



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday February 6, 2007 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –
2. REPORT OF COUNCIL ACTION –
3. BUSINESS FROM THE AUDIENCE –
4. LEGISLATIVE PUBLIC HEARING –
 - a. Proposed Amendment to SDC Article 26 – Hillside Development Overlay extending the potential use of Cluster Development –

The proposed amendments to Article 26 – Hillside Development Overlay District, relate to inquiries that have been made by area developers and the larger issue of Springfield’s remaining vacant Buildable residential land. The amendments, if approved would apply to future developments such as that being discussed for the Gray-Jacqua property in east Thurston Hills that would preserve the upper slopes for park and open space while clustering development at higher density on the lower slopes. Existing standards in Article 26 cap cluster development at a density of 8 dwelling units per acre which is less than that allowed in LDR zoning.

Planner: Mark Metzger
30 Minutes

- b. Proposed Amendment to SDC Article 2, 18 and 20 Defining “Home Improvement Centers” and Showing their Approved Zoning –

The purpose of this amendment is to define “home improvement centers” as a specific use for inclusion in Article 2 – Definitions and to add “home improvement centers” to the list of uses found in Article 18 – Commercial zoning districts and article 20 – Industrial zoning districts. The proposed zoning designations are based on the prior action of the Planning Commission on recognizing home improvement centers as a permitted use in industrial zones and on a site plan approval by staff allowing the location of the Jerry’s Home Improvement Center in a commercial zone.

Planner: Mark Metzger
30 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 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.

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

6. **BUSINESS FROM THE COMMISSION**

The Planning Commission needs to nominate a new Chair and Vice Chair, for 2007.

7. **ADJOURN REGULAR**

PLANNING COMMISSIONERS

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

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