



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753

WEDNESDAY

January 22, 2003

6:30 p.m.

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

December 17, 2002 Regular Session

3. REPORT OF COUNCIL ACTION

4. BUSINESS FROM THE AUDIENCE

5. PUBLIC HEARING

a. Public Hearing Closed, Deliberation on Request for Metro Plan and Gateway Refinement Plan Amendments Jo. No. 2002-08-0243 and Jo. No. 2002-08-0244 (Peacehealth)

The Planning Commission held its initial public hearing on December 3, 2002 and continued the hearing to December 17, 2002 to accept public testimony regarding PeaceHealth's request to amend the Metro Plan Diagram and the Gateway Refinement Plan (GRP) Diagram and text to allow for the location of a hospital and associated medical office buildings at the Gateway Medium Density Residential (MDR) site. The refinement plan text amendments will also preserve residential densities and preserve the potential for mixed-use nodal development including a retail and commercial component. The Commission held the written record open until December 31, 2002 and provided the applicant seven days, until January 7, 2003, to submit written rebuttal.

At the January 22nd hearing, the Planning Commission will reopen the hearing to accept summation from the applicant and a summation and recommendation by staff. The Commission may ask questions to staff, the applicant and the public; however, since the oral and written testimony phase of the hearing is closed, the Commission is asked to limit the nature of the questions to information already contained within the record. The Commission will then deliberate and entertain motions regarding a recommendation to the City Council. The Planning Commission's role is advisory to the City Council. The Council is expected to hold its initial public hearing on the issue on February 18, 2003. *(Stephens)*

CONDUCT OF 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
- Summation by the Staff
- Rebuttal from the applicant
- Close of the public hearing

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.

- 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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