



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday May 2, 2006 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. REPORT OF COUNCIL ACTION –
3. BUSINESS FROM THE AUDIENCE –
4. QUASI-JUDICIAL PUBLIC HEARING –
 - a. Amend the Metro Plan Diagram (LRP2006-00009); Amend the RiverBend Master Plan (LRP2006-00010) and Rezone Three and One Half Acres of Property (ZON2006-00003). —

Open Public Hearing for the review of PeaceHealth's three applications to: amend the Metro Plan diagram to change the plan designation of 3.5 acres of Medium Density Residential (MDR) property to Community Commercial (CC), to rezone that property to Medical Services (MS) and to amend the RiverBend Master Plan. The purpose of the master plan amendment is primarily to allow sufficient area north of the hospital to reconfigure the location of the parking structures, to move Building D from the west side of RiverBend to the east and to modify roadways, utilities, vehicle and pedestrian circulation and parking lots.

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
- Summation by the Staff
- Rebuttal from the applicant
- Close of the public hearing
- Planning Commission discussion (possible questions to staff or public)
- Motion to recommend approval or approval with conditions or denial of the requests based on staff report and/or oral/written testimony
- Recommendation signed by Chair incorporating findings and reasoning to support decision

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.

5. **BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR**
6. **BUSINESS FROM THE COMMISSION**
7. **ADJOURN REGULAR**

PLANNING COMMISSIONERS

David Cole, Chair
Frank Cross, Vice Chair
Steve Moe
Bill Carpenter
Lee Beyer
Greg Shaver
Gayle Decker

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