

MINUTES

Springfield Planning Commission
Work Session
Springfield City Hall—Jesse Maine Room
225 Fifth Street, Springfield

January 25, 2005
6 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Dave Cole, Gayle Decker, Greg Shaver, members; Bill Grile, Colin Stephens, Mel Oberst, Gary McKenny, Al Vogeny, Springfield staff; Meg Kiernan, City Attorney; Tom Boyatt, Oregon Department of Transportation.

ABSENT: Lee Beyer, Frank Cross, commissioners.

Commissioner Moe called the work session of the Springfield Planning Commission to order.

1. **RiverBend Master Plan and Zone Change**

Mr. Stephen introduced the item, noting the work session preceded a public hearing on the PeaceHealth Master Plan. He noted the history of the item and said new public hearings were being held because of the plan amendments re-adoption.

Mr. Stephens noted his recommendation that the record remain open seven days, with deliberations scheduled for February 8. Commission questions should be e-mailed to Mr. Stephens during that period.

Mr. Stephens reported that earlier that day, a settlement was reached between PeaceHealth and one of the three parties to the initial plan amendments appeal, the Jacques. He distributed copies of the settlement agreement and copies of a press release issued by PeaceHealth, which were made part of the public record.

Mr. Stephens briefly reviewed the terms of the settlement, noting that the Jacques had agreed not to appeal the City's decision regarding the PeaceHealth RiverBend development if PeaceHealth increased the building setback from the river and reduced the building height from nine to eight stories.

Ms. Decker determined from Mr. Stephens there was nothing in the settlement agreement between the Jacques and PeaceHealth that affected the public access to the site. Mr. Stephens further indicated that the elements of the agreement would be incorporated into the master plan to the degree possible.

Commissioner Shaver asked if the applications would be modified as a result of the agreement. Mr. Kiernan said the terms of the agreement primarily related to site plan issues. Staff would examine the agreement to determine if there were conditions of approval that must be modified.

Commissioner Carpenter determined from Ms. Kieran that the settlement included only one of the three parties to the initial appeal.

Mr. Stephens spoke to the master plan application. He noted that a year had passed since the Planning Commission had last looked at the master plan. Some things had changed since that time in response to the City Council's actions and as a result of the remand. Mr. Stephens reviewed the changes, which included the zoning on the property. He showed the commission a diagram of the site matching 1-4 in the map set distributed to

commissioners and identified the location of the Mixed-Use Commercial (MUC) and Medical Services (MS) zoning. Mr. Stephens recalled that the commission had recommended 33 acres of MUC but the council did not accept that recommendation. He referred to Sheet 1-5A in the map set and noted the various uses and buildings to be located in the zones.

Mr. Stephens called the commission's attention to the previously approved conditions of approval (2-3) and said if the commission supported the zoning arrangement, he recommended that Condition 11.5 be removed and the application approved as submitted. If the commission wished to alter the zoning in any way, the condition could be revised.

Commissioner Shaver said the MUC zoning did not restrict what type of commercial located on the property. The use would not have to have a relationship to medical services. Mr. Stephens agreed, but noted that the zoning was limited over what was allowed in the Community Commercial (CC) zone. It was intended to be a more pedestrian-friendly zone, and it included a height restriction, called for increased site amenities, and had certain design restrictions. He believed the MUC district would be a better fit in this area because it had more design-oriented standards associated with the MS district, which did not have a height restriction.

Commissioner Shaver asked if MUC zone could be overlaid on the MS zone. Mr. Stephens said they were outright zoning districts, not overlay districts.

Mr. Stephens discussed transportation-related issues. He said the phasing called for was more vigorous than was previously contemplated. He reviewed the phases, noting the first was scheduled to commence in 2008 and the second phase was to commence in 2010. He said the trip cap remained the same, and an interim trip cap was included and would be implemented through the master plan. Commissioners asked questions clarifying the details of the trip cap.

Mr. Stephens discussed PeaceHealth's proposal to building the parking structure in Phase 2. He noted the commission's previously approved Condition 29, which called for PeaceHealth to construct the parking structure prior to occupancy of the hospital. The applicant testified before the City Council that created a hardship with the development, and the council revised the condition by including triggers for construction. He referred to page 1-3 of the staff report, which indicated the structure must be built prior to occupancy of the North Medical Office Building south of the hospital.

Commissioner Decker asked how far off-site parking could be. Mr. Stephens indicated that would be at the discretion of the City.

Commissioner Carpenter noted a potential increase in hospital beds and asked for a maximum bed projection. Mr. Stephens indicated he would attempt to provide that information to the commission.

Responding to a question from Commissioner Carpenter, Mr. Stephens explained that if PeaceHealth wanted to expand the building beyond what constructed, it would have to secure another site plan approval.

Mr. Stephens discussed changes not related to the remand or testimony. He referred the commission to page 1 of Attachment 3, which related to the annexation of the property. He referred to 1-4 in the map set, and pointed out the property formerly owned by Arlie and now owned by PeaceHealth, and said a road must be extended through the property to make a road connection to Deadmond Ferry Road. Now that the properties were in common ownership, he recommended that Condition 35 be revised to clarify the City's intent was to get a road connection to the south.

Commissioner Carpenter referred to the Phasing Diagram, and asked if the connection to Deadmond Ferry Road would occur in Phase 1. Mr. Stephens said no. He did not recall that the commission had included such a condition in the initial application approval to that effect. It would necessitate a traffic impact analysis (TIA) to determine if construction of the loop road was warranted. A previous condition related to the loop road was based on need and when the 12.5 acre property to the north was actually developed. He said, in response to a follow-up question from Commissioner Shaver, that the 12.5 acre property in question was designated Medium-Density Residential (MDR).

Mr. Stephens called attention to revised conditions related to Public Works. Mr. Vogeny discussed proposed new conditions related to sanitary sewer service in the Gateway MDR area. As a result of further review, staff concluded that the system in Deadmond Ferry Road could only serve about 12 acres of the MDR area, and the gravity system through the PeaceHealth site could not reach the site in question. He recommended that the City institute additional conditions (66.1, 66.2, and 66.3) to identify, through the master plan, which portions of the MDR site would be served by gravity and by a future lift station; to create a trigger for the construction of the lift station; and a proposal on how the costs of building the station would be shared.

Commissioner Decker asked if conditions followed the land if PeaceHealth sold the entire MDR site to a developer. Mr. Stephens said yes. Any proposed development for the area must go through site plan review and be consistent with the master plan.

Responding to a question from Commissioner Shaver, Mr. Vogeny said the 12.5 acres now owned by PeaceHealth and zoned MDR could be served by the gravity system to be extended up RiverBend Drive to the southern property boundary. He believed adequate capacity would be in place when the property was developed. Responding to a follow-up question from Commissioner Carpenter, Mr. Vogeny said that staff examined the agreement carefully for fairness. Liability for the City's attorney fees were included in the agreement as part of the overall project costs. Commissioner Carpenter asked how that would be implemented as he feared the implications for other property owners. Ms. Kieran said that she would get back to the commission with an answer to the question.

Mr. Vogeny discussed revised Condition 78, which had been revised to strike the suggested trigger date of December 31, 2004, which was now expired, and now called for the submittal of an acceptable preliminary design prior to tentative approval of the first subdivision rather than the type, location, size, and alignment of the new off-site stormwater sewer system.

Mr. Moe adjourned the work session at 6:53 p.m.