

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

### **a. Natural Resources Inventory –**

Springfield Inventory of Natural Resources Sites: continuation of deliberations on the significance criteria, Inventory list and whether to apply the safe harbor or standard process to the Inventory.

**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**

*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.*



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL \* CITY COUNCIL CHAMBERS \* 225 FIFTH STREET \* 541 726-3753  
Tuesday September 16, 2003 7:00 pm

### REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – June 17, 2003 Joint Planning Commissions  
July 1, 2003 Work Session  
July 8, 2003 Work Session  
July 15, 2003 Work and Regular Session
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
  - a. Lithia Motors Request to Amend the Springfield Development Code LRP2003-00009 –

The applicant is requesting modifications of Article 40 of the Springfield Development Code to allow the continued operations of existing auto/truck dealership in the Downtown area. The area is likely to be rezoned to Mixed-Use Commercial in the near future, and dealerships are not among the permitted uses in Article 40 at this time. An additional modification is requested to exempt the dealerships from the minimum floor area ratio (a measure of development density) which would be needed to allow them to conform to the development standards in mixed-use zones.

**Planner: Mark Metzger**  
**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

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