

City of Springfield
Work Session Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD CITY COUNCIL HELD
MONDAY, JUNE 5, 2006

The City of Springfield Council met in a work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, June 5, 2006 at 6:30 p.m., with Council President Woodrow presiding.

ATTENDANCE

Present were Councilors Fitch, Ballew, Lundberg, Ralston, Woodrow and Pishioneri. Also present were City Manager Gino Grimaldi, Assistant City Manager Cynthia Pappas, City Attorney Joe Leahy, City Recorder Amy Sowa and members of the staff.

Mayor Leiken was absent (excused).

1. Request for Metro Plan Amendment, Zone Change and Master Plan Amendment (PeaceHealth).

Planning Supervisor Colin Stephens presented the staff report on this item. PeaceHealth has filed applications which, if approved, would allow it to expand its medical campus into portions of the 12 acres it purchased north of its approved master plan. These applications represent three separate actions:

- The first is a proposed plan amendment that would change the Metro Plan diagram by redesignating 3.5 acres of Medium Density Residential (MDR) plan designation to Community Commercial (CC) plan designation.
- The second rezones the 3.5 acres from MDR to Medical Services (MS) because hospitals are permitted uses in the MS zoning district.
- The third is to amend the RiverBend Master Plan to include the additional acreage.

Approval of the applications will allow sufficient area north of the hospital to split the approved parking structure into two separate buildings and relocate them further to the north. This will provide room to move Building D from the west side of RiverBend Drive to the east and to modify roadways, utilities, vehicle and pedestrian circulation and surface parking lots. A list of the specific changes is contained in Attachment 4.

The Planning Commission held a public hearing on the applications on May 2, 2006 and voted to recommend that the Council approve the requests with conditions. Attachment 4 contains the Planning Commission's recommended changes to the master plan conditions of approval in legislative format. The City Council is the approval authority for all three applications. Subsequent to the Planning Commission's public hearing, additional information related to storm drainage has become available. The City Engineer wishes to address it with new master plan Condition of Approval # 77 (see Attachment 3). This new condition is of a technical nature that doesn't require the application of discretionary judgment. Therefore, the Planning Commission's recommendation on the matter is not necessary.

Mr. Stephens referred to the maps included in the Agenda Packet and discussed each map. He reviewed the three applications from PeaceHealth. He said all three applications required Council approval.

Councilor Ralston asked about a reference by Mr. Stephens regarding community commercial zoning and said he didn't see any noted on the maps.

Mr. Stephens said the plan designation was MDR. There was no medical services plan designation so the underlying plan designation would be CC. Mr. Stephens said it was very complex and staff created it this way in response to the remand from the Court of Appeals. He referred to the maps and explained the changes as outlined in Attachment 4. He explained how the changes would affect the property and the master plan. PeaceHealth had gained ownership of some of the property adjacent that had not yet been incorporated into the original Master Plan.

Councilor Woodrow asked if there was a proposal for RiverBend Drive to go through to Deadmond Ferry.

Mr. Stephens said it was still under review and was the intent for the future.

Councilor Ballew asked about property owned by PeaceHealth.

Mr. Stephens outlined the property owned by PeaceHealth. He discussed utilities that needed to be relocated.

Councilor Ballew asked Mr. Leahy if any of the changes would be contrary to the current conflict with PeaceHealth and the roads.

Mr. Leahy said PeaceHealth and the City were on the same page and their relationship remained consistent from the past and anticipated for the future.

Mr. Stephens noted additional changes being proposed.

Councilor Ralston asked about the parking garage and if it increased or decreased the number of spaces.

Mr. Stephens said it would increase spaces by about 400 spaces. He noted the difference between the approved and proposed maps and the reason for that additional parking due to the move of Building D.

Councilor Ralston asked if there would be more spaces in the parking garage.

Phillip Farrington from PeaceHealth responded to this question. He said there would be slightly more structured parking.

Councilor Pishioneri asked what type of financial impact this would have on the City.

Mr. Stephens said he did not know of any negative financial impact. The City would be taking over a substantial amount of public infrastructure built to City standards. Although the hospital would be tax exempt, the medical office buildings surrounding it would be assessed for taxes.

Mr. Grimaldi said the additional MDR would generate more property taxes.

Councilor Ralston asked about the residence on the additional property and what it would be used for.

Mr. Stephens said it was in good condition and was used by the hospital for conferences and other meetings.

Councilor Ralston asked if it was owned by PeaceHealth.

Mr. Stephens said it was owned by PeaceHealth.

Councilor Ralston said it would be nice if it could be rented out for receptions or weddings.

Councilor Fitch thanked Mr. Stephens for the good report. It was easy to read through and understand with good maps included.

Councilor Woodrow noted this would be a quasi-judicial public hearing and he would be asking Council to disclose any ex parte contact. He noted that Phillip Farrington, as the applicant, would have ten minutes to speak at the beginning of the public hearing.

ADJOURNMENT

The meeting was adjourned at approximately 6:42 pm.

Minutes Recorder – Amy Sowa

Sidney W. Leiken
Mayor

Attest:

Amy Sowa
City Recorder