban Service Area" policy considerations of the Metro Plan by transferring building regulation and land use responsibilities for the urbanizable portion of the Springfield Urban Growth Boundary from the County to the City; and

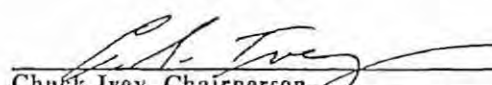
WHEREAS, ORS 190.003 et seq provides for intergovernmental agreements between units of local government, including the City of Springfield and Lane County, to allow the performance of functions or activities of one unit of local government for another; and

WHEREAS, ORS 190.003 et seq requires that an intergovernmental agreement contemplating the performance of functions or activities by one unit of local government for another shall specify the responsibilities between the parties; and

WHEREAS, the Board of County Commissioners of Lane County has met at a public meeting to consider the adoption of this Agreement and is desirous of adopting the Agreement; NOW

THEREFORE BE IT ORDERED that the Lane County Board of Commissioners adopts the Agreement attached and described as Exhibit "A" and, in so doing, authorizes James R. Johnson, County Administrator for Lane County, to consign and execute the Agreement with the City of Springfield.

DATED this 4th day of June, 1986.

  
\_\_\_\_\_  
Chuck Ivey, Chairperson  
Lane County Board of Commissioners

AGREEMENT REGARDING THE TRANSFER OF BUILDING AND  
RESPONSIBILITIES WITHIN THE URBANIZABLE PORTION OF  
SPRINGFIELD URBAN GROWTH BOUNDARY

ORD. NO. 16-86

EXHIBIT 'C'

THIS AGREEMENT is entered into pursuant to the authority granted in Chapter 190 of Oregon Revised Statutes and in accord with the policy guidance provided by the Eugene-Springfield Metropolitan Area General Plan, by and between the CITY OF SPRINGFIELD, a local municipality of the State of Oregon, hereinafter called the "City," and the COUNTY OF LANE, a political subdivision of the State of Oregon, hereinafter called the "County," as the parties hereto to provide for the transition of responsibility for certain services from the County to the City.

RECITALS

WHEREAS, the City and the County are subject to the policy mandates of the Eugene-Springfield Metropolitan Area General Plan, hereinafter referred to as the "Metro Plan;" and

WHEREAS, this Agreement is intended to implement the policy mandates of the Metro Plan; and

WHEREAS, the City and the County have adopted policy resolutions which call for the transition of urban services in the urbanizable area from the County to the City; and

WHEREAS, the intergovernmental Urban Services Policy Committee has approved a concept paper outlining the conditions of the transfer of building and land use responsibilities; and

WHEREAS, the following Metro Plan "Growth Management and Urban Service Area" policies support the administration of City authority within the urbanizable portion of the Springfield Urban Growth Boundary:

1. Policy #2, page II-B-3, requires that the location, timing and financing of major public investments that directly influence the growth form of the metropolitan area be planned and coordinated on a metropolitanwide basis.
2. Policy #7, page II-B-4 provides that land within the projected urban service area may be converted from urbanizable to urban only through annexation to a city.
3. Policy #12, page II-B-5, requires that any development taking place within an urbanizable area shall be designed to the development standards of the city which would be responsible for eventually providing a minimum level of key urban services to the area. This policy further provides that with the exception of areas designated "special light industrial" the minimum lot size within the urbanizable area shall be 10 acres.
4. Policy #13, page II-B-5, requires that the creation of lots of under five acres in size in the urbanizable area shall require a city-county Agreement. This Agreement shall be subject to certain ownership, locational and size standards imposed by this policy.
5. Policy #14, page II-B-6, provides that Lane County shall review the siting of all residences on urbanizable lots served by on-site sewage disposal systems.

6. Policy #15, page II-B-6, provides that Lane County shall have the responsibility of approving on-site sewage disposal systems for urbanizable area uses; and

WHEREAS, the City and the County wish to implement the "Growth Management and Urban Service Area" policy considerations of the Metro Plan by transferring building regulation and land use responsibilities for the urbanizable portion of the Springfield Urban Growth Boundary from the County to the City; and

WHEREAS, ORS 190.003 et seq provides for intergovernmental agreements between units of local government, including the City and the County, to allow the performance of functions or activities of one unit of local government for another; and

WHEREAS, ORS 190.003 et seq requires that an intergovernmental agreement contemplating the performance of functions or activities by one unit of local government for another shall specify the responsibilities between the parties;

NOW, THEREFORE, PURSUANT TO THE PROVISIONS OF ORS 190.003 et seq, THE CITY AND COUNTY AGREE AS FOLLOWS:

## AGREEMENTS

### ARTICLE I: PURPOSE

- A. To enable the City to provide municipal services where it is logical and efficient to do so, and to enable the County to reduce the provision of these services in order to enhance the provision of County-wide non-municipal services.
- B. To provide for the orderly transition of municipal services delivery from County to City.
- C. To enable the City and the County to better implement the goals and policies of the "Growth Management and Urban Service Area" section of the Metro Plan.
- D. To provide for the transfer of certain land use and building regulation responsibilities from the County to the City for the urbanizable portion of the Springfield Urban Growth Boundary.
- E. To avoid the duplication of governmental effort and public confusion concerning land development processes and standards.



## ARTICLE II: DEFINITIONS

- A. Building Regulations: For the purposes of this Agreement, building regulations shall be the City's currently adopted version of the State Building Specialty Codes and applicable Oregon Administrative Rules. These regulations shall include, but shall not be limited too, the following:
1. Structural Specialty Code and Fire and Life Safety regulations.
  2. Council of Americal Building Officials One and Two Family Dwelling Code.
  3. Mechanical Specialty Code and Mechanical Fire and Life Safety regulations.
  4. Plumbing Specialty Code.
  5. OAR 814-23-055 to 814-23-080, Mobile Home Installation, Tiedown and Accessory Building Requirements.
  6. Uniform Code for the Abatement of Dangerous Buildings.
  7. Electrical Specialty Code and Oregon State Electrical Code for 1 and 2 family dwellings.
  8. OAR Chapter 837, Division 40, Fire and Life Safety Code.
- B. Hearings Officer: As used in this Agreement, the hearings officer means an individual or individuals appointed to implement Type III development procedures through a quasi-judicial decision-making process and to hear and render decisions regarding violations of the land use regulations applied within the urbanizable portion of the Springfield Urban Growth Boundary.
- C. Land Use Regulations: Those regulations, as defined by ORS 197.015(11), applicable to the urbanizable portion of the Springfield Urban Growth Boundary. For the purposes of this Agreement, land use regulations shall include, but shall not necessarily be limited to, the Springfield Development Code.
- D. Springfield Urban Growth Boundary: All land within the urban growth boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, east of I-5 excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by I-5).
- E. Urbanizable Land: Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

### ARTICLE III: BUILDING SERVICES TO BE TRANSFERRED

A. The County shall, as of November 1, 1986:

1. Transfer to the City the responsibility and authority to administer building regulations, with the exception of the Electrical Specialty Code and the Oregon State Electrical Code for 1 and 2 family dwellings, within the urbanizable portion of the Springfield Urban Growth Boundary.
2. Assist in the transfer of the authority from the State of Oregon to the City for the administration of the Electrical Specialty Code and the Oregon State Electrical Code for 1 and 2 family dwellings.
3. Assist in the transfer of the authority from the State Fire Marshall to the City for the administration of the Fire and Life Safety Code for the urbanizable portion of the Springfield Urban Growth Boundary.
4. Adopt the building regulations of the City.
5. Retain authority over the administration of on-site sewage disposal systems within the urbanizable portion of the Springfield Urban Growth Boundary.
6. Continue to process permits accepted prior to the effective date of this Agreement.

B. The City shall, as of November 1, 1986:

1. Have the responsibility and the authority to administer its building regulations within the urbanizable portion of the Springfield Urban Growth Boundary.
2. Assume all building inspection and plan review responsibilities within the urbanizable portion of the Springfield Urban Growth Boundary and shall receive all fees required for that service.
3. Specify required building permit fees in the Springfield Building and Safety Codes. These fees may differ from fees charged for similar permits inside the City or in the remainder of the County and may be adjusted in the future to more closely reflect the fee schedule for urbanizable lands within the Springfield Urban Growth Boundary.
4. Process appeals of administrative decisions through the Springfield Building Board of Appeals. Appeals from the Building Board shall be to the Oregon Department of Commerce.
5. Hold harmless and indemnify the County from the administration and enforcement of building regulations within the urbanizable portion of the Springfield Urban Growth Boundary.

#### ARTICLE IV: LAND USE SERVICES TO BE TRANSFERRED

A. The County shall, as of January 1, 1987:

1. Transfer to the City the responsibility and authority to administer land use regulations within the urbanizable portion of the Springfield Urban Growth Boundary.
2. With the City, jointly develop land use regulations to be applied to the urbanizable portion of the Springfield Urban Growth Boundary. Following at least one hearing on these regulations by the planning commissions of Springfield and Lane County, the Springfield City Council and the Lane County Board of Commissioners shall adopt identical versions of these land use regulations.

These jointly developed land use regulations shall include an overlay zoning district which shall require, except in the case of existing single-family residences, "consent to annexation" and "waiver of remonstrance" agreements for all Type II-IV development permits and Type I development permits with respect to new single family residences and duplexes and site plan reviews.

3. Transfer to the Springfield Planning Commission the legislative land use authority for the urbanizable portion of the Springfield Urban Growth Boundary currently exercised by the Lane County Planning Commission.
4. Continue processing permits accepted prior to the effective date of this Agreement.

B. The City shall, as of January 1, 1987:

1. Administer, in conformance with the Metro Plan, the land use regulations jointly developed between the County and the City.
2. Refer each development request pertaining to the urbanizable portion of the Springfield Urban Growth Boundary to the County for comment.
3. Accord the County automatic party status for all development requests administered within the urbanizable portion of the Springfield Urban Growth Boundary and shall exercise final decision-making responsibility only after the County has been provided a reasonable opportunity to make timely recommendations.
4. Assume permit issuance and site inspection duties necessary for the administration of the jointly developed land use regulations within the urbanizable portion of the Springfield Urban Growth Boundary.
5. Have the authority to set all fees for land use regulation and shall receive all fees associated with the implementation of these regulations. These fees for applications affecting urbanizable lands may differ from fees charged for applications inside the City.

6. Prosecute violations of the jointly developed land use regulations as a City Infraction. Prosecution shall be pursuant to the City's administrative hearing procedures and determination before a hearings officer, as provided by Article V of this Agreement.
7. Establish and receive all fees concerning appeals of hearings officer decisions regarding the issuance of land use permits within the urbanizable portion of the Springfield Urban Growth Boundary.
8. The City shall provide for the position of a hearings officer in appropriate code provisions. The City shall remunerate the hearings officer for appeals of administrative decisions made by Springfield in the implementation of the jointly developed land use regulations.
9. Hold harmless and indemnify the County from the administration and enforcement of land use regulations within the urbanizable portion of the Springfield Urban Growth Boundary.

#### ARTICLE V: APPEALS

- A. Appeals of administrative decisions made by Springfield in the implementation of the jointly developed land use regulations and violations of the City's land use regulations shall be reviewed by a hearings officer.
- B. The position of hearings officer shall be mutually agreed upon and appointed by the City and the County for a period of four years.
- C. A person charged with a violation of the City's land use regulations may appeal a final adverse ruling by the hearings officer through the Writ of Review process provided by ORS Chapter 34 or through other legal mechanisms as appropriate. The City shall defend such appeals as appropriate.
- D. Decisions by the hearings officer regarding the issuance of land use permits within the urbanizable portion of the Springfield Urban Growth Boundary shall constitute the final level of local appeal. Appeals of hearings official decisions regarding the issuance of land use permits shall be to the Oregon Land Use Board of Appeals. The City shall accord the County automatic party status during the prosecution of these appeals.

#### ARTICLE VI: DISPUTE RESOLUTION

City and County planning and building officials shall attempt to informally resolve any disputes regarding either party's performance or decisions under this Agreement, or regarding the terms, conditions or meaning of this Agreement. Disputes which are not resolved through this informal process shall be resolved by arbitration. Either party may request arbitration upon ten (10) days' prior written notice. If the parties cannot agree to a single arbitrator within ten (10) days of the notice, each party shall have five (5) additional days to select a person to represent the party and the two representatives shall, within five (5) days, select an impartial third person to complete a three-member arbitration panel. The panel shall conduct the arbitration in accordance with the provisions of ORS Ch 33 or the future corresponding provisions of any such



law. The arbitrators shall assess all or part of the cost of arbitration, including attorney's fees, to one or both parties. The decision of the arbitrator shall be final and shall be filed as a judgment in Circuit Court.

#### ARTICLE VII: AMENDMENT

This Agreement may be modified by mutual consent of both parties according to the procedure outlined in Section B of Article IV of this Agreement. It is recognized that the City may renegotiate the provisions of Section D, Article V of this Agreement, in the event the County and the City of Eugene execute a similar agreement where the role of the Lane County Board of Commissioners in the appeal process differs substantially from the terms of this Agreement.

#### ARTICLE VIII: TERMINATION

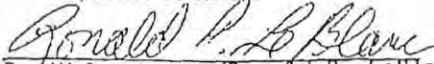
Failure by the County to adopt the City's land use and building regulations within the timeframes specified within this Agreement for the transfer of services shall, without prejudice, automatically terminate this Agreement. This Agreement may be terminated at will until the provisions of this Agreement have been implemented. Following the implementation of the provisions of this Agreement, this Agreement shall continue indefinitely unless terminated by either party upon twelve (12) months advance written notification provided to the other party.

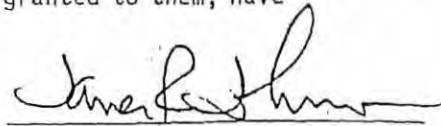
#### ARTICLE IX: SEPARABILITY

If any Article, section, subsection, clause or phrase of this Agreement is determined by any court or arbitrator of competent jurisdiction, to be invalid or unenforceable for any reason, such determination shall not affect the validity of the remaining Agreement, which shall continue to be in effect.

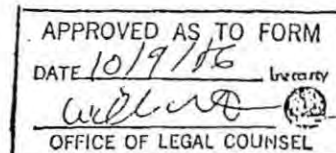
IN WITNESS WHEREOF, the authorized representatives of the City and County, as parties hereto, acting pursuant to the authority granted to them, have

HEREBY AGREED:

  
David Campbell Ronald P. LeBlanc  
Acting City Manager  
City of Springfield

  
James R. Johnson  
County Administrator  
Lane County

clgdagr3



## IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. 12-86

) IN THE MATTER REVISING LANE  
 ) CODE CHAPTER 11 TO TRANSFER  
 ) BUILDING CODE AUTHORITY TO  
 ) CITY OF SPRINGFIELD WITHIN  
 ) THE URBAN GROWTH BOUNDARY  
 ) OF SPRINGFIELD, AND DECLARING  
 ) AN EMERGENCY

WHEREAS, the Lane County Board of Commissioners adopted Order No. 85-3-13-1, which, among other items, recognized the following:

1. Within the Urban Growth Boundary of Eugene and Springfield, the Cities are the principal providers of urban services.
2. The County shall coordinate closely with other jurisdictions to ensure continued delivery of effective and efficient urban services.
3. The County shall transfer or reduce the urban services which it provides in the metropolitan area; and

WHEREAS, the Lane County Board of Commissioners approved Order No. 86-6-4-3, adopting an agreement regarding the transfer of building and land use responsibilities within the urbanizable portion of the Springfield Urban Growth Boundary (see attached Exhibit "C"); and

WHEREAS, the Board is prepared to revise Lane Code, Chapter 11, Buildings for the purpose of transferring building code authority to the City of Springfield within Springfield's Urban Growth Boundary, and of adopting the building regulations of the City; NOW

THEREFORE, the Board of County Commissioners of Lane County Ordains As Follows:

Chapter 11 of Lane Code is hereby amended by removing and substituting the following pages:

Remove These Pages

11.010(5)-11.015(2) to  
 11.035 - 11.035,  
 i.e., 11-2 to 11-5  
 (a total of four pages)

Insert These Pages

11.015(5)-11.025(4) to  
 11.035 - 11.035,  
 i.e., 11-2 to 11.5  
 (a total of four pages)

Said pages are attached hereto and incorporated herein by reference.

Building permits accepted prior to the effective date of this Ordinance shall continue to be processed through Lane County.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and

independent provision and such holding shall not effect the validity of the remaining portions hereof.

While not part of this Ordinance, we adopt the attached Exhibit "B" and "C" as Findings in support of this decision.

An emergency is hereby declared to exist and, this Ordinance, being enacted by the Board in exercise of its police power for the purpose of meeting such emergency and for the preservation of the public peace, health, and safety, shall take effect November 1, 1986.

ENACTED this 8th day of October, 1986.

APPROVED AS TO FORM

Date 10/8/86 Lane County

William D. Ball  
OFFICE OF LEGAL COUNSEL

John Ball  
V. Chairperson, Lane County Board of Commissioners

EXHIBIT "A" ORD. NO. 12-86

## EXHIBIT 'B'

### FINDINGS

1. The City of Springfield and Lane County are subject to the policy mandates of the Eugene-Springfield Metropolitan Area General Plan, and the following Metro Plan "Growth Management and Urban Service Area" policies support the administration of City authority within the urbanizable portion of the Springfield Urban Growth Boundary:
  - 1) Policy #2, page II-B-3, requires that the location, timing and financing of major public investments that directly influence the growth form of the metropolitan area be planned and coordinated on a metropolitan wide basis.
  - 2) Policy #7, page II-B-4 provides that land within the projected urban service area may be converted from urbanizable to urban only through annexation to a city.
  - 3) Policy #12, page II-B-5, requires that any development taking place within an urbanizable area shall be designed to the development standards of the city which would be responsible for eventually providing a minimum level of key urban services to the area. This policy further provides that with the exception of area designated "special light industrial" the minimum lot size within the urbanizable area shall be 10 acres.
  - 4) Policy #13, page II-B-5, requires that the creation of lots of under five acres in size in the urbanizable area shall require a city-county Agreement. This Agreement shall be subject to certain ownership, locational and size standards imposed by this policy.
  - 5) Policy #14, page II-B-6, provides that Lane County shall review the siting of all residences on urbanizable lots served by on-site sewage disposal systems.
  - 6) Policy #15, page II-B-6, provides that Lane County shall have the responsibility of approving on-site sewage disposal systems for urbanizable area uses.
2. The City of Springfield and Lane County have adopted policy resolutions which call for the transition of urban services in the urbanizable area from Lane County to the City of Springfield (see Order No.'s 85-3-13-1 and 86-6-4-3).
3. The intergovernmental Urban Service Policy Committee has approved a concept paper outlining the conditions of the transfer of building and land use responsibilities.
4. ORS 190.003 et seq provides for intergovernmental agreements between units of local government, including the City of Springfield and Lane County, to allow the performance of functions or activities of one unit of local government for another.



costs to be charged against the owner or property, or both, as specified in Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings, 1982 Edition.

Section 205. The Building Appeals and Advisory Board as currently constituted in Lane County shall serve as the Section 205 Board of Appeals.

#### 11.015 Permits, Fees and Refunds.

(1) Permits. Permits are required for all work covered by the Building Codes of Lane County and agricultural buildings.

(2) Fees. Building permit fees shall be as required by separate Order of the Board and shall not exceed the limits in ORS 456.760.

(3) Refunds. All fees are nonrefundable, except in cases when the processing of an application was terminated prior to the incurring of any substantial administrative expenses. The amount of refund shall be determined by the Director and shall be based upon the proportion of staff time allotted to processing the permit relative to complete processing of a permit.

11.020 Designation of Building Official. In accordance with ORS 456.800, the Senior Plans Examiner, Department of Planning and Community Development, is hereby appointed as the Lane County Building Official.

11.025 Springfield Urban Growth Boundary. Notwithstanding other subsections of this Chapter, the City of Springfield shall have the responsibility and the authority to administer its building regulations on urbanizable land within the Springfield Urban Growth Boundary, and the same building regulations are adopted by Lane County for the purpose of this subsection. For the purpose of this subsection, the following words and phrases shall mean:

Building Regulations. The City of Springfield's currently adopted version of the State Building Specialty Codes and applicable Oregon Administrative Rules. These regulations shall include, but shall not be limited to, the following:

- (1) Structural Specialty Code and Fire and Life Safety regulations
- (2) Council of American Building Officials 1 and 2 Family Dwelling Code
- (3) Mechanical Specialty Code and Mechanical Fire and Life Safety regulations
- (4) Plumbing Specialty Code

9-74; 7.3.74 16-79; 1.18.80 11-2  
 6-75; 3.26.75 18-80; 9.5.80  
 11-75; 9.5.76 10-82; 7.9.82  
 3-76; 4.7.76 14-83; 6.22.83  
 9-76; 8.27.76 1-85; 5.10.85

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- (5) OAR 814-23-055 to 814-23-080, Mobile Home Installation, Tie-down and Accessory Building Requirements
- (6) Uniform Code for the Abatement of Dangerous Buildings
- (7) Electrical Specialty Code and Oregon State Electrical Code for 1 and 2 Family Dwellings
- (8) OAR Chapter 837, Division 40, Fire and Life Safety Code

Refer to City of Springfield Ordinance No. 5188 (general), adopted August 15, 1983; Ordinance Nos. 5343 (general), 5344 (general), 5345 (general), and 5346 (general), adopted July 21, 1986.

Springfield Urban Growth Boundary. All land within the Urban Growth Boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, east of I-5 excluding the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by I-5). Refer to Lane County Ordinance No. 9-80, adopted 8-27-80, and as amended by the following Ordinances: 9-80A, 856, 885, 893, 901, 904, and 907.

Urbanizable Land. Urbanizable lands, as defined by the Eugene-Springfield Metropolitan Area Plan, are those unincorporated lands between the Springfield City Limits and the Springfield Urban Growth Boundary.

11.035 Definitions. For the purposes of this Chapter, the following words and phrases shall mean:

Agricultural Building. A structure located on a farm and used in the operation of such farm for the storage, maintenance or repair of farm machinery and equipment, or for the raising, harvesting and selling of crops, or in the feeding, breeding, management and sale of, or the produce of livestock, poultry, furbearing animals or honeybees, or for dairying and sale of dairy products, or any other agricultural or horticultural use or animal husbandry or any combination thereof, including the preparation and storage of products raised on such farm for human use and animal use and by disposal by marketing or otherwise. Sales and allowable square footage of sales areas shall be governed by Lane Code Chapter 10, "Zoning." Agricultural Building does not include:

- (a) A dwelling.
- (b) A structure used for a purpose other than growing plants in which persons perform more than 144 person-hours of labor a week.
- (c) A structure regulated by the State Fire Marshal pursuant to ORS Chapter 476.
- (d) A place used by the public.

9-74; 7.3.74    16-79; 1.18.80    11-3  
 6-75; 3.26.75    18-80; 9.5.80  
 11-75; 9.5.76    10-82; 7.9.82  
 3-76; 4.7.76    14-83; 6.22.83  
 9-76; 8.27.76

WP 35635-LC13-05

(e) A structure subject to §§ 4001-4127, Title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder, (ORS 456.758).

Approximate Flood Hazard Study Area. Flood hazard areas as shown on the Federal Flood Hazard Boundary Maps where base flooding elevations have not been determined.

Architect. An individual qualified and licensed to practice architecture under ORS 671.010 to 671.220.

Area of Flood Hazard. The land in the floodplain within a community subject to a one percent chance of flooding in any given year.

Base Flood. A flood that has a one percent chance of being equaled or exceeded in any given year.

Building or Structure. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built upon or composed of parts joined together in some definite manner, and shall specifically include, but shall not be limited to, house trailers which are placed upon property, other than a licensed trailer park, for the apparent use as a living unit.

Camper. A structure designed to be mounted upon a vehicle, which may or may not be permanently attached thereto.

Campground. Any lot, tract or parcel of land where two or more camping spaces are located which provide facilities for living in any manner other than in a permanent residence.

Camping Space. An individual camp space intended for overnight camping by only one camping vehicle, tent vehicle or tent.

Camping Vehicle. See "Recreational Vehicle."

Camping Vehicle Park. See "Recreational Vehicle Park."

Community Water System. A water supply system, whether publicly or privately owned, which serves more than a single- or two-family residence, dwelling or mobile home for the purpose of supplying water for drinking, culinary or household use.

County Road. A public road in the County which has been expressly accepted by the Board as a part of the County road system as provided for in ORS Chapter 368, or a road which has been adjudicated to be a part of the County road system by a court of competent jurisdiction, and which road the County thereafter has the obligation for its maintenance or improvement.

Department. The Department of Planning and Community Development of the County.

9-74; 7.3.74    16-79; 1.18.80    11-4  
6-75; 3.26.75    18-80; 9.5.80  
11-75; 9.5.76    10-82; 7.9.82  
3-76; 4.7.76    14-83; 6.22.83  
9-76; 8.27.76

WP 35635-LC13-06

Development. A human-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating or drilling operations.

Director. The Director of the Department of Planning and Community Development of the County or his or her duly authorized representative.

Dwelling. A building or structure, or portion thereof, which is occupied in whole or in part as a residence or sleeping place, either permanently or temporarily by one or more families, but excluding hotels, motels and auto courts.

Engineer. An individual who is registered in the State of Oregon and holds a valid certificate to practice a particular branch of engineering as provided by ORS 672.020.

Engineer Designed Fill. The depositing of earth material placed by artificial means and compacted to a minimum of 90 percent of maximum density as determined by ASTM test method D1556-58T.

Existing Mobile Home Park. Any lot where two or more permanent mobile homes are located or proposed to be located for the primary purpose of being rented or leased for residential purposes, for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed.

Expansion of an Existing Mobile Home Park. The preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

9-74; 7.3.74  
6-75; 3.26.75  
11-75; 9.5.76  
3-76; 4.7.76  
9-76; 8.27.76  
16-79; 1.18.80  
18-80; 9.5.80  
10-82; 7.9.82  
14-83; 6.22.83

11-5

WP 35635-LC13-49

ARTICLE 29

UF-10 URBANIZABLE FRINGE OVERLAY DISTRICT

29.010 GENERAL. The regulations of UF-10 Overlay District shall supplement the regulations of the underlying City district applicable to the urbanizable area. Where the regulations and permitted uses of an underlying district conflict with those of an Overlay District, the more restrictive standards shall apply.

29.020 DESCRIPTION. The UF-10 Overlay District implements the "Growth Management and the Urban Service Area" policies of the Metro Plan by limiting the interim parcelization and prohibiting urban development of unincorporated urbanizable land. Such land will eventually be annexed to the City, and provided with a minimal level of key urban services to allow development at urban levels. All interim development shall be designed and constructed to City standards.

29.030 APPLICABILITY. The provisions of the UF-10 Overlay District apply to all urbanizable properties, except for land designated Government and Education on the Metro Plan Diagram and supersedes the Lane County IUC (Interim Urbanizing Combining District) and ICU (Industrial-Commercial Urbanizing Combining District). The UF-10 Overlay District shall cease to apply under either of the following circumstances:

(1) Upon annexation to the City, unless the applicant specifically requests, and the City agrees to its continued application.

(2) Upon City Site Plan Review approval in accordance with Article 31 of this Code, provided, however, that expiration of City Site Plan Review approval shall cause the UF-10 Overlay District to continue to apply.

29.040 REVIEW.

(1) The siting of single-family residences in this district shall be reviewed under Type I procedure.

(2) ~~Partitions~~ Land divisions shall be reviewed under Type II procedures. ~~Subdivisions are not permitted.~~

(3) All other requests shall be reviewed in accordance with the procedures applicable in the underlying district.

(4) Under Type III procedure, a City appointed Hearings Officer shall take the place of the Springfield Planning Commission. The decision of the Hearings Officer shall be final with no right of Appeal to the City Council.



(5) A complete application together with all required materials shall be accepted by the Director prior to the review of the request as specified in Section 3.050, Application Submittal.

29.050 SCHEDULE OF USE CATEGORIES WHEN THERE IS AN UNDERLYING RESIDENTIAL DISTRICT. The following uses may be permitted in the underlying residential district subject to the provisions, additional restrictions and exceptions set forth in this Code. URBAN USES (e.g., multiple-family or churches) NOT LISTED IN THE UF-10 OVERLAY DISTRICT ARE NOT PERMITTED.

"P" = PERMITTED USE, subject to the standards of this Code; may be processed under Type I, II or III procedures.

"S" = SPECIAL USE, subject to special locational and siting standards to be met prior to being deemed a permitted use; may be processed under Type I, II or III procedures.

\* = SITE PLAN REVIEW REQUIRED

- |     |   |    |
|-----|---|----|
| (1) | Child care facilities for less than 6 children.                                     | P  |
| (2) | Agricultural uses <del>(need definition)</del> and structures.                      | P  |
| (3) | Detached single-family dwellings, excluding mobile homes.                           | S  |
| (4) | Neighborhood parks that do not require urban services.                              | S* |
| (5) | Public Utility Facilities.  |    |
|     | (a) High Impact Facilities  | S* |
|     | (b) Low Impact Facilities   | P  |
| (6) | Temporary sales/display of produce, the majority of which is grown on the premises. | P  |
| (7) | Home Occupations.   | S  |
| (8) | Tree Cutting (Article 38)   | S  |

29.060 SCHEDULE OF USE CATEGORIES WHEN THERE IS AN UNDERLYING COMMERCIAL OR INDUSTRIAL DISTRICT. The following uses may be permitted when the UF-10 District overlays a commercial or industrial zone, subject to the provisions, additional restrictions and exceptions set forth in this Code. USES NOT SPECIFICALLY LISTED SHALL BE PROHIBITED.

"P" = PERMITTED USE, subject to the standards of this Code; may be processed under Type I, II or III procedures.

"S" = SPECIAL USE, subject to special locational and siting standards to be met prior to being deemed a permitted use; may be processed under Type I, II or III procedures.

"D" = DISCRETIONARY USE, may or may not be permitted, based upon the application of general criteria; may be subject to special locational and siting standards to be met prior to being deemed a permitted use; processed under Type III procedures.

\* = SITE PLAN REVIEW REQUIRED

- |      |  |           |
|------|--|-----------|
| (1)  | Expansion of non-conforming uses existing on the effective date of Lane County's application of either the /ICU or I/U District to the property. | D*        |
| (2)  | Expansion or replacement of lawful uses permitted in the underlying commercial or industrial district.   | S*        |
| (3)  | Expansion or replacement of lawful Discretionary uses in the underlying district.  | D*        |
| (4)  | Agricultural Uses. <u>and structures.</u>  | P         |
| (5)  | Temporary sales/display of produce, the majority of which is grown on the premises.  | P         |
| (6)  | Home occupations.  | S         |
| (7)  | Night watchman's mobile home (or office) in an industrial district.  | S*        |
| (8)  | RV parks and campgrounds that do not require urban services.   | D*        |
| (9)  | New Permitted and Special Uses in the underlying district within existing structures.  | S*        |
| (10) | Tree cutting (Article 38)  | S         |
| (11) | <u>Public Utility Facilities.</u>  |           |
|      | <u>(a) High Impact Facilities</u>  | <u>S*</u> |
|      | <u>(b) Low Impact Facilities</u>   | <u>P</u>  |

29.070 SPECIAL USE STANDARDS.

(1) Partitions.

(a) The minimum area for the partitioning of land shall be 10 acres except as permitted below.

(b) Any proposed new lot between 5 and 10 acres shall meet the following standards:

1. The efficient and full urban use of the property, or neighboring properties shall not be limited by the partition;

2. A conceptual plan for the urban development shall be required where the property is redivisible into smaller parcels. The conceptual plan shall be in accordance with the redivision plan procedures and requirements of Subsection (5) ~~(1)~~ ~~(g)~~ of this Section;

3. Proposed land uses and densities shall conform with the Metro Plan and this Code;

(c) Any proposed new lot less than five acres shall meet, in addition to the standards of Subsection (1) (b) of this Section, one of the following standards:

1. The property shall be owned or operated by a governmental agency or public utility; or

2. A majority of parcels located within 100 feet of the property shall be smaller than five acres.

~~(d) The owner of any property requiring development approval shall sign an annexation agreement with the City.~~

(2) The owner of any property requiring Type II, III, or IV development approval, or type I development approval with respect to new single family residences and Site Plan reviews, shall sign an annexation agreement with the City.

(3) ~~(e)~~ The Lane County Sanitarian shall certify that the proposed individual waste water disposal system meets D.E.Q. standards prior to development approval.

(4) ~~(f)~~ Siting of Residential Uses.

(a) ~~(1)~~ Detached single family dwellings shall be sited so as to allow the future division and/or more intensive use of the property consistent with the Metro Plan.

(b) ~~2.~~ The applicable on-site sewage disposal facility or building construction permit shall be conditional, and made a part of such permit as necessary to achieve the standards of this Special Purpose District. The following standards shall apply:

1. ~~A.~~ Approval of a conceptual plan for the property to achieve ultimate densities provided in the Metro Plan, which may include a redivision plan.

2. ~~B.~~ Additional development restrictions that limit the location of buildings and on-site sewage disposal facilities, shall be applied where necessary to reserve land for future urban development.

(5) ~~(a)~~ The following standards shall be met for approval of a conceptual development or redivision plan:

(a) ~~1.~~ For land designated residential, the plan shall provide for urban densities (i.e., 8 dwelling units per developable acre for areas designated Low Density Residential and a density of 15-20 dwelling units per developable acre for areas designated Medium Density Residential).

(b) ~~2.~~ The existing character of the property and limitations to its more intensive development shall be considered; and may modify Subsection 1. above.

(c) ~~3.~~ The existing and allowable future development of adjacent properties, as designated in the Metro Plan, and any redivision plans for such properties previously approved in accordance with this Section.

(d) ~~4.~~ Adopted Public Facilities plans for the area.

(6) ~~(2)~~ Neighborhood Parks shall be shown on the Metro Plan or an adopted refinement plan, or shall be reviewed under Type III Discretionary Use procedures.

(7) ~~(3)~~ Home occupations shall meet the standards of Section 16.100(4) of this Code.

(8) ~~(4)~~ New permitted uses and expansion of permitted uses in commercial and industrial districts shall demonstrate that the use will not generate, singly or in the aggregate additional need for key urban services.

(9) ~~(5)~~ Special and Discretionary uses shall meet the standard of Subsection (8) ~~(4)~~ of this Section, and shall also meet applicable Special Use Standards and/or Discretionary Use criteria.

(10) ~~(6)~~ There shall be no charge to remove a property from the ~~UF-10~~ Overlay District, when the application is in conjunction with Annexation to the City or Site Plan Review approval. If for any reason, a development is not completed in accordance with Article 31, Site Plan Review Standards, and the land has not been Annexed to the City, the provisions of this district shall continue to apply.

(11) ~~(7)~~ Lane County shall be considered an affected party and notified of all development applications.



ORDINANCE NO. 16-86

Copy of Springfield Development Code attached here

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LAND CONSERVATION  
AND DEVELOPMENT



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