



# Planning Commission Agenda

**Community Development Director:**

Tom Boyatt, 541.744.3373

**Comprehensive Planning Manager:**

Sandy Belson 541.736.7135

**Administrative Specialist:**

Shannon Morris 541.744.3387

**City Attorney's Office:**

Kristina Kraaz 541.744.4061

**City Hall**

**225 Fifth Street**

**Springfield, Oregon 97477**

**541.744.3387**

**Online at [www.springfield-or.gov](http://www.springfield-or.gov)**

**Planning Commissioners:**

Troy Sherwood, Chair

Kuri Gill, Vice Chair

Tim Vohs

Andrew Landen

Grace Bergen

Michael Koivula

Sophie McGinley

Due to State-wide orders regarding social distancing and large gatherings, this meeting will be available via phone and internet using GoToMeeting. Members of the public wishing to attend this meeting electronically can call in or attend virtually by following the directions below. This information can also be found on the City's website.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/685690821>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 685-690-821

Oregon Relay/TTY: Dial 711 or 800-735-1232.

Give the Relay Operator the area code and telephone number you wish to call and any further instructions

The doors at the **South Entrance to City Hall** will be open at 6:45 pm to allow people to attend the Planning Commission meeting in person. The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. To request a reasonable accommodation at this meeting, please contact Shannon Morris at 541.744.3387 or [smorris@springfield-or.gov](mailto:smorris@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.

**May 19, 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 \_\_\_\_\_, Vohs \_\_\_\_\_, Landen \_\_\_\_\_, Bergen \_\_\_\_\_, Koivula \_\_\_\_\_, and McGinley \_\_\_\_\_.

**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**

- **AMENDMENT TO THE SPRINGFIELD ZONING MAP TO REZONE APPROXIMATELY 1 ACRE OF LAND LOCATED AT 6185 MAIN STREET AND IDENTIFIED AS ASSESSOR'S MAP 17-02-34-34, TAX LOT 700 FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR), BRINGING THE SUBJECT SITE INTO COMPLIANCE WITH ITS METRO PLAN MDR DESIGNATION, CASE 811-20-000030-TYP3**

**Staff: Melissa Cariño, Planner  
30 Minutes**

### **CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION**

- Staff explanation of quasi-judicial hearing process
- 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 from people in the Council Chambers
- Testimony from those attending on-line (*please submit a request to speak via the chat feature*)
- Testimony from those calling in by telephone
- 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