



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday April 1, 2003 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – January 7, 2003 Work Session;
March 4, 2003 CCI, Work Session and Regular Session;
March 18, 2003 Work Session
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
 - a. Variance Request: Lane Transit District. Assessor's Map 17-03-35-31 Tax Lot 13400–
Request for Variance; to encroach 40 feet into the 50-foot Mill Race Riparian setback, for development of the Downtown Transit Station. (SDC 31.240(1)(b)(1).

30 Minutes
Planner: Kitti Gale
 - b. Request for a Gateway Refinement Plan Amendment from Medium Density Residential (MDR) to Neighborhood Commercial –

Amend the Gateway Refinement Plan Diagram, Assessor's Map 17-03-22-44 Tax Lot 7200 from Medium Density Residential (MDR) to Neighborhood Commercial (NC).

20 Minutes
Planner: Kay Bork
 - c. Zone Change requested by George and Artie Mae Harlow Jo. No. ZON2002-12427 –
Zone change from Low Density Residential (LDR) to Medium Density Residential (MDR) for the southern portion of Tax Lot 800, Assessor's Map 17-03-25-13.

15 Minutes
Planner: Sarah Summers
 - d. Variance Request: Skinner & Associates, Inc., Michael O-Connell Sr. Assessor's Map 17-03-25-23 Tax Lot 3000. Jo. No. ZON2003-00004 –
Request for Variance: to reduce the side and rear yard setbacks (SDC 16.050(1)), minimum lot size (SDC 16.050(1)), and street frontage (SDC 16.030(1)) in conjunction with land partition application SUB2003-00002.

15 Minutes
Planner: Kitti Gale

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing-impaired is available. To arrange for these services, phone 726-2700.

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Staff will explain procedural requirements mandated by State Law
- Commencement of the hearing
- Declaration of conflict of interest or “ex-parte” contact
- Staff report
- Testimony from the applicant
- Testimony of those in support
- Testimony of those in opposition\Questions from the Commission
- Summation by the Staff
- Rebuttal from the applicant
- Close of the public hearing
- Planning Commission discussion (possible questions to staff or public)
- Motion to approve or deny request based on staff report and/or oral/written testimony
- Final order signed by Chair incorporating findings and reasoning to support decision

6. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

7. BUSINESS FROM THE COMMISSION

8. ADJOURN REGULAR

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