



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday January 25, 2005 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. APPROVAL OF MINUTES –

December 9, 2004	Work Session
December 9, 2004	Regular Session
January 4, 2005	Work Session
January 4, 2005	Regular Session
3. REPORT OF COUNCIL ACTION –
4. BUSINESS FROM THE AUDIENCE –
5. QUASI-JUDICIAL PUBLIC HEARING –
 - a. RiverBend Master Plan and Zone Change –

In accordance with the Planning Commission’s December 9, 2004 recommendation, on January 10, 2005 the City Council readopted amendments to the Metro Plan, Gateway Refinement Plan (GRP) Springfield Development Code (SDC) and Springfield Commercial Lands Study (SCLS) policies allowing PeaceHealth to locate the RiverBend hospital complex at their Gateway property. On January 12, 2005, PeaceHealth resubmitted applications for both master plan and zone change approval in order to meet the procedural requirements of the Development Code and the Oregon Revised Statutes. Both applications require a recommendation from the Planning Commission and a final decision by the City Council.

Planner: Colin Stephens
60 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. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

7. BUSINESS FROM THE COMMISSION

8. ADJOURN REGULAR

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