

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

JULY 28, 2020

The Planning Commission of the City of Silverton met at the Silverton Community Center and through the virtual meeting platform Zoom on July 28, 2020 at 6:30 p.m. with Chairman Flowers presiding.

I. ROLL CALL:

Present	Absent	
<u> X </u>	<u> </u>	Chairman Clay Flowers
<u> X </u>	<u> </u>	Vice-Chairman
<u> X </u>	<u> </u>	Morry Jones
<u> </u>	<u>Excused</u>	Chris Mayou
<u> X </u>	<u> </u>	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.

AFFORDABLE HOUSING TASK FORCE MEMBERS PRESENT:

Jason Freilinger, Gene Oster and Director with Habitat for Humanity, Kari Johnson.

II. AGENDA ITEMS:

1. Case: Silverton Housing Needs Analysis

Community Development Director, Jason Gottgetreu introduced the purpose of the meeting and asked the Affordable Housing Task Force members to give their input on the process that developed the document.

Member Oster talked about how the members really tried to focus on affordable housing opportunities and that various groups were represented in the process.

Member Johnson stated that she approached the topic of affordable housing utilizing her background with Habitat for Humanity and multi-family housing background and a thorough look at HB 2001. This topic is relevant because with the cost burden that has been created by the market, low income and older residents are being pushed out and priced out.

Member Freilinger provided background and explained that the Housing Needs Analysis is to ensure compliance with state guidelines that are intended to address a nation-wide housing problem. There is plenty of land for residential housing, but pricing for housing is increasing faster than income and the code has increased housing prices. There is also a deficiency in multi-family housing.

The Planning Commission and Affordable Housing Task Force members discussed the challenges and issues surrounding development of affordable housing in Silverton.

Commissioner Piaskowski commented that there is a noticeable lack of R-10 housing in Silverton.

Commissioner Jones commented that the possibility of 1,158 new dwellings that could be duplexes could help with affordable housing.

Commissioner Matzka stated that the lack of RM-10 could provide more ownership options.

Commissioner Benedict stated that when people buy they are more invested.

Commissioner Piaskowski asked what was considered for housing costs.

Member Freilinger stated that duplexes will have an impact on the housing needs, but that duplexes are not enough. Housing is still needed at all income levels.

Commissioner Huebner stated that the new regulations may add too much because there could be an explosion of housing. Increased housing will add traffic and strain on the water and sewer systems. She further stated that reducing SDC fees is not sufficient to address housing and that the group should assume maximum density when considering options.

Member Oster reiterated that even though every R-1 lot can have a duplex, it does not mean that every R-1 lot will have a duplex.

Member Johnson explained that a difference between affordable housing and low income housing, which has the potential for government assistance to build infrastructure.

Member Freilinger voiced concern about being pushed by the state, with threat of the state stepping-in if not done, to deal with infrastructure and housing because it is stacking changes on top of each other. He also stated that SDCs need to be balanced, not just cut.

Commissioner Huebner stated that the state is making decisions and leaving it to the cities to figure out solutions.

Member Freilinger stated that he is optimistic that the city can thread the needle on meeting housing needs while still maintaining community.

Member Oster brought up the development cost and that reducing development costs would help

bring down the housing cost. He also brought up 5,000 square foot versus 7,000 square foot lot sizes.

Commissioner Piaskowski suggested that other steps could work better than re-zoning property.

Commissioner Benedict expressed concerns about the downside of 5,000 square foot lots is that there are more SDCs due to the number of lots and allowing something that the community does not want to happen.

The Planning Commission went through the Silverton Housing Needs Analysis, which is included in the Planning Commission packet for this meeting, and received input from the Affordable Housing Task Force members for background and details on each section of the document. Director Gottgetreu provided clarification on terms and current policies as questions came up.

The group specifically commented on, and/or eliminated the following sections of the Housing Strategy developed by ECONorthwest:

Objectives 1.2 a – 1.2 c

Commissioner Matzka stated that these three sections did not address the issue

Commissioner Benedict stated that trying to make items affordable at various levels between entry homes and retirement homes could be a slippery slope.

Commissioner Flowers stated that the planter is not needed.

Member Johnson stated the zoning should be increased to R-5.

Commissioner Huebner stated that she thought the group should push off ideas that are not fully supported until the end.

Member Oster stated that he doesn't really like planter strips and suggests that they be eliminated, but that street trees remain.

Objective 2.2 a

Commissioner Matzka stated that this could be a creative way for lower income housing.

Member Oster mentioned tiny homes as RVs.

Commissioner Benedict responded that if tiny homes are RVs, they are off of the tax rolls.

Member Freilinger stated that he would like to see tiny homes if they are on tax rolls.

Member Johnson brought up senior and veteran housing and stated that she is not opposed to the

housing being permanent.

Commissioner Flowers brought up 7,500 square foot lots.

Member Freilinger did not think this should be done in the R-1 zone.

Member Oster added that a barrier would be to tweak the development code to make this more building development friendly.

Member Johnson added that ADUs should be allowed because they can provide an additional source of income.

Commissioner Benedict stated that he supports ADUs for helping families, but has concerns about them being used for Air BnB units.

Member Oster pointed out that there is no additional parking for ADUs.

Commissioner Benedict responded that no parking could be an incentive.

Member Freilinger pointed out that there are different standards for the downtown building standards.

Commissioner Flowers added that the industrial park also has different standards.

Objective 3.1.c

Member Freilinger stated that income brackets for the Westfield property would be subsidized.

Member Oster states that calculating SDCs with the Newport model is a tired scale and there may be a way to create incentives with smaller homes.

Member Johnson added that a land trust is becoming popular with a lift fund, but has long term commitments. She further stated that the city of Newburg uses a construction excise tax to off-set up front costs of home buying.

Commissioner Benedict and Chairman Flowers thanked the Affordable Housing Task Force members.

Member Johnson thanked the Planning Commission members for reviewing the Housing Needs Analysis.

III. REPORTS AND COMMUNICATIONS

Director Gottgetreu announced that there is nothing on the agenda for the August 11th meeting. There was a consensus between the members to utilize that time as a work session and to plan for

the meeting to be from 6 p.m. until 10 p.m.

Chairman Flowers suggested and the members agreed that a work session be tentatively scheduled for August 25th to continue going through the Housing Needs Analysis.

IV. ADJOURNMENT

Chairman Flowers adjourned the meeting at 9:40 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant