



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL \* CITY COUNCIL CHAMBERS \* 225 FIFTH STREET \* 541 726-3753  
Tuesday October 17, 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. Appeal – Sycan B Corp. – ZON2006-00051 –

The appellant alleges assignments of error in the Director's Decision SUB2006-00044 which granted Tentative Plan approval to the applicant's Subdivision Major Adjustment application Case Number SUB2006-00044 (applicant PeaceHealth). Pursuant to Section 15.020(5) of the Springfield Development Code, the Planning Commission may affirm, modify or reverse the decision of the Director and shall adopt findings in support of their decision. In this instance, this direction applies to the Conditions of Approval placed on the applicant's Subdivision Major Modification approval. The property is located in the Gateway area of north Springfield between Game Farm Road South and the McKenzie River.

**Planner: Greg Mott**  
**30 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
- 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

*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. LEGISLATIVE PUBLIC HEARING –**

**a. Springfield Development Code Amendment – Section 36.135 Temporary Use – Emergency Medical Hardship – LRP2006-00026 -**

On September 19, 2006 the Planning Commission held a work session on this issue. The Planning Commission directed staff to maintain the current 12 month initial approval time line and place a limit on time line extensions – allowing up to two 6 month extension opportunities at the staff level. The intent was to define “temporary” as 24 months. However, there may still be requests for an additional time line extension. In this instance, staff has provided a process where the applicant would go directly to the City Council; which would then have the option to extend the time line at its discretion. Any Council motion to extend the 24 month “temporary” time line would be considered a policy decision. The proposed amendment also includes other text modifications suggested by the Planning Commission at the work session.

**Planner: Gary Karp  
30 Minutes**

**CONDUCT OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

- Commencement of the hearing
- Staff report
- Testimony of those in support
- Testimony of those in opposition
- Testimony of those neutral
- Questions from the Commission
- Summation by Staff
- Close of public testimony
- Discussion of policy issues and compliance with adopted plans (possible questions to staff or public)
- Motion to recommend approval, approval with modification or not to adopt the proposal based on staff report and/or oral/written testimony and directing of Chair to sign Recommendation to the City Council.

**6. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR**

**7. BUSINESS FROM THE COMMISSION**

**8. ADJOURN REGULAR**

**PLANNING COMMISSIONERS**

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

*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.*