



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL \* CITY COUNCIL CHAMBERS \* 225 FIFTH STREET \* 541 726-3753  
Tuesday July 15, 2003 7:00 pm

### REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – None
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
  - a. Appeals of Director's Decisions – Continuation from July 8, 2003 - (Jo. No. ZON2003-00025 Appeal of Site Plan Review) (Jo. No. ZON2003-00026 Appeal of Partition Tentative) (Jo. No. ZON2003-00027 Appeal of Tree Felling Application) – Appellant, Bill Kloos/The Law Office of Bill Kloos, on behalf of Poage Engineering and Surveying and McIntyre Construction -

The appellant is appealing conditions of the Director's decisions to approve Jo. No. DRC2002-12446 Site Plan Review, Conditions 6 & 7; Jo. No. SUB2002-12447 Partition Tentative, Condition 10; and Jo No. DRC2003-00010 Tree Felling Application, required need of submittal of Tree Felling Application. The Planning Commission will render a decision to either uphold the Conditions of Approval placed on the applicant's Site Plan Review, Partition Tentative and Tree Felling approvals or direct staff to amend the decision. The property is located at Assessor's Map 17-03-22-00, Tax Lot 2702, inside the City Limits, on Game Farm Road South, approximately 150 feet north of the intersection with Harlow Road, in Springfield. The property is owned by Eugene Skourtes.

At the July 8, 2003 Regular Session meeting, the appellant asked for continuation to the July 15<sup>th</sup> meeting and waived 120 day rule until July 16<sup>th</sup>, 2003.

**Planner: Linda Pauly**  
**40 Minutes**

- b. Zone Change request Stenzel/Cockerline – ZON2002-12432  
A Zone Change request has been made in order to re-zone a parcel that has been re-designated Neighborhood Commercial through a Gateway Refinement Plan amendment request (LRP2002-12431). The parcel has been designated Neighborhood Commercial from Medium Density Residential. The Zone Change request is necessary in order to prevent a Plan/Zone conflict.

**Planner: Kay Bork**  
**30 Minutes**

*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. **Final Planning Commission Approval of ODOT Detour Bridge Conditions - SHR2003-00115**  
**Willamette Greenway Overlay District/Discretionary Use**

ODOT Compliance with Planning Commission Conditions of Approval for Greenway Discretionary Use for Detour Bridge.

The first hearing established the Willamette River Greenway Setback line within the ODOT I-5 right of way. The second hearing was a Discretionary Use request to allow the “intensification” of a use in the Greenway. The detour bridge is considered an intensification of the existing I-5 bridge, but is not considered to be a water-related or water-dependent use. The Planning Commission’s decision to allow the bridge, with conditions, was dependent upon the outcome of a third public hearing, an exception to Goal 15.

The Goal exception must be approved by the joint elected officials of Springfield, Eugene and Lane County and adopted into the Metro Plan as a text amendment (OAR 660-004-0022(5)). This approval has not yet occurred as of this writing, but is scheduled for Springfield Council action on July 14, 2003, for Eugene Council action on July 14, 2003, and for Lane County Board action July 15, 2003.

**Planner: Greg Mott**  
**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

## **6. LEGISLATIVE PUBLIC HEARING –**

### **a. Natural Resources Inventory: Continuation from May 6, 2003 –**

At the Planning Commission hearing on the Natural Resource Inventory held April 15<sup>th</sup>, several property owners and interested parties testified for and against the proposed list of resource sites. A major focus of the testimony and discussion was on the issue of processing the proposed Inventory using the “safe harbor” compared to the “standard process,” described in Oar 660-23.

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At a second meeting held on May 6<sup>th</sup>, the Commission discussed the standard and safe harbor approaches to completing the Goal 5 planning process, as well as the “significance criteria” used for determining which sites should be listed on the Inventory. The Commission expressed a variety of views but did not come to a consensus on a recommendation to the Council. Commissioner Shaver offered a proposal that revised the list of significance criteria, but no agreement was reached on this approach. Staff offered to review the issues raised and prepare an option that would best integrate the ideas and concerns expressed by the Commission.

Discussion of options will continue.

**Planner: Mark Metzger**  
**30 Minutes**

## **CONDUCT OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

- Commencement of the hearing
- Declaration of conflict of interest or “ex-parte” contact
- 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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