



Planning Commission Agenda

Development and Public Works Director,

Anette Spickard, 541-726-3697

Current Development Manager:

Greg Mott 541-726-3774

Management Specialist:

Brenda Jones 541.726.3610

City Attorney's Office

Mary Bridget Smith 541.746.9621

Kristina Krazz 541.746.9621

City Hall

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541.726.3610

Online at www.springfield-or.gov

Planning Commissioners:

Nick Nelson, Chair

Greg James, Vice-Chair

Tim Vohs

Sean Dunn

Michael Koivula

Andrew Landen

Troy Sherwood

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, call 541.726.3610.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Planning Commission.

All proceedings before the Planning Commission are recorded.

December 20, 2016

**7:00 p.m. Regular Session
Council Chambers**

CONVENE AND CALL TO ORDER THE REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION

ATTENDANCE: Chair Nelson _____, Vice Chair James _____, Vohs _____, Dunn _____, Koivula _____, Landen _____, Sherwood _____.

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO THE REGULAR SESSION AGENDA

In response to a request by a member of the Planning Commission, staff or applicant; by consensus

BUSINESS FROM THE AUDIENCE

Testimony is limited to 3 minutes; testimony may not discuss or otherwise address public hearings appearing on this Regular Session Agenda

PUBLIC HEARING(S)

QUASI-JUDICIAL PUBLIC HEARING –

High Visibility Cellular Tower Application- Skyway Towers LLC on Behalf of T-Mobile Wireless, Cases TYP316-00003 Discretionary Use and TYP216-00050 Site Plan Review-

Staff: Andy Limbird

30 Minutes

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Staff explanation of quasi-judicial hearing process (ORS 197.763)
- Chair opens the public hearing
- Commission members declaration of potential conflicts of interest; disclosure of “ex-parte” contact
- Staff report
- Testimony from the applicant
- Testimony in support of the application
- Testimony opposed to the application
- Testimony neither in support of nor opposed to the application
- Summation by staff
- Rebuttal from the applicant
- Consideration of request for continuation of public hearing, extension of written record, or both
- Close or continue public hearing; close or extend written record (continuance or extension by motion)
- Planning Commission discussion; possible questions to staff or public
- Motion to approve, approve with conditions, or deny the application based on the information contained in the staff report, oral and written testimony, and all other evidence submitted into the record
- Final Order signed by Chair incorporating findings and reasoning to support the decision

REPORT OF COUNCIL ACTION

BUSINESS FROM THE PLANNING COMMISSION

- Planning Commission Chair and Vice Chair for 2017- Discussion, Nominations and Vote
- Upcoming Planning Commission meetings, committee assignments, appointments or other business.

BUSINESS FROM THE DEVELOPMENT AND PUBLIC WORKS DIRECTOR

ADJOURN REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION