

MINUTES

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

April 19, 2005
7:00 p.m.

PRESENT: Springfield Planning Commission:
Steve Moe, Chair; Bill Carpenter, Vice Chair; Frank Cross, David Cole, Greg Shaver, Gayle Decker

Lane County Planning Commissioner:
Steve Dignam, Chair; James Carmichael, Vice Chair; Juanita Kirkham, Lisa Arkin, Jozef Siekiel-
Zdzienicki

City of Springfield Staff: Greg Mott, Susanna Julber, Gary McKenney, Ken Vogeney

City of Springfield City Attorney: Meg Kieran

ABSENT: Lee Beyer, Marion Esty, Ed Becker

Commissioner Moe called the Springfield Planning Commission meeting to order at 7:05

Commissioner Dignam called the Lane County Planning commission to Order at 7:05

1. **PLEDGE OF ALLEGIANCE**

No Flag was available in the Library Meeting Room.

2. **BUSINESS FROM THE AUDIENCE**

None

3. **GLENWOOD RIVERFRONT PLAN AMENDMENT –**

Greg Mott, Planning Manager, City of Springfield reviewed Oregon statutes related to ex-parte contacts and bias, noting that the Land Use Board of Appeals may reverse or remand a land use decision due to ex parte contacts or bias resulting from an ex parte contact with a member of a decision-making body if that individual did not place the substance of that communication on the record and allow for rebuttal. In regard to bias, parties were entitled to an impartial tribunal. The commission's decision must be based on the evidence in the record. The test for bias was whether a disinterested observer could conclude that the decision maker had adjudged the facts of a case in advance of hearing it.

Commissioner Moe and Commissioner Dignam opened the public hearing and asked for declarations of conflict of interest or Ex-parte contacts. There were none.

Susanna Julber, Planner II with the City of Springfield, entered attachment 1 through 5 into the record:

- Attachment 1: Project Area Map and Glenwood Riverfront Plan Land Use Plan
- Attachment 2: Proposed Glenwood Refinement Plan Amendment Language
- Attachment 3: Article 44: Glenwood Riverfront (GR) Plan District Language
- Attachment 4: Glenwood Refinement Plan Diagram
- Attachment 5: Properties within the Project Area.

Susanna stated to the Planning Commissioners that she will keep her report brief. She started with the three categories of proposed changes:

1. Plan Diagram Amendments to the Metro Plan Diagram and the Glenwood Refinement Plan Diagram.
2. Text amendments to Subarea 8 of the Glenwood Refinement Plan. The text amendments add policies to guide the development review process within the Project area.
3. Amendment to the Springfield Development Code (SDC) to add “Article 44: Glenwood Riverfront (GR) Plan District”.

Commissioner Moe noted that there was no one wishing to testify in support or opposition to the, Glenwood Riverfront Plan Amendments.

Commissioner Carpenter asked staff, why they wanted to hold the record open. Commissioner Carpenter asked Susanna if she had received any written testimony, in regards to the Glenwood Riverfront Plan Amendments, Susanna had not. Greg Mott added that the notice for this Planning Commissions Joint Meeting had also been published in the Springfield Newspaper.

Commissioner Sikiel-Zdzienolcki, requested that Springfield staff send copies of any comments received by the City of Springfield to the Lane County Planning Commission.

Commissioner Carpenter made a motion that the record be held open until April 29, 2005 at 5:00 p.m. to receive addition written testimony.

Susanna asked Greg if he wanted to speak regarding the May 18th date. The Springfield Planning Commission will meet May 18, 2005 and the Lane County Planning Commission will meet on May 17, 2005, for deliberations and recommendations.

4. ADJOURN REGULAR

Commissioner Moe adjourned the Springfield Planning Commission at 7:20
Commissioner Dignam adjourned the Lane County Planning Commission at 7:20