

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

JUNE 9, 2020

The Planning Commission and staff of the City of Silverton met through the virtual meeting platform Zoom on June 9, 2020 at 7:00 p.m., with Chairman Flowers presiding.

I. ROLL CALL:

Present	Absent	
<u> X </u>	<u> </u>	Chairman, Clay Flowers
<u> X </u>	<u> </u>	Morry Jones
<u> X </u>	<u> </u>	Chris Mayou
<u> X </u>	<u> </u>	Vice Chairman, Rich Piaskowski
<u> X </u>	<u> </u>	Tasha Huebner
<u> X </u>	<u> </u>	Peter Matzka
<u> X </u>	<u> </u>	Ammon Benedict

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 March 10, 2020. Commissioner Huebner seconded the motion and it carried unanimously.

III. BUSINESS FROM THE FLOOR:

There were no comments.

IV. AGENDA ITEMS:

Case: 507 Norway Street Variance
Filed by: Barbara Kinnison
Planning Department File No.: VR-20-02

Chairman Flowers reviewed the public hearing process for the audience.

Chairman Flowers opened the hearing at 7:08 pm and asked for declarations of ex parte contacts, conflicts of interest, and site visits. No Commissioners declared ex parte contacts or conflicts of

interest. Chairman Flowers disclosed that he drove by and viewed the site.

Community Development Director, Jason Gottgetreu presented a PowerPoint presentation of the staff report for the variance application to allow the property owner to convert an existing accessory structure to an accessory dwelling unit (ADU) at 507 Norway with a variance to the rear yard setback. The variance would allow a 14-foot setback where 20 feet is the minimum for an ADU.

Applicants Testimony: Barbara E. Kinnison, Property Owner, 507 Norway, Silverton, OR 97381

Ms. Kinnison stated that when she purchased the house it was listed as being able to be a dual living set-up, which has always been her intention. If approved, Ms. Kinnison will move into the ADU and her daughter and daughter's family will live in the main house.

None of the commission members had questions for the applicant.

Public Testimony:

Proponent Testimony: None

Opponent Testimony: None

Neutral Testimony: None

Written Testimony: There are two letters in support of the application that were included in the meeting packet.

Rebuttal: None.

Commissioner Benedict made a motion to close the public hearing. Commissioner Matzka seconded the motion to close the public hearing. The motion to close the public hearing passed unanimously and was closed at 7:24 pm.

Commissioner Benedict made comments in strong support of the application.

Commissioner Huebner stated that she is in favor of the application.

Commissioner Jones stated that he is in favor of the application.

Commissioner Matzka stated that he is in favor of the application and likes that there is ample parking on the property.

Commissioner Mayou reiterated Commissioner Benedict's statements.

Commissioner Piaskowski stated that he is in favor of the application.

Chairman Flowers stated that he is in favor of the application.

Commissioner Benedict made a motion to approve the application as presented. Commissioner Jones seconded the motion and it passed unanimously at 7:27 pm.

Amendments to conditions: None

Case: Silverton Housing Needs Analysis
Filed by: City of Silverton, 306 S Water St, Silverton, OR
Planning Department File No.: CP-20-01

Chairman Flowers reviewed the public hearing process for the audience.

Chairman Flowers opened the hearing at 7:30 pm and asked if any members wished to abstain or declare a conflict of interest. No Commissioners abstained or declared a conflict of interest.

Director Gottgetreu presented a PowerPoint presentation of the staff report for the Housing Needs Analysis (HNA) as a support document to the Silverton Comprehensive Plan. The review was performed by ECONorthwest. The primary goals of the housing needs analysis were to 1) project the amount of land needed to accommodate the future housing needs of all types within Silverton; 2) evaluate the existing residential land supply within Silverton to determine if it is adequate to meet that need; 3) fulfill state planning requirements for a twenty-year supply of residential land; and, 4) identify policy and programmatic options for the City to meet identified housing needs.

Commissioner Benedict asked what happens if the city does everything it can to meet the state's requirements, but fails to meet the requirements. Director Gottgetreu responded that the Housing Needs Analysis is a 20-year document that is reviewed every eight years. He stated that the city does not control whether or not growth and development happen.

Commissioner Huebner asked if there are any considerations for other factors related to adding additional housing besides affordability. Director Gottgetreu responded that this document is looking at the narrow piece, but the city has other documents that look at the water system, sewer system, storm water system and transportation system. The other documents will be reviewed by the Planning Commission at the next meeting. All of the documents use the same population growth data.

Commissioner Jones complemented Director Gottgetreu's presentation. He asked if the needs analysis took into account the HB 2001 that allows for duplexes on all single-family lots. Director Gottgetreu responded by explaining that the HNA is evaluated every eight years and is a guideline, but he doesn't know how the house bill will effect growth.

Commissioner Matzka asked for clarification about the buildable lands and whether they counted towards the housing numbers. Director Gottgetreu responded that finished structures count

towards the housing numbers. Commissioner Matzka asked about a change in tone within the document from being a guide map to being a prescriptive. Director Gottgetreu stated that the language could be changed to be more clear.

Commissioner Mayou stated that she would like to see wording added about the HB 2001 bill to state two single-family attached houses added to the sections discussing duplexes. Director Gottgetreu responded that the Affordable Housing Task Force was supportive of the idea, but that it would most likely be addressed in the implementation of HB 2001.

Commissioner Piaskowski stated that he likes the idea of a work session to be able to further address questions and identify topics that need to be evaluated. Director Gottgetreu outlined how to review and make recommendations on the document.

Chairman Flowers stated that he thinks that the joint work session with the City Council needs to be scheduled to ensure everyone is on the same page. He asked what happens if the property owner does not want to re-zone their property. Director Gottgetreu responded that the Planning Commission can initiate land use applications by resolution and the City Council can initiate land use applications by order.

Commissioner Huebner added that since the document was drafted pre COVID-19, she thinks that the impacts of this event need to be added to the discussion. Chairman Flowers stated that he thinks that would best be discussed at the work session with the City Council.

Applicants Testimony:

Chairman Flowers clarified that since the city is the applicant, the staff report presented by Director Gottgetreu acts as the applicant's testimony.

Public Testimony:

Proponent Testimony:

Gene Oster

Mr. Oster was part of the members of the Affordable Housing Taskforce. He thinks that it is a good idea to move forward with the document.

Opponent Testimony: None

Neutral Testimony: None

Written Testimony: None.

Rebuttal: Director Gottgetreu stated that he wants to make sure that a joint work session does not violate any procedural restrictions.

Commissioner Huebner made a motion to continue the public hearing. Commissioner Matzka seconded the motion to continue the public hearing and it passed unanimously at 9:08 p.m. The public hearing was continued to a date in the future.

The members discussed who should be present at a work session. Some of the options presented were having a joint session with the City Council, the Affordable Housing Task Force or splitting the time to meet with both committees. The members expressed that they thought the work session should happen in person.

V. REPORTS AND COMMUNICATIONS

Director Gottgetreu will look at when an in-person meeting can happen and when it could happen with the Affordable Housing Task Force.

The Transportation Plan will be discussed at the July 14th Planning Commission Meeting.

The City hired a new City Engineer, Bart Stepp.

VI. ADJOURNMENT

The Meeting adjourned at 9:14 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant