



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday March 13, 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. **Subject:** SDC Amendment, Article 26, Hillside Development Overlay
Journal Number LRP2006-00037: CONTINUED from February 6, 2007 Planning Commission Public Hearing
- Proposal:** The amendment of Article 26 – Hillside Development Overlay District. The amendment removes the language that was the focus of unintended consequences raised during the initial hearing and brings the focus of the amendments back to the expanded use of cluster development on slopes between 15 and 25%
- The revised amendments to Article 26 are intended to:
- 1) allow location of cluster development in all-facing hillsides with slopes of between 15% and 25%;
 - 2) adjust the formula for computing the acreage for density transfers to avoid double counting of eligible land; and
 - 3) allow the City to require developers to fund peer review of the complicated engineering and geotechnical analysis required for hillside development design.
- Location:** City-Wide on slopes between 15% and 25%
- Applicant:** City of Springfield
- Staff:** Mark Metzger
- b. **Subject:** SDC Amendment, Article 18, Commercial Development
Journal Number LRP2006-00038: CONTINUED from February 6, 2007 Planning Commission Public Hearing
- Proposal:** The amendment of Article 18 – Commercial Development. Letters of opposition were received from state agencies and the hearing on the proposal was continued to the March 13 meeting. No resolution of the issues could be reached and staff is withdrawing the proposed amendments.
- The Oregon Department of Land Conservation and Development submitted testimony opposing portions of the amendments with specific concerns about allowing home improvement centers to be located in industrial zoning districts. The Oregon Department

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.

of Transportation also submitted a letter expressing concerns about potential transportation impacts of allowing such development.

Location: City wide in Industrial zones

Applicant: City of Springfield

Staff: Mark Metzger

c. Subject: SDC Amendment, Article 9, Vacations
Journal Number LRP2007-00002

Proposal: The amendment of Article 9 VACATIONS of the Springfield Development Code. The purpose of the amendment is to create specific criteria for Council-initiated public right-of-way vacations when the City will retain ownership and the former right-of-way will be used for an alternative public purpose. The existing vacation criteria is not responsive to these circumstances so new criteria are proposed

Location: City wide

Applicant: City of Springfield

Staff: Greg Mott

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

7. ADJOURN REGULAR

PLANNING COMMISSIONERS

Frank Cross, Chair

Bill Carpenter, Vice Chair

Steve Moe; Lee Beyer; Gayle Decker; David Cole; Johnny Kirschenmann

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.