

Springfield Planning Commission
PC Work and Regular Session
Tuesday August 17, 2021

Planning Commissioners: Chair Sophie McGinley, Vice-Chair Andy Landen, Grace Bergen, Michael Koivula, Kuri Gill, Matt Salazar, and Andrew Buck

Absent: None

Council Liaison: Councilor Pitts - excused absence

Staff: Tom Boyatt, Community Development Director; Sandy Belson, Interim Planning Manager; Brenda Jones, Planning Commission Assistant; Kristina Kraaz, Assistant City Attorney; Mark Rust, Interim Planning Supervisor

Item 1: Development Code Update Project – Housing Amendments

Mark Rust, Senior Planner

Kristina Kraaz, City Attorney read a brief statement regarding conflicts of interest.

Potential Conflicts of Interest:

- McGinley - Does not own any property therefore has no potential conflict of interest.
- Landen - Potential conflict of interest because he owns property in Springfield.
- Koivula - Potential conflict of interest because he owns property in Springfield.
- Gill - Potential conflict of interest because she owns property in Springfield.
- Bergen - Potential conflict of interest because she owns property in Springfield and is a practicing Real Estate Agent in Springfield as well.
- Salazar - Has two potential conflicts of interest: 1) that he owns residential property in Springfield, and 2) works for a real estate developer that develops in Springfield.
- Buck - Has two potential conflicts of interest: 1) owns property in Springfield and, 2) professionally sells insurance for residential property owners in Springfield.

At this meeting staff will present draft code language. The code sections presented to the PC are essentially the same as the public review drafts, however staff has included track changes and comments for discussion purposes. These code sections will be revised and finalized to develop a public hearing draft based on the community feedback received during the community engagement. This will be an opportunity for the Planning Commission to provide input and ask questions.

Mark Rust, Senior Planner presented the Development Code and Update Project staff report to the Planning Commission. Tonight, Mark started where the Commission left off on August 3, 2021, Section 4.2.100 Infrastructure and 4.3-100 Standards- Transportation.

Adjourned 7:01

REGULAR SESSION- 7:02 p.m.

Planning Commissioners: Chair Sophie McGinley, Vice-Chair Andy Landen, Grace Bergen, Michael Koivula, Kuri Gill, Matt Salazar, and Andrew Buck

Absent: None

Council Liaison: Councilor Pitts- Excused Absence

Staff: Tom Boyatt, Community Development Director; Sandy Belson, Interim Comprehensive Planning Manager; Brenda Jones, Planning Commission Assistant; Kristina Kraaz, Assistant City Attorney; Mark Rust, Interim Planning Supervisor; Andy Limbird, Senior Planner; Katie Carrol

Springfield Hearing Official: Gary Darnielle

- Pledge of Allegiance - Led by Commissioner McGinley
- Adjustments to the Agenda - None
- Business from the Public – None
- Approval of Minutes
 - August 3, 2021 Work, Regular and CCI Sessions

Commissioner Koivula noted that the CCI Session minutes needed to include the requested additions to the Citizen Involvement Strategy for the Updated Floodplain Overlay District: 1) provide notice of proposed changes to the Springfield Board of Realtors, the Lane County Homebuilders, and Environmental NGOs; provide a PSA to local news organizations; and to coordinate messaging with the City's Emergency Management Team. Commissioner Salazar motioned to approve August 3, 2021 for the Work, Regular and CCI Session Minutes as amended by Commissioner Koivula, seconded by Commissioner Gill. Roll Call for approval 6:0:1 absent

- Commissioner McGinley - Aye
- Commissioner Landen - Aye
- Commissioner Gill - Aye
- Commissioner Bergen - abstain, was not in attendance
- Commissioner Buck - Aye
- Commissioner Salazar - Aye
- Commissioner Koivula - Aye

6:0:1 abstain Motion Carries

Item 1: Request for Adoption of Remand Findings for SUB Electric Substation and Transmission Line, East End of East 22nd Avenue, Glenwood, Cases 811-19-000016-TYP2, 811-19-000084-TYP2 and 811-19-000085-TYP2. Andy Limbird, Senior Planner

Hearing Official: Gary Darnielle Opens the Hearing.

Assistant Attorney Kristina Kraaz read the Quasi-Judicial Statement of Rights into the record.

- Chair McGinley asks the Planning Commissioners to disclose ex-parte contact/conflicts of interest or Independent Knowledge of the property: Commissioner
 - McGinley - Virtually visited the site through Google maps.
 - Landen - No ex-parte contact nor conflicts of interest.
 - Koivula - No ex-parte contact, no conflicts of interest. He has additional knowledge based on driving by the site below on both Franklin Boulevard and I-5 Highway, he also visited the site on street view on Google Maps.
 - Gill - No conflicts of interest and no ex-parte contact.
 - Bergen - No conflict of interest and no ex-parte contact.
 - Salazar - No conflicts of interest and no ex-parte contact.
 - Buck - No conflicts of interest and no ex-parte contact.

Kristina asked Commissioner Koivula to disclose independent knowledge of the facts saying we need to have Commissioner Koivula disclose what that independent knowledge is to determine if it is information that is not already in the record. We may need to provide the applicant with an opportunity to respond to that information if it is not already in the record, so a disclosure of what the substance of that and how it is different than the information in the record would be helpful.

Commissioner Koivula disclosed that he drove both on Franklin Boulevard and I-5 Highway and viewed the site. He thinks that those views of the site are also provided in the record, those views are provided in photographs in the record. The East 22nd Avenue from Henderson Street on Street View in Google and he doesn't believe that is in the record currently so that would be independent knowledge.

- Hearing Official Gary Darnielle disclosed that he has no ex-parte contact, nor has he taken a site view of the property and has no actual or potential conflicts of interest.
- Staff Report -
Andy Limbird, Senior Planner presented a summary of the site, the configuration of properties, the orientation of the site related to the City limits and the Urban Growth Boundary, and a PowerPoint Presentation.

There has not been any comment received in response to public notification of this meeting. There was mailed notification, as well as standard notification of the Planning Commission meeting. There has been no feedback from the Appellant nor any other adjacent residents or neighbors or prior commenters regarding the remand.

Kristina noted that she found a photo of the view from E. 22nd Avenue in the record.

Chair McGinley moved to close the written record. Seconded by Commissioner Koivula.

- McGinley - Aye
- Landen - Aye
- Koivula - Yes
- Gill - Aye
- Bergen - Aye
- Salazar - Aye
- Buck - Aye

7:0:0 Motion Passes

Springfield Hearings Official Gary Darnielle closes the written record.

- Kristina Kraaz reminded the Planning Commission that staff would like the opportunity to present the final staff report and findings after the Hearings Official has made his decision, that is assuming the Hearings Official will not be making his decision tonight at this meeting. Brenda has placed a placeholder for September 8, 2021 (Wednesday) for the Planning Commission to discuss the Hearings Official Decision, then they can make their final decision.
- Gary Darnielle replied that it is his intention to have his written decision completed prior to the September 8, 2021 date.
- *Gary Darnielle Springfield Hearing Official Officially closes the record and the meeting before the Hearings Official. It was also discussed whether the Hearings Official needs to be in attendance at the September 8, 2021 Springfield Planning Commission meeting, it was decided that he did not need to attend.*

Report of Council Action - No report, Council on Summer Recess

Business from the Planning Commission

- Commissioner Landen attended the BPAC meeting - They discussed the BPAC Mission, and they discussed the five-year plan. BPAC - Bicycle Pedestrian Advisory Committee.
- Commissioner Koivula attended the SEDA - Springfield Economic Development Agency meeting. They discussed the “Request for Qualifications” for the Glenwood Riverfront Development. This is for the 9 acres that the City owns on the waterfront in Glenwood.
- Commissioner McGinley asked the Commissioners to talk about the Committees and groups that they are volunteering on to give the new Commissioners Salazar and Buck an idea of the groups that the Planning Commission volunteers on. The first meeting in 2022 we will re-visit these committees; this will be an opportunity for the new commissioners to volunteer.
- Commissioner Gill announced that the Oregon Main Street Conference will be virtual this year, October 6, 2021 through October 8, 2021. Registration opens this week. The program will be around Downtowns.

Business from the Development and Public Works Department

- Sandy reminded the Commissioners that if they would like to attend the Main Street Conference to let Brenda know, the Planning Commission has a small budget that could pay the registration fee.
- We have been so busy that we haven’t been able to add this extra page to the SpringfieldOregonSpeaks that would have the Council Attendance Schedule for the Planning Commissioners. We could also add things like Conferences and Training Opportunities.
- Sandy also talked to the Commissioners about their meetings starting September 8, 2021 and how busy they have been and will continue to be with the Springfield Development Code starting its Public Hearings. This is all leading to the question of, what time would the Planning Commission like to start their Work Sessions 5:30 or 6:00? It was decided that 5:30 would work for September 8, 2021.

Meeting adjourned 8:05 P.M.