



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * JESSE MAINE ROOM * 225 FIFTH STREET * 541 726-3753

WEDNESDAY

February 21, 2007

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) Request for a city sponsored zone change – Jo. No. ZON2006-00041

As of April 20, 2006, the City began sponsoring zoning map amendments for properties where the zoning and Plan designation are clearly in conflict.

The applicant is requesting a Zone Change for the subject parcel because the site currently represents a Plan/Zone conflict. The current zoning for the property is MDR, and the applicant requests rezoning to LDR consistent with the Metro Plan designation. The proposed rezone would rectify the conflict, and bring the zoning into conformity with the Metro Plan designation.

Planner: David Reesor
20 Minutes

b) Request for Zone Change - Jo. No. ZON2006-00070

The applicant is requesting a Zone Change for one parcel totaling approximately .27 acres located at 697 Harlow Road. The neighborhood currently consists of a mix between Low Density Residential, Medium Density Residential, General Office, Community Commercial, and High Density Residential. The current zoning for the property is LDR (Low Density Residential), and is designated LDR by the Gateway Refinement Plan and Metro Plan. The applicant requests rezoning to NC (Neighborhood Commercial) which is permitted by the Metro Plan in LDR designations. Approval of the request would allow for future site plan review of an accountant and tax office in accordance with the standards of SDC Article 19 and Article 31. The proposed rezone does not constitute a need to amend either the Metro Plan or the Gateway Refinement Plan.

Planner: David Reesor
20 Minutes

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.

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

5. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

6. BUSINESS FROM THE COMMISSION

7. ADJOURN REGULAR

PLANNING COMMISSIONERS

Frank Cross, Chair
Bill Carpenter, Vice Chair
Steve Moe
Lee Beyer
Gayle Decker
David Cole
Johnny Kirschenmann

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