



Planning Commission Agenda

Community Development Director:
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Planning Commissioners:

Troy Sherwood, Chair
Kuri Gill, Vice Chair
Tim Vohs
Andrew Landen
Grace Bergen
Michael Koivula
Sophie McGinley

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 Chamber, a "Personal PA Receiver" for the hearing impaired is available. To request a reasonable accommodation at this meeting, please contact Brenda Jones at 541.726.3610 or bjones@springfield-or.gov.

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.

March 3, 2020

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

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

ATTENDANCE: Chair Sherwood _____, Vice Chair Gill _____, Koivula _____, Vohs _____, Landen _____, Bergen _____, and McGinley _____.

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)

1. QUASI-JUDICIAL PUBLIC HEARING –

- **ZONING MAP AMENDMENT FROM HIGH DENSITY RESIDENTIAL TO MIXED USE RESIDENTIAL OF AN 8.53 ACRE VACANT PARCEL LOCATED NORTHEAST OF MAIN STREET AND 48TH STREET INTERSECTION (MAP 17-02-32-41 TL 400).**

**Staff: Melissa Cariño, Senior Planner
15 Minutes**

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Staff explanation of quasi-judicial hearing process (ORS 197.763 and Springfield Development Code 5.2-120 through 5.2-150)
- Chair opens the public hearing
- Commission members declaration of potential conflicts of interest; disclosure of “ex-parte” contact
- Any challenges to the impartiality of the Commissioners or objection to the jurisdiction of the Commission to hear the matter
- Staff report
- Testimony from the applicant
- Testimony in support of the application
- Testimony neither in support of nor opposed to the application
- Testimony opposed to the application
- Summation by staff
- Rebuttal from the applicant
- Planning Commission questions to staff or public
- Close or continue public hearing; close or extend written record (continuance or extension by motion)
- Planning Commission Deliberations – discussion of the proposal including testimony and evidence addressing the applicable approval criteria
- Motion to approve as presented, approve with modifications, or deny the application based on the findings of fact contained in the staff report, oral and written testimony, and all other evidence submitted into the record

REPORT OF COUNCIL ACTION

BUSINESS FROM THE PLANNING COMMISSION

- Upcoming Planning Commission meetings, committee reports, or other business

BUSINESS FROM THE DEVELOPMENT AND PUBLIC WORKS DEPARTMENT

ADJOURNMENT