

MINUTES

Springfield Planning Commission
Regular Session
City Council Chamber
225 Fifth Street, Springfield

July 7, 2004
6 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; David Cole, Gayle Decker, Lee Beyer, Frank Cross, Greg Shaver, members; Mel Oberst, Bill Grile, Springfield staff; Joseph Leahy, Office of City Attorney.

Commissioner Moe called the meeting to order.

1. PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance.

Commissioner Carpenter arrived at 6:05 p.m.

2. APPROVAL OF MINUTES

Commissioner Cole moved, seconded by Commissioner Decker, to approve the minutes of the June 1, 2004, regular session as written. The motion passed, 4:0:1, Commissioner Carpenter abstaining.

3. REPORT OF COUNCIL ACTION

Commissioner Cole said he had attended the July 6, 2004 City Council meeting. He reported that the Campus Industrial district was approved. He reported that Planning Commission changes would be considered at the July 21, 2004 City Council meeting. He added that the City Council adopted the Fiscal Year 2004/2005 budget, allocating \$28,000 to the DARE program from General Fund carry-over for one year. He said Mayor Leiken suggested identifying an alternative funding source for the future. He said the City of Coburg had expressed an interest in tying into the City of Springfield's wastewater system. A brief review of the wastewater system history followed.

Commissioner Shaver arrived at 6:08 p.m.

Commissioner Cross said the City Council repealed the appendix of the fee schedule and adopted the amended the Master Fee Schedule. He reported the City Council appointed two citizens to the Police Planning Task Force.

4. BUSINESS FROM THE AUDIENCE

There was no one wishing to speak.

5. QUASI-JUDICIAL PUBLIC HEARING

a. Zone change – Saint Vincent de Paul – ZON2004-00019

Mr. Oberst stated that this was a quasi-judicial public hearing on a zone change and asked that those speaking

to the issue address the criteria of approval with sufficient specificity that their concerns could be understood and addressed. He noted that issues not raised during the hearing could not be raised at a later on appeal.

Commissioner Moe opened the public hearing. He requested commissioners to declare any conflicts of interest or *ex parte* contacts. There were none.

Mr. Oberst offered the staff report. He said Saint Vincent de Paul Society, the owner of the subject property, requested that the Planning Commission consider approval of a Zone Change request from Community Commercial (CC) to Mixed Use Commercial (MUC) for 8,277 square feet of land in downtown Springfield. Mr. Oberst cited Section 12.030 of the Springfield Development Code used in granting zone changes. He said in reaching a decision on these actions, the Planning Commission shall adopt findings which demonstrate that all of the following criteria have been addressed:

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 Beyer arrived at 6:15 p.m.

Referring to Exhibit A-2 in the agenda packet, Mr. Oberst described how each of the above mentioned criteria had been satisfied by the applicant. Mr. Oberst stated that staff recommended approval of this Zone Change based on findings contained in the staff report.

Commissioner Moe asked for testimony from the applicant.

Josh Bruce, Satre and Associates, 132 East Broadway, Suite 536, Eugene, identified himself as the representative for the applicant. He said the site currently contained a Saint Vincent de Paul retail store, noting that the adjacent, vacant retail space was not owned by the applicant. He said he supported the staff recommendation.

There was no one who wished to speak in support or opposition to the request.

Planning Commissioners discussed alley vacations and traffic direction. Commissioner Cole said the project looked like a great development.

Commissioner Moe closed the public hearing.

Commissioner Decker noted that the area had no parking requirement, and asked where apartment residents would be able to park. Mr. Oberst said street parking was available as well as 24 hour pay parking lots.

Commissioner Cole, seconded by Commissioner Beyer, moved that the Planning Commission approve Zone Change request Case Number 2004-00019, based the Findings of Fact presented in the staff report Exhibit A and B 1 in the Planning Commission Transmittal Memorandum. The motion passed unanimously, 7:0.

Mr. Oberst said the Saint Vincent de Paul project would be similar to the Aurora Building in downtown Eugene, according to Terry McDonald, Executive Director, Saint Vincent de Paul.

6. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

Mr. Grile reported that staff was reviewing a number of Metro Plan issues, and expressed concerns about costs, inefficiencies, and the requirement for multiple approvals and public processes.

Mr. Leahy said that it may not be necessary to hold the scheduled August 18, 2004 public hearing, and that staff would advise the Planning Commission of the schedule.

7. BUSINESS FROM THE COMMISSION

Commissioner Shaver expressed his frustration over the existing zone change request and plan zone conflict processes. Following a discussion by the Planning Commission and staff, Mr. Leahy said he would work with City staff and bring a recommendation back in September or October.

Commissioner Moe recessed the meeting at 6:50 p.m.

Mr. Oberst left at 6:50 p.m.

Commissioner Moe reconvened the meeting of the Springfield Planning Commission at 7:00 p.m.

Commissioner Moe introduced former Planning Commissioner Jim Burford. Commissioner Moe expressed the appreciation of the Planning Commission and staff for Mr. Burford's contributions on behalf of the Planning Commission, and presented him with a plaque and his name plate.

8. ADJOURN

The meet adjourned at 7:05 p.m.

(Recorded by Linda Henry)

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