



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday November 4, 2003 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – September 16, 2003 Work Session
September 16, 2003 Regular Session
October 21, 2003 Work Session
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
 - a. REQUEST FOR A ZONE CHANGE – Umpqua Bank ZON2003-00038-

The applicant has submitted a Zone Change request in order to rezone a parcel from LDR to CC. The Zone Change is necessary in order to allow development of the parcel for commercial use. The applicant has submitted a concurrent Site Plan Review Application (DRC2003-00055) to develop the site as a physical therapy facility

Planner: Ashley DeForest
20 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. MDR CODE AMENDMENTS –

Staff is initiating a code amendment to Article 31 – Site Plan Review, to correct an unintended outcome of site plan review requirements for single-family and duplex dwelling on Medium Density Residential (MDR) and High Density Residential (HDR) lots.

Planner: Kay Bork
30 Minutes

b. DELIBERATION OF PROPOSED METRO PLAN UPDATES –

The Joint Planning Commission have met to hear testimony and to deliberate on the proposed amendments to the Metro Plan text and Diagram. Staff has responded to the issues raised by the public and to the questions and comments of the Commission's members. At issue is whether the Commission, based on the information presented, can find that the criteria for approving Metro Plan amendments have been satisfied.

Planner: Mark Metzger
45 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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