



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

225 Fifth Street

Springfield, Oregon 97477

541.726.3610

Online at www.springfield-or.gov

Planning Commissioners:

Nick Nelson, Chair

Greg James, Vice-Chair

Steve Moe

Sean Dunn

Michael Koivula

Andrew Landen

Tim Vohs

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.

September 20, 2016

**6:30 p.m. Work Session
Jesse Maine Room**

(Planning Commission work sessions are reserved for discussion between Planning Commission, staff and consultants; therefore, the Planning Commission will not receive public input during work sessions. Opportunities for public input are given during all regular Planning Commission meetings.)

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

ATTENDANCE: Chair Nelson _____ Vice Chair James _____ Dunn _____ Koivula _____
Landen _____ Vohs _____ Moe _____

WORK SESSION ITEM(S)

- 1. AMENDMENT TO THE SPRINGFIELD DEVELOPMENT CODE STANDARDS, SECTION 5.15 MINIMUM DEVELOPMENT STANDARDS, SPECIFICALLY SECTIONS 5.15-100 PURPOSE AND 5.15-110 APPLICABILITY; EXPANDING THE SIZE AND TYPE OF DEVELOPMENT PROJECT ELIGIBLE FOR MINISTERIAL PROCESSING IN THE CITY OF SPRINGFIELD-TYP416-00002.**

Staff: Jim Donovan, Current Development Supervisor

30 Minutes

ADJOURN WORK SESSION OF THE SPRINGFIELD PLANNING COMMISSION

September 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 _____ Dunn _____ Koivula _____
Landen _____ Vohs _____ Moe _____

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)

LEGISLATIVE PUBLIC HEARING –

1. AMENDMENT TO THE SPRINGFIELD DEVELOPMENT CODE STANDARDS, SECTION 5.15 MINIMUM DEVELOPMENT STANDARDS, SPECIFICALLY SECTIONS 5.15-100 PURPOSE AND 5.15-110 APPLICABILITY; EXPANDING THE SIZE AND TYPE OF DEVELOPMENT PROJECT ELIGIBLE FOR MINISTERIAL PROCESSING IN THE CITY OF SPRINGFIELD-TYP416-00002

The Director of Development and Public Works initiates this request pursuant to City Council's direction to assist the Development Advisory Committee (DAC) and bring forth Development Code revisions recommended by the DAC to improve the efficiency, and thereby the competitiveness, of Springfield's development review procedures. After consideration of ministerial and quasi-judicial review procedures in the course of their work the DAC recommends the attached code revisions for Planning Commission and City Council review and consideration.

Specifically, the proposed Development Code text amendments would double the size of development sites eligible for consideration under the MDS standards and expand the Applicability standards at Section 5.15-110(A)(3)(a-d) to include all Commercial, Industrial, Medium and High Density Residential Zoning Districts in the list of zones where qualifying projects may submit for ministerial review procedures. If the proposed Development Code text amendments are adopted, developers may request to submit developments approximately one acre in size under ministerial review procedures.

**Staff: Jim Donovan, Current Development Supervisor
30 Minutes**

CONDUCT OF LEGISLATIVE PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Chair opens the public hearing
- Staff report
- Testimony in support of the proposal
- Testimony opposed to the proposal
- Testimony neither in support of nor opposed to the proposal
- Questions from the Commission
- Summation by staff
- 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)
- Discussion of the proposal including testimony and evidence addressing the applicable approval criteria or other criteria cited in the record as applicable to the proposal; possible questions to staff or public
- Motion to recommend approval, approval with modification or conditions, or recommendation not to adopt the proposal based on the information contained in the staff report, oral and written testimony, and all other evidence submitted into the record
- Chair signs recommendation to the City Council

REPORT OF COUNCIL ACTION

BUSINESS FROM THE PLANNING COMMISSION

- 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