

MINUTES

Springfield Planning Commission
Regular Session
City Council Chamber
225 Fifth Street- Springfield

March 4, 2003
7 p.m.

PRESENT: Marilyn Phillips, Chair; Steve Moe, Vice Chair; Tim Malloy, William Carpenter, jr., Jim Burford, Greg Shaver, members; Mel Oberst, Kitti Gale, City of Springfield staff; Joe Leahy, City Attorney.

ABSENT: Lee Beyer, member.

1. PLEDGE OF ALLEGIANCE

Those present recited the pledge of allegiance.

2. APPROVAL OF MINUTES

Mr. Oberst asked that approval of the January 7 minutes be postponed until later in the meeting so that corrected copies could be distributed.

Commissioner Moe, seconded by Commissioner Carpenter, moved to approve the minutes of the January 22, 2003 regular meeting. The motion passed unanimously, 6:0.

Commissioner Moe, seconded by Commissioner Burford, moved to approve the minutes of the February 4, 2003 work session and Committee for Citizen Involvement meeting. The motion passed unanimously, 6:0.

3. REPORT OF COUNCIL ACTION

Commissioner Burford renewed his request for City Council meeting agendas.

Commissioner Phillips mentioned that she had attended a City Council work session where representatives of Triad and McKenzie-Willamette Hospital were present.

Commissioner Shaver reported that City staff had recommended to the City Council against accepting the conditions to the PeaceHealth plan amendment that were recommended by the Planning Commission

4. BUSINESS FROM THE AUDIENCE

Commissioner Phillips called for other business from the audience. There was no one present wishing to speak.

5. QUASI-JUDICIAL PUBLIC HEARING

a. **DEMOLITION OF HISTORIC LANDMARK STRUCTURES – Journal Number DRC2002-12433, Applicants: Rebecca Stenzel/Martha Cockerline**

Mel Oberst, Planning Supervisor, said that Kitti Gale, planner for the City, would make the staff presentation, including the criteria for approval, and asked those wishing to speak to address their comments to the criteria and raise issues with sufficient specificity to allow staff or Commissioners to respond to them. He noted that failure to raise an issue at the hearing could prohibit raising the issue on appeal.

Commission Phillips asked Commissioners to disclose any conflicts of interest or *ex parte* contacts. There were none.

Kitti Gale, Planner II, recited into the record the three criteria relating to demolition of historic landmark sties or structures, SDC 30.110 (1-3), and reported that staff had recommended to the Historic Commission that the request met all of the criteria. She said the Historic Commission had recommended to the Planning Commission that the request be approved with condition.

Commissioner Burford asked if the structure was on the Historical Register. Ms. Gale replied it was not.

Commissioner Carpenter noted the agenda stated the structure was located on a 1953 land claim, but should have stated an 1853 land claim. Ms. Gale acknowledged that was correct.

Commissioner Carpenter remarked that the application stated the structure was 50 feet south of Harlow Road, but he said it was actually much closer to Harlow Road. Ms. Gale responded that the road had been widened since the property was originally placed on the historic properties inventory.

Terri Harding, Satre Associates, 132 E. Broadway, Eugene, representing Becky Stenzel, noted this was the first of three applications that would come before the Commission on this project. She said the other two pending applications were for a refinement plan amendment and zone change and were currently undergoing staff review.

Ms. Harding explained the project was for a proposed children's museum and educational entertainment center. She said the applicant had discussed several options for the existing dwelling structure with the Historic Commission. The dwelling is listed as a Contributing Resource in the Gateway Refinement Plan. She said the house was small and in poor condition which made moving and refurbishing it unfeasible. She said any usable items in the structure would be salvaged during demolition and donated either for historic use or for recycling.

Commissioner Burford asked how long the demolition process would take. Ms. Harding replied that she was not certain about the timeline at this point. Commissioner Burford commented that staff should monitor the process to ensure the actual demolition took as little time as possible.

Ms. Gale summarized the process and stated there would be oversight throughout the project. She reiterated the Historic Commission's recommendation for approval of the application.

There being no further testimony, Commissioner Phillips closed the public hearing.

Commissioner Shaver, seconded by Commissioner Moe, moved to grant the request, with condition, to demolish the structure known as the Cockerline House

**at 433 Harlow Road, which is listed as Item #16 Contributing Historic Resource in the Gateway Refinement Plan. The motion passed unanimously, 6:0.
6:0.**

6. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

Mr. Oberst distributed copies of the January 7 minutes.

Commissioner Carpenter, seconded by Commissioner Malloy, moved to approve the minutes of the January 7, 2003 regular meeting. The motion passed unanimously, 6:0.

Mr. Oberst observed that the terms for Commissioners Moe and Malloy expired on April 1 and the city had initiated advertising for applicants to fill the positions. He encouraged both commissioners to reapply for their positions. He said the City Council would review applications and make the appointments.

He encouraged Commissioners to bring to the attention of staff any issues they wanted to see addressed.

Commissioner Shaver commented that he had raised an issue last year relating to the placement of temporary dwelling structures in residential areas. He said the structure was still there and expressed the need to have criteria in place to ensure that such arrangements were both temporary, with a specific time for removal, and based on an emergency need.

Mr. Leahy said he would develop a draft ordinance for consideration by the Planning Department and Mr. Oberst said he would schedule a work session on the subject.

Commissioner Carpenter said the roadway next to Symantec was not yet open to traffic and inquired about the status of the project. Mr. Leahy said the north and south roundabouts had been completed and the center roundabout was still under construction. Mr. Oberst said he would follow up on the matter and report back to the Commission.

7. BUSINESS FROM THE COMMISSION

Commissioner Moe stated the Chair would not be available for the next meeting and he would be unable to assume those duties as he planned to testify on a matter that would come before the Commission. Commissioner Malloy volunteered to chair the next meeting.

8. ADJOURN

The adjourned at 7:35 p.m.

(Recorded by Lynn Taylor)
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