



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL \* CITY COUNCIL CHAMBERS \* 225 FIFTH STREET \* 541 726-3753

**Thursday**

**December 9, 2004**

**6:00 pm**

### REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES – November 23, 204 Work and Regular Session
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. LEGISLATIVE PUBLIC HEARING –
  - a. CONTINUANCE FROM NOVEMBER 16, 2004 PEACEHEALTH REMAN PUBLIC HEARING –

The Springfield Planning Commission and City Council held a joint public hearing on November 16, 2004 to accept testimony on the PeaceHealth remand amendments to the Metro Plan, Gateway Refinement Plan, Springfield Development Code Article 22 and the Springfield Commercial Lands Study. The written record was left open for seven days to November 23, 2004. All participants were provided seven days, to November 30, 2004, to submit rebuttal. PeaceHealth was given an additional two days, to December 2, 2004 for rebuttal. Documents submitted prior to the close of the record on November 23, 2004 were sent to the Commission on November 24, 2004. All rebuttal documents can be found in the staff report, available at the Development Services Department.

At the December 9, 2004 Regular Session, the Planning Commission is asked to reopen the hearing to accept summation and a recommendation from staff. The Planning Commission may ask questions of staff, the applicant and the public; however, since the oral and written testimony phase of the hearing is closed, the Planning Commission is asked to limit the nature of the questions to information already contained within the record. The Planning Commission will then deliberate and entertain motions regarding a recommendation to the City Council. The Planning Commission's role is advisory to the City Council. The City Council is expected to hold its initial public Hearing on the issue on January 10, 2005.

**Planner: Colin Stephens**  
**90 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

*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.*

- 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.

**6. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR**

**7. BUSINESS FROM THE COMMISSION**

**8. 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.*