



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

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

### REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – May 6, 2003 Regular Session; May 20, 2003 Regular Session;  
June 3, 2003 Joint Planning Commission Public hearing
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
  - a. Discretionary Use - Willamalane –

Willamalane and the City of Springfield propose the development of a community park near the intersection of South 32<sup>nd</sup> Street and Main Street. The property was recently re-zoned Public Land and Open Space (PLO) on December 9, 2002, and Partitioned August 30, 2002, into three parcels. The 19-acre proposed community park will include two artificial turf fields; two natural turf fields; basketball and playground areas; picnic and restroom facilities; and, associated parking and landscaping. Springfield Development Code 23.100(3) requires that community parks shall be designated on a Park or Public Facilities Plan adopted by the City, or be approved in accordance with Type III Discretionary Use review procedures before the Planning Commission.

**Planner: Kitti Gale**  
**30 Minutes**

### **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

*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.*

## 6. LEGISLATIVE PUBLIC HEARING –

### a. Continuation from May 6, 2003 – Gateway Refinement Plan Amendment Stenzel/ Cockerline –

The applicant has requested approval for a Gateway Refinement Plan Diagram Amendment, to re-designate property located at 433/449 Harlow Street, Assessor's Map Number 17-03-33-44 Tax Lot 7200 from medium Density Residential (MDR) to Neighborhood Commercial (NC). The subject property is designated MDR in the Gateway Refinement Plan. The site is 1.2 acres in size.

**Planner: Kay Bork**  
**20 Minutes**

### b. Property Line Adjustment and Re-Plat Code Amendments –

The Springfield Development Code has had provisions concerning Lot Line Adjustments since its adoption in 1986. A Revision to ORS 92 in the early 90's changed the term "Lot Line" to "Property Line" Adjustments; however, staff did not amend the SDC at that time. Staff became aware of the Land Use Board of Appeals Final Opinion and Order No 2003-087 from Coos County in March 2003. Discussions with the City Attorney led to the proposed amendments to Property Line Adjustments and Replats. Staff presented the proposed amendments to the Midwest Chapter of the Professional Land Surveyors of Oregon on June 10, 2003 and met with Roxie Cuellar of the Lane County Home Builders Association on June 18, 2003. Comments from both groups were favorable.

The City held a meeting with developers on May 19, 2003 to address concerns about the Planning application review process. One of the items suggested and discussed was the Pre-Submittal Meeting. Staff is proposing the SDC be amended to include this process.

**Planner: Gary Karp**  
**20 Minutes**

## CONDUCT OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Commencement of the hearing
- Staff report
- Testimony of those in support
- Testimony of those in opposition
- Testimony of those neutral
- Questions from the Commission
- Summation by Staff
- Close of public testimony
- Discussion of policy issues and compliance with adopted plans (possible questions to staff or public)
- Motion to recommend approval, approval with modification or not to adopt the proposal based on staff report and/or oral/written testimony and directing of Chair to sign Recommendation to the City Council.

## 7. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

## 8. BUSINESS FROM THE COMMISSION

## 9. ADJOURN REGULAR

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