



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

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

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –

2. APPROVAL OF MINUTES – November 19, 2002 Regular Session
December 3, 2002 Regular Session

3. REPORT OF COUNCIL ACTION –

4. BUSINESS FROM THE AUDIENCE –

5. QUASI-JUDICIAL PUBLIC HEARING –

- a. Continuation From December 3, 2002 – Discretionary Use – Springfield School District – 2002-09-0290 –

Springfield School District submitted a Discretionary Use application to upgrade existing athletic fields and facilities at Thurston High School which is zoned Public Lands and Open Space.

Proposed improvements would be in three phases which would be considered as a sports complex/stadium use. Phase I consists of lighting for the existing football field and track. Phase II would replace turf on the football field with artificial turf and install lighting for baseball fields, soccer fields, and softball fields. Phase III would construct a covered grandstand with up to a 2,500 seating capacity. A ticket booth/concession stand would be placed northwest of the field. Phase III also includes added fire lanes and lighted pedestrian access. Springfield Development Code (SDC) 23.020(2)(d) requires sports complexes/stadiums to be approved through discretionary Use procedures. (*Summers*)

- b. Continuation from December 17, 2003 – Rezone – Hammer/Shaw - ODOT – ZON2002-10350 –

The subject properties (2) comprise approximately on half acre located at the intersection of 18th Street and Mohawk Boulevard. The current zoning is not consistent with the Metro Plan designation. The proposed zone change would eliminate the “plan/zone conflict” and bring the zoning of the site into conformance with the Metro Plan Diagram.

Plan/zone consistency is addressed during refinement planning, legislative rezones or by property owners at the time of development. In this case, the developers (Shaw/Hammer) have received site plan approval for a commercial use on the site and are required to eliminate the plan/zone conflict on the development area as a condition of that approval. The developer is in the process of purchasing adjacent property for inclusion in the development area, therefore the adjacent property owner (ODOT) is a co-applicant. (*Donovan*)

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.

c. **Zone Change – Mitch Ward – 2002-10-0216 –**

Applicant/owner is requesting a zone change from LDR to MDR, which will conform to the Metro Plan Diagram designation. A Partition Application, Journal Number 2001-10-0217, has also been submitted and approved with conditions, to divide the 2.21 acres into three parcels and develop according to medium density standards. The 2.21 acre parcel has a wetland located in the center of the parcel and a steep slope on the southerly end of the parcel, which reduce the developable area to approximately .5 acres. (*gale*)

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** - Recommendation of approval or denial of the 2003-2008 CIP Capital Improvement Program to the City Council.

8. **ADJOURN REGULAR**

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