

CITY OF SILVERTON
PLANNING COMMISSION WORK SESSION MINUTES
Drafted for approval; subject to change and/or correction

6:00 P.M.

FEBRUARY 9, 2021

The Planning Commission and Affordable Housing Task Force members from the City of Silverton met for a joint work session through the virtual meeting platform Zoom on February 9, 2021 at 6:01 p.m., with Chairman Flowers presiding.

I. ROLL CALL:

PLANNING COMMISSION MEMBERS PRESENT: Chairman Clay Flowers, Vice Chairman Ammon Benedict, Micole Olivas-Leyva (arrived at 6:15 p.m.), Tasha Huebner, Peter Matzka and Rich Piaskowski.

AFFORDABLE HOUSING TASK FORCE MEMBERS: Dana Smith, Jason Freilinger, Sarah DeSantis, Hilary Dumitrescu, Kari Johnsen, Laurie Chadwick, Gene Oster and Rebecca Delmar.

STAFF PRESENT:

Community Development Director, Jason Gottgetreu and Planning and Permit Assistant, Kate Schlee.

II. DISCUSSION:

Director Gottgetreu introduced the background for the work session.

Member Kari Johnsen began her presentation by having former Silverton resident, Ben Wilt tell the members about his difficulties finding affordable housing within Silverton.

Member Johnsen outlined the goals of the meeting. Member Dumitrescu added by providing an example of affordable housing in Silverton.

Commissioner Piaskowski asked for more details about the communication outreach that Member Johnsen addressed in her presentation. Member Johnsen responded that collaboration is taking place with PSU architectural students to draft possible affordable housing ideas. This will enable the community to see options for affordable housing within Silverton.

Commissioner Benedict asked for more specifics about where input will come from- city staff, Affordable Housing Task Force Members, City Council, etc. Member Johnsen responded that it is her hope that the committees would all review the materials and provide input.

Chairman Flowers outlined some challenges that the committees face in implementing and incentivizing affordable housing.

Member Johnsen provided input from a developer's perspective. She further added that

educating the public on the planning process should be a goal as well.

Member Freilinger adjourned the joint work session at 7:01 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**
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7:00 P.M.

FEBRUARY 9, 2021

The Planning Commission of the City of Silverton met through the virtual meeting platform Zoom on February 9, 2021 at 7:01 p.m. with Chairman Flowers presiding.

I. ROLL CALL:

Present	Absent	
<u> X </u>	<u> </u>	Chairman Clay Flowers
<u> X </u>	<u> </u>	Vice-Chairman Ammon Benedict
<u> </u>	<u>Excused</u>	Morry Jones
<u> X </u>	<u> </u>	Micole Olivas-Leyva
<u> X </u>	<u> </u>	Tasha Huebner
<u> X </u>	<u> </u>	Peter Matzka
<u> X </u>	<u> </u>	Rich Piaskowski

STAFF PRESENT:

Interim City Manager, Bob Willoughby; Community Development Director, Jason Gottgetreu; Public Works Director Petra Schuetz; City Engineer Bart Stepp; and, Planning and Permit Assistant, Kate Schlee.

II. APPROVAL OF THE MINUTES:

Commissioner Benedict moved to approve the minutes of the December 24, 2020 work session and the January 12, 2021 regular meeting. Commissioner Matzka seconded the motion and it passed unanimously.

III. BUSINESS FROM THE FLOOR:

There were no comments.

IV. AGENDA ITEMS:

1. Case: Comprehensive Plan Amendment
Planning Department File No.: CP-21-01

Chairman Flowers opened the hearing at 7:04 p.m., and asked for declarations of conflicts of

interest. No Commissioners abstained or declared conflicts of interest.

Director Gottgetreu presented the application for Comprehensive Plan amendment CP-21-01 to adopt the 2021 Water Master Plan as a support document to the Silverton Comprehensive Plan. The application will be reviewed following the criteria found in Silverton Development Code section 4.12.400.

Commissioner Matzka asked why the water consumption shows water consumption increasing. City Engineer Bart Stepp explained the basis for the projected numbers.

Commissioner Huebner asked if we have any sense of the stability of the current system. Bart Stepp responded that we have sufficient water rights from both sources. The secondary water treatment plant is from the 1940's and is only able to work in the summer because it cannot handle the water when it is too cold. In addition, there is approximately a 30% loss of water within the distribution system.

Commissioner Piaskowski asked if there was consideration of changes in the surface water supply when evaluating water storage needs. Bart Stepp responded that he did not take that into account because water storage is currently exclusive to water that is ready to distribute to the public.

Public Testimony:

Proponent Testimony: None.

Opponent Testimony: None.

Neutral Testimony: None.

Written Testimony: None.

Rebuttal: None.

Commissioner Benedict made a motion to close the public hearing. Commissioner Huebner seconded the motion and it passed unanimously. The public hearing was closed at 7:32 p.m.

Commissioner Benedict asked if there was any means that would allow the City to require high efficiency appliances in new construction. Director Gottgetreu responded that would be a question for the building official. Director Schuetz added that she is aware that there is an alternative Oregon green building code, but does not have any specifics on the alternative code.

Commissioner Matzka asked how Silverton responded and was impacted by the wildfires. Director Schuetz responded that the city had an inter-governmental agreement with ODF&W to provide water for fighting the fires, but the amount of water used was low.

Commissioner Huebner asked who paid for the water that was used by ODF&W. Director

Schuetz answered by stating that the city did not charge for the water that was used for the fires.

Commissioner Huebner made a motion to adopt the 2021 Water Master Plan as a support document to the Silverton Comprehensive Plan. Commissioner Benedict seconded the motion and it passed unanimously.

V. DISCUSSION/ACTION

1. Discuss Providing Input to City Council on Future City Council Goals

Recommendations:

- a. Addition of a dedicated public relations/outreach staff position;
- b. Consider addition of smaller parks within the city limits;
- c. Joint work sessions with City Council and Planning Commission at least twice a year.

VI. REPORTS AND COMMUNICATIONS

Director Gottgetreu announced that interview panels for the new city manager will begin shortly.

The Pioneer Village Phase VI might be on the March City Council Meeting, if the applicant provides materials.

The February 23rd Planning Commission work session at 6:00 p.m., is the next session with the consultants.

The March regular meeting currently does not have anything on it.

VII. ADJOURNMENT

Chairman Flowers adjourned the meeting at 8:18 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant