

**CITY OF SILVERTON  
AFFORDABLE HOUSING TASK FORCE MINUTES**

**Silverton Community Center – Council Chambers – 421 South Water St.**

**May 28, 2019, 8:30 a.m.**

**I. CALL TO ORDER**

Chairman Kyle Palmer called the meeting to order at 8:30 a.m.

Present	Absent	
X		Kyle Palmer
X		Dana Smith
X		Jason Freilinger
	Excused	Sarah DeSantis
	Absent	Harry Douglass
	Excused	Kari Johnsen
X		Bonnie Logan
X		Laurie Chadwick
	Excused	Sarah White
X		David Goldblatt arrived at 8:33 am
X		Gene Oster
X		Terry Caster
	Excused	Molly Ainsley

Staff Present:

Community Development Director, Jason Gottgetreu and Assistant to the City Manager/City Clerk, Angela Speier

**II. APPROVAL OF MINUTES**

Member Smith moved to approve the minutes from the April 30, 2019 meeting as presented. Member Freilinger seconded the motion. There was no discussion and the motion passed unanimously (7-0).

**III. PUBLIC COMMENT** – None received.

**IV. DISCUSSION/ACTION**

**4.1 Continue to discuss zoning standards and how they could facilitate affordable housing**

Community Development Director Jason Gottgetreu provided an overview of possible code changes the Task Force has reviewed to date. Last month the Task Force began discussing the idea of allowing two individual houses to be built on the current minimum lot size of 7,000 square feet. These houses would be separate and on their own lot with both having a detached or attached garage/carport. He showed how this could be built in a current subdivision. Member Smith inquired about frontage requirements, because one side of the house would be facing the street and it should have curb appeal that blends in with the current neighborhood. Director Gottgetreu explained the current frontage requirements would still apply in this case and a primary entrance could be added as a requirement.

Director Gottgetreu provided an update on House Bill 2001 which has passed out of committee with a do pass recommendation. It has been referred to Ways and Means. It would require cities with a population greater than 10,000 and less than 25,000 outside of the metropolitan service district to permit the development of a duplex on each lot, in any area zoned for residential use. There is nothing in this subsection that prohibits a local government from allowing middle housing types in addition to duplexes.

Director Gottgetreu reviewed additional options that the Task Force could recommend allowing, such as tri-plexes, four-plexes, and tiny home clusters through a form based approach. The form based approach would create standards for items such as parking, landscaping, etc. He displayed pictures of the Web Lake development which allowed tri-plexes and skinny houses on their own individual lots. If the Task Force decides to pursue allowing tri-plexes than certain parameters would need to be developed such as determining the lot size and setting design standards. The Task Force discussed the need to balance the character of the development and keeping it affordable. Member Oster said that there could be a difference in the character between an infill development versus a tri-plex in a new development. Director Gottgetreu asked if the Task Force would be willing to allow existing dwellings to be converted to tri-plexes. Members liked the idea, but it could trigger the need for fire sprinklers. Member Caster said you would likely have to amend the section of code that requires each unit have a separate sewer line, because that can impact the affordability. An ADU does not require a separate sewer line. Director Gottgetreu explained the reason behind the code change was because the owner of a duplex could stop paying the utility bill and the renter on the other side would have their water shutoff because they had no control over the utility account. Member Smith said you can have separate water lines without having separate sewer lines and then the renters could still be in control of their own utility accounts. Members felt the code should be changed to allow for one sewer line for both conversions and new duplexes.

Director Gottgetreu asked if the Task Force would be interested in allowing four-plexes in the R-1 Zone. He explained the development code currently would require five off-street parking spaces for a four-plex. Member Smith indicated her support for allowing them as long as they are within the character of the neighborhood. She said that she is okay with requiring one parking space per bedroom. He explained that every four units require one guest parking space. Member Smith said on-street parking should count towards the guest space.

Director Gottgetreu asked how many of these types of developments should be allowed in the R-1 Zone. He gave an example of a current subdivision and how the lots could be utilized to reach a density of six units per acre. Member Smith asked about encouraging shared driveway cuts, because that would help with the number of on-street parking spaces that are available. Member Caster indicated that Silverton's minimum lot size at 7,000 square feet is fairly high and a number of communities are moving toward 3,000-4,000 square foot lots. Lot size is a factor for creating affordable housing. Discussion ensued about the Webb Lake Planned Development and that the smaller lot sizes were allowed, because 15 percent of the site had to be set aside for common open space. Member Smith voiced her concerns about the idea that reduced lot sizes would create more affordable housing. Discussion ensued regarding which approach, allowing tri-plexes and four-plexes or smaller lot sizes, would create more affordable housing. Member Caster said he would be interested to know the minimum lot sizes for communities in the area.

Task Force members discussed the current System Development Charges (SDCs) and how those can also impact the affordability of housing. Member Freilinger voiced his support for changing the code to allow duplexes to have a single sewer line. He also explained that SDCs help pay for the increased demand on the City's infrastructure which needs to be paid for by the developer. If SDCs are not paid for through development than the current rate payers will have the burden to pay for it. He stressed that you cannot just lower SDCs and pretend the cost for infrastructure doesn't exist. Member Smith discussed the idea of imposing different SDC rates for an 800 square foot cottage verses a 2,000 square foot house, because the impact to infrastructure is different. You physically can't fit as many people in the cottage, so could the Task Force look into structuring SDC rates based on the number of bedrooms. Member Freilinger noted that the size of a house doesn't necessarily matter, because two people could live in a 5,000 square foot house and a large family could live in an 800 square foot house. He said that he could see a tiered approach, but there should not be a huge difference in the tiers. Director Gottgetreu indicated that Newport has a tiered structure for SDCs which he will bring back to the Task Force for review.

Member Oster asked if the Task Force ever came up with a dollar goal for affordable housing. Director Gottgetreu explained the common way to approach it is to make sure that people are not rent burdened or spending more than 30 percent of their income on rent. In Silverton, that number would be around \$250,000 for a house. Member Oster said all the options that have been presented are good, but still questionable if any of the concepts will get a house to \$250,000. He said in order to get to that level the

density will have to change drastically. Member Oster updated the Task Force on some of the research he has performed regarding the minimum lot size of surrounding areas. He said he supports looking into a tiered, or sliding scale SDC system and that it would be worth looking at Newport's code.

Member Smith announced that she is starting a new job and requested moving this meeting to the third Tuesday of the month in order to coincide with the Environmental Management Committee meeting. Staff will poll the members to make sure there is no conflict with this change.

Director Gottgetreu said the Housing Needs Analysis is underway and the consultants should be presenting at the July meeting. Member Goldblatt explained that he is working with an informal group of seniors who are exploring tiny home communities and asked if he could present their ideas to the Task Force at the next meeting. The members were agreeable to listening to the presentation and using it a text case, in order to look at it through a development lens to see if the code changes discussed could accommodate a project that someone actually wants to do.

Member Smith disclosed for transparency purposes that she has accepted a job as a construction manager for a tiny home village in Cottage Grove.

## **V. ADJOURNMENT**

Member Freilinger made a motion to adjourn and Chairman Palmer adjourned the meeting at 9:52 a.m.

Respectfully submitted by:

/s/Angela Speier, Assistant to the City Manager/City Clerk