

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

FEBRUARY 8, 2022

The Planning Commission of the City of Silverton met in person at the Silverton High School Library, located at 1456 Pine Street with a Teleconference option through the virtual meeting platform, Zoom on February 8, 2022 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>	David Castle
<u> X </u>	<u> </u>	Tasha Huebner
<u> X </u>	<u> </u>	Peter Matzka
<u> X </u>	<u> </u>	Rich Piaskowski

STAFF PRESENT:

City Manager, Ron Chandler, 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 December 14, 2021 regular meeting, as presented. Commissioner Huebner seconded the motion and it carried unanimously.

Commissioner Huebner moved to approve the minutes of the January 11, 2022 work session, as presented. Commissioner Jones seconded the motion and it carried unanimously.

III. BUSINESS FROM THE FLOOR:

There were no comments.

IV. AGENDA ITEMS:

1. Case: Zone Change application with a concurrent Design Review Performance Option application to apply the Public Overlay to 907 Reserve Street in order to construct a new water treatment plant.

Filed by: City of Silverton

Planning Department File No.: ZC-21-03 & DR-21-05

Vice-Chairman Saboe reviewed the Public Hearing procedures and opened the public meeting at 7:07 p.m.

No commissioners abstained, declared ex parte contacts or conflicts of interest.

Director Gottgetreu presented the Zone Change application to apply the Public Overlay to 907 Reserve Street with a concurrent Design Review Performance Option application to construct a new water treatment plant that measures 80' deep and 71' 8" wide with an adjustment request to alter the buffering standards to allow a masonry wall on the eastern property line rather than an earthen berm with masonry wall on top.

Questions for Director Gottgetreu:

- Why was the metal siding chosen;
- There was one blue roof in the vicinity;
- What is the expected decibel level;
- What has changed that the current water treatment plants cannot keep up with demand if the members have been told in recent conversations that the City can keep up with demand for new development;
- Does this mean that we cannot meet the current demands of the City;
- Is peak demand on a daily rate three million gallons;
- What are the colors of the other buildings on site that are visible to the public;
- Why was a metal roof chosen;
- Will additional lighting be added with this construction;
- Will there be a change in the amount of lighting on the site;
- Do you know how Silverton's peak water demand compares to other similarly sized cities;
- Will the old buildings be re-painted and will they eventually go away;
- What is the current state of the fence that is on the site;
- Will there be changes to the existing vegetation to make the site more secure;
- Is the facility being designed to allow for minimal water usage;
- What is the expected completion date for this project?

Vice-Chairman Saboe expressed a concern about the site's security and recommended that site protection study be performed.

Director Gottgetreu stated that he can add a condition of approval regarding the lights that will be added to make sure that additional lighting will be properly directed so as not to disturb neighbors.

Public Testimony:

Proponent Testimony:

Tom Newton,

Tom stated that he is looking forward to the new facility because the current plant has a noisy pump.

The chain-link fence is buried between the arbor vita. The vegetation being cut back would improve his view.

Tom requested that the sidewalk be extended through the length of the property along Main Street.

Commissioner Huebner asked if the pump has always been noisy. Tom responded that when he moved in 13 years ago, the only thing he could hear was running water.

Tom added that the plans did not state the building height and would have preferred a red roof for the building. Director Gottgetreu said that he will get back to Tom with the building height.

Opponent Testimony: None

Neutral Testimony: None

Written Testimony: None

Rebuttal:

Director Gottgetreu stated that he can look into the roof color options and the Planning Commission can make a recommendation to city council regarding extension of the sidewalks.

Vice-Chairman Saboe asked Director Gottgetreu if the city has explored renewable energy options. Director Gottgetreu did not know if that had been explored for this project.

Commissioner Matzka made a motion to close the public hearing. Commissioner Huebner seconded the motion and it passed unanimously. Vice-Chairman Saboe closed the public hearing at 7:59 pm.

Commissioner Piaskowski pointed out a disconnect regarding the City's ability to meet water demands.

Additional Questions for Director Gottgetreu:

- What is the allowable amount of steel allowed on a building?
- How long has this project been in the works?

Recommended Additional Conditions of Approval:

- Ensuring the noise levels do not exceed the City's noise ordinance;
- Ensure light pollution from additional site lighting has minimal impact on neighboring houses;
- Exploring opportunities for renewable energy, high efficiency water fixtures, rain collection, gray-water use;
- Evaluation of site security;

- Extension of the sidewalk along Main Street;
- Use of water-conscious vegetation on site and removing wall and replacing with a fence;
- Update design features to soften the neighborhood facing front or re-design.

Commissioner Castle made a motion to approve the application with five recommendations and one additional condition of approval. Commissioner Huebner seconded the motion and it passed unanimously.

Amendments to conditions:

Recommendations:

1. Review light and noise pollution;
2. Extend sidewalk all the way around the site, including coverage along Main Street;
3. Water conservation inside and outside of the building, to include high efficiency fixtures, low-flow plumbing, grey water reuse and rain capture;
4. Have a security review of the site for both physical and cyber security;
5. Addition of a Condition of Approval for landscape design that adheres to water conservation standards.

V. **REPORTS AND COMMUNICATIONS**

Planning Commission work session scheduled for February 22nd at 6:00 pm.

Joint work session with city council scheduled for February 28th at 6:00 pm.

VI. **ADJOURNMENT**

Commissioner Castle made a motion to adjourn the meeting. Commissioner Matzka seconded the motion. The motion carried unanimously.

The Meeting adjourned at 9:17 p.m.

Submitted,

/s/ Kate Schlee,
 Planning and Permit Assistant