

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

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**June 16, 2020, 8:30 a.m.**

**I. CALL TO ORDER**

Chair Palmer called the meeting to order at 8:35 a.m. The task force members and staff were present through the virtual meeting platform Zoom. Mayor Palmer explained the meeting is being held through Zoom due to Governor Brown’s Executive Order 20-16.

Present	Absent	
X		Kyle Palmer
X		Dana Smith
X		Jason Freilinger
	X	Sarah DeSantis
	X	Hilary Dumitrescu
X		Kari Johnsen
	X	Bonnie Logan
X		Laurie Chadwick
	X	Sarah White
X		David Goldblatt
X		Gene Oster
	X	Terry Caster
X		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 made a motion to approve the minutes from the meeting held on May 19, 2020. Member Freilinger seconded the motion. There was no discussion and the motion passed unanimously (8-0).

**III. PUBLIC COMMENT - None**

**IV. DISCUSSION/ACTION**

**4.1 Housing Needs Analysis Adoption Process and Next Steps Update**

Community Development Director Jason Gottgetreu said the Planning Commission had its first review of the Housing Needs Analysis (HNA) and held a public hearing last week. He provided an overview of the document, but due to the length and details the Planning Commission requested staff schedule a work session with some members of the Affordable Housing Task Force in order to receive additional perspectives. Members Freilinger, Johnsen, Oster, and Ainsley volunteered to participate in the Planning Commission work session.

Director Gottgetreu said the City applied for a grant through the Department of Land Conservation and Development to receive planning technical assistance with the implementation of House Bill (HB) 2001 and HB 2003. The City was awarded the grant and the state will provide the City with consultants who will perform the technical work. HB 2001 requires cities the size of Silverton to allow a duplex on any lot zoned single family residential. HB 2003 requires cities to update their HNA every eight years as well as adopt a Housing Implementation Strategy. The consultant will help develop specific language for the development code that complies with HB 2003. Member Smith asked if accessory dwelling units (ADUs)

are allowed in rural areas. Director Gottgetreu said they are allowed on properties located in the urban growth boundary (UGB), but is not sure about what is allowable outside of the UGB. He reviewed the draft schedule and process the consultants will go through in the coming months to assist with the implementation of HB 2001 and HB 2003. He explained the development code amendments and the work on the implementation strategy will be done in a parallel track. The other strategies discussed by the Affordable Housing Task Force, such as allowing cottage clusters, triplexes and fourplexes could also be included with the required code changes.

The next step for the adoption of the HNA is for the Planning Commission to hold the work session to review the HNA and prioritize the housing strategies. They will have to adopt the HNA at a regular meeting, most likely that will occur in August. At that meeting the Planning Commission will decide to forward a recommendation to City Council. City Council will also need to hold a public hearing and review the prioritization of the housing strategies. The City Council public hearing and possible adoption of the HNA will likely take place in September and staff will be looking for City Council to make a recommendation on which housing strategies they would like to see implemented first.

Director Gottgetreu reviewed a variety of concepts developed by Portland State University with Habitat for Humanity that showed what cottage clusters and/or tiny homes could look like in an infill development. He explained the consultants can look at these concepts and then write the development code in a way that would allow the preferred design.

Members discussed the possibility of moving the HNA through the Planning Commission at a faster pace. Director Gottgetreu explained the noticing requirements for the public hearings make that hard to do. Discussion ensued on the Planning Commission work session and how to best present the information the Task Force has been reviewing this past year and what is expected from both governing bodies.

#### **4.2 Updates from Task Force Members**

Member Ainsley reviewed the report from a citizen led group who came up with a list of recommendations on how to create more affordable housing in Silverton. She said these are similar to the strategies the Task Force has been discussing. The second document in the packet is a map of the Silvertowne II complex. She wanted to show the members a 5.5 acre property that is nicely developed with almost 50 units on site. She said the property is beautifully landscaped and shows it is possible to put 50 units on 5.5 acres and have it well planned and comfortable for individuals and families. Director Gottgetreu explained the site is currently designated as R-5, because there are 9 units per acre. The maximum number of units per acre in the R-5 designation is 10.

Members discussed the Westfield property and the best approach for rezoning the land to accommodate a future affordable housing development. Director Gottgetreu posed the idea of creating an additional zone that could be in between R-5 and R-10. Member Freilinger said he would like to see more R-5 development in the community and feels that would be sufficient on the Westfield property. Member Oster said the State Legislature is focused on creating more density and not interested in expanding UGBs. This creates an interesting dynamic between what the state wants verses what the community sees as desirable. Chair Palmer thanked Member Ainsley for the information she provided and agreed with Member Freilinger's comments regarding the utilization of the R-5 designation. Members discussed the impact increased density can have on local infrastructure.

#### **V. ADJOURNMENT**

Member Smith made a motion to adjourn and Chair Palmer adjourned the meeting at 9:40 a.m.

Respectfully submitted by:

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