



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday April 6, 2004 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – March 16, 2004 Work and Regular Session
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
 - a. DISCRETIONARY USE/SITE PLAN – NORTHWOOD CHURCH –

Northwood Christian Church was established in the early 1980's. In 1993, the Church received Discretionary Use/Site Plan Approval (93-03-044) for the phased expansion of their facility. A 1600 sf office/library/narthex area was completed in 1993 and a 5766 sf sanctuary was completed in 1999 (99-03-046). Prior to any further expansion, the City required the Northwood Christian Church to annex into the City of Springfield. Annexation of the subject property was approved by the Lane County Boundary Commission August 20036. As part of the Annexation proposal, an Annexation Agreement was signed between the City of Springfield and Northwood Christian Church to ensure the subject property could be adequately served with public sanitary sewer service.

Planner: Ashley DeForest
30 Minutes

- b. ZONE CHANGE – BORDEN CHEMICAL INC. - ZON2004-00001 –

The subject property consists of approximately 9 acres where the Borden Chemical plant is located. The Company address is 470 South 2nd Street. The entire property is zone LMI. Based on an examination of the Plan and zoning maps, approximately 3.5 acres are designated LMI and approximately 5.7 acres are designated HI be the Metro Plan diagram. There is no refinement plan for the area. Rezoning the 5.7 acres to HI would eliminate a Plan/Zone conflict. Rezoning the 3.5 acres shown as LMI on the Plan diagram to Hi involves a study of the Metro Plan, the Technical Supplement, and Springfield policy. Borden Chemical is a heavy industrial use that has existed on the subject site since the 1940's. Because of the LMI zoning, it is considered an existing non-conforming use. The Plan diagram was developed at a metropolitan scale to reflect existing land uses which did not occur in this case. The Metro Plan test, which takes precedence over the diagram, supports and recognizes the importance of existing industries. The Technical Supplement which is to be used for in-depth analysis of the Metro Plan stated that projected land use needs would be met in undeveloped land rather than through redevelopment of existing uses. The Supplement also states that interpretation of uses smaller than 5 acres will rely on Plan policy

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.

interpretation and local refinement Poland and policies. The area has no refinement plan. The Planning Commission acts as the local interpreter.

Planner: Sarah Summers
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. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

7. BUSINESS FROM THE COMMISSION

8. ADJOURN REGULAR

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