



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

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

Tuesday

October 19, 2004

7:00 pm

### REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES –
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
  - a. VACATION OF RIGHT-OF-WAY – HAMMER – LRP2004-00029 –

County Rd. 221, a half-mile long abandoned roadway, was vacated in April 2003. The vacation followed negotiations between the City and John Hammer concerning an agreement dedicating ROW for a multi-use path within the Hammer Industrial Subdivision. Right-of-way agreements are often negotiated concurrent with a vacation action. In this case, the vacation agreement was signed several months after staff work for the original application was completed. During negotiations for the multi-use path, a 6636 square-foot parcel was added to the original vacation application. The added parcel was inadvertently overlooked by staff and the applicant when the vacation application was submitted for action by the Planning Commission and Council.

This action vacates the parcel that was missed during the original vacation process and fulfills Section 1.A. of the “Agreement Providing for the Vacation of Certain Segments of Olympic Street Right of Way and Providing for Dedication of a Multi-Use Path,” signed by John Hammer and the City of Springfield in February 2003.

The applicant has complied with the conditions of the original vacation application that called for easements and access ways to be reserved from the right-of-way vacation to protect access to utilities on the site. No further conditions of approval are recommended for the approval of this request.

**Planner: Mark Metzger**  
**10 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

*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 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. LEGISLATIVE PUBLIC HEARING –

### a. GLENWOOD URBAN RENEWAL -

The City Council proposes to set up a Glenwood Urban Renewal District covering nearly all of the Glenwood area within Springfield’s Urban Growth Boundary, including portions that are to be annexed to the City as development occurs. Part of the required adoption process, under ORS 457, relating to Oregon urban renewal districts, includes that ‘An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendation under ORS 457.095.’ [ORS 457.085 (4)]

The Glenwood Urban Renewal Plan sets up a special district that provides funding for projects to correct blighted conditions within the district. The Glenwood Urban Renewal Plan, like all urban renewal plans in Oregon, is required to conform to local land use plans. In this area, those include, for example, the Glenwood Refinement Plan and the Eugene-Springfield Metro Plan.

The projects listed in the Glenwood Urban Renewal Plan are based on the direction provided through the Glenwood Refinement Plan and the Eugene-Springfield Metro Plan. The Glenwood Urban Renewal Plan, by funding public improvement projects needed to correct blighted conditions, essentially implements land use and economic development plans for Glenwood.

**Planner: John Tamulonis**  
**20 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.

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7. **BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR**
8. **BUSINESS FROM THE COMMISSION**
9. **ADJOURN REGULAR**

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