



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Tuesday November 20, 2007 7:00 pm

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –

2. BUSINESS FROM THE AUDIENCE –

3. QUASI-JUDICIAL PUBLIC HEARING –

- a. **APPLICATION:** Marcola Meadows Master Plan
APPLICANT(S) NAME: Satre Associates
CASE NUMBER: LRP2007-00028
PROJECT SITE: Northwest Corner of Marcola Road and 28th/31st Streets
PROJECT PROPOSAL: The applicant proposed a phased, mixed-use development on 100.3 acres formerly known as the “Pierce” property, now called the “Villages at Marcola Meadows”. The site is located north of Marcola Road and west of 28th Street. The proposed development consists of a total of 518 homes on 54.7 gross acres, and a total of 449,600 square feet of retail/office use on 45.6 gross acres. There are 11.4 acres of proposed common open space including a constructed water feature, a park and open space required by multiple-family development. The submittal if this Master Plan, application was required by Condition #1 of Ordinance No. 6196.
- PLANNER:** Gary Karp

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 / or extend the written record
- Planning Commission discussion (possible questions to staff or public)
- Motion to recommend approval or approval with conditions or denial of the request 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.

4. LEGISLATIVE PUBLIC HEARING –

- a. APPLICATION:** Annexation Transition Code Amendment
APPLICANT(s) NAME: City of Springfield
CASE NUMBER: LRP2007-00026
PROJECT PROPOSAL: By enactment of the 2007 Legislature, the Lane County Local Government Boundary Commission ceases to exist on July 1, 2008; annexation to cities becomes the jurisdiction of the affected city while annexation to districts, district creation, and district dissolution or district consolidation is the jurisdiction of Lane County. In acknowledge of the abruptness of this legislation and the limited opportunities to get on a Boundary Commission agenda, applications to annex to cities submitted after January 1, 2008 shall be processed solely by the cities.
PLANNER: Greg Mott
- b. APPLICATION:** Springfield Development Code Amendment
APPLICANT(s) NAME: City of Springfield
CASE NUMBER: LRP2007-00027
PROJECT PROPOSAL: The Code reformatting project completed resulted in a number of errors, primarily grammatical, sequential or omission. This proposal will correct these Scribner’s errors.
PLANNER: Gary Karp

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. REPORT OF COUNCIL ACTION

7. BUSINESS FROM THE COMMISSION

8. ADJOURN REGULAR

PLANNING COMMISSIONERS

Frank Cross, Chair
Bill Carpenter, Vice Chair
Lee Beyer, Johnny Kirschenmann
Terri Leezer, Eric Smith
Sheri Moore

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