



Planning Commission Agenda

Community Development Director:

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Online at 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.

From your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/285089229>

You can also dial in using your phone.

United States: +1 (872) 240-3212

For those who need a toll-free number, please call 1(866) 899-4679

Access Code: 285-089-229

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 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.

September 22, 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

- **REQUEST FOR METRO PLAN DIAGRAM AMENDMENT FOR 36.57 ACRES OF PROPERTY, REMOVAL OF NODAL DEVELOPMENT OVERLAY FROM 81.37 ACRES OF PROPERTY, AND ZONE CHANGE FOR 45.63 ACRES OF PROPERTY AT MARCOLA ROAD AND 28TH /31ST STREET, CASES 811-20-000117-TYP3 AND 811-20-000118-TYP4**

**Staff: Andy Limbird, Senior Planner
30 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 recommend approval as presented, approval with modifications, or denial of 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