

**MEMORANDUM**

CITY OF SPRINGFIELD

**DATE OF HEARING:** October 17, 2006**TO:** Springfield Planning Commission**PLANNING COMMISSION  
TRANSMITTAL  
MEMORANDUM****FROM:** Greg Mott, Planning Manager**SUBJECT:** Planning Commission Public Hearing  
Appeal – Sycan B Corp. (Case Number ZON 2006-00051)  
Applicant: PeaceHealth**ISSUE**

The appellant alleges assignments of error in the Director's Decision SUB2006-00044 which granted Tentative Plan approval to the applicant's Subdivision Major Adjustment application Case Number SUB2006-00044 (applicant PeaceHealth). The Planning Commission shall render a decision to either uphold the Conditions of Approval placed on the applicant's Subdivision Major Modification approvals or to direct staff to amend the decision. The property is located in the Gateway area of north Springfield, between Game Farm Road South and the McKenzie River, south of Deadmond Ferry Road and north of the Wayside Loop area in Springfield; Assessors Map Number(s): **17-03-22-00** Tax Lot(s) **100, 300, 700, 800, 900, 902, 1000, 1001, 1100, 1200, 1201, 1203 and 1400** and Assessor's Map No. **17-03-23-22** portions of Tax Lots **200, 300, 400, 500, 600 and 700**; Assessor's Map No. **17-03-14** Tax Lots **1200, 1600, 1800**; Assessor's Map No. **17-03-15-40** Tax Lot **2200**.

**DISCUSSION**

The conditions and issues being appealed are:

Issue 1: Condition 6: Timing of street improvements

Issue 2: Unaddressed code provision SDC 32.030 1(a) 1.e. and 1.(d).

**RECOMMENDATION / ACTION REQUESTED**

Upon review of the evidence provided by the appellant, staff finds that the issues raised in the appeal have been adequately addressed in the Director's decision. The applicant's proposal is in conformance with the amendments to the RiverBend Master Plan approved by the Springfield City Council on June 19, 2006 (Case No. LRP2006-00010). Staff recommends that the Planning Commission uphold the appealed condition of approval and deny the appeal.

**ATTACHMENTS**

Attachment 1: Staff Summary and Maps

Attachment 2: Submittal by Appellant

Attachment 3: Notice of Decision SUB2006-00044 (Appealed Decision)

Attachment 4: Final Order