



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

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

Tuesday

November 20, 2007

6:00 pm

WORK SESSION

Tonight's Work Session involves a discussion of the following items:

- 1. APPLICATION:** Marcola Meadows Master Plan
APPLICANT(s) NAME: Satre Associates
CASE NUMBER: LRP2007-00028
PROJECT: **Marcola Meadows Master Plan**
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 of this Master Plan, application was required by Condition #1 of Ordinance No. 6196.

PLANNER: Gary Karp
- 2. APPLICATION:** Amendment to the SDC re: Annexation process change
APPLICANT(s) NAME: City of Springfield
CASE NUMBER: LRP2007-00026
PROJECT: **Springfield Development Code Amendment**
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

NOTE: Work Sessions are intended for the Planning Commission and Staff to discuss specific issues that may or may not appear on the Regular Agenda. There is no formal opportunity for citizen participation during Work Sessions.

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.

3. Discussion of needed Residential Lands Inventory and Goal 14

This past September the Planning Commission received a letter from Commissioner Carpenter requesting that work session discussion items not be limited to “pre-hearing” staff presentations serving primarily as a prelude to that evening’s public hearings. Commissioner Carpenter suggested a series format of topics during each work session that would allow the Commission to become more engaged in the substance of the various land use and planning issues confronting the City of Springfield.

4. ADJOURN

PLANNING COMMISSIONERS

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

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