

MINUTES

Minutes approved by the Springfield
Planning Commission: 5/4/2004

Springfield Planning Commission
Regular Meeting
Springfield City Hall--Jesse Main Room
225 Fifth Street, Springfield

April 6, 2004
7 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Lee Beyer, Dave Cole, Gayle Decker, Greg Shaver, members; Mel Oberst, Ashley DeForest, Sarah Summers, Springfield staff; Joseph Leahy, Office of City Attorney.

Commissioner Moe called the meeting of the Springfield Planning Commission to order.

1. PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance

2. APPROVAL OF MINUTES

Commissioner Beyer, seconded by Commissioner Shaver, moved to approve the work session minutes and regular meeting minutes of March 16, 2004. The motion passed 5:0:1, with Commissioner Decker abstaining.

3. REPORT OF COUNCIL ACTION

Commissioner Cole reported he had attended the April 5, 2004 City Council meeting. He said the Council had the first reading of the Laura Street vacation and the first reading of the Natural Resources Inventory. He said the Council approved the Pioneer Parkway round-about and made a public facilities plan amendment for new transmission lines that serviced the new Springfield Utility Board (SUB) substation off of Olympic Street.

4. BUSINESS FROM THE AUDIENCE

Commissioner Moe invited comment from the audience on items not on the agenda. There was no one present wishing to speak.

5. QUASI-JUDICIAL PUBLIC HEARING

a. DISCRETIONARY USE/SITE PLAN – NORTHWOOD CHRISTIAN CHURCH

Mr. Oberst read the criteria for approval of discretionary use:

1. The proposed use shall conform with other permitted uses in terms of scale, lot coverage, design, intensity of use, and operating characteristics.
2. The proposed use shall not generate more traffic on local streets or demand for public facilities than would permitted uses in the same zoning district.
3. The proposed use conformed with applicable Metro Plan policies and applicable descriptions of Land Use Designations shown on the Metro Plan Diagram. Expansion of an existing Discretionary Use shall be exempt from conformance with the Metro Plan land use

designation descriptions.

Commissioner Moe opened the public hearing. He requested that commissioners declare any *ex parte* contacts or conflicts of interest. Commissioner Shaver said his son at one time attended the church. Commissioner Carpenter said his Boy Scout Troop's Eagle Scout did a project at the church, and his Cub Scout Den met at the church. Both Planning Commissioners indicated those contacts would not influence their decisions.

Ms. DeForest gave the staff presentation. Ms. DeForest said that the applicant was requesting Discretionary Use for the phased expansion of an existing church facility. She said the first phase of the proposal included the addition of 62 new vehicle parking spaces with associated landscaping improvements. She added the second phase of the proposal included construction a new kitchen, fellowship hall, additional classroom space and courtyard along the southeastern edge of the existing church facility. She said staff had analyzed the request and found it complied with the criteria of approval set forth in Article 10 of the Springfield Development Code (SDC) and recommended that the Planning Commission approve the Discretionary Use Application.

Commissioner Moe invited questions from the Planning Commission and there were none.

Commissioner Moe requested testimony from the applicant.

Bill Randall, Arbor South Architecture, 4765 Village Plaza Loop, Eugene. Mr. Randall said he represented the applicant. He said the applicant agreed with the staff report and was available for questions.

There were no members of the public who wished to speak in favor or in opposition to the request.

Commissioner Moe closed the public hearing.

Commissioner Beyer, seconded by Commissioner Decker, moved that the Planning Commission for approval of the application as requested incorporating the conditions outlined in the staff report as well as the Findings of Fact. The motion passed unanimously, 6:0.

b. ZONE CHANGE – BORDEN CHEMICAL, INCORPORATED – ZON2004-00001

Mr. Oberst said that the Planning Commission shall adopt findings that demonstrate all of the following criteria had been addressed in reaching a decision on a zone change request:

1. Consistency with the Metro Plan Text and Diagram.
2. Consistency with applicable Refinements Plans, special study area studies and functional plans.
3. That the property can be served by the orderly and efficient extension of key urban facilities and services as prescribed in the Metro Plan prior to or in conjunction with development.

Commissioner Moe opened the public hearing. He requested that commissioners declare any *ex parte* contacts or conflicts of interest.

Ms. Summer gave the staff presentation. She said a zone change from Light/Medium Industrial (LMI) to Heavy Industrial (HI) for approximately 9 acres of property located at 470 South Second Street had been requested.

Ms. Summers said the subject property consisted of approximately 9 acres bordered by the railroad on the north, South Second Street on the east, the Willamette River on the west and the southern property line of Tax Lot 500. She said the applicant proposed rezoning the property because the manufacture of chemicals and chemical products was not permitted in the LMI zone, therefore making the plant a nonconforming use.

Ms. Summer said staff had reviewed the criteria and found all of them consistent with the Metro Plan text and diagram. She said staff recommended approval of the zone change.

Commissioner Moe invited questions from the Planning Commission.

Commissioner Carpenter asked why the property was divided into parcels of 3.5 acres and 5.7 acres.

Ms. Summers replied that the Planning Commission had the authority to rezone parcels under 5 acres.

In response to Commissioner Carpenter's question, Ms. Summers said the application was to rezone the 5.7 acre parcel, currently zoned HI to comply with the Metro Plan, and to rezone the 3.5 acre parcel to HI.

Commissioner Moe requested testimony from the applicant.

Josh Bruce, Satre Associates, 132 East Broadway, Suite 536, Eugene, Oregon. Mr. Bruce said he represented the applicant, Borden Chemical, Incorporated. He said Greg Wilburger from Borden Chemical, Incorporated, was present to answer questions. Mr. Bruce thanked the Planning Commission and staff for their assistance with the project. He said the motivation for the request was to bring the site into compliance with the Metro Plan, adding that it was an existing nonconforming use. Mr. Bruce said the applicant concurred with the staff analysis of the criteria of approval. He said City of Springfield policy text supported a zone change for the entire site south of the tracks. Referring to the footnote on page 2 of the applicant's Written Statement for the Zone Change Application, Mr. Bruce offered a clarification regarding tax lot designation. He noted that Tax Lot 700, which appeared on Assessor's Map 17-03-35-33, was not a valid tax lot. He said there was no record of Tax Lot 700 in RLID or in the assessment and taxation records. Mr. Bruce said based on conversations with staff from Lane County Assessment and Taxation, the Lane County Regional Land Information Database (at the Lane Council of Governments) and the City of Springfield, he concluded that Tax Lot 700 was consolidated with Tax Lot 500 in the mid-1960's. He added the Lane County Cartography Department was aware of the problem and was in the process of correcting the map.

There were no members of the public who wished to speak in favor or in opposition to the request.

Commissioner Moe closed the public hearing.

Commissioner Shaver, seconded by Commissioner Beyer, moved that the Planning Commission approve Zone Change request ZON2004-00001 for Borden Chemical, Incorporated that would include the Findings of Fact contained in the staff report.

Commissioner Carpenter said there was a provision in the application indicating that the subject request did not include that portion of the Borden Chemical, Incorporated site located north of the railroad tracks, east of South Second Street or south of Tax Lot 500. He asked if the zone change request complied with the tax lot diagrams. Ms. Summers confirmed that was correct.

The motion passed unanimously, 6:0.

6. BUSINESS FROM THE COMMISSION

There was no further business from the Planning Commission.

Commissioner Moe adjourned the meeting at 7:16 p.m.

(Recorded by Linda Henry)