

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

APRIL 13, 2021

The Planning Commission of the City of Silverton met through the virtual meeting platform Zoom on April 13, 2021 at 7:00 p.m. with Vice-Chairman Saboe presiding.

I. ROLL CALL:

Present	Absent	
<u> </u>	<u>Excused</u>	Chairman Clay Flowers
<u> X</u>	<u> </u>	Vice-Chairman Ammon Saboe
<u> X</u>	<u> </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:

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

II. APPROVAL OF THE MINUTES:

Commissioner Matzka moved to approve the minutes of the February 9, 2021 regular meeting. Commissioner Olivas-Leyva seconded the motion and it passed unanimously.

III. BUSINESS FROM THE FLOOR:

There were no comments.

IV. AGENDA ITEMS:

1. Case: Conditional Use Application for 1133 Oak Street, Silverton, OR 97381

Filed by: Tim Punzel, PO Box 206, Silverton, OR 97381

Planning Department File No.: CU-21-01

Vice-Chairman Saboe opened the hearing at 7:04 p.m., by outlining the public hearing guidelines and asked for declarations of conflicts of interest. No Commissioners abstained or declared ex parte contact or conflicts of interest.

Director Gottgetreu presented the application for Conditional Use Application CU-21-01 to

construct a 1,296 square foot accessory structure at 1133 Oak Street. Accessory structures larger than 800 square feet require conditional use approval.

The lot is over 43,000 square feet, which is a little over an acre.

Commissioner Matzka asked for clarification on the shape of the lot. Director Gottgetreu explained that the property is made of two tax lots, which is why the site plan looks smaller than the overhead view.

Commissioner Piaskowski asked for clarification of the setbacks. Director Gottgetreu directed him to ask the applicants when they give their testimony.

Vice-Chairman Saboe asked about the process if the applicants wanted to convert the structure into an accessory dwelling unit. Director Gottgetreu responded that it would have to go through the conditional use process.

Applicant Testimony:

Tim Punzel, 695 Schemmel Lane, Silverton, OR 97381, Representative

Alex and Nikki Scott, 1133 Oak Street, Silverton, OR 97381, Property Owners

Mr. Punzel stated that the garage will be used to house vehicles, boat, future RV and to work on vehicles. He clarified that the vegetation that was removed in preparation for the shop were holly bushes and all of the bush stalks were less than six inches. A nice privacy fence is going to be put up along the property line between this lot and the neighboring church. He further added that the building will be built to match the house with lap siding. It is going to be stick framed, with a full concrete floor, electricity and a water spickett on the outside. There may be a

Commissioner Matzka asked if there were windows that face the church property. Mr. Punzel responded that there are no windows facing that direction.

Commissioner Piaskowski asked what the setbacks will be 85 feet from back property line and 10 feet from the side property line. The Scotts stated that they did not know the distance to the main property line, but it is their understanding that because there is no access to the back tax lot that the lots cannot be separated.

Vice-Chairman Saboe asked if the Scotts spoke to their neighbors to the south. Ms. Scott responded that they spoke to that neighbor and there were no objections to the proposed shop. She also stated that the applicants worked with the same neighbor a few years ago to plant trees along that property line.

Public Testimony:

Proponent Testimony: None.

Opponent Testimony: None.

Neutral Testimony: None.

Written Testimony: None.

Rebuttal: None.

Director Gottgetreu explained that the back tax lot came into existence sometime after 1960 and is not a conforming lot. A partition application would be required to make it a separate lot, which would also include connecting to city services.

Commissioner Jones made a motion to close the public hearing. Commissioner Huebner seconded the motion and it passed unanimously. The public hearing was closed at 7:30 p.m.

Commissioner Matzka stated that he does not have any objections to the application.

Commissioner Olivas-Leyva thanked the applicant for bringing forth the application prior to building the structure and stated that she has no objections to the application.

Commissioner Jones stated that she has no objections to the application.

Vice-Chairman stated that she has no objections to the application.

Commissioner Huebner made a motion to approve the application. Commissioner Olivas-Leyva seconded the motion and it passed unanimously at 7:34 p.m.

REPORTS AND COMMUNICATIONS

There is no April work session.

A new city manager has been hired. Ron Chandler comes from Lincoln City and will start on May 3rd.

Commissioner Huebner brought up that the Planning Commission is also the tree committee for the city now that Silverton is a tree city. She proposes that the Planning Commission looks into how to re-work and clarify the tree ordinance. She also asked for an accounting of what funds have been used for trees and how they were spent.

Commissioner Piaskowski and Vice-Chairman provided support for Commissioner Huebner's statements.

The group agreed to have a May work session on this topic.

Commissioner Huebner brought up that the parks plan has not been updated since 2008, which is a concern for her.

Director Gottgetreu explained that City Council is responsible for creating the committee to

research and update the parks and recreation plan. The City Council was looking into creating a parks and recreation district, which was put on hold due to COVID-19.

Commissioner Piaskowski asked for Director Gottgetreu to get a status update for the parks and recreation committee. He also added that he spent a short time on that committee and he realized that the City has a shortage of funds to purchase and maintain parks.

The members came up with a plan for Director Gottgetreu to get an update from the City Council and then the group can decide if they want to schedule a work session to discuss the topic and provide a recommendation to the City Council.

Commissioner Huebner further brought up the comprehensive plans for parks, water, sewer, housing needs analysis, etc. She does not think that the plans are treated equally.

V. **ADJOURNMENT**

Vice-Chairman Saboe adjourned the meeting at 8:39 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant