



NOTICE OF PUBLIC HEARING / AVISO DE AUDIENCIA PÚBLICA

THIS IS TO NOTIFY YOU THAT THE CITY OF SPRINGFIELD HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES. Ref. ORS 227.186(5)(a).

TIME AND PLACE: The Springfield Planning Commission will conduct a public hearing on March 20, 2018 at 7:00PM in the Springfield City Hall Jesse Maine Room, 225 Fifth Street, Springfield, Oregon.

You are receiving this notice because the proposal listed below applies within the boundary shown on the map on the reverse page.

NATURE OF THE APPLICATION: These amendments were initiated by the City to adopt the Glenwood Riverfront Street Cross-Section Standards currently adopted as Appendix 1A of the Springfield Engineering Design Standards and Procedures Manual (EDSPM) into the Springfield Development Code in accordance with the Post Acknowledgement Plan Amendment procedures outlined in Oregon Revised Statutes 197.610-197.620.

ADDITIONAL INFORMATION:

- Proposed amendments, including all documents and evidence and the applicable criteria, are available at <http://bit.ly/GlenwoodPlan> and at the Development and Public Works Department, Springfield City Hall, 225 Fifth Street, Springfield Oregon 97477, between 8:00 a.m. and 5:00 p.m., Monday through Friday. Copies may be obtained at cost.
- The Planning Commission agenda packet will be posted online on March 13, 2018 at <http://www.springfield-or.gov/dpw/PlanningCommission.htm>.
- Additional background information about Glenwood Planning is available on the project webpage: <http://bit.ly/GlenwoodPlan>.
- You may contact Molly Markarian, Senior Planner, City of Springfield, at the above address, by telephone at 541-726-4611 (TTY users dial Oregon Relay Services at 711), or email at mmarkarian@springfield-or.gov.

FILE NUMBER: The following file number applies to this public hearing: 811-17-000137-TYP4.

APPLICABLE CRITERIA:

Refinement Plan, Plan District and Springfield Development Code amendment criteria can be found in Springfield Development Code Section 5.6-115, <http://qcode.us/codes/springfield-development/>.

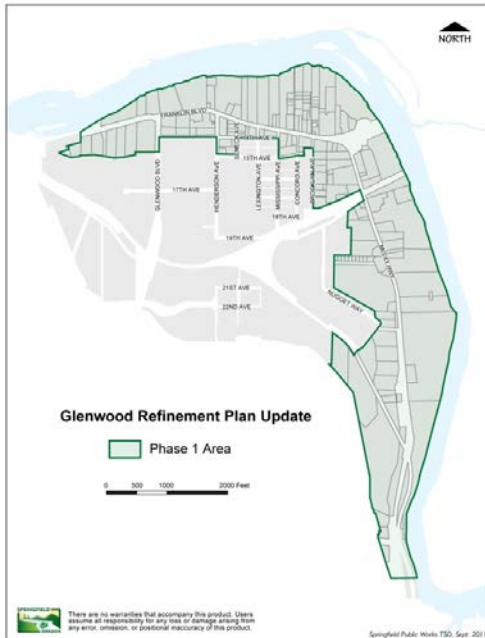
HOW TO SUBMIT TESTIMONY:

1. Send a written statement to the Springfield Planning Commission, c/o Molly Markarian, Senior Planner, Development and Public Works Department, 225 Fifth Street, Springfield, OR 97477 or by email to: mmarkarian@springfield-or.gov. To be included in the materials reviewed by the Planning Commission, your

statement must be received by the Development and Public Works Department by 5:00 p.m. on March 20, 2018; or

2. Submit a written statement at the public hearing on March 20, 2018 for the Planning Commission. Please note that the Planning Commission will have less of an opportunity to consider this written material prior to taking action; or
3. Attend the public hearing and state your concerns. Your oral testimony will be recorded in the minutes of the hearing. The Planning Commission typically limits oral testimony to 3 minutes so you may want to consider submitting written testimony as well if 3 minutes is not enough time to voice your opinion.

MAP:



A full size copy of this image is available for viewing online or at City Hall as described in the Additional Information section above.

HEARINGS: The conduct of the Planning Commission meeting shall follow the procedures found in Section 5.2-135 of the Springfield Development Code. Testimony and evidence of those testifying must be directed toward the applicable criteria which have been described, or other criteria in the plan or land use regulation which the person testifying believes apply to the decision. At the close of the public hearing, the Planning Commission will be asked to forward a recommendation to the Springfield City Council, who will conduct a second hearing, tentatively scheduled for May 7, 2018. No additional notice will be sent. All decisions of the City Council are final unless appealed by a party to the Oregon Land Use Board of Appeals within 21 days of the decision of the City Council.

THE CITY HAS DETERMINED THAT ADOPTION OF THIS PROPOSAL MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES IN THE AFFECTED ZONE, AND MAY CHANGE THE VALUE OF YOUR PROPERTY. Ref. ORS 227.186(5)(b). The City has not determined that these proposals will reduce the value of your property. Proposed changes may reduce or increase your property value, depending upon various factors.

Para obtener información en español, comuníquese con Molly Markarian al 541-726-4611.