

MINUTES

Minutes approved by the Springfield
Planning Commission: **April 6, 2004**

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

March 16, 2004
7 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Lee Beyer, Dave Cole, Gayle Decker, Greg Shaver, members; Bill Grile, Mel Oberst, Kitti Gale, Al Peroutka, Brian Barnett, Springfield staff; Joseph Leahy, Office of City Attorney.

ABSENT: James Burford, member.

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 Decker, moved to approve the work session minutes and regular meeting minutes of February 3, 2004. The motion passed unanimously, 6:0.

3. REPORT OF COUNCIL ACTION

Commissioner Moe reported he had attended the March 15, 2004 City Council meeting. He said there had been a lot of discussion on the Martin Luther King Junior Parkway and traffic issues at the meeting. He said the City Council approved the roundabout. Mr. Leahy said the City Council denied the non-dedicated lane for Lane Transit District (LTD). He added that the Council left the door open pending discussions between LTD and the Springfield Utility Board (SUB).

Commissioner Carpenter said he had attended the City Council meeting at which the Council approved the Peace Health Master Plan by a vote of 4:1, with Councilor Ralston voting no. He added the Council vote was contingent upon the Oregon Court of Appeals action.

Councilor Beyer asked if the City Council approved the commercial zoning change for commercial property as recommended by the Planning Commission or if the Council approved the Peace Health request. Commissioner Carpenter said a somewhat different option that took into consideration new issues that had been raised was approved by the City Council.

Mr. Leahy noted that there was significant public interest in the width of the right-of-way (r-o-w) and street opening.

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. LEGISLATIVE PUBLIC HEARING

a. REQUEST FOR VACATION OF A PORTION OF LAURA STREET PUBLIC RIGHT-OF-WAY LRP2003-00030-

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

conflicts of interest. Commissioner Decker declared that she had a conflict of interest and had had *ex parte* contacts since she worked at the Timber Valley Clinic. She removed herself from the discussion. Commissioner Decker left the meeting at 7:07 p.m.

Kitti Gale Planner II, introduced the item, reporting that the City of Springfield Public Works Department was requesting the vacation of approximately 203 feet by 30 feet of Laura Street right-of-way (r-o-w) because Laura Street was proposed to be realigned and the current r-o-w would no longer be required. She said that staff recommended approval as conditioned in the staff notes. She invited questions. She said that Public Works staff were present to answer questions.

Commissioner Moe requested testimony from the public.

Christine Larson, 839 Royaldel Lane. Ms. Larson said she supported the proposed action and thanked those who had participated in bringing about a compromise among the interested parties and property owners. Ms. Larson offered clarification to street names that had been associated with the project. She said the property adjacent to her property and the Smith property started at Game Farm Road, where the change from Harlow Road to Hayden Bridge Way occurred. She wanted to ensure the naming was consistent because access to her property from Hayden Bridge Way would be eliminated, and there was confusion with the address for the U.S. Postal Service and patients.

Ken Nagao, 1775 Tabor Street, Eugene. Mr. Nagao stated that he was the architect representing the Smith Family Bookstore. He said the family had been trying to develop a shopping center on the property for over seven years. He said the family appreciated the compromise reached with the Larsons and the service from the Planning staff had been great. He recommended expediting the process. He added that the agreement between the Smith family and the City of Springfield stated that Smith family needed to submit the application for site review by April 1, 2004.

Commissioner Moe invited questions from the Planning Commission.

Commissioner Shaver asked Mr. Leahy for clarification on maintaining current addresses for properties involved in this project. Mr. Leahy said the City had agreed to advocate for the Larsons and the Timber Valley Clinic with the U.S. Postal Service, and it might be helpful to include such language in the motion.

Commissioner Moe closed the public hearing.

Commissioner Beyer, seconded by Commissioner Shaver, moved that the Planning Commission recommend to the Springfield City Council the vacation as proposed incorporating the findings and conditions included in the staff notes, and conditioned on the proposal that the City of Springfield would work with the Timber Valley Clinic to maintain its existing address. The motion passed unanimously, 5:0.

6. BUSINESS FROM THE COMMISSION

There was no further business from the Planning Commission.

7. ADJOURNMENT

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

(Recorded by Linda Henry)