



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday February 3, 2004 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –

2. APPROVAL OF MINUTES –

December 2, 2003 Work Session
December 2, 2003 Regular Session
December 16, 2003 Work Session
December 16, 2003 Regular Session

3. REPORT OF COUNCIL ACTION –

4. BUSINESS FROM THE AUDIENCE –

5. QUASI-JUDICIAL PUBLIC HEARING –

a. Discretionary Use – Calvary Open Bible Church – ZON2003-00046 –

The applicant is requesting Discretionary Use approval for the phased expansion of a Church facility. The proposed includes the following improvements.

Phase I- Expand the sanctuary area by 840 sf by converting an existing foyer into primary assembly area, construct a new 35-space parking lot on Tax Lot 9200 & 9300 and rebuild a portion of a two-story building currently being used for classroom space.

Phase II- Construct a multi-purpose addition to the existing Church to include new classrooms and a gymnasium, upgrade the existing parking lot on Tax Lots 10800 & 9300 and construct a new 13-space parking lot on Tax Lot 9400.

The applicant has submitted a concurrent Site Plan Review Application for Phase I of the proposal

Planner: Ashley DeForest
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

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.

- 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. LEGISLATIVE PUBLIC HEARING –

a. Storm Water Master Plan –

State and Federal laws require the City of Springfield to submit a “Municipal Separate Storm Sewer System” (MS4) management plan to the Oregon Department of Environmental Quality (DEQ) by March 10, 2004. Springfield Public Works staff have completed a Stormwater Management Plan for the City, which includes the required MS4 submitted materials. Staff are requesting that the Planning Commission review the draft Stormwater Plan, conduct a public hearing, and consider adopting a recommendation to the City Council for the February 3, 2004 meeting.

Planner: Chuck Gottfried

30 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

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.