

CITY OF SILVERTON
CITY COUNCIL WORK SESSION & REGULAR MEETING
Monday, June 3, 2024 – 6:30 PM



Council Chambers – 421 South Water Street and Zoom

Americans with Disabilities Act – The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2204 at least 48 hours prior to the meeting.

A copy of the full packet is available on the City’s website at <https://silverton.or.us/meetings>. In accordance with House Bill 2560 and City of Silverton Resolution 22-06, the meeting will be held in a hybrid format: in person, and electronically using the Zoom web conference platform. Please submit written comments to publiccomment@silverton.or.us by 3:00 PM on Monday, June 3, 2024. Comments received will be shared with the City Council and included in the record. If you wish to participate through the Zoom web conference platform, see meeting information below.

Zoom meeting link:

<https://us02web.zoom.us/j/82017734186>

Or Telephone:

253 215 8782 US (Tacoma)

Webinar ID: 820 1773 4186

AGENDA

6:30 PM WORK SESSION

1. OPENING CEREMONIES – Call to Order, Pledge of Allegiance, and Roll Call

2. DISCUSSION ITEMS

- 2.1 Old City Hall Property Partition – Jason Gottgetreu, Community Development Director & Cory Misley, City Manager
- 2.2 Republic Services Rate Adjustment – Cory Misley, City Manager
- 2.3 New City Hall Construction and Celebration Event Update – Cory Misley, City Manager

7:30 PM REGULAR MEETING

3. PUBLIC COMMENT – This is a business meeting of the City Council. The City values and welcomes public input. Please address the Council as a whole and not individual Council Members. Do not address staff or members of the audience. Council action on items brought up in Public Comment is limited by the Oregon Open Meeting Law. The Council may direct staff to study the matter and reschedule it for further consideration later. Items on the agenda will not be heard or

discussed during Public Comment but will be accepted at that place on the agenda. Individuals are limited to three (3) minutes.

4. CONSENT AGENDA

- 4.1 Approval of Minutes from May 6, 2024, City Council Work Session and Regular Meeting, and May 20, 2024, City Council Work Session and Regular Meeting.
- 4.2 SV-24-01 – Application for Sign Code Variance for Roth’s Fresh Market at 918 North 1st Street – Jason Gottgetreu, Community Development Director

5. SCHEDULED PRESENTATIONS

- 5.1 Silverton Chamber of Commerce Monthly Report – Stacy Palmer, Executive Director

6. ACTION ITEMS

- 6.1 Ordinance 24-08 – An Ordinance of the Silverton City Council Adopting a Comprehensive Plan Amendment (CP-24-01) to Adopt the 2024 Silverton Parks and Recreation Master Plan as a Support Document to the Comprehensive Plan – Jason Gottgetreu, Community Development Director
- 6.2 Contract Amendment with Compass Project Solutions for Owner’s Representative Services for the New City Hall – Coty Misley, City Manager

7. STAFF COMMENTS


8. COUNCIL COMMUNICATIONS

9. EXECUTIVE SESSION

The Silverton City Council will meet in Executive Session under the provisions of: ORS 192.660(2)(e): “To conduct deliberations with persons designated by the governing body to negotiate real property transactions.” Representatives of the news media and designated staff shall be allowed to participate in the Executive Session. All other members of the audience are asked to leave the meeting. News media representatives are specifically directed not to report on or disclose any of the deliberations during the Executive Session, except to state the general subject of the session as previously announced. In addition, news media representatives are specifically directed not to audio or video record any portion of the Executive Session. Silverton City Council does not intend to come out of Executive Session to take final action following its conclusion.

10. ADJOURNMENT

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	2.1	Discussion on the Proposed Partition of the Old City Hall Property and Silver Falls Library District Site
	Agenda Type:	
	Discussion	
	Meeting Date:	
June 3, 2024		
Prepared by:	Reviewed by:	Approved by:
Cory Misley	Tammy Shaver	Cory Misley

Recommendation:

Provide direction to City staff to prepare a partition application resulting in a separate legal lot for the Old City Hall, Silver Falls Library District Building, and remaining property from the 18.17 acres property.

Background:

As discussed at the City Council meeting on April 8, the City must create a separate legal lot of the Old City Hall through a partition process to prepare for future steps of deciding on selling it for redevelopment. Additionally, preliminary conversations have occurred between the City and Library District regarding transfer of their building and associated property to their ownership from the City. The concept would be for them to have complete site control of the library property and would offer complete site control of the Parking Lot adjacent to the Oregon Military Department Building. Currently, the Library District has a \$1 annual lease through June 30, 2093, that is reviewed and renewed every ten years, including coming up at the end of June 2024. Currently, the Parking Lot is jointly owned by the City (53%) and Library (47%).

Separate sale/transfer documents would need to be created and memorialized to finalize the agreement. The documents could be drafted during the partition process, however, cannot be finalized until after a new legal lot of record exists. The City’s control of the Parking Lot would assist in the future conversations around the redevelopment of the Oregon Military Department Building, as without the parking lot that property has no dedicated parking or ability to expand the current or future footprint.

Budget Impact	Fiscal Year	Funding Source
TBD	2023-2024	TBD

Attachments:

1. Revised Partition Presentation from Jason Gottgetreu, CDD, from April 8 City Council Meeting including a revised partition map created in consultation with the Silver Falls Library District
2. Lease Agreement between the City of Silverton and Silver Falls School District (*for reference only).



City Council June 3, 2024



Partition

- Division of a property into two or three parcels within a calendar year.
- The property that the old City Hall is located on is 18.17 acres in size and contains City Hall, the Fischer Building, the Library, the All-Abilities Park, the Pool, the East Bank Trail, and Coolidge McClaine Park.



Process

- Initiated by order of the City Council or by the Community Development Director and is a staff-level decision with notice being provided to property owners and residents within 500 feet of the site.
- There is a fourteen-day comment period after the notice is sent and site posted, after which staff can prepare the staff report and notice of decision.
- The partition application would contain the proposed new lot lines and parcels and be reviewed against development code standards for lot size, access & circulation, parking, utilities, etc.

Proposed Partition

Creates easements, adds parking to newly established library property as a separate legal lot, preserves access, etc.

Could further partition in 2025



After planning approval - Platting process

- Hiring of a surveyor,
 - A few thousand dollars.
- The surveyor would prepare a plat and start the recording process with Marion County,
 - Fee of approximately \$800 with a title report which would be in the \$300 range.
- The County would review the plat and provide any comments to the surveyor who would then prepare the mylar plat for signatures and recording.
- The overall timeline from initiating an application to the plat being recorded is about 5 months.

SILVER FALLS LIBRARY AMENDED LEASE AGREEMENT

THIS AGREEMENT, made this 4th day of August, 2014, is by and between the City of Silverton, an Oregon municipal corporation, hereinafter referred to as the City, and the Silver Falls Library District, hereinafter referred to as the Library. This amendment restates the 1994 Lease agreement of the parties and the July 1, 2004 addendum.

1. PREMISES

The City, in consideration of the terms, covenants and agreements contained herein, continues to lease to the Library that property described as 410 S. Water Street, Silverton, OR 97381. For purposes of this Agreement, "Premises" are defined as the Library Building structure ("Building") and the following property outside of and around the Building:

- a. Front or Northeast Side: All of the sidewalks and landscaped areas between the two driveways serving the parking lots on either side of the Building. Everything between the building and the South Water Street curb.
- b. Southeast Side: All of the concrete sidewalk and landscaped areas adjacent to the Building not including any part of the parking lot.
- c. Back or Southwest Side: All of the landscaped area between the Building and the asphalt path.
- d. Northwest Side: All of the concrete sidewalk areas and landscaped areas within six feet of the Building not including any of the parking lot.

A map of the Premises is attached hereto as Exhibit "A" and incorporated herein by reference. The Library shall also have non-exclusive rights to share the parking spaces around the property.

2. TERM

The Library shall have the right to possession, use and enjoyment of the leased property for a period of ten (10) years, beginning on July 1, 2014 and ending June 30, 2024. The Library shall have the option to renew the term of this lease for seven successive periods of 10 years each followed by a final period of 9 years. If all options are exercised, the final expiration date of this lease shall be June 30, 2093. At least sixty days prior to the expiration date of this lease, the Library shall notify the City in writing of its election to exercise its option to renew the term of this lease. On giving such notice, the Lease Agreement shall be deemed renewed and continuing in full force and effect upon commencement of the renewal period under the same terms and conditions as set forth herein. The Library has notified the City of its election to exercise its option to renew this lease for all the remaining terms up to and including June 30, 2093.

3. RENT

Library shall pay a rental rate of \$1 per year by the first day of each year beginning July 1, 2014 and continuing on the first day of each year thereafter. Rental payments are to be made payable to the City and are to be delivered in person or mailed to the City at the address given in Section 20 of this lease. City acknowledges that this payment for all periods up to and including June 30, 2093 have been paid in full by the Library and received by the City.

4. LICENSE FOR USE OF CITY MEMORABILIA

The Library has returned to the City all Homer Davenport materials previously in the possession or control of the Library.

5. USE OF THE PROPERTY

a. Permitted Use. The property shall be used only for the Silver Falls Library. The property shall not be used for any other purpose. This lease shall be automatically terminated in the event that the building ceases to be used to provide library services to the public.

b. Conformance with Laws. Library shall conform to all applicable laws and regulations, municipal, state and federal, affecting the premises and the use thereof.

c. Nuisance. Library shall not use or permit the use or occupancy of the property for any illegal purposes, or commit or permit anything which may constitute a menace or a hazard to the safety of persons using the property or which would tend to create a nuisance.

d. Hazardous Materials. Library shall not store or handle on the premises or discharge onto the property any hazardous wastes or toxic substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§9601 to 9675 and as further defined by state law except upon prior written notification to the City and in strict compliance with rules and regulations of the United States and the State of Oregon and in conformance with the provisions of this lease. Library is permitted to use, handle and store such hazardous waste and toxic substances as would be customary or expected in its Permitted Use. Any violation of this section may, at the City's option, cause this lease to be immediately terminated in accordance with the provisions of Section 18 of this lease.

6. WATER, SEWER AND DRAINAGE SYSTEMS

a. Water, Drainage and Domestic Waste. The City agrees to provide the use and benefits of the water, sewer and drainage systems as they now exist or may be later modified. The City is not responsible financially or otherwise for any repairs, modifications or improvements to the existing water, sewer or drainage pipes on the Premises running from the Building to the city main pipes. The City is solely responsible for all repairs, modifications and improvements to city main pipes, if any, on the Premises and for the catch basin and drainage pipe on the side of the catch basin which is away from the building.

b. Utility Bills. Water, sewer and drainage charges shall be paid by the Library at the same rates applicable within the corporate limits of the City of Silverton. The Library shall promptly pay all water, sewer and drainage charges and all other utility charges for the premises as they come due.

c. Prohibited Discharges. Discharge of industrial waste, as that term is defined in the Sewer Use Ordinance, if any, into the sanitary sewer system, drainage system, surface ponds or ditches or elsewhere is specifically prohibited, except as permitted by a valid Industrial Wastewater Discharge Permit in strict accordance with the Sewer Use Ordinance and applicable state and federal law.

d. Discharge Response Procedures. In the event of any discharge or spill of noxious or hazardous material into the environment, sewer system or drainage system, Library shall immediately notify the Oregon Department of Environmental Quality and the City. The City and any appropriate state or federal agency shall have the right to inspect the premises immediately

to determine if the discharge or spill constitutes a violation of any local, state or federal laws, rules or regulations. If a violation exists the City shall notify the Library of the specific violations and Library shall immediately cease all activities and use of the property until the violations are remedied, all at the Library's sole cost and expense and without expense whatsoever to the City.

7. ALTERATIONS AND IMPROVEMENTS

a. Right to Construct. The Library, at its own expense may construct structural improvements on the leased property, subject to Library's compliance with all applicable city, county and state laws and regulations and issuance of necessary building permits.

b. Ownership of Improvements. Title to all buildings and improvements presently located on the leased property and any constructed thereon during the term of this lease shall belong to the City. Library shall have the right to enter the premises for a reasonable time, but not less than the thirty day period following the termination of this lease to remove any of its property, including buildings or other improvements, on the leased premises. If, after said reasonable time after termination of the lease, any of said property remains on the premises, the City may after 15 days written notice to Library (during which 15 days the Library may continue to remove its property) retain the property or, at its option, remove the property at Library's expense.

8. REPAIRS AND MAINTENANCE

Library shall at its expense at all times keep the Premises and all fixtures, equipment and appurtenances thereof in good order, condition and repair (damages by unavoidable casualty and reasonable wear and tear excepted). Library may but is not required to maintain landscaping on the Premises. The City will not repair or maintain said Premises or landscaping. The City will provide Library with access to the irrigation system controls on City property but off of the Premises. The City will not be responsible to maintain the irrigation system on the Premises, but will maintain said system off the Premises so long as money is provided in the annual budget. In the event that the City does not fund such maintenance in the annual budget, the Library will have the continuing right but not the obligation to go on other property of the City as reasonably necessary to maintain and repair said system.

9. ENTRY ON PROPERTY

a. Right to Inspect. The City shall have the right to enter the property at any reasonable time or times to examine the condition of the premises or Library's compliance with the terms of this lease.

b. Access. The City retains the right to enter the leased premises at any reasonable time or times to repair City facilities located upon the property or to conduct repairs on the property.

10. ASSIGNMENT AND SUBLETTING

The Library shall not assign this lease or sublet (other than an occasional use permit) any portion of the leased property without the prior written consent of the City. Small space vendors to provide services to patrons, e.g., a coffee vendor and occasional use permits are allowed.

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11. LIENS

Except as arising out of City action including but not limited to Section 9.b. above, the Library shall promptly pay for any material and labor used by the Library to improve the leased property and shall keep the leased property free of any liens or encumbrances caused by the Library.

12. TAXES

Should the County or State determine that real property or personal property taxes are legally owing with respect to the leased Premises, the Library shall promptly pay any or all real and personal property taxes levied upon the leased premises during the tax year that they become due. Library shall not permit a lien for other than the current year's taxes to be placed on the leased property.

13. INSURANCE

a. Coverage Requirements. The Library shall purchase and maintain general liability insurance that provides at least premises and operations coverage. The limit of liability shall be no less than the amounts specified in the Oregon Tort Claims Act, ORS 30.260 to 30.300 as presently constituted or hereafter amended. As of the date of this lease, those amounts are \$100,000 for damage to property and \$300,000 for injury to a person (plus special damages up to an additional \$100,000) and \$500,000 for any number of claims arising from a single accident or occurrence. In addition, if the insurance policy contains an annual aggregate limit, the aggregate shall not be less than \$1,000,000. In addition, the Library shall purchase and maintain a standard fire policy with extended coverage which insures against named perils or an all-risk policy which covers all by specifically excluded losses. Said policy shall include earthquake and flood insurance. The Library shall also maintain personal property insurance for replacement cost value. In the event of any recovery of the insurance policy, both parties agree that the amounts of said recovery shall be used for replacement or repair of the building or materials giving rise to the insurance claim.

14. HOLD HARMLESS

To the extent permitted by the Constitution of Oregon, the Library shall at all times indemnify, protect, defend and hold harmless the City, its elected officials, officers, agents and employees from any claims, demands, losses, actions or expenses, including attorney's fees, to which the City may be subject by reason of any property damage or personal injury arising or alleged to arise from the acts or omissions of the Library, its agents or its employees or in connection with the use, occupancy or condition of the property.

15. NONDISCRIMINATION

The Library agrees that no person shall be excluded from participation in the use of the Premises on the basis of race, color, creed, religion, sex, age, physical or mental disability, sexual orientation or national origin or any other legally or constitutionally impermissible basis.

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16. WAIVER OF BREACH

A waiver by the City of a breach of any term, covenant or condition of this lease by the Library shall not operate as a waiver of any subsequent breach of the same or any other term, covenant or condition of this lease.

17. DEFAULT

a. Declaration of Default. Except as otherwise provided in this lease, the City shall have the right to declare this lease terminated and to re-enter the property and take possession upon either of the following events:

i. Rent and Other Payments. If the rent of any other payment obligation, including but not limited to property taxes and utility bills, remains unpaid for a period of 60 days after it is due; or

ii. Other Obligations. If any other default is made in this lease and is not corrected after 60 days written notice to the Library. Where the default is of such nature that it cannot reasonably be remedied within the 60 day period, the Library shall not be deemed in default if the Library proceeds with reasonable diligence and good faith to effect correction of the default.

b. Court Action. It is understood that either party shall have the right to institute any proceeding at law or in equity against the other party for violating or threatening to violate any provision of this lease. Proceedings may be initiated against the violating party for a restraining injunction or for damages or for both. In no case shall a waiver by either party of the right to seek relief under this provision constitute a waiver of any other or further violation.

18. TERMINATION

a. Immediate Termination. Where a specific violation of this lease gives the City the option to terminate this lease immediately, this lease shall be terminated upon written notification to the Library.

b. Termination Upon 60 Days' Default. In the event of any other default under Section 17 of this lease, the lease may be terminated at the option of the City upon written notification to the Library.

c. Surrender Upon Termination. Upon termination or the expiration of the term of the lease, the Library will quit and surrender the property to the City in as good order and condition as it was at the time the Library first entered and took possession of the property under this or a prior lease, usual wear and damage by the elements excepted.

d. Restoration or Property. Upon termination or expiration of this lease or Library's vacating the premises for any reason, the Library shall, at its own expense, remove and properly dispose of all tanks, structures and other facilities containing waste products, toxic, hazardous or otherwise, which exist on the leased property or beneath its surface. Library shall comply with all applicable state and federal requirements regarding the safe removal and proper disposal of said facilities containing waste products. If the Library fails to comply or does not fully comply with this requirement, the Library agrees that the City may cause the waste products and facilities to be removed and properly disposed of and further agrees to pay the cost thereof with interest at the legal rate from the date of expenditure.

e. Holding Over. No holding over upon expiration of this lease shall be construed as a renewal thereof. Any holding over by the Library after the expiration of the term of this lease or any extension thereof shall be as a tenant from month to month only and not otherwise.

19. ATTORNEY FEES

If any suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover, in addition to damages and costs, such sum as the trial court or appellate court, as the case may be, may adjudge reasonable as attorney fees.

20. NOTICE

When any notice or anything in writing is required or permitted to be given under this lease, the notice shall be deemed given when actually delivered or 72 hours after deposited in United States mail, with proper postage affixed, directed to the following address:

Library:

Silver Falls Library District
410 South Water Street
Silverton, Oregon 97381

City:

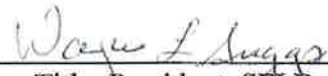
City Manager, City of Silverton
306 South Water Street
Silverton, Oregon 97381

WITNESS WHEREOF, the parties hereto have executed this lease by the date and year first written above.

CITY OF SILVERTON, OREGON

By:  _____
City Manager

SILVER FALLS LIBRARY DISTRICT

By:  _____
Title: President, SFLD
Board of Directors

By:  _____
Title:

Approved as to form:

City Attorney

Exhibit "A" Silver Falls Library Amended Lease Agreement



Legend



Existing Property Lines



Parking Lot 1



Premises



Parking Lot 2



Disclaimer:
This map was published by the City of Silverton Community Development Department as a general planning tool. Due to the differing quality of source data, this Department cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

7-2099

SILVER FALLS LIBRARY LEASE AGREEMENT ADDENDUM

THIS ADDENDUM, made this first day of July, 2004, is by and between the City of Silverton, an Oregon municipal corporation, hereinafter referred to as the City, and the the Silver Falls Library District, hereinafter referred to as the Library. This addendum supplements the 1994 Lease agreement of the parties.

1. PREMISES

The City, in consideration of the terms, covenants, and agreements contained herein, does hereby again lease to the Library that property described as 410 S. Water Street, Silverton, OR 97381. The Library shall also have non-exclusive rights to share the parking spaces around the property.

2. TERM

The Library shall have the right to possession, use, and enjoyment of the leased property for a period of 10 years, beginning on July 1, 2004 and ending June 30, 2014. The Library shall have the option to renew the term of this lease for seven successive periods of 10 years each followed by a final period of 9 years. If all options are exercised, the final expiration date of this lease shall be June 30, 2093. At least sixty days prior to the expiration date of this lease, the Library shall notify the City in writing of its election to exercise its option to renew the term of this lease. On giving such notice, the Lease Agreement shall be deemed renewed and continuing in full force and effect upon commencement of the renewal period under the same terms and conditions as set forth herein.

3. RENT

Library shall pay a rental rate of \$ 1 per year by the first day of each year beginning July 1, 2004 and continuing on the first day of each year thereafter. Rental payments are to be made payable to the City and are to be delivered in person or mailed to the City at the address given in Section 20 of this lease. City acknowledges that this payment for the period from 2004-2014 has been paid by the Library, and received by the City.

4. LICENSE FOR USE OF CITY MEMORABILIA

The Library shall have the right to use and make available for non-commercial public use any and all Homer Davenport materials in the possession or control of the Library. The City retains the right to any commercial use thereof, including the exclusive right to any royalties, publication rights, or revenues from the use of the materials. Commercial shall not include any academic publication, so long as the City's right of copyright is inviolable. The Library shall take special and significant effort to protect and preserve these materials from damage, abuse, decay, or wear and tear. This is a material term of this agreement, and failure by the Library to comply fully with this section shall be grounds for cancellation of this lease.

5. USE OF THE PROPERTY

(a) Permitted Use. The property shall be used only for the main branch of the Silver Falls Library. It may not be used as a branch library or for warehousing, storage, or any other library purpose. The property shall not be used for any other purpose. This lease shall be automatically terminated in the event that the building ceases to be used for a main library building.

(b) Conformance with Laws. Library shall conform to all applicable laws and regulations, municipal, state, and federal, affecting the premises and the use thereof.

(c) Nuisance. Library shall not use or permit the use or occupancy of the property for any illegal or immoral purposes, or commit or permit anything which may constitute a menace or hazard to the safety of persons using the property, or which would tend to create a nuisance.

(d) Hazardous Materials. Library shall not store or handle on the premises or discharge onto the property any hazardous wastes or toxic substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 to 9675, and as further defined by state law except upon prior written notification to the City and in strict compliance with rules and regulations of the United States and the State of Oregon and in conformance with the provisions of this lease. Any violation of this section may, at the City's option, cause this lease to be immediately terminated in accordance with the provisions of Section 16 of this lease.

6. WATER, SEWER, AND DRAINAGE SYSTEMS

(a) Water, Drainage, and Domestic Waste. The City agrees to provide the use and benefits of the water, sewer, and drainage systems as they now exist or may be later modified.

(b) Utility Bills. Water, sewer, and drainage charges shall be paid by the Library at the same rates applicable within the corporate limits of the City of Silverton. The Library shall promptly pay all water, sewer, and drainage charges, and all other utility charges, for the premises as they come due.

(c) Prohibited Discharges. Discharge of industrial waste, as that term is defined in the Sewer Use Ordinance, if any, into the sanitary sewer system, drainage system, surface ponds or ditches, or elsewhere is specifically prohibited, except as permitted by a valid Industrial Wastewater Discharge Permit in strict accordance with the Sewer Use Ordinance and applicable state and federal law.

(d) Discharge Response Procedures. In the event of any discharge or spill of noxious or hazardous material into the environment, sewer system, or drainage system, Library shall immediately notify the Oregon Department of Environmental Quality and the City. The City and any appropriate state or federal agency shall have the right to inspect the premises immediately to determine if the discharge or spill constitutes a violation of any local, state, or federal laws,

rules, or regulations. If a violation exists, the City shall notify the Library of the specific violations and Library shall immediately cease all activities and use of the property until the violations are remedied, all at the Library's sole cost and expense and without expense whatsoever to the City.

7. ALTERATIONS AND IMPROVEMENTS

(a) Right to Construct. The Library, at its own expense may construct structural improvements on the leased property, subject to Library's compliance with all applicable city, county, and state laws and regulations and issuance of necessary building permits.

(b) Ownership of Improvements. Title to all buildings and improvements presently located on the leased property and any constructed thereon during the term of this lease shall belong to the City and may be removed by the City at will. Library shall have the right to enter the premises during the thirty day period following termination of this lease to remove any of its property, including buildings or other improvements, on the leased premises. If, after thirty days after termination of the lease, any of said property remains on the premises, the City may retain the property, or, at its option, remove the property at the Library's expense.

8. REPAIRS AND MAINTENANCE

Library shall at all times keep the premises and all fixtures, equipment and appurtenances thereof in good order, condition and repair (damages by unavoidable casualty and reasonable wear and tear excepted).

9. ENTRY ON PROPERTY

(a) Right to Inspect. The City shall have the right to enter the property at any reasonable time or times to examine the condition of the premises or Library's compliance with the terms of this lease.

(b) Access. The City retains the right to enter the leased premises at any reasonable time or times to repair or modify City facilities located upon the property or to conduct repairs or other work on the property.

10. ASSIGNMENT AND SUBLETTING

The Library shall not assign this lease or sublet (other than an occasional use permit) any portion of the leased property without the prior written consent of the City; provided, however, that the City shall not unreasonably withhold such consent.

11. LIENS

The Library shall promptly pay for any material and labor used to improve the leased property and shall keep the leased property free of any liens or encumbrances.

12. TAXES

The Library shall promptly pay any or all real and personal property taxes levied upon the leased premises during the tax year that they become due. Library shall not permit a lien for other than the current year's taxes to be placed on the leased property.

13. INSURANCE

(a) Coverage Requirements. The Library shall purchase and maintain general liability insurance that provides at least premises and operations coverage. The limit of liability shall be no less than the amounts specified in the Oregon Tort Claims Act, ORS 30.260 to 30.300 as presently constituted or hereafter amended. As of the date of this lease, those amounts are \$100,000 for damage to property, \$300,000 for injury to a person (plus special damages up to an additional \$100,000), and \$500,000 for any number of claims arising from a single accident or occurrence. In addition, if the insurance policy contains an annual aggregate limit, the aggregate shall not be less than \$1,000,000. In addition, the Library shall purchase and maintain a standard fire policy with extended coverage which insures against named perils or an all-risk policy which covers all but specifically excluded losses. Said policy shall include earthquake insurance. The Library shall also maintain personal property insurance for replacement cost value. In the event of any recovery of the insurance policy, both parties agree that the amounts of said recovery shall be used for replacement or repair of the building or materials giving rise to the insurance claim.

14. HOLD HARMLESS

(a) General. To the extent permitted by the Constitution of Oregon, the Library shall at all times indemnify, protect, defend, and hold the City, its officers, agents, and employees harmless from any claims, demands, losses, actions, or expenses, including attorney's fees, to which the City may be subject by reason of any property damage or personal injury arising or alleged to arise from the acts or omissions of the Library, its agents, or its employees, or in connection with the use, occupancy, or condition of the property.

15. NONDISCRIMINATION

The Library agrees that no person shall be excluded from participation in the use of the premises on the basis of race, color, creed, religion, sex, age, physical or mental disability, or national origin or shall otherwise be subjected to discrimination in the use of the premises.

16. WAIVER OF BREACH

A waiver by the City of a breach of any term, covenant, or condition of this lease by the

Library shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition of the lease.

17. DEFAULT

(a) Declaration of Default. Except as otherwise provided in this lease, the City shall have the right to declare this lease terminated and to re-enter the property and take possession upon either of the following events:

(1) Rent and Other Payments. If the rent or any other payment obligation, including but not limited to property taxes and utility bills, remains unpaid for a period of 60 days after it is due; or

(2) Other Obligations. If any other default is made in this lease and is not corrected after 60 days written notice to the Library. Where the default is of such nature that it cannot reasonably be remedied within the 60-day period, the Library shall not be deemed in default if the Library proceeds with reasonable diligence and good faith to effect correction of the default.

(b) Court Action. It is understood that either party shall have the right to institute any proceeding at law or in equity against the other party for violating or threatening to violate any provision of this lease. Proceedings may be initiated against the violating party for a restraining injunction or for damages or for both. In no case shall a waiver by either party of the right to seek relief under this provision constitute a waiver of any other or further violation.

18. TERMINATION

(a) Immediate Termination. Where a specific violation of this lease gives the City the option to terminate this lease immediately, this lease shall be terminated upon written notification to the Library.

(b) Termination Upon 60 Days' Default. In the event of any other default under Section 17 of this lease, the lease may be terminated at the option of the City upon written notification to the Library.

(c) Surrender Upon Termination. Upon termination or the expiration of the term of the lease, the Library will quit and surrender the property to the City in as good order and condition as it was at the time the Library first entered and took possession of the property under this or a prior lease, usual wear and damage by the elements excepted.

(d) Restoration of Property. Upon termination or expiration of this lease or Library's vacating the premises for any reason, the Library shall, at its own expense, remove and properly dispose of all tanks, structures, and other facilities containing waste products, toxic, hazardous, or otherwise, which exist on the leased property or beneath its surface. Library shall comply

with all applicable state and federal requirements regarding the safe removal and proper disposal of said facilities containing waste products. If the Library fails to comply or does not fully comply with this requirement, the Library agrees that the City may cause the waste products and facilities to be removed and properly disposed of, and further agrees to pay the cost thereof with interest at the legal rate from the date of expenditure.

(e) Holding Over. No holding over upon expiration of this lease shall be construed as a renewal thereof. Any holding over by the Library after the expiration of the term of this lease or any extension thereof shall be as a tenant from month to month only and not otherwise.

19. ATTORNEY FEES

If any suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover, in addition to damages and costs, such sum as the trial court or appellate court, as the case may be, may adjudge reasonable as attorney fees.

20. NOTICE

When any notice or anything in writing is required or permitted to be given under this lease, the notice shall be deemed given when actually delivered or 48 hours after deposited in United States mail, with proper postage affixed, directed to the following address:

Library :

SILVER FALLS LIBRARY DISTRICT
410 S. Water Street
Silverton, OR 97381

City:


City Manager, City of Silverton
306 South Water Street
Silverton, Oregon 97381

WITNESS WHEREOF, the parties hereto have executed this lease the date and year first written above.

CITY OF SILVERTON, OREGON

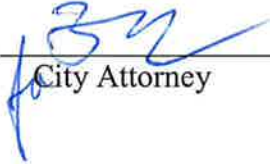
SILVER FALLS LIBRARY DISTRICT

By: 
City Manager

By: 
Title: President, SFLD
Board of Directors

By: _____
Title: _____

Approved as to form:



City Attorney

AGENT

Hartley Insurance
308 N. 1st St.
Silverton, OR 97381

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE PROVIDED IN THE COVERAGE DOCUMENT. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN.

COMPANIES AFFORDING COVERAGE

- COMPANY A - Special Districts Association of Oregon (SDAO)
- COMPANY B
- COMPANY C
- COMPANY D

RECEIVED
DEC 21 2004

NAMED PARTICIPANT

Silver Falls Library District
410 South Water Street
Silverton, OR 97381

COVERAGES

This is to certify that coverage documents listed herein have been issued to the Named Participant herein for the Coverage period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which the certificate may be issued or may pertain, the coverage afforded by the coverage documents listed herein is subject to all the terms, conditions and exclusions of such coverage documents.

CO LTR	Type of Coverage	Certificate #	Effective Date	Expiration Date	Limits	
					General Aggregate	Each Occurrence
A	General Liability	20P26108-313	1/1/2005	1/1/2006	General Aggregate	None
	<input checked="" type="checkbox"/> Commercial General Liability				Each Occurrence	\$500,000
	<input checked="" type="checkbox"/> Public Officials Liability					
	<input checked="" type="checkbox"/> Employment Practices					
	<input checked="" type="checkbox"/> Occurrence					
A	Automobile Liability				General Aggregate	
	<input type="checkbox"/> Scheduled Autos				Each Occurrence	
	<input checked="" type="checkbox"/> Hired Autos					
	<input checked="" type="checkbox"/> Non-Owned Autos					
A	Auto Physical Damage					
	<input type="checkbox"/> Scheduled Autos					
	<input type="checkbox"/> Hired Autos					
	<input type="checkbox"/> Non-Owned Autos					
A	Excess Liability	20P26108-313	1/1/2005	1/1/2006	General Aggregate	None
	<input checked="" type="checkbox"/> Commercial General Liability				Each Occurrence	\$1,000,000
	<input checked="" type="checkbox"/> Public Officials Liability					
	<input checked="" type="checkbox"/> Employment Practices					
	<input checked="" type="checkbox"/> Occurrence					
A	Property	20P26108-313	1/1/2005	1/1/2006		

DESCRIPTION

CERTIFICATE HOLDER

City of Silverton
306 South Water Street
Silverton, OR 97381

CANCELLATION: Should any of the coverage documents herein be cancelled before the expiration date thereof, SDAO will endeavor to mail written notice to the certificate holder named herein, but failure to mail such notice shall impose no obligation or liability of any kind upon SDAO, its agents or representatives, or the issuer of this certificate.

By: 

Date: 11/22/2004

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)

12/16/05

PRODUCER
 Hartley Insurance Inc
 308 N First St
 Silverton OR 97381
 (503) 873-6355

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED
 SILVER FALLS LIBRARY
 410 SOUTH WATER STREET
 SILVERTON, OR 97381

INSURER A: **SPECIAL DISTRICTS ASSOC. OF OR**

INSURER B:

INSURER C:

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	21P26108-345	01/01/06	01/01/07	EACH OCCURRENCE \$ 500,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire) \$
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$
					PERSONAL & ADV INJURY \$
					GENERAL AGGREGATE \$
					PRODUCTS - COMP/OP AGG \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
A	EXCESS LIABILITY	21P26108-345	01/01/06	01/01/07	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$				\$
					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
					E.L. EACH ACCIDENT \$
					E.L. DISEASE - EA EMPLOYEE \$
					E.L. DISEASE - POLICY LIMIT \$
A	OTHER PROPERTY	21P26108-345	01/01/06	01/01/07	BUILDING \$1,545,000 FIRE, EC, SP FORM, R/C \$1,000 DEDUCTIBLE

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

CERTIFICATE HOLDER **ADDITIONAL INSURED; INSURER LETTER:**

CITY OF SILVERTON
 306 S WATER STREET
 SILVERTON OR 97381

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
H. Douglas Hartley 12/16/05

7-2099

No. 94-401

SILVER FALLS LIBRARY LEASE AGREEMENT

THIS LEASE, made this 5 day of December, 1994, effective July 1, 1994, is by and between the CITY OF SILVERTON, an Oregon Municipal Corporation, hereinafter referred to as the City, and the SILVER FALLS LIBRARY DISTRICT, hereinafter referred to as the Library.

1. PREMISES

The City, in consideration of the terms, covenants, and agreements contained herein, does hereby lease to the Library that property described as 410 S. Water Street, Silverton, Oregon 97381. The Library shall also have non-exclusive rights to share the parking spaces around the property.

2. BOOKS, MATERIALS, FURNISHINGS AND EQUIPMENT

The City shall transfer unto the Library by Bill of Sale an undivided one-half interest in and to all books, materials, furnishings and equipment that were on or upon the premises as of July 1, 1994. Ownership of 1/2 of all of said property shall vest in the library as of July 1, 1994. The City shall transfer ownership of the remaining personal property at the rate of 5% thereof per year commencing on July 1, 1995, and thereafter on the 1st day of July for a ten year period. At the end of ten years the Library shall own all of the personal property located upon the premises. The City retains full and complete ownership of the Homer Davenport drawings, paintings, sketches, cartoons, original drawings, writings, and other Homer Davenport memorabilia in the possession or control of the Library.

3. TERM

The Library shall have the right to possession, use, and enjoyment of the leased property for a period of 10 years beginning on July 1, 1994 and ending July 1, 2004. The Library shall have the option to renew the term of this lease for eight successive periods of 10 years each followed by a final period of nine years. If all options are exercised, the final expiration date of this lease shall be June 30, 2093. At least sixty days prior to the expiration of the initial period, or any renewal period, the Library shall notify the City in writing of its election to exercise its option to renew the term of this lease.

On the giving of such notice, the Lease Agreement shall be deemed renewed and continuing in full force and effect upon commencement of the renewal period under the same terms and conditions as set forth herein.

4. **RENT**

Library shall pay a rental rate of \$1.00 per year by the first day of each year beginning July 1, 1994 and continuing on the first day of each year thereafter. Rental payments are to be made payable to the City and are to be delivered in person or mailed to the City at the address given in Section 20 of this lease. The Library may pay in advance any sums due for rental of the property.

5. **USE OF THE PROPERTY**

(a) Permitted Use. The property shall be used as a main branch of the Silver Falls Library. It shall not be used solely or predominantly for storage, although storage incidental to main library use is permissible. This lease shall be automatically terminated in the event that the building ceases to be used for a main library building.

(b) Conformance with Laws. Library shall conform to all applicable laws and regulations, municipal, state, and federal, affecting the premises and the use thereof. The Library acknowledges that it will have to comply with the pertinent zoning and building codes of the City in the event that it proceeds with the expansion of the Library at the site.

(c) Nuisance. Library shall not use or permit the use or occupancy of the property for any illegal or immoral purposes, or commit or permit anything which may constitute a menace or hazard to the safety of persons using the property, or which would tend to create a nuisance.

(d) Hazardous Materials. Library shall not store or handle on the premises or discharge onto the property any hazardous wastes or toxic substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 to 9675, and as further defined by state law except upon prior written notification to the City and in strict compliance with rules and regulations of the United States and the State of Oregon and in

conformance with the provisions of this lease. Any violation of this section may, at the City's option, cause this lease to be immediately terminated in accordance with the provisions of Section 18 of this lease.

6. WATER, SEWER, AND DRAINAGE SYSTEMS

(a) Water, Drainage, and Domestic Wastes. The City agrees to provide the use and benefits of the water, sewer, and drainage systems as they now exist or may be later modified.

(b) Utility Bills. Water, sewer, and drainage charges shall be paid by the Library at the same rates applicable within the corporate limits of the City of Silverton. The Library shall promptly pay all water, sewer, and drainage charges, and all other utility charges for the premises as they come due.

(c) Prohibited Discharges. Discharge of industrial wastes, as that term is defined in the Sewer Use Ordinance, if any, into the sanitary sewer system, drainage system, surface ponds or ditches, or elsewhere is specifically prohibited, except as permitted by a valid Industrial Wastewater Discharge Permit in strict accordance with the Sewer Use Ordinance and applicable state and federal law.

(d) Discharge Response Procedures. In the event after the execution of this agreement of any discharge or spill of noxious or hazardous material into the environment, sewer system, or drainage system, Library shall immediately notify the Oregon Department of Environmental Quality and the City. The City and any appropriate state or federal agency shall have the right to inspect the premises immediately to determine if the discharge or spill constitutes a violation of any local, state, or federal laws, rules, or regulations. If a violation exists, the City shall notify the Library of the specific violations and Library shall immediately cease all activities and use of the property until the violations are remedied, all at the Library's sole cost and expense and without expense whatsoever to the City.

7. ALTERATIONS AND IMPROVEMENTS

(a) Right to Construct. The Library, at its own expense may construct structural improvements on the leased property, subject to Library's

compliance with all applicable city, county, and state laws and regulations and issuance of necessary building permits.

(b) Ownership of Improvements. Title to all buildings and improvements located on the leased property and any constructed thereon during the term of this lease shall belong to the City and become a part of the property. Library shall have the right to enter the premises during the thirty day period following termination of this lease to remove any of its personal property, or fixtures on the leased premises. If, after thirty days after termination of the lease, any of said property remains on the premises, the City may retain the property, or, at its option, remove the property at the Library's expense.

8. REPAIRS AND MAINTENANCE

Library shall at all times keep the premises and all fixtures, equipment and appurtenances thereof in good order, condition and repair, damages by unavoidable casualty and reasonable wear and tear excepted.

Library may use its capital trust fund that is currently held by the City to pay for any repairs or maintenance or in the making of any improvements. This fund is known as the Capital Trust Fund and not the Byberg Trust Fund.

9. ENTRY ON PROPERTY

(a) Right to Inspect. The City shall have the right to enter the property at any reasonable time or times to examine the condition of the premises or Library's compliance with the terms of this lease.

(b) Access. The City retains the right to enter the leased premises at any reasonable time or times to repair or modify City facilities located upon the property or to conduct repairs or other work on the property. During such activity the City shall endeavor not to unreasonably impair the function/operation of the Library.

10. ASSIGNMENT AND SUBLETTING

The Library shall not assign this lease or sublet (other than an occasional use permit) any portion of the leased property without the prior written consent of the City; provided, however, that the City shall not

unreasonably withhold such consent.

11. **LIENS**

The Library shall promptly pay for any material and labor used to improve the leased property and shall keep the leased property free of any liens or encumbrances.

12. **TAXES**

The Library shall promptly pay any or all real and personal property taxes levied upon the leased premises during the tax year that they become due. Library shall not permit a lien for other than the current year's taxes to be placed on the leased property.

13. **INSURANCE**

(a) Coverage Requirements. The Library shall purchase and maintain general liability insurance that provides at least premises and operations coverages. The limit of liability shall be no less than the amounts specified in the Oregon tort Claims Act, ORS 30.260 to 30.300 as presently constituted or hereafter amended. As of the date of this lease, those amounts are \$100,000 for damage to property, \$300,000 for injury to a person (plus special damages up to an additional \$100,000) and \$500,000 for any number of claims arising from a single accident or occurrence. In addition, if the insurance policy contains an annual aggregate limit, the aggregate shall not be less than \$1,000,000. In addition, the Library shall purchase and maintain a standard fire policy with extended coverage which insures against named perils or an all-risk policy which covers all but specifically excluded losses. Said policy shall include earthquake insurance. The Library shall also maintain personal property insurance for replacement cost value. In the event of any recovery of the insurance policy, both parties agree that the amounts of said recovery shall be used for replacement or repair of the building or materials giving rise to the insurance claim.

14. **HOLD HARMLESS**

(a) General. To the extent permitted by the Constitution of Oregon, the Library shall at all times indemnify, protect, defend, and hold the City, its

officers, agents, and employees harmless from any claims, demands, losses, actions, or expenses, including attorney's fees, to which the City may be subject by reason of any property damage or personal injury arising or alleged to arise from the acts or omissions of the Library, its agents, or its employees, or in connection with the use, occupancy, or condition of the property.

15. NONDISCRIMINATION

The Library agrees that no person shall be excluded from participation in the use of the premises on the basis of race, color, creed, religion, sex, age, physical or mental disability, or national origin or shall otherwise be subjected to discrimination in the use of the premises.

16. WAIVER OF BREACH

A waiver by the City of a breach of any term, covenant, or condition of this lease by the Library shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition of the lease.

17. DEFAULT

(a) Declaration of Default. Except as otherwise provided in this lease, the City shall have the right to declare this lease terminated and to re-enter the property and take possession upon either of the following events:

(1) Rent and Other Payments. If the rent or any other payment obligation, including but not limited to property taxes and utility bills, remains unpaid for a period of 60 days after it is due; or

(2) Other Obligations. If any other default is made in this lease and is not corrected after 60 days written notice to the Library. Where the default is of such nature that it cannot reasonably be remedied within the 60-day period, the Library shall not be deemed in default if the Library proceeds with reasonable diligence and good faith to effect correction of the default.

(b) Court Action. It is understood that either party shall have the right to institute any proceeding at law or in equity against the other party for violating or threatening to violate any provision of this lease. Proceedings may be initiated against the violating party for a restraining injunction or for damages or for both. In no case shall a waiver by either party of the right to seek relief under this provision constitute a waiver of any other or further violation.

18. **TERMINATION**

(a) Immediate Termination. Where a specific violation of this lease gives the City the option to terminate this lease immediately, this lease shall be terminated upon written notification to the Library.

(b) Termination Upon 60 Days Default. In the event of any other default under Section 17 of this lease, the lease may be terminated at the option of the City upon written notification to the Library.

(c) Natural Disaster. In the event of natural disaster or catastrophe that makes the City's use of its then existing facilities impossible, the City shall have the right to jointly occupy a portion of the property for purposes of running the City business. Said occupancy shall be on a temporary basis and will utilize as little space as possible so as not to unduly interfere with the operation of the Library. This shall not be looked at as a termination but as a right of the City to have a place to conduct its day to day operations as a City for a time period that is reasonable under the circumstances to repair or replace the City's own facilities.

(d) Surrender Upon Termination. Upon termination or the expiration of the term of the lease, the Library will quit and surrender the property to the City in as good order and condition as it was at the time the Library first entered and took possession of the Property under this or a prior lease, usual wear and damage by the elements excepted.

(e) Holding Over. No holding over upon expiration of this lease shall be construed as a renewal thereof. Any holding over by the Library after the expiration of the term of this lease or any extension thereof shall be as a tenant from month to month only and not otherwise.

19. **ATTORNEY FEES**

If any suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover, in addition to damages and costs, such sum as the trial court or appellate court, as the case may be, may adjudge reasonable as attorney fees.

20. NOTICE

When any notice or anything in writing is required or permitted to be given under this lease, the notice shall be deemed given when actually delivered or 48 hours after deposited in the United States mail, with proper postage affixed, directed to the following address:

Library:

SILVER FALLS LIBRARY DISTRICT
410 South Water Street
Silverton, OR 97381

City:

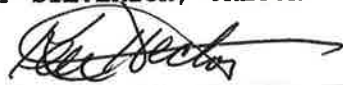
CITY MANAGER, City of Silverton
306 South Water Street
Silverton, OR 97381

IN WITNESS WHEREOF, the parties hereto have executed this lease the date and year first written above.

CITY OF SILVERTON, OREGON

SILVER FALLS LIBRARY DISTRICT

By:



Mayor Ken Hector

By:



Title: President

ATTEST:



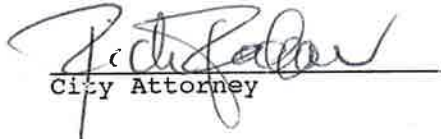
City Manager

By:



Title: Secretary

APPROVED AS TO FORM:



City Attorney

SILVER FALLS LIBRARY DISTRICT
410 SOUTH WATER ST. (503) 873-5173
SILVERTON, OREGON 97381-2137

FIRST INTERSTATE BANK
OF OREGON, N.A.
SILVERTON, OREGON 97381
24-12/1230

5287

1/12/95

PAY TO THE ORDER OF City of Silverton

*****99.00

Ninety-nine and 00/100***** DOLLARS

City of Silverton
306 S. Water St.
Silverton OR 97381

Alan Miller
- Library Director
Mary Appleby

MEMO Lease pymt: 7/1994 thru 6/2093

⑈005287⑈ ⑆⑆23000⑆23⑆430 0089⑆7 6⑈

SILVER FALLS LIBRARY DISTRICT

5287

Account: First Interstat
Date: 1/12/95
Payee: City of Silverton
Amount: 99.00
Memo: Lease pymt: 7/1994 thru 6/2093

60000:65502

99.00

RECEIVED
JAN 13 1995
CITY OF SILVERTON

⑆1987 INTUIT ⑆785 1-800-433-8510

ATTORNEY AT LAW
302 North Water St.
Silverton, Oregon 97381

Rec'd
DEC 1 1994

November 29, 1994

Mike Scott
City Manager
City of Silverton
306 S. Water Street
Silverton, OR 97381

RE: Library Lease

Dear Mike:

Enclosed is final draft of Lease Agreement. All of the changes that were in the previous draft sent you have been made. In addition, I changed the signature block to provide that the mayor also signs. In addition, in reviewing paragraph 7(b) on page 4, there was language contained in the first sentence that allowed the City to remove any of the improvements at will. Obviously, this is not acceptable as during the term of the lease the improvements will be under the control of the library district.

In any event, if you have any questions, please call.

Very truly yours,


DENNIS W. BEAN

DWB:mm
Enc.
cc: Richard Rodeman

ATTORNEY AT LAW
302 North Water St.
Silverton, Oregon 97381

December 13, 1994

RECEIVED
DEC 14 1994
CITY OF SILVERTON

Tina Lasater
City of Silverton
306 S. Water St.
Silverton, OR 97381

RE: Library Lease Agreement

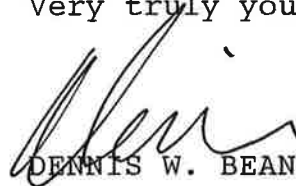
Dear Tina:

Pursuant to your and Mary's phone conversation yesterday, I enclose an additional copy of Library Lease Agreement.

Since the Library would also like an original, it will be necessary to have Mike, Ken, and Rich Rodeman sign the enclosed copy. Please return to me and I will forward both originals to Alan with instructions to return one to you after the Library District has signed.

Any questions, please call. Thanks.

Very truly yours,




DENNIS W. BEAN

DWB:mm
Enc.

Done
12-15-94
TJ

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	2.2	Discussion on the Proposed Rate Increases by Republic Services
	Agenda Type:	
	Discussion	
	Meeting Date:	
June 3, 2024		
Prepared by:	Reviewed by:	Approved by:
Cory Misley	Kathleen Zaragoza	Cory Misley

Recommendation:

Provide directions to City staff to prepare a response and resolution regarding the proposed Republic Services rate increase.

Background:

As discussed at the City Council meeting on May 20, Republic Services is requesting a 23% rate increase to increase revenues to offset increased expenditures and bring their revenue back within the agreed upon 8-12% margin per the Franchise Agreement. Republic has proposed an option of increasing the rates 23% in August or increasing the rates 11.5% in beginning in August and 11.5% in February 2025.

Republic rates have not been increased since January 1, 2021, via Resolution 2020-12.

Moving forward, we will work collaboratively to be on an annual routine of reviewing the Marion County Cost of Service Analysis (COSA) in the fall and understanding whether a rate increase is necessary at the beginning of the following calendar year.

Budget Impact	Fiscal Year	Funding Source
TBD	2023-2024	TBD

Attachments:

1. Presentation from Republic Services to Silverton City Council on May 20, 2024
2. Ordinance 2020-06: Republic Services Franchise Agreement
3. Resolution 2020-12: A Resolution of the Silverton City Council Authorizing an Increase in Rates Charged for Solid Waste Disposal Services



Silverton

Sustainability in Action

Cindy Rogers

Municipal Relationship Manager

Oregon's Franchise System

Franchises benefits:

- ✿ ORS 459 grants service and reporting authority to Oregon Cities.
- ✿ An increase in operational efficiency leading to a decrease in truck noise, street wear, energy waste, air pollution and public inconvenience.
- ✿ Operational efficiencies help to keep the rates lower.
- ✿ We help Silverton to meet DEQ's mandated Opportunity to Recycle requirements and annual reporting.
- ✿ Cities have an additional source of revenue, through a franchise fee.
 - Silverton's franchise fee is 7% on gross receipts (not revenue).
- ✿ Provides incentive for investment in solid waste equipment, facilities, sites and technology by the hauler.

2023 Silverton Service Facts





- ❄️ Republic Services has 14 drivers servicing your city.
- ❄️ Drivers are at the curbs of 3,209 homes 12x each month (3 trucks each week).
- ❄️ Approximately 385,080 carts were picked up last year.



Additional Silverton Community Support

- ✿ State Opportunity to Recycle Program Compliance Assistance
- ✿ Annual support of Silverton's Christmas Market, Fine Art Festival and Arts Association, Pet Parade, Homer Davenport Days, Fire Department's Mothers Day Breakfast, and Christmas Tree Lighting
- ✿ All Abilities Park Project Service and Disposal
- ✿ Silverton High School Career Day & Mock Interviews Events

2023 Silverton Customer Counts

-  3,209 Single-family Customers (Not including on-call)
-  34 Multi-family Customers
-  211 Commercial Customers
-  1,111 Industrial Hauls (Drop-boxes and Compactors)

2023 Residential Customers

Residential

Container Counts

 20 Gallon Cart

401 (12% of customer base)

 35 Gallon Cart

1,272 (40% of customer base)

 65 Gallon Cart

919 (29% of customer base)

 95 Gallon Cart

617 (19% of customer base)

10% Return on Revenue Target

The Solid Waste Industry target and Silverton Franchise goal are both 10%, no less than 8% nor greater than 12%. Does the hauling company really retain the full 10% margin? The answer is no. Before the profit can be returned to the owners, the following need to be distributed.

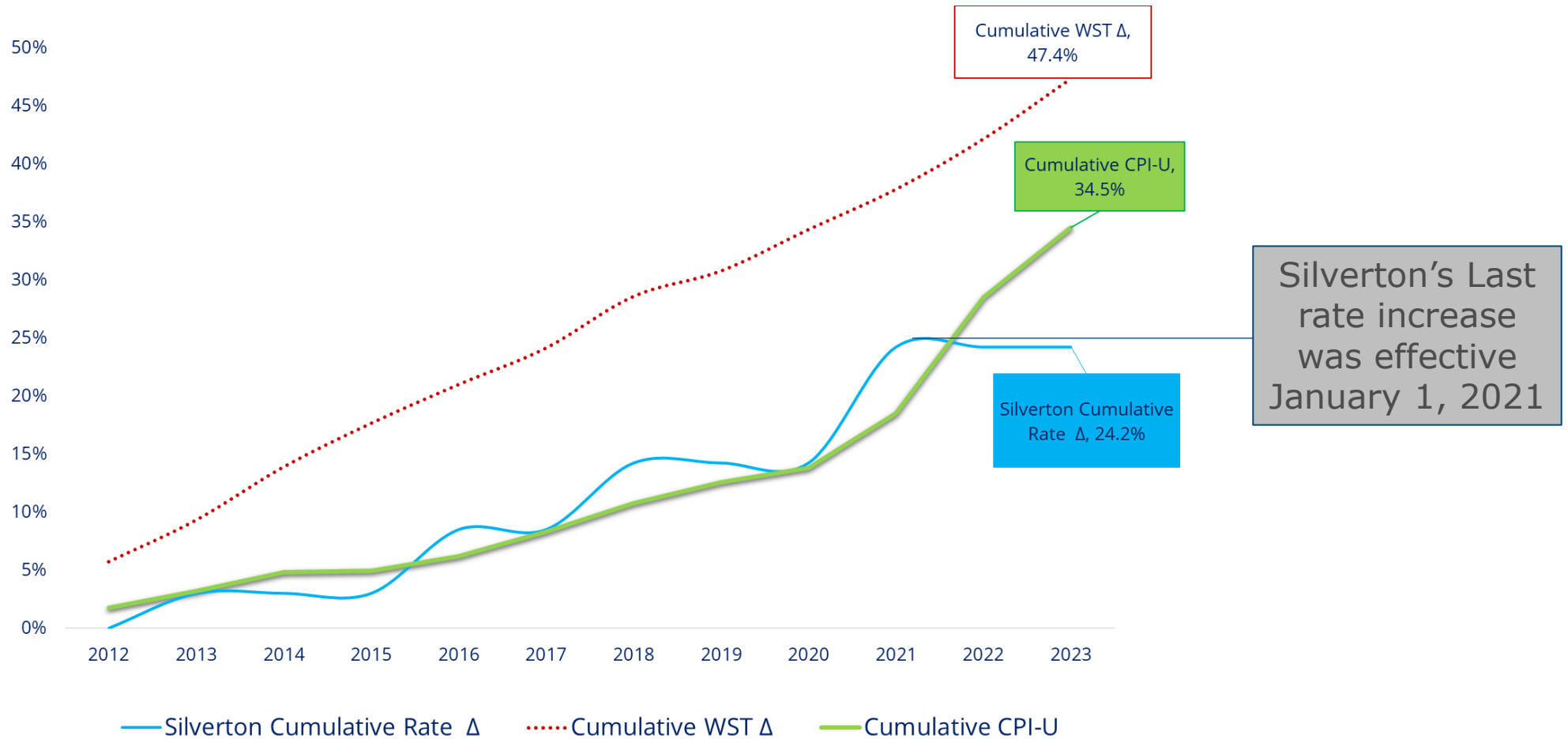
An average of 3-4% of the margin is paid in local, state, and federal taxes. Most taxing authorities, tax the profits of the business while some tax the personal property. These taxes are not included as an allowable expense when calculating the operating margin by the local jurisdiction.

An average of 3-4% is allocated to reserves used to run the day-to-day activities of the business. Every well-run business needs adequate *cash reserves* to meet payroll and daily operational expenses, vehicle maintenance, disposal costs, and capital investments.

Remaining portions are then dispersed as dividends or distributions, which is then again taxed as income.

Cumulative Price Adjustments and WST Index

(Years 2012 - 2023)



Statement of Income

(without requested adjustment)

Financials	Actuals	Annual Review*	Forecast	
	2022	2023	2024	2025
Revenue	\$ 2,387,973	\$ 2,439,752	\$ 2,451,951	\$ 2,464,210
Franchise Fees	\$ 165,578	\$ 167,706	\$ 171,637	\$ 172,495
Cost of Operations	\$ 1,901,307	\$ 2,062,350	\$ 2,130,544	\$ 2,191,537
Gross Profit	\$ 321,088	\$ 209,695	\$ 149,770	\$ 100,178
Sales, General and Administrative	\$ 269,021	\$ 304,912	\$ 318,358	\$ 327,909
Operating Income	\$ 52,067	\$ (95,217)	\$ (168,588)	\$ (227,731)
<i>Op Income as a % of Revenue</i>	<i>2.2%</i>	<i>-3.9%</i>	<i>-6.9%</i>	<i>-9.2%</i>
Income Taxes	\$ 19,432	\$ -	\$ -	\$ -
Net Income	\$ 32,636	\$ (95,217)	\$ (168,588)	\$ (227,731)
<i>Net Income as a % of Revenue</i>	<i>1.4%</i>	<i>-3.9%</i>	<i>-6.9%</i>	<i>-9.2%</i>

*Marion County annual review process concludes each October.

Table of Expenses

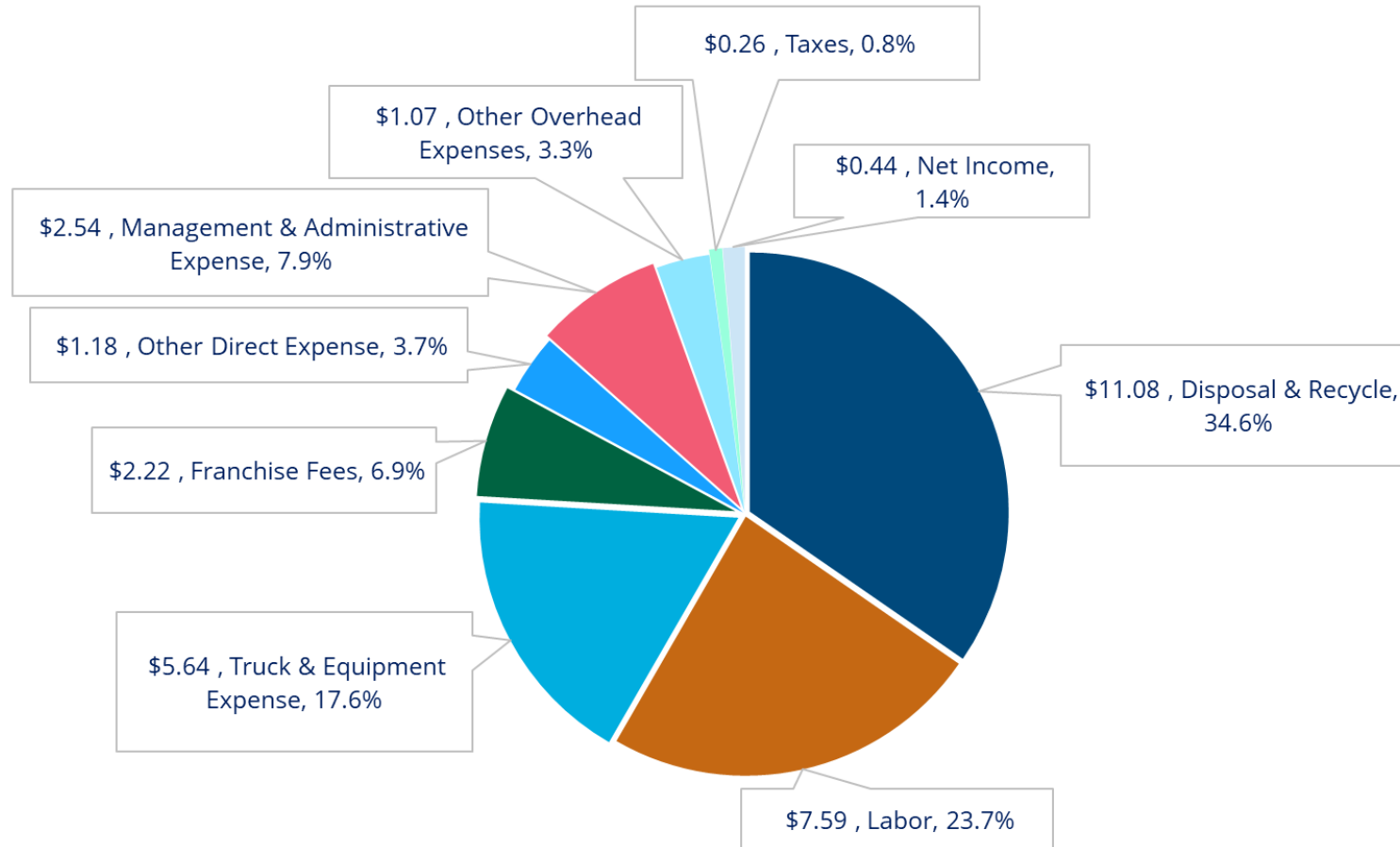
(without requested adjustment)

	<i>Actuals</i>	<i>Annual Review</i>	<i>Forecast</i>	
4Y Financial	2022	2023	2024	2025
<i>Pass Through Expenses</i>				
Franchise Fees	\$ 165,578	\$ 167,706	\$ 171,637	\$ 172,495
Franchise Fees	\$ 165,578	\$ 167,706	\$ 171,637	\$ 172,495
<i>Cost of Operations</i>				
Disposal & Recycle	\$ 826,582	\$ 1,001,749	\$ 1,021,784	\$ 1,052,438
Labor	\$ 566,328	\$ 553,371	\$ 581,039	\$ 598,471
Truck & Equipment Expense	\$ 420,456	\$ 415,203	\$ 431,092	\$ 441,101
Other Direct Expense	\$ 87,942	\$ 92,027	\$ 96,628	\$ 99,527
Cost of Operations	\$ 1,901,307	\$ 2,062,350	\$ 2,130,544	\$ 2,191,537
<i>Sales, General and Administrative</i>				
Management & Administrative Expense	\$ 189,458	\$ 214,914	\$ 225,660	\$ 232,430
Other Overhead Expenses	\$ 79,563	\$ 89,998	\$ 92,698	\$ 95,479
Sales, General, and Administrative	\$ 269,021	\$ 304,912	\$ 318,358	\$ 327,909

*Marion County annual review process concludes each October.

Where does my monthly payment go?

(Based on 2023 figures for a 35-gallon customer's monthly rate: \$32.01)



Rate Adjustment Options

Option 1: Requested August 1, 2024, rate adjustment of 23%. This helps to level set Silverton's rates and allow for smaller annual adjustments based upon the Consumer Price Index (CPI). Resetting the adjustment process and the next adjustment would take effect January 1, 2026.

NEW Addition – Republic will add two annual bulky waste day events, starting in 2024.

Option 2: Stairstep adjustment to level set Silverton's rates with an August 2024 adjustment of 11.5% and a February 2025 adjustment of 11.5%.

NEW Addition – Republic will add two annual bulky waste day events, starting in 2025.

Silverton's last adjustment was effective January 1, 2021

Statement of Income

(with Option 1 - 23% Effective August 1st, 2024)

	Actuals	Annual Review*	Forecast	
Financials	2022	2023	2024	2025
Revenue	\$ 2,387,973	\$ 2,439,752	\$ 2,686,929	\$ 3,030,979
Franchise Fees	\$ 165,578	\$ 167,706	\$ 188,085	\$ 212,169
Cost of Operations	\$ 1,901,307	\$ 2,062,350	\$ 2,130,544	\$ 2,191,537
Gross Profit	\$ 321,088	\$ 209,695	\$ 368,300	\$ 627,273
Sales, General and Administrative	\$ 269,021	\$ 304,912	\$ 318,358	\$ 327,909
Operating Income	\$ 52,067	\$ (95,217)	\$ 49,942	\$ 299,364
<i>Op Income as a % of Revenue</i>	2.2%	-3.9%	1.9%	9.9%
Income Taxes	\$ 19,432	\$ -	\$ 18,638	\$ 111,723
Net Income	\$ 32,636	\$ (95,217)	\$ 31,304	\$ 187,641
<i>Net Income as a % of Revenue</i>	1.4%	-3.9%	1.2%	6.2%

Statement of Income

(with Option 2 – 11.5% Effective August 1st, 2024 and 11.5 % February 1st, 2025)

	Actuals	Annual Review*	Forecast	
Financials	2022	2023	2024	2025
Revenue	\$ 2,387,973	\$ 2,439,752	\$ 2,569,440	\$ 3,037,237
Franchise Fees	\$ 165,578	\$ 167,706	\$ 179,861	\$ 212,607
Cost of Operations	\$ 1,901,307	\$ 2,062,350	\$ 2,130,544	\$ 2,191,537
Gross Profit	\$ 321,088	\$ 209,695	\$ 259,035	\$ 633,093
Sales, General and Administrative	\$ 269,021	\$ 304,912	\$ 318,358	\$ 327,909
Operating Income	\$ 52,067	\$ (95,217)	\$ (59,323)	\$ 305,184
<i>Op Income as a % of Revenue</i>	2.2%	-3.9%	-2.3%	10.0%
Income Taxes	\$ 19,432	\$ -	\$ -	\$ 113,895
Net Income	\$ 32,636	\$ (95,217)	\$ (59,323)	\$ 191,289
<i>Net Income as a % of Revenue</i>	1.4%	-3.9%	-2.3%	6.3%

Rate Options

		Option 1		Option 2			
		23%	\$ Δ	11.5%	\$ Δ	11.5%	\$ Δ
Residential	Current	8/1/2024		8/1/2024		2/1/2025	
20 gallon	\$25.76	\$31.68	\$5.92	\$28.72	\$2.96	\$32.03	\$3.30
35 gallon	\$32.01	\$39.37	\$7.36	\$35.69	\$3.68	\$39.80	\$4.10
65 gallon	\$39.70	\$48.83	\$9.13	\$44.27	\$4.57	\$49.36	\$5.09
95 gallon	\$42.47	\$52.24	\$9.77	\$47.35	\$4.88	\$52.80	\$5.45
Commercial	Current	8/1/2024		8/1/2024		2/1/2025	
35 gallon	\$22.66	\$27.87	\$5.21	\$25.27	\$2.61	\$28.17	\$2.91
95 gallon	\$36.03	\$44.32	\$8.29	\$40.17	\$4.14	\$44.79	\$4.62
1 yard	\$106.85	\$131.43	\$24.58	\$119.14	\$12.29	\$132.84	\$13.70
1.5 yard	\$142.05	\$174.72	\$32.67	\$158.39	\$16.34	\$176.60	\$18.21
2 yard	\$182.25	\$224.17	\$41.92	\$203.21	\$20.96	\$226.58	\$23.37
3 yard	\$257.50	\$316.73	\$59.23	\$287.11	\$29.61	\$320.13	\$33.02
4 yard	\$332.80	\$409.34	\$76.54	\$371.07	\$38.27	\$413.75	\$42.67
6 yard	\$484.65	\$596.12	\$111.47	\$540.38	\$55.73	\$602.53	\$62.14
8 yard	\$635.20	\$781.30	\$146.10	\$708.25	\$73.05	\$789.70	\$81.45
Drop Box Garbage	Current	8/1/2024		8/1/2024		2/1/2025	
10 yard	\$292.93	\$330.40	\$37.47	\$311.67	\$18.74	\$355.85	\$44.19
20 yard	\$449.46	\$493.04	\$43.58	\$471.25	\$21.79	\$522.63	\$51.38
30 yard	\$610.94	\$661.76	\$50.82	\$636.35	\$25.41	\$696.27	\$59.92
Drop Box Recycling	Current	8/1/2024		8/1/2024		2/1/2025	
10 yard	\$162.93	\$200.40	\$37.47	\$181.67	\$18.74	\$202.56	\$20.89
20 yard	\$189.46	\$233.04	\$43.58	\$211.25	\$21.79	\$235.54	\$24.29
30 yard	\$220.94	\$271.76	\$50.82	\$246.35	\$25.41	\$274.68	\$28.33

\$Δ represents the difference between the current rate and adjustment option. While disposal is shown for Industrial Garbage service in this chart, disposal is not subject to City adjustments and is a pass through cost to the customer.

Forecasted Rate Options

Options Financials	Actuals	Annual Review*	Forecasted			
			Option 1		Option 2	
	2022	2023	2024	2025	2024	2025
Revenue	\$2,387,973	\$2,439,752	\$2,686,929	\$3,030,979	\$2,569,440	\$3,037,237
Franchise Fee	\$165,578	\$182,195	\$188,085	\$212,169	\$179,861	\$212,607
Cost of Operations	\$1,901,307	\$2,062,350	\$2,130,544	\$2,191,537	\$2,130,544	\$2,191,537
Gross Profit	\$321,088	\$195,207	\$368,300	\$627,273	\$259,035	\$633,093
Sales, General and Administrative	\$269,021	\$304,912	\$318,358	\$327,909	\$318,358	\$327,909
Operating Income	\$52,067	-\$109,706	\$49,942	\$299,364	-\$59,323	\$305,184
<i>Op Income as a % of Revenue</i>	2.2%	-4.5%	1.9%	9.9%	-2.3%	10.0%
Income Taxes	\$19,432	\$0	\$18,638	\$111,723	\$0	\$113,895
Net Income	\$32,636	-\$95,217	\$31,304	\$187,641	-\$59,323	\$191,289
<i>Net Income as a % of Revenue</i>	1.4%	-3.9%	1.2%	6.2%	-2.3%	6.3%

Residential Rate Comparison

	Silverton		Marion County Sparse	Marion County Rural	Salem Marion County	Sublimity	Stayton
Residential Rates	1/1/2021	8/1/2024	2024*	2024*	2024*	2024*	2024*
20 gallon	\$25.76	\$31.68	\$35.32	\$31.03	\$30.95	\$28.91	\$29.28
35 gallon	\$32.01	\$39.37	\$36.13	\$31.89	\$34.75	\$32.33	\$34.43
65 gallon	\$39.70	\$48.83	\$44.59	\$39.84	\$45.35	\$38.64	\$46.87
95 gallon	\$42.47	\$52.24	\$52.70	\$48.53	Not Available	\$45.20	\$52.52
Trash	Weekly		Weekly	Weekly	Weekly	Weekly	Weekly
Recycle	Every Other Week		Every Other Week	Every Other Week	Every Other Week	Every Other Week	Every Other Week
Glass, oils, and batteries			Do Not Receive		Every Other Week	Every Other Week	Every Other Week
Yard Debris	Weekly		Do Not Receive		Weekly	Every Other Week	Weekly
Food Waste in Yard Debris			Do Not Receive		Weekly	Do Not Receive	Weekly

Residential rates listed above are monthly and billed out on a bi-monthly basis. **Silverton's last rate adjustment was effective January 1, 2021.** Comparable rates are for '2024*' because they are under review for adjustment between now and January 2025*. Most recent Adjustments:
 Marion County on 1/1/2024: Sparse 3.7% and Rural 4.9% (County adjusts rates annually)
 Salem on 1/1/2023 10.54%
 Sublimity on 5/1/2023 18%
 Stayton on 1/1/2024 18% (rate adjusted annually based upon CPI)
 Option 1 – rate review process would be reset and next rate adjustment effective January 1, 2026.



Cindy Rogers

Municipal Relationship Manager

CRogers2@republicservices.com

Thank you

Sustainability in Action

CITY OF SILVERTON
ORDINANCE
20-06

AN ORDINANCE RELATING TO SOLID WASTE MANAGEMENT IN THE CITY OF SILVERTON, OREGON, INCLUDING BUT NOT LIMITED TO, GRANTING AN EXCLUSIVE FRANCHISE TO PROVIDE SOLID WASTE MANAGEMENT SERVICE OVER AND UPON THE STREETS OF THE CITY, REPEALING ORDINANCE NO. 09-11, AND DECLARING AN EMERGENCY

THE CITY OF SILVERTON DOES ORDAIN AS FOLLOWS:

Section 1. Short Title. This Ordinance shall be known as the "Solid Waste Management Ordinance" and shall be cited herein as "this Ordinance."

Section 2. Purpose and Policy. It is declared to be the public policy of the City of Silverton to regulate Solid Waste Management to:

- (1) Provide comprehensive, economical, and safe Solid Waste Management Service.
- (2) Provide rates that are just and reasonable and adequate to provide necessary Solid Waste Management Service without preferential treatment for any customer or discriminatory treatment towards any customer.
- (3) Provide for technologically and economically feasible resource recovery by and through the Franchisee.

Section 3. Definitions.

(1) Allowable Expenses. Allowable Expenses means those expenses that are known and measurable, calculated in accordance with Generally Accepted Accounting Principles (GAAP), not in excess of the fair market value of like services, and are reasonably and prudently incurred by the franchisee in the course of performing its obligations under this Franchise. The following may not be included as Allowable Expenses:

- (a) Interest and amortization on the purchase of franchise routes or other routes or business opportunities;
- (b) Political and charitable contributions;
- (c) Federal, state, and local income taxes;
- (d) Loss on sale of assets;
- (e) Officer's life insurance premiums;
- (f) Director fees;
- (g) Interest on the purchase of equipment or facilities to the extent that the purchase price exceeds the fair market value of the asset at the time of purchase;

- (h) Penalties and fines.
- (2) City. The City of Silverton, Marion County, State of Oregon.
- (3) Compact and Compaction. The process of, or to engage in, the shredding of material, or the manual or mechanical compression of material.
- (4) Compensation. Includes:
 - (a) Any type of consideration paid for service, including, but not limited to, rent, the proceeds from resource recovery, any direct or indirect provision for the payment of money, goods, services or benefits by tenants, lessees, occupants or similar persons; and
 - (b) The exchange of service between persons.
- (5) Council. The City Council of the City of Silverton.
- (6) Dispose or Disposal. The accumulation, storage, discarding, collection, removal, transportation, recycling or resource recovery of waste.
- (7) Franchise. The grant by the City to a person to provide Solid Waste Management service, as provided by this Ordinance.
- (8) Franchisee. The person granted the exclusive Franchise under Section 4 of this ordinance, proposed to be United Disposal Services, Inc. dba Republic Services of Marion County-Woodburn, whose principal place of business is Wilsonville, Oregon, and whose corporate agent is CT Corporation System, of 388 State Street, Suite 420, Salem, Oregon 97301.
- (9) Generator. The person who produces Solid Waste or Recyclable Material to be placed, or that is placed, out for collection and disposal. As used in this ordinance, a Generator does not include any person who manages an intermediate function resulting in the alteration or compaction of the Solid Waste or Recyclable Material after it has been produced by the Generator and placed out for collection and disposal.
- (10) Gross Revenue. Gross Revenue means all gross receipts associated with Solid Waste and Recycling services performed within the City.
- (11) Hazardous Waste. This has the meaning given in ORS 466.005.
- (12) Operating Margin shall be the Gross Revenue less the sum of Allowable Expenses and Pass-Through Expenses.
- (13) Pass-Through Expenses includes:
 - (a) The franchise fee required under this Franchise;

- (b) Surcharges or taxes (other than income taxes) levied by state or local governments upon the collection of Solid Waste; and
- (c) Business license fees paid to the City.

(14) Person. An individual, partnership, association, corporation, firm, trust, estate, cooperative or other private legal entity.

(15) Placed for Collection. To put Solid Waste or Recyclable Material out for collection by the Franchisee, as provided in this ordinance.

(16) Receptacle. A trash can, cart, bin, container, drop box or other vessel used for the disposal of Solid Waste and Recyclable Material, and into which solid waste and recyclable material may be placed for collection and disposal.

(17) Recyclable Material. Any material or group of materials that can be collected and sold for recycling at a net cost equal to or less than cost of collection and disposal of the same material.

(18) Resource Recovery. The process of recovering useful materials or energy resources from Solid Waste, including energy recovery, materials recovery, recycling or reuse of Solid Waste.

(19) Return on Revenue. Return on Revenue is the Operating Margin divided by the Gross Revenue expressed as a percentage

(20) Service. The collection, transportation, storage, transfer or disposal of or resource recovery from Solid Waste by the Franchisee. It also includes, without limitation, collection of source separated Recyclable Materials for compensation. "Service" includes the providing of "Special Service" as defined below in this Ordinance.

(21) Solid Waste. All putrescible and non-putrescible wastes, including but not limited to garbage, rubbish, refuse, ashes, waste paper, cardboard, grass clippings, compost, tires, equipment and furniture; commercial, industrial, demolition, and construction wastes; discarded or abandoned vehicles or parts thereof; discarded home or industrial appliances; manure, vegetable or animal solid and semi-solid wastes, dead animals; infectious waste as defined in ORS 459.386; and other wastes; but for the purposes of this Ordinance, the term does not include:

(a) Hazardous waste as defined in ORS 466.005.

(b) Materials used for fertilizer or for other productive purposes or which are salvageable as such materials and are used on land in agricultural operations and the growing or harvesting of crops and the raising of fowls or animals. This includes garden compost.

(c) Beverage containers, subject to reuse or refund provisions, contained in ORS 459A.700 to 459A.740.

(d) Sewage sludge and septic tank and cesspool pumpings or chemical toilet wastes.

(22) Solid Waste Management. The prevention or reduction of Solid Waste; the business of collection, transportation, storage, treatment, utilization, processing, disposal, recycling and resource recovery of Solid Waste; and the facilities necessary or convenient to such activities.

(23) Special Service. The collection of bulky waste, including furniture, appliances and large quantities of Solid Waste.

(24) Temporary Service. Subcontracted service for a period not exceeding thirty (30) days, within which time Franchisee may subcontract with another person to provide a certain type of service to one or more customers or classes of customers.

(25) Waste. Any material that is no longer wanted by or is no longer usable by the Generator, producer or source of the material, which material is to be disposed of or to be resource-recovered by another person. Even though materials which would otherwise come within the definition of "waste" may from time to time have value and, thus, be resource recovered, does not remove them from this definition.

(26) Yard Debris. Grass clippings, leaves, tree and shrub prunings of no greater than four inches in diameter, or similar yard and garden vegetation. Yard debris does not include dirt, sod, stumps, logs or tree/shrub prunings larger than four inches in diameter.

Section 4. Exclusive Franchise and Exceptions.

(1) Exclusive Franchise. There is hereby granted to United Disposal Services, Inc. dba Republic Services of Marion County-Woodburn, the exclusive right, privilege, and Franchise to provide service within the City limits as of the effective date of this Ordinance, and in any area that may be hereafter annexed to the City. For the purposes of the Franchise, the Franchisee shall have the exclusive right to use the streets of the City of Silverton for Solid Waste Management Service. No other person shall provide Solid Waste Management service for compensation or offer to provide for the performance of such service to any owner, tenant, lessee, or occupant of any real property in the City of Silverton.

(2) Exceptions. Nothing in this Ordinance shall prohibit:

(a) Any person from engaging in the collection of source separated materials for resource recovery for the purpose of raising funds for a charitable, civic, or benevolent activity, after notice to the Franchisee and permission from the Franchisee or the Council.

(b) Any person from transporting Solid Waste that person produces to an authorized disposal site or resource recovery facility. For purposes of this Ordinance, the Solid

Waste produced by a tenant, licensee, occupant, or person other than the owner of the premises is produced by such person and not by the landlord or property owner.

(c) Any person from contracting with a state or a federal agency, or federally authorized not-for-profit corporation to provide service to such agency under a written contract with such agency.

(d) The collection, transportation, or redemption of returnable beverage containers under ORS Chapter 459A and that portion commonly known as the "Bottle Bill."

(e) The Generator or producer who transports and disposes of Solid Waste or Waste created as an incidental part of regularly carrying on the business of janitorial service, septic tank pumping, sludge collection or disposal service; or gardening or landscape maintenance. The business of "janitorial service" does not include a business that primarily or solely transports and disposes of Solid Waste accumulated, created, generated or produced by a property owner or occupant.

(f) The City from conducting an annual clean-up campaign or abating a nuisance as set forth in Section 16 of this Ordinance.

Section 5. Subcontracts. The Franchisee may subcontract with others to provide Special Service or Temporary Service for up to thirty (30) days under this Ordinance. Such subcontracts shall not relieve the Franchisee of total responsibility for compliance with this Ordinance. The subcontractor shall comply with all terms and provisions of this Ordinance. The subcontract shall not result in any assignment or transfer of the Franchise without approval of the Council, as provided in Section 10 of this Solid Waste Management Ordinance.

Section 6. Franchise Term.

(1) The Franchise granted herein is for a continuing term of seven (7) years beginning January 1, 2021.

(2) Unless grounds exist for suspension, modification, or revocation of the Franchise as set forth in Section 21, the Franchise shall be considered as a continuing seven (7) year term. Beginning January 1 of each year, an additional year will be added to the continuing seven (7) year term, unless the City provides a written notice of termination. For example, on January 1, 2022 the term of this Franchise will be extended through December 31, 2028. Upon the City giving a written notice of termination to the Franchisee, the Franchise will terminate seven years from the date of the termination notice. Any such notice of termination shall only be made after notice to all interested parties and a public hearing.

(3) If Franchisee desires to terminate Solid Waste Management service under this Franchise, Franchisee shall give the City not less than three years prior written notice of its intent to terminate service and its obligations under this Franchise. Franchisee shall continue providing the services described in this Franchise for: (a) three years after giving notice of termination, or (b) the date the City has indicated through a written notice that Franchisee's services are no

longer needed because the City has obtained services from another provider, whichever is sooner.

Section 7. Franchise Fee. In consideration of the Franchise granted by this Ordinance, the Franchisee shall pay the City, seven percent (7%) of the quarterly gross revenue figured on an accrual basis, collected by the Franchisee for the collection of Solid Waste and Recycling within the corporate limits of the City. Franchise fee will take effect upon the date this Franchise is effective. The Franchise Fee shall be due quarterly, on or before the 30th day of the month following the end of the calendar quarter.

Section 8. Review of Records.

(1) An Annual Franchise Report must be completed and remitted to the City Manager or designee on or before each July 15, covering previous calendar year (January 1st through December 31st) with the following information:

(a) Gross Revenues in an income statement format and provided information about Customer counts, Services provided, disposal volumes, and Recycling activities for all Customer classifications and for all programs identified in this Ordinance.

(b) A summary of communication, marketing, and educational outreach conducted by Franchisee during the reporting period.

(c) A list of rolling stock and major equipment (assets worth more than \$10,000) that will be used by the Franchisee in the City service area for the next ten years.

(d) A synopsis of the operations of the previous Calendar Year, a description of the measures the Franchisee has taken to make its operations more efficient, a listing of efficiency measures which it intends to take on the next Calendar Year, a composite table showing the type and number of customer service complaints and a description of the measures that the Franchisee has taken or is planning to take to correct the cause of commonly reported complaints, and such other information as requested by the City Manager or designee.

(e) Annual reports shall include a written log of all oral and written complaints or service issues registered with the Franchisee from customers within the City. Franchisee shall record the name and address of complainant, date and time of issue, nature of issue, and nature and date of resolution. The City Manager may require more immediate reports documenting complaints and resolutions.

(f) The Franchisee shall complete a waste evaluation for each of the following facilities at least once every two years. The City will designate a point-of-contact for each facility and coordinate with Franchisees' Municipal Contract Administrator to plan and execute the site evaluations. In conjunction with this Section 8(1) a waste stream analysis report will be presented to the City Manager and Council.

a. City Hall. Address: 306 S Water St, Silverton, OR. 97381

b. City Shops. Address: 830 McClaine St, Silverton, OR. 97381

- c. Silverton Municipal Pool. Address: 601 Miller St, Silverton, OR. 97381
- d. City of Silverton Waste Water Treatment Plant: 400 Schemmel Ln, Silverton, OR. 97381

(2) Franchisee may identify specific information submitted to the City in Annual Franchise Reports as “CONFIDENTIAL” and it will not be subject to public disclosure except as required by applicable federal or state law. If the City receives a request for disclosure of information marked as “CONFIDENTIAL” pursuant to this Ordinance, the City Manager or designee will notify Franchisee within seven (7) calendar days after receiving the request to allow Franchisee an opportunity to defend against the requested disclosure through appropriate legal action. The City is not obligated to defend against the disclosure of any information marked “CONFIDENTIAL” by Franchisee.

(3) No later than 10 business days after Written Notice, Franchisee must make available for inspection, copying, and review by the City Manager or designee, at any time during normal business hours, all records in Franchisee’s possession that the City Manager or designee deems relevant to verifying the accuracy of Franchise Fees paid to the City, regulating Service Rates, or carrying out any responsibility that Franchisee or the City has under this Ordinance.

(4) No more often than once during any Fiscal Year, the City may perform a review of the revenues, billing records, and billing accounts of Franchisee for the prior year through a certified public accountant, or such other professional chosen by the City, to verify the accuracy of Franchise Fees paid to the City. If the City determines it will perform a review pursuant to this Section, City must notify Franchisee of its intent to proceed with the review within 45 Days of the City receiving the annual report.

(a) In the event such review discloses any difference in payment due to either the City or Franchisee, the review will be submitted to the Council. The Council may accept, reject, or modify the findings in the review. If the Council orders, by resolution, payment to the City or Franchisee, such payment owed is due and payable within thirty (30) calendar days of the date of the resolution.

(b) If Franchisee owes the City a payment of the Franchise Fee, and the payment is more than one percent (1%) of the annual Franchise Fee, Franchisee will reimburse the City all its actual costs for the review and the City may request an additional review during the next Fiscal Year, with all actual costs of such additional review paid by Franchisee. The City may also charge interest retroactive to the payment due date, at a rate of twelve percent (12%) per annum.

(c) City and Franchisee are not required to make payments to the other for years that previously have been, or could have been, reviewed by the City. Prior review years may not be reopened based on findings made in connection with the review of a subsequent year unless the City finds evidence implicating intentional misrepresentation by Franchisee.

(d) For the purposes of City review, the Franchisee shall make the records to be reviewed available for review at a location not more than 30 miles from the City.

- (5) Written notice must include a specific and detailed list of what the City would like to review.
 - a. Review will take place at franchisee location and data will remain with the franchisee.

Section 9. Supervision. Service provided under this Franchise shall be subject to the supervision of the City Manager or the City Manager's designee. Franchisee shall, at reasonable times, permit inspection of its facilities, equipment, personnel and records as they relate to the Solid Waste Management provided under this Franchise.

Section 10. Franchisee Responsibility.

- (1) The Franchisee shall:

- (a) Dispose of Solid Waste at sites approved by the Department of Environmental Quality, or recover resources from the Solid Waste, in compliance with this Ordinance and in compliance with all other applicable federal, state, and local laws.

- (b) Provide and keep in force the below insurance coverages and minimum coverage limits:

- (i) Commercial General Liability including bodily injury and property damage of \$1,000,000 per occurrence and \$2,000,000 aggregate.
 - (ii) Commercial Auto Liability for all owned, hired/borrowed and non-owned vehicles of \$1,000,000 combined single limit.
 - (iii) Commercial Umbrella Liability that includes the commercial general liability and commercial auto liability policies under the schedule of underlying policies in the amount of \$1,000,000.
 - (iv) Pollution Liability of \$2,000,000 per occurrence.
 - (v) The above policies shall name the City of Silverton as additional insured with respect to this Franchise Agreement.
 - (vi) In addition, evidence of the following insurance coverages and minimum coverage limits are required:
 - Worker's Compensation Insurance as required by ORS Chapter 656.
 - The above shall be evidenced by a Certificate of Insurance filed with the City Recorder within thirty (30) days after the adoption of this Ordinance and renewed and filed annually thereafter. If the City determines that the initial insurance coverage should be increased during the term of this Franchise, the City shall notify the Franchisee in writing of the basis for such determination and of the amount of insurance coverage which the City has reasonably determined to be appropriate.

(c) Provide prompt and efficient service.

(d) Provide sufficient collection vehicles, receptacles, facilities, personnel and finances to provide all types of necessary Service and Solid Waste Management; but, where necessary, the Franchisee may subcontract with others to provide certain types of specialized service in accordance with the provisions of this Ordinance.

(e) Provide trucks that are equipped with metal bodies of the compactor type that are leak proof to the greatest extent practicable. If the Franchisee uses a specially designed, motorized local collection vehicle for transporting Solid Waste short distances from residential or commercial stops to waiting trucks, the container portion of such vehicle shall be equipped with a cover adequate to prevent scattering of the load. If any pick-up truck or open bed truck is used by the Franchisee, such truck shall be covered with an adequate cover to prevent scattering of the load. All vehicles shall be operated in conformity with all ordinances of the City and motorized vehicle laws of the State of Oregon.

(f) Allow a pro-rata credit on the regular monthly charge for Service where the Generator cancels Service for three (3) weeks or more, but no such pro-rate reduction shall be required for Service that is canceled for less than three (3) weeks. A Generator shall give prior written or verbal notice to Franchisee of such request for a credit of three (3) weeks or more.

(g) Not be obligated to provide service to non-owners of property, where the landlord does not request and pay the bill, unless payment for such service has been guaranteed in advance by such non-owner requesting service.

(h) May terminate Service and Solid Waste Management Service to a customer for non-payment by the customer within forty-five (45) days of the mailing of the bill. If service is terminated for non-payment after forty-five (45) days or more, a Service interrupt fee may be charged before resuming service, and the Franchisee may require advance payment in the future from any previously non-paying customer before resuming service.

(i) Respond within two (2) working days to any written or oral complaint regarding service. The Franchisee shall be notified of any complaint filed with the City within one (1) business day, and the City shall furnish the Franchisee with a copy of any written complaint.

(j) Provide the opportunity to recycle in accordance with ORS 459A, together with all rules and regulations adopted thereunder.

(k) Provide drop boxes for the semi-annual "City Clean-up Campaign" described in Section 17. Franchisee may charge as a pass-through cost the CFC evacuation fee on appliances.

(l) Provide receptacles for City facilities and property in accordance with a written list kept on file with the City, which may be changed from time to time upon mutual agreement between the City and Franchisee. The service provided by Franchisee under this subsection and sub-section (k) shall be at no fee to the City, but shall be included in the operating costs of the Franchisee.

(2) The Franchisee shall not:

(a) Give any re-occurring rate preference to any person, locality, or type of Solid Waste stored, collected, transported, disposed of or resource recovered. This paragraph shall not prohibit uniform classes of rates based upon length of haul, time of haul, type or quantity of Solid Waste handled, and location of customers so long as such rates are reasonably based upon costs of the particular service and are approved by the City Council in the same manner as other rates.

(b) Sell, assign, transfer, lease or dispose of this Franchise, either in whole or in part, in any manner, nor shall title thereto, either legal or equitable or any right, interest or property therein, pass to or vest in any person or entity without the prior written consent of the City Council, which consent shall not be unreasonably withheld.

(3) The Franchisee shall promptly notify the City of any actual or proposed change in the transfer of, or acquisition by any other party of control of the Franchisee. The word "control" as used herein is not limited to majority stockholders, but includes actual working control in whatever manner exercised. Every change, transfer or acquisition of control of the Franchisee shall make this Franchise subject to cancellation unless and until the City Council has consented thereto.

(a) The parties to the sale or transfer of this Franchise shall make a written request to the City Council for its approval and furnish all information reasonably required for City Council consideration.

(b) The City Council's approval shall be based upon the financial responsibility of the party whom the Franchisee is proposing for sale, assignment or transfer. In reviewing a request for sale or transfer of this Franchise, the City Council may inquire into the financial capability, technical ability, legal qualifications, demonstrated ability and experience of the prospective controlling party or transferee, to comply with the terms of the Franchise as determined by the City, and must agree to comply with all provisions of the Franchise.

(c) The City Council shall render a final written decision on the request within sixty (60) days, and such request shall be deemed granted unless the requesting party and the City agree to an extension of time.

(d) Within thirty (30) days of any transfer or sale of this Franchise, if approved or deemed granted by the City Council, Franchisee shall file with the City a copy of the deed, agreement, lease, bill of sale, stock power or other written instrument evidencing such sale or

transfer of ownership or control, certified and sworn to as correct by the Franchisee and the transferee.

(e) As part of any assignment or transfer of Franchise, as provided in this subsection (b), the assignee shall provide a performance bond in the form acceptable to the City, in the amount of \$1,000,000 with a surety licensed to do business in the State of Oregon, conditioned upon the full and faithful performance of this Agreement and Franchise and this Ordinance.

Section 11. Customer Service Standards. Franchisee shall:

(1) Provide sufficient collection vehicles, carts, bins, containers, drop boxes, facilities, personnel and finances to provide all types of necessary services as determined by the City Manager.

(2) Sufficiently staff, operate and maintain a business office and operations facility within 20 miles of the City of Silverton.

(3) Establish minimum office hours of 8:00am through 5:00pm, Monday through Friday, not including holidays.

(4) Ensure a responsive, customer service oriented business. Provide customers with a local telephone number and listed in a local directory. Adequately staff operations to provide prompt response to customer service requests or inquiries and respond promptly and effectively to any complaint regarding service. Calls received by 1:00pm by office staff shall be returned the same day as call received, and by Noon of the following day if call is received after 1:00pm. Franchisee shall promptly respond to all written complaints about service or rates.

(5) Train collection crews prior to their beginning solid waste and recycling collection, and office staff prior to having public contact. The scope of the training shall include, but is not limited to, acceptable safety practices, acceptable standards of service to the public, courteous customer service, and accuracy and completeness of information.

(6) Require all employees of the Franchisee and all employees of persons under contract with Franchisee to present a neat appearance and conduct themselves in a courteous manner. The Franchisee shall require its drivers and all other employees who come into contact with the public to wear suitable and acceptable attire which identifies the Franchisee.

(7) Designate at least one (1) qualified employee as supervisor of field operations. The supervisor shall devote an adequate portion of his/her workday in the field checking on collection operations, including responding to issue.

(8) Annual reports shall include a written log of all oral and written complaints or service issues registered with the Franchisee from customers within the City. Franchisee shall record the name and address of complainant, date and time of issue, nature of issue, and nature

and date of resolution. The City Manager may require more immediate reports documenting complaints and resolutions.

Section 12. Customer Responsibility.

(1) The Franchisee, the City and the public shall comply with ORS Chapters 459 and 459A, the regulations promulgated pursuant thereto including those regulations issued by the Department of Environmental Quality, Workers' Compensation Board, and the State Accident Insurance Fund. The following requirements shall pertain to service under this Ordinance:

(a) Preparation of Solid Waste for Collection:

- (i) Garbage shall be drained of surplus liquid and placed in a closed, leak-proof receptacle.
- (ii) Pet feces, sharp objects such as broken glass and knives, and any other waste with potential of causing injury or disease shall be securely wrapped in a manner to prevent exposure or injury to the public, the Franchisee, or employees of the Franchisee.
- (iii) Hazardous Waste, chemicals, paint, corrosive materials, infectious waste or hot ashes shall not be put into a receptacle. Ashes shall be allowed to cool and shall be securely wrapped or bagged before being deposited in any receptacle. When materials or customer abuse, fire or vandalism causes excessive wear or damage to a receptacle, the cost of repair or replacement may be charged to the customer.

(b) Solid Waste Receptacles

- (i) Receptacles for mechanical collection shall be provided to the Generator by Franchisee, unless otherwise authorized by the Franchisee. The loaded weight of a receptacle shall comply with the manufacturer's specifications.
- (ii) Except for drop boxes, receptacles shall be equipped with lids sufficient to keep out water and to prevent disturbance by animals and entrance of pests; they shall be kept closed, except when being filled, emptied or cleaned; and they shall be kept in a clean, leak-proof and sanitary condition by the Generator of the solid waste.
- (iii) Sunken receptacles shall not be installed or used.
- (iv) Stationary compactors shall comply with applicable federal and state safety regulations. No stationary compactor or other container or drop box shall be loaded so as to exceed the safe design limit or operation

limit for collection vehicles used by Franchisee. A person who wishes service for a compactor that such person is going to acquire shall acquire a compactor approved by the Franchisee that is compatible with the equipment of the Franchisee or the equipment the Franchisee is willing to acquire.

(c) Placement of Receptacles for Collection

- (i) Receptacles shall be kept or placed so that there is convenient and safe access for collection service. Nothing contained herein shall prevent or discourage the use of sight obscuring waste receptacle screening for commercial or industrial receptacles.
- (ii) All carts designed for mechanical collection shall be placed at the curb or roadside by the Generator prior to collection time.
- (iii) The Generator shall provide safe access to the pick-up point so as not to jeopardize the persons or equipment supplying service, or to the motoring public.
- (iv) Receptacles shall be kept outside of any locked, latched, bolted or hooked enclosure.
- (v) No person shall block service access to a commercial receptacle that is one cubic yard capacity or larger, a drop box or roll-off box or other similar receptacles for collection.

(d) Multiple Dwelling Units. Apartment houses, trailer courts, duplexes or other multiple dwelling units shall have weekly solid waste collection for a volume that is equivalent to at least 35 gallons for each dwelling unit.

(e) Payment for Services. Any person who receives Service shall be responsible for payment of that Service. The landlord of any premises impliedly consents to the provision of Service to the tenant thereof, and shall be responsible for payment of that Service if the tenant does not pay.

(f) Frequency of Service. Contractor shall remove Solid Waste from the premises of a customer at regular intervals not to exceed seven (7) days.

Section 13. City Service Requirements. City Council and the Franchisee may provide specialized types of service upon mutual agreement. The costs and income from such specialized service shall be considered in the determination of rates, so as to make providing of specialized services economically feasible.

Section 14. Franchisee's Service Requirements for Customers. In addition to the customer requirements in Section 12 of this Ordinance, the Franchisee may, subject to review and revision by the City Council, establish reasonable rules concerning the size, weight and location of containers or compactors and on other matters directly affecting the safety of the Franchisee's employees and its ability to perform the service with available technology and equipment. Such reasonable rules may be established so the Franchisee can comply with weights, disposal site requirements, and general requirements of federal, state and local law.

Section 15. Preventing Interruption of Service. In the event the City Council finds an immediate and serious danger to the public, creating a health hazard or serious public nuisance, the City Council may, after a minimum of 24 hours actual notice to the Franchisee, authorize another person to temporarily provide service under this Ordinance, or the City may provide such service. In either event, the Franchisee agrees that as a condition of its Franchise that any real property, facilities or equipment of the Franchisee may be used to provide such emergency service. The City Council shall return any such property of the Franchisee upon abatement of the health or nuisance hazards created by the general interruption of service. In the event the power under this section is exercised, the usual charges for service shall prevail and the Franchisee shall be entitled to collect such usual charges, but shall reimburse the City for its actual cost, as determined by the City.

Section 16. Service to be Provided; When Such Service May be Interrupted or Terminated.

(1) The Franchisee shall provide weekly Solid Waste Management Service at the various residences, businesses, establishments and other places within the incorporated limits of the City where such service is requested and required, promptly and with dispatch, upon the payment of not more than the maximum rates authorized by the most recent rate schedule approved by the City Council.

(2) Franchisee shall provide for Residential pick-up of Garbage and Yard Debris (including food scraps) every week, and Recyclable Material every other week.

(3) Franchisee shall provide for Commercial and Industrial pick-ups of Garbage and Recycling up to five (5) days a week based upon demand.

(4) Franchisee shall provide notice to customers when new items will be accepted as Recyclable Material and when items are no longer accepted as Recyclable Material.

(5) Franchisee shall provide stickers for Recyclable Material receptacles indicating what Recyclable Material is allowed and not allowed in each receptacle.

(6) Franchisee shall assist City in evaluating how effective the recycling efforts are within the City to support the City's Earthwise Certification.

(7) The Franchisee shall not terminate service to any or all of its customers served

under this Franchise except in accordance with the provisions of this Ordinance. Service may be interrupted or terminated when:

(a) The street or road access is unavoidably blocked through no fault of the Franchisee, and if there is no reasonable alternate route or routes to serve all or a portion of its customers; but, in either event, the City shall not be liable for any such blocking of access, or

(b) Adverse weather conditions make providing service unduly hazardous to persons or equipment providing such Services, or if such interruption is caused by an Act of God, including but not limited to fires and floods, or a public enemy.

(8) Franchisee shall operate and provide staffing for the Source Separated Recycling Depot located at the Silverton Public Works Shops every Saturday from 8 a.m. to 1 p.m.

(9) Franchisee shall provide leaf pick-up for leaves dropped off by City customers on two separate days annually at the Silverton Public Works Shops in coordination with the City of Silverton at no cost to the City.

Section 17. City Collections. Nothing herein contained shall be construed in any way preventing the City of Silverton from:

(1) Conducting a semi-annual clean-up campaign for the collection of yard debris and appliances located in the City so as to provide for the beauty of the City and the safety of its citizens. The Franchisee shall provide drop boxes for such an annual clean-up campaign in accordance with a written agreement between the City and Franchisee, which shall be kept on file with the City and may be changed from time to time upon the mutual agreement of the parties.

(2) Abating any public nuisance such as the undue accumulation of Solid Waste upon any private or public property in the City of Silverton, as provided for in Section 20 of this Ordinance, or by any other ordinance or law.

Section 18. Annexations. The City and the Franchisee agree to comply with ORS 459.085(3) in the event the City annexes all or a portion of a service area previously Franchised, so as to protect the quality of service within the service area and protect the rights of affected persons and local government units.

Section 19. Rates.

(1) Setting Rates. The City shall establish a rate schedule for all Solid Waste Services to be provided under this Franchise. The City shall set rates sufficient for Franchisee to recover its Allowable Expenses, Operating Margin, and Pass-Through Expenses.

(2) Rate Adjustment. The Franchisee may provide the City with a written request to adjust the rates during the term of this Franchise. The City will conduct a rate review on the proposed adjustment consistent with subsection (3) below. The City Council will have ninety (90) days from the date it receives the proposed rate adjustment from the Franchisee to make a formal decision on the requested rate adjustment.

(3) Rate Review - Annual Service Rate Adjustment. On an annual basis within one year from the date this Franchise begins, the Franchisee shall submit a Cost of Service Analysis (COSA) for City review. Based on the COSA, the City will conduct an annual rate review. It is the goal of the City to provide Franchisee with a ten percent (10%) Return on Revenue, but no less than eight percent (8%) and no greater than twelve percent (12%). The City may, at its discretion, have Franchisee's COSA reviewed by an independent third party who is selected and paid for by the City. Any adjustments recommended by the independent third party may be taken into consideration in the rate review process. In addition to the independent third party review, the City may consider information submitted by Franchisee or others. All such information shall be part of the rate review record. Based on the City's rate review, the City, in its discretion will establish an adjusted rate schedule for all services provided under this Franchise. The adjusted rate schedule must be reviewed and approved by the City Council before implementation.

Section 20. Ownership of Solid Waste and Waste and Recyclable Materials.

Unless otherwise stated, Solid Waste, Waste and Recyclable Material properly placed for collection are the property of the Franchisee. The customer placing said material for collection may retrieve any item or material erroneously placed for collection until those items or materials have been collected by the Franchisee's vehicle. Title to and liability for Hazardous Waste shall at no time pass to Franchisee and shall remain with the Generator.

Section 21. Suspension, Modification or Revocation of Franchise.

(1) Failure to comply with written notice from the City Council to provide necessary service or to otherwise comply with the provisions of this Ordinance, state or federal law after written notice and reasonable opportunity to comply, shall be grounds for modification, revocation, or suspension of this Franchise. Additional grounds for modification, revocation, or suspension of this Franchise include but are not limited to:

- (a) That Franchisee has practiced any fraud upon the City or customer.
- (b) That Franchisee has become insolvent, unable or unwilling to pay its debts, or is adjudged to be bankrupt.
- (c) That Franchisee has misrepresented a material fact in the negotiation of, or renegotiation of, or renewal of the Franchise.

After receipt of the aforementioned written notice from the City Council, the Franchisee shall have thirty (30) days from the date of mailing of the notice in which to comply or to request a public hearing before the City Council. In the event of a public hearing, the Franchisee and other interested persons shall have an opportunity to present information and testimony in oral or written form.

- (2) If the Franchisee fails to comply within the specified time or fails to comply with the order of the City Council entered upon the basis of findings at the public hearing, the City Council may suspend, modify, or revoke the Franchise, or make such action contingent upon continued noncompliance with this Ordinance.

(a) The City Council shall adopt findings of fact and conclusions that will support or deny the alleged violation. The City Council may, on the basis of such findings, suspend, modify or revoke the Franchise or condition such action upon continued non-compliance with the alleged violation. Franchisee shall comply with the time specified in the notice or with the order of the City Council.

Section 22. Franchisee Penalties. In addition to the provisions of Section 21, the City may impose penalties upon the Franchisee for violations of this Ordinance, occurring without just cause. Subject to the procedures set forth in Section 23 below, the City Manager may assess penalties against Franchisee as follows:

- (1) For failure to adhere to material provisions of this Franchise, Two Hundred Fifty Dollars (\$250.00) per day for each provision not fulfilled.
- (2) For failure to comply with Oregon Occupational Safety and Health Administration and Oregon Department of Transportation safety requirements or Oregon Department of Environmental Quality rules and regulations, the penalty shall be Two Hundred Fifty Dollars (\$250.00) per day, per occurrence.
- (3) For failure to comply with any provision of this Franchise, for which a penalty is not otherwise specifically provided, the penalty shall be One Hundred Twenty Five Dollars (\$125.00) per day, per occurrence.
- (4) For failure to comply with reasonable requests of the City Manager related to service, the penalty shall be One hundred Dollars (\$100.00) per day per request.

Section 23. Procedure for Imposition of Franchisee Penalties.

(1) Whenever the City Manager finds that Franchisee has violated one (1) or more terms, conditions or provisions of this Franchise, a written notice, or a verbal notice followed by a written notice, shall be given to Franchisee informing it of such violation or liability. If the violation concerns requirements mandated by the Oregon Occupational Health and Safety Administration or the Oregon Department of Environmental Quality, a verbal notice followed by

a written notice may be given. For these safety or public health violations, Franchisee shall have 24 hours from notification to correct the violation. For all other violations and liabilities the written notice shall describe in reasonable detail the specific violation so as to afford Franchisee an opportunity to remedy the violation. Franchisee shall have ten (10) business days subsequent to receipt of the notice in which to correct the violation. Franchisee may, within five (5) business days of receipt of notice, notify the City Manager that there is a dispute as to whether a violation or failure has, in fact, occurred. Such notice by Franchisee to the City Manager shall specify with particularity the matters disputed by Franchisee.

(2) The City Council shall hear Franchisee's dispute at its next regularly or specially scheduled meeting. The Council shall supplement its decision with written findings of fact.

(3) If after hearing the dispute the claim is upheld by the Council, Franchisee shall have ten (10) business days from such a determination to remedy the violation or failure. Penalties shall accrue from time of initial notification until such time as the violation or failure is resolved to the satisfaction of the City Manager.

(4) Franchisee shall be liable for full payment of all penalties imposed under this Section if it fails to cure the alleged breach in accordance with this Section.

Section 24. Enforcement of Franchisee Requirements.

(1) The City Manager shall have the right to observe and inspect all aspects of collection operations, facilities, services, and records that are subject to the provisions of this Franchise to ensure compliance.

(2) If Franchisee at any time fails to promptly and fully comply with any obligation of this Franchise after receiving a written notice and a reasonable opportunity to comply, the City Manager may elect to perform the obligation at the expense of Franchisee.

(3) If Franchisee defaults in any of the terms required to be performed by it under the terms of this Ordinance, the Franchise may become subject to the provisions and procedures set forth in Sections 21 through 23 of this Ordinance.

(4) The City Manager reserves the right to make such further regulations as may be deemed necessary to protect the interests, safety, welfare and property of the public and carry out purposes stated in Section 2 of this Ordinance. The City Manager or Franchisee may propose amendments to this Franchise. Proposals shall be in writing and shall be afforded an adequate review process. After review of the proposed amendments to the Franchise, the Council may adopt the amendments. If the amendments are proposed by Franchisee, the procedures set forth in Section 29 of this Ordinance shall be followed.

Section 25. Nonenforcement of Franchisee Requirements by the City. Franchisee shall not be relieved of its obligation to comply with any of the provisions of this Franchise by reason of any failure of the City to enforce prompt compliance. The City should make a reasonable effort to

maintain consistency in enforcement.

Section 26. Prohibited Actions by Customers and the Public. The following is prohibited:

(1) On Public Property. It shall be unlawful for any person without prior written authorization from the City to accumulate Solid Waste or Waste upon any of the streets, alleys or other public property belonging to the City.

(2) On Private Property. It shall be unlawful:

(a) For any person to leave or store Solid Waste or Waste upon any private property in such a manner or for such a period of time that it creates a public nuisance.

(b) For the owner of private property, as shown by the latest tax rolls of the Assessor of Marion County, to fail to remove Solid Waste or Waste stored or left upon such private property where a public nuisance has been created.

(3) General Offenses:

(a) Except as otherwise provided in this ordinance, it shall be unlawful for any person other than the Franchisee to offer or to advertise to provide, or to provide, Solid Waste Management Service to another person for compensation.

(b) No person shall dispose of Hazardous Waste in any manner that is not authorized or permitted by federal, state or local laws and regulations. No person shall place Hazardous Waste out for collection or into any receptacle supplied by the Franchisee.

(c) No person shall enter into a receptacle for the purpose of compacting the contents of the receptacle.

(d) No person shall remove a receptacle from the location where the receptacle was placed for collection, unless the person is authorized to do so by the Generator.

(e) No person shall remove the lid from any receptacle and remove, disturb, collect, compact or scatter solid waste or recyclable material placed in such receptacle, nor shall they deposit solid waste or recyclable material into such receptacle, unless the person is authorized to do so by the Generator.

Section 27. Customer and Public Penalties. Violation by any person of the provisions in Section 26 of this Ordinance shall be deemed to be a violation and shall be punishable upon conviction by a fine of not more than \$500.00. Each day of the violation shall constitute a separate offense.

Section 28. Indemnity and Hold Harmless. The Franchisee shall indemnify the City, elected

officials, and any officers, employees, representatives, or agents of the City and hold them harmless from all loss, damage, claim, expense, and liability arising out of the negligent operation by the Franchisee under this Franchise. In the event that any suit or action is brought for injury or damage to persons or property against any of the foregoing, based upon or alleged to be based upon any loss, damage, claim, expense, or liability arising out of the negligent operation of the Franchisee under this Franchise, the Franchisee shall defend the same at its own cost and expense. The Council and the City Manager reserve the right to retain counsel of their own choosing and to join in the defense of any such suit or action, with the reasonable cost of such additional counsel to be borne by the Franchisee, unless the claim contains allegations of negligence specifically directed at the City in which case the City will bear the expense of counsel of its choice.

Section 29. Petition for Amendment. The Franchisee may petition the City for alterations or amendments to this Franchise to accommodate a significant change in circumstances or to permit technical variations which will satisfy the purpose of this Franchise. The City shall review the application within 30 days of receipt thereof, and shall issue a report on its findings to the City Council. The City Council shall determine whether the amendment shall be granted within 45 days after receiving the staff report. Amendments shall be approved in ordinance form and shall be effective ten days after acceptance of the amendment by Franchisee.

Section 30. Non-Litigation. Franchisee agrees, by accepting this Franchise, that all applicable requirements have been met fully and that the process of awarding this Franchise and content herein are consistent with federal, state and local laws and regulations. Franchisee therefore stipulates that it will not commence, fund or prosecute any litigation or administrative proceeding before any competent tribunal against the City, its officers, employees, agents, or representatives arising out of the content of or process used in the development of this Franchise. This is a material provision of this Franchise and the failure to adhere to its requirements shall render the Franchise null and void as of the time that such action is filed. This provision shall not interfere with the right of the Franchisee to seek review regarding the application of this Franchise during its term.

Section 31. Equal Employment Opportunity Compliance. Franchisee shall comply at all times with applicable Federal, State and local laws and all executive and administrative orders relating to nondiscrimination, equal employment and affirmative action.

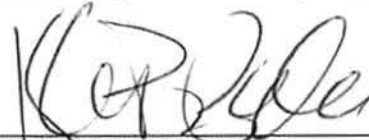
Section 32. Construction. Any findings by any court of competent jurisdiction that any portion of this Ordinance is unconstitutional or invalid shall not invalidate any other provision of this Ordinance.

Section 33. Force Majeure. Notwithstanding anything in this Ordinance to the contrary, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, epidemics, compliance with applicable laws or governmental orders, fires and/or other Acts of God, shall not constitute a breach of this Agreement.

Section 34. Repealing Clause. Ordinance Number 09-11 is hereby repealed upon the effective date of this Ordinance.

Section 35. Effective Dates/Declaring an Emergency. The current franchise in effect is set to expire December 31, 2020 and as a result it is necessary for this Franchise to be in place upon expiration. As such, the City Council declares an emergency and this ordinance shall take effect January 1, 2021 after passage by the Council, and shall be valid for a term of franchise as stated in Section 6 and provided that Grantee files its acceptance.

Ordinance adopted by the City Council of Silverton, this 7th day of December, 2020.



Mayor, City of Silverton
Kyle Palmer

ATTEST



City Manager/Recorder, City of Silverton
Christy S. Wurster

ACCEPTED BY THE FRANCHISEE.

The Franchise granted to United Disposal Services, Inc. dba Republic Services of Marion County-Woodburn is hereby accepted by the Franchisee on this 17th day of Dec, 2020.

By:  _____

Name: Jason Jordan

Title: General Manager

CITY OF SILVERTON
RESOLUTION
20-12

A RESOLUTION OF THE SILVERTON CITY COUNCIL AUTHORIZING AN INCREASE IN RATES CHARGED FOR SOLID WASTE DISPOSAL SERVICES

WHEREAS, Republic Services (Republic) has an exclusive franchise to provide garbage and recycling services within the City of Silverton, Oregon (City); and

WHEREAS, Republic is requesting a rate increase as found in the rate sheet attached to this Resolution as Exhibit A (the Rate Sheet), which by this reference is incorporated herein; and

WHEREAS, Republic has requested this rate increase to offset increased operational costs and increased vehicle operating maintenance and repair costs; and

WHEREAS, the last rate related increase for Republic Services occurred on August 1, 2016 with the adoption by the Council of Resolution No. 16-27.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SILVERTON AS FOLLOWS:

Section 1: The City Council hereby repeals Resolution No. 16-27.

Section 2: The City Council hereby authorizes and approves the rates in the Rate Sheet attached as Exhibit A for solid waste disposal service in the City. These new rates shall take effect on January 1, 2021.


Section 3: That this resolution is and shall be effective upon its passage by the City Council.

Resolution adopted by the City Council of the City of Silverton, this 7th day of December, 2020.



Mayor, City of Silverton
Kyle Palmer

ATTEST



City Manager/Recorder, City of Silverton
Christy Wurster

Exhibit A

Republic Services Rate Sheet for Silverton

Rate adjustments effective January 1, 2021

	Current Rate	Proposed Rate
Residential & Multifamily Monthly Rates¹		
20 Gallon Cart	\$23.42	\$25.76
35 Gallon Cart	\$29.10	\$32.01
65 Gallon Cart	\$36.09	\$39.70
90 Gallon Cart	\$38.61	\$42.47
<i>¹ Includes weekly yard waste and every two weeks recycling collection per month.</i>		
Commercial Monthly Rates (Once per Week Collection)²		
35 Gallon Cart	\$20.60	\$22.66
65 Gallon Cart	-	-
90 Gallon Cart	\$32.75	\$36.03
1 Yard Container	\$106.85	\$106.85
1.5 Yard Container	\$142.05	\$142.05
2 Yard Container	\$182.25	\$182.25
3 Yard Container	\$257.50	\$257.50
4 Yard Container	\$332.80	\$332.80
6 Yard Container	\$484.65	\$484.65
8 Yard Container	\$635.20	\$635.20
Container Pull Out Charge (per month per container)	\$23.00	\$25.30
Extra Yardage for Overfilled Container (empties x yards x rate)	\$34.00	\$37.40
<i>² Twice per week container collection service the charge is equal to the Monthly Rate x 1.85.</i>		
Industrial Drop Box Rates (Per Box)		
10 Yard	\$136.30 / \$266.30	\$292.93
10 Yard Recycling	\$136.30	\$162.93 ³
20 Yard	\$148.60 / \$408.60	\$449.46
20 Yard Recycling	\$148.60	\$189.46 ³
30 Yard	\$165.40 / \$555.40	\$610.94
30 Yard Recycling	\$165.40	\$220.94 ³
<i>³ Haul only rate, charge to customer is plus disposal cost.</i>		

Republic Services Rate Sheet for Silverton

Rate adjustments effective January 1, 2021

	Current Rate	Proposed Rate
Additional Services		
Recycling Cart Only	\$12.75	\$14.03
35 Gallon On-Call Cart (trash only) ⁴	\$10.00	\$11.00
Additional Yard Debris Cart	\$8.50	\$9.35
Sharps (customer supplied one gallon or less container delivered to Republic Services at Woodburn office)	\$18.00	\$19.80
⁴ <i>Minimum collection once every 2 months.</i>		
Miscellaneous Cart Fees		
Extra Can, Bag or Box	\$9.25	\$10.18
Contaminated Cart	\$30.00	\$33.00
Return Trip for Cart	\$15.00	\$16.50
Change or Switch a Cart ⁵	\$21.00	\$23.10
Cart Replacement (damaged by customer)	\$85.00	\$93.50
⁵ <i>If more than once per 12 months.</i>		
Miscellaneous Container Fees		
Contaminated Container	\$20.00	\$22.00
Return Trip for Container	\$19.00	\$20.90
Switch or Wash Out Container ⁶	\$47.00	\$35.00
Redelivery or Restart Service for Container	\$37.00	\$40.70
Lock for Container	\$25.00	\$27.50
⁶ <i>Two free per year per account.</i>		
Customer Late Payment Charge		
Service Interrupt (charged for failure to pay after 60-day notice prompting discontinuation of service)	\$25.00	\$25.00

**CITY OF SILVERTON
CITY COUNCIL WORK SESSION AND REGULAR MEETING MINUTES**



Council Chambers 421 S. Water St. and Zoom Web Conference Platform

May 6, 2024

I. OPENING CEREMONIES – Call to Order, Pledge of Allegiance & Roll Call

Mayor Freilinger called the City Council Work Session to order at 6:30 p.m. The City Council and staff were present both in person and through the virtual meeting platform Zoom. Mayor Freilinger explained the meeting was being held in a hybrid format, pursuant to City of Silverton Resolution 22-06, adopted March 7, 2022.

Present	Absent	
X	_____	Mayor Jason Freilinger
X	_____	Council President Elvi Cuellar Sutton
X	_____	Jess Miller
X	_____	April Newton
X	_____	Eric Hammond
X	_____	Marie Traeger
X	_____	Matt Gaitan

STAFF PRESENT:

City Manager Cory Misley, Community Development Director Jason Gottgetreu, Captain Todd Engstrom, Travis Sperle Public Works Director

2. DISCUSSION

2.1 Review of Westfield Property Affordable Housing Proposals – Jason Gottgetreu, Community Development Director.

Community Development Director Jason Gottgetreu began the presentation by talking about the development of the Westfield property. He said, the City has gone through the Request for Qualification (RFQ) process which invited developers of affordable housing to submit their qualifications. Those who submitted qualifications were permitted to submit a proposal for the development of the property. On April 16, 2024, the Affordable Housing Task Force reviewed the proposals during their meeting. The Task Force provided their top two (2) proposals, Dev Northwest (DevNW) and Ink Built, and the Hacienda Development Team. These two were allowed to move forward to the next stage in the process, which was to provide presentations to the Task Force and City Council. An overview of the Task Force’s top proposal was from DevNW and Ink Built. Their proposal included forty-eight (48) units with a mixture of twenty-two (22) three (3) bedroom units, fourteen (14) two (2) bedroom units, and twelve (12) one (1) bedroom units with eighty-three (83) parking spaces. This includes the extension of Davenport Lane and has the buildings adjacent to the new street with parking behind them, which is in line with the Silverton Development Code design standards for multi-family developments. In terms of affordability, they are targeting the sixty percent (60%) area median income (AMI) which was the City’s goal for the proposals and would generally reflect rent between seven hundred eighty dollars (\$780) and one thousand one hundred dollars

(\$1,100) per month. Included in the proposal is a community center building, in-unit washers and dryers for houses with larger square feet, bike parking, and considerable energy efficiencies. They are seeking to exploit the nine percent (9%) low-income housing tax credit funds which are more competitive than the four percent (4%) funds. Oregon Community Housing Services is overhauling those funding programs so there are no funds available for this calendar year (2024). In 2025, the program will have been updated so it is not known what the program would look like then. This project and timeline lend itself well to a 2025 funding request.

If they're selected, the schedule they've proposed will take twelve (12) to eighteen (18) months. The timeline includes potentially going out for bid in November 2025 or January 2026, with construction occurring March 2027.

The second highest rated proposal was from Hacienda, this development would contain more triplexes, duplexes, and individual structures. It would be comprised of thirty-seven (37) units comprised of nine (9) one (1) bedroom, twenty-two (22) two (2) bedroom and five (5) three (3) bedroom. It also includes a community building and extension of Davenport Lane with the structures facing the street with the parking and driving area internal to that. The design of the buildings includes prominent gables with porches. Triplexes and/or fourplexes will have onsite laundry, however, the developers are receptive to in-unit laundry hookups.

Hacienda is looking at the four percent (4%) Low-Income Housing Tax Credit (LIHTC) funds which are less competitive than the nine percent (9%) funds. Both projects are looking toward the City for support in the form of the low cost one (\$1) dollar for the ninety-nine (99) year land lease and System Development Charge (SDC) waivers. They are also requesting the affordable housing tax exemption, which is the ten-year property tax exemption process the City has already adopted. The City would be applying for the Community Development Block Grant (CDBG) funds through the county to construct infrastructure improvements which include Davenport Lane and additional water and sewer which would be eligible for that type of funding. The City would be the eligible applicant for those funds. The roadway build-out in that area needs to be done regardless and has a similar timeline design through 2024-2025, bidding September 2025 for construction with completion February 2027. The Affordable Housing Task Force met April 16, 2024, and reviewed the proposals with the intent to create a top-two list for Council. The Task Force reviewed the proposals and found DevNW and InkBuilt to be their highest rated with Hacienda's proposal second. If Council concurs with the Task Force, the next step of the process would be to invite the top two proposers, DevNW and InkBuilt and Hacienda to give presentations to the Affordable Housing Task Force and City Council in a joint meeting, with the Task Force providing the Council with input on their preferred top choice and with Council then selecting the top-rated team. Following the decision, the City would begin negotiations for more due diligence and a memorandum of understanding with the top-rated team to move forward with the actual development process.

Gottgetreu then provided an overview summary of the four (4) proposals the City received.

Mayor Freilinger asked if Council is willing to have a joint meeting with the Affordable Housing Task Force to move forward with presentations from the top two (2) developers. He clarified; Council will make the decision; the Task Force provides recommendations.

Councilor Gaitan commented, the land is near the Robert Frost School and the District is in desperate need of more students, he expressed curiosity about how many students are currently at Robert Frost, wondering if they are at capacity. He asked if checking with the school could be a good idea. Gaitan further commented he was impressed with the top two.

Mayor Freilinger said he is not opposed to getting feedback from the school. He has never heard the school say they are concerned about getting more students.

Council's consensus was to move forward.

2.2 Overview of Annexation Criteria – Jason Gottgetreu, Community Development Director

Community Development Director Jason Gottgetreu began with a brief history of the City's annexation criteria. Prior to 2005, the process was informal. An annexation application would be reviewed by City staff and presented to Council. There was no Planning Commission review required. In 2005, the City went to a voter approved annexation. This meant annexations were not land use decisions reviewed by the Planning Commission and City Council, then sent to the electorate for a majority vote. This continued until 2016. In 2016, Senate Bill (SB) 1573 was voted in and it precluded City's from sending annexations to a vote. Because there were legal proceedings regarding SB 1573, the City adopted a resolution which placed a hold on considering annexations from 2016 to 2019 and, during that time, adopted additional annexation review criteria. These criteria included consideration of the amount of developable land within the existing City limits, where it is considered timely to annex the land if there is less than a five (5) year supply of buildable lands within the limits and not considered timely if there is a more than an eight (8) year supply. If there is between a five (5) year and eight (8) year supply, it is reviewed on a case-by-case basis.

Gottgetreu continued saying, as of December there were eighty-three (83) shovel ready lots and fourteen (14) developable lots, which are lots of a sufficient size to be partitioned or subdivided, representing a potential of four hundred sixty-eight (468) lots for an overall inventory of five hundred fifty-one (551) lots within the existing City limits. The Housing Needs Analysis (HNA), conducted in 2020, indicated a need for one thousand one hundred fifty-eight (1,158) new dwelling units, single family, and multi-family, over the twenty (20) year planning period. Breaking it down, if the twenty-year (20) need is one thousand one hundred fifty-eight (1,158), the five (5) year need is a quarter of that, or two hundred ninety (290), and the eight (8) year need is forty percent (40%) or four hundred sixty-three (463).

With the current dwelling capacity of five hundred fifty-one (551) dwellings, it places the City above the eight (8) year need. To further break it down, if the existing supply is divided by annual need (551/57.9) it shows you how many years supply we currently have in the City, nine point five (9.5) years.

Gottgetreu stated the intent of the discussion is to gauge the extent to which Council may be interested in revisiting the annexation criteria and what changes, if any, would Council like to provide direction for. The Planning Commission would typically take the lead on drafting updated Development Code language based on policy objectives defined by Council.

Gottgetreu emphasized this could be an opportunity for Council to look at and make changes to the criteria, for example, Council could look at what the offer or proposed development will be instead of just considering the amount of land within the existing City limits. The current criteria are based on the number of dwellings, not the type of dwelling.

Councilor Newton said she loved the idea of considering not just the current capacity for dwellings or developable land in the City but to consider what is being proposed on land that could be annexed. *(due to technical difficulties, the remainder of the conversation involving Councilor Newton is inaudible)*

City Manager Cory Misley contributed to the discussion (*due to technical difficulties, his contribution was inaudible*).

Gottgetreu (*possibly responding to part of an inaudible conversation due to technical issues*) said the City would have annexation agreements which would be binding to ensure the developer followed through with what they were proposing.

Councilor Sutton agreed with Councilor Newton that if an annexation fills a need, the City should allow it to happen. Sutton asked about any conversation with developers after a certain point (*the rest was inaudible due to technical difficulties*).

Misley provided additional input; *due to technical difficulties it is not on the recording*.

Gottgetreu's responses are *unintelligible/inaudible, due to technical difficulties*. The portion of his response which was audible included speaking of timelines.

Councilor Gaitan said he is in support; however, he wants to know whether this has been brought before previous Councils. He asked if there was something specific which caused it to be brought forward at this time. Gaitan requested context. Gottgetreu responded it has been on the mind of staff, and there have been ideas which seem like they would be good to at least entertain. He went on to say, these are good questions to ask in a policy setting not because of any specific development. Gottgetreu's response was longer but *inaudible due to technical difficulties*.

Mayor Freilinger said there are clear and objective standards which must be met for every step of development except annexations. *The rest was unintelligible/inaudible due to technical difficulties*.

Misley responded, it was not captured, *due to technical difficulties*.

Mayor Freilinger continued, saying he is not in favor of monolithic apartments, and duplexes and triplexes being next door to single family residences. He mentioned having leverage over developers. *Most of his input was unintelligible or inaudible on the recording due to technical difficulties*. He concluded by expressing his belief this was worthy of consideration.

Councilor Hammond said he was in favor of giving the Council or the City creative leverage.

Mayor Freilinger asked Gottgetreu if he had what he needed. Gottgetreu said he did and now he would work with the Planning Commission on crafting the language to be able to meet those objectives while ensuring the door is open in the manner the City sees fit. Misley commented on the Council Goal and plan to fully update the Comprehensive Plan next fiscal year and ultimately, after that, an Urban Growth Boundary (UGB) sufficiency Report, Misley said this is in the future, but the City is approaching it from both ends. If the City wasn't looking at it now, the City should be looking at it in twelve (12) to eighteen (18) months.

2.3 2024 Local Elections Calendar – Cory Misley, City Manager

City Manager Misley provided a brief statement about the 2024 elections calendar. Misley wanted to share with the Council and the public to let them know timelines as we head toward City elections in 2024. Election packets will be ready at the beginning of June for interested candidates.

7:30 P.M. REGULAR MEETING

Mayor Freilinger transitioned into the City Council Regular Meeting and opened it to public comment.

3. PUBLIC COMMENT

Alicia B.

Monson Road, Silverton, OR

Alicia came to talk about Sheltering Silverton. She lives on Monson Road, which abuts some of the Sheltering Silverton property. She said there has been an increase in odd behavior which makes her uncomfortable. It is “pitch black” at night and she has been seeing an increase in foot traffic on the dead-end street. She said there have been break-ins she can’t specifically attribute to Sheltering Silverton, but this is abnormal behavior for the street. She has seen individuals doing drugs at Sheltering Silverton, in the open. She specifically saw, at the welcome sign (Welcome to Silverton), a female sitting in debris doing drugs.

Cory Misley, City Manager, provided input but *due to technical difficulties, his comments/statements were inaudible.*

The remainder of Alicia’s conversation with Council and the City Manager is not contained in the video due to technical difficulties (it is garbled/inaudible and unintelligible except for a few words here and there).

Councilor Miller asked if the staff of Sheltering Silverton has been made aware. She responded she has not notified them yet.

Councilor Hammond thanked her for bringing it to the City’s attention.

The recording stopped audio and the video locked again after this. Due to technical difficulties, there isn’t any more intelligible conversation.

Karolle H.

Silverton resident

Her question is unintelligible. Mayor Freilinger responded it was a good question, further saying it is a part of Council protocol wherein we’re talking about having one public meeting section instead of ... *garbled/inaudible, unintelligible due to technical difficulties.*

Then she said she was researching the downtown parking... *again audio was inaudible due to technical problems.* City Manager Misley responded but it, too, was inaudible.

Audio came back on and Karolle was saying other business owners park in front of her business instead of their own. She has had customers tell her they won’t shop in Silverton because of parking issues. She lamented the lack of parking enforcement and continued telling Council whomever is conducting parking studies is not downtown during the time of day when this is happening. She is there from 11:00 a.m. to 5:00 p.m. and there

isn't parking available. She said she and other merchants do not feel the City understands their plight and without parking the downtown area will "die."

Mayor Freilinger thanked her for bringing forward her concerns and shared that he used to be one of the downtown merchants. He said, even then, parking was an issue. He agrees a long-term solution needs to be found. He confirmed we do not have anyone enforcing parking at this time. Freilinger said the City is looking at a Pilot Program and other alternatives because a long-term solution needs to be found. Hiring a parking professional who does this in other communities is being considered. He knows the Pilot may seem counterintuitive, but the City is working on the problem, and the Pilot Program is not permanent. Karolle wanted to know how long the Pilot was projected to last because since the Code Enforcement Officer left, parking has already been free. Freilinger said he did not have an answer to that question.

She asked how the City was going to monitor the program, Mayor Freilinger referred her to Community Development Director, Jason Gottgetreu who said, the City hired a Code Compliance Specialist that started about three (3) to four (4) weeks ago. There was a period, with the meters, where batteries were running out and meters were breaking, during that time the idea for the Parking Pilot took shape. Karolle asked what actual changes will occur during the program because there are no tickets being issued now and parking is free. The response was, there will be a switch to issuing parking tickets for vehicles exceeding the time limit. The City's Code Compliance Specialist is eager to help educate and explain the Downtown Parking Pilot Program. Once the program functions, there will be signage and the ability to enforce it. The City plans to embark on an educational campaign to ensure business owners and visitors know about the new parking program downtown. Soon, there will be enforcement for those parking time limits, and someone will issue tickets.

Mayor Freilinger said bringing the meters back is not really an option because of an inability to get parts for repairs. To have the meter program the City is looking at significant investments. Once the Pilot Program is up and running there will be signage, stickers on the meters and enforcement. If the City chooses to have a meter program in the future, it will be required to make investments in other methods which are extremely expensive.

Councilor Sutton added, since this topic is on the agenda for tonight, she will not spend too much time on it. Sutton went on to say, parking is a serious topic. It has been discussed in multiple Chamber and Council meetings. She expressed remorse that Karolle doesn't feel like it has been/or is being discussed. The Pilot Project will provide education. Sutton emphasized; this is what we do in Silverton for change; we educate. Sutton went on to say, change in Silverton is education driven. The Pilot Project is a form of education for citizens and merchants downtown. The highest point of interest is educating the public about what we're doing and why. With a new City Manager, the City has a new fresh view and the City is running with it. The City is moving forward toward education and a solution.

Councilor Newton asked about loading zones. Captain Engstrom responded saying the Police Department would respond to vehicles parked in the loading zones.

Councilor Hammond said he appreciated Karolle's time and apologized for the frustration. Hammond continued talking about the complaints of business owners using the customer parking spaces near their businesses. He said he believes what the City does will not change the business owners who choose not to respect the system. Karolle responded the business owners are not parking in front of their businesses but in front of other businesses. Hammond does not believe this practice is the City's fault.

Councilor Gaitan thanked her for speaking. He articulated that he is a supporter of the modernization of parking and hoped this would provide impetus to move forward and find the right solution.

4. CONSENT AGENDA

A motion was made by Councilor Sutton to approve all Consent Agenda items. Councilor Traeger seconded. No discussion. All in favor. Motion Passed.

4.1 Change Order for Water Plant Valve Project – Brad Jensen, Water Quality Division Supervisor

4.2 Tourism Promotion Committee Grant Recommendations – Jason Gottgetreu, Community Development Director

4.3 Approval of Minutes from April 1, 2024, City Council Meeting, April 8, 2024, City Council Work Session and Regular Meeting and April 15, 2024, City Council Work Session, and Regular Meeting.

5.1 PROCLAMATIONS

Mayor Freilinger read the Silverton Public Works Week Proclamation and encouraged everyone to go to the Public Works Fair on Wednesday, May 22, 2024, at Coolidge McClaine Park from 12:00 p.m. to 4:00 p.m.

6. SCHEDULED PRESENTATIONS

6.1 Silverton Chamber of Commerce Monthly Report – Stacy Palmer, Executive Director

Mrs. Palmer began by alluding to the parking discussion, saying she agreed with most of the comments about the need to look at it, she thinks Councilor Hammond made a valid point. She is not convinced it is The City's responsibility to "police" the merchants, perhaps make it advantageous to park elsewhere but it must be on the merchants themselves to recognize the value of the parking spots. Palmer went on to say, retail analysis shows the retail parking spots downtown are worth twenty thousand dollars (\$20,000) each. When you add it up, they should realize the value to their business.

She provided a reminder of the Silverton Business Group meetings each Wednesday morning, 8:00 a.m., at the Silver Falls Brewery. Last week honored National School Principal Appreciation Day with twelve (12) of the fourteen (14) principals in attendance. Palmer felt it was good to say thank you for all they have done and continue to do and expressed a desire to be as supportive as possible.

This week is National Teacher Appreciation Week. Palmer encouraged everyone to thank and support them. The Chamber will be highlighting businesses showing support for teachers.

On May 15th, the meeting will be to say farewell to the City's outgoing Police Chief. Palmer reminded everyone how supportive Chief Anglemier has been to the Chamber and City.

The meeting on June 5, 2024, will include a special pre-tour of the New City Hall. Providing a sneak peek before the Grand Opening on June 7, 2024.

The Uniquely Silverton online tour is being finalized, with twenty-nine (29) businesses and six (6) attractions. It is set to launch in mid-May. The final review of graphics, with a demonstration next week to fine tune, and then it will go out to everyone.

Flower baskets are set to go up on Tuesday the 14th. Palmer did a "shout out" to Silverton Fire and Les Schwab for lending their forklifts to get the baskets up. There are seventy-five (75) baskets this year around town. All proceeds go to maintaining the baskets. They are still accepting donations, the more donations, the longer the baskets will remain up.

The Chamber Classic Golf Tournament is on May 17, 2024, with a shotgun start at 8:00 a.m. It is a four (4) person scramble format and is open to all levels of experience. Palmer added, if you're not a golfer, it is a great way to network. More information can be found on the website or call the Chamber office.

May 18, 2024, Palmer invited everyone to the 2nd Annual Paws in the Park. She went on to say, there are twenty-five (25) vendors. A vendor fair at Coolidge McLaine Park starts immediately following the parade. Young Life is hosting a carnival, which will be located on the Art Association side of the park. There will be games and other activities. She emphasized there will be corndogs this year. She invited everyone to the park to check out the vendors, music, pet owner look-alike contest, pet fashion show, and dog agility demonstrations.

First Friday, for safety reasons, had to be canceled, however it will be back on June 7th.

The Digital Boosts Program involves six (6) businesses. They met with the consultant, and they are doing a deep dive on all the platforms, they are beginning to make some changes and already a twenty-eight percent (28%) increase has been noted.

Willamette Work Force Partnership has programs beneficial to local businesses, for example, they have grants for hiring first time workers. The grant offsets up to six thousand dollars (\$6,000) dollars in costs. They offer training for those new employees to go with the funding.

There is an e-shop builders boot camp for those who want to dive into electronic or online commerce. It is a free bootcamp to provide mentoring, networking and resources for digital marketing and e-commerce platforms. It comes with a year of Shopify.

7. ACTION ITEMS

7.1 Downtown Parking Pilot Project – Jason Gottgetreu, Community Development Director

Community Development Director Jason Gottgetreu explained the objective is to get the long-term, all day, parked cars out to the periphery so customers will have parking downtown.

The current plan is to remove batteries from the meters, remove the 2-hour sticker and replace it with a 4-hour sticker, and put signs up saying there is free three (3) to four (4) hour parking. The time limit would depend on Council's decision. Additionally, the Code Compliance Specialist would be "boots on the ground" to do a lot of the education and outreach to businesses and visitors. It is already known who the long-term, frequent fliers are, and they will be told about the Pilot Program and where long-term parking near to downtown is located. The goal is to focus on and begin education. The current intent is to start the education campaign, use written warnings as additional education prior to issuing tickets, to A) let the businesses know what the program is and B) we are keeping track of which cars are being parked all day every day, and C) if the message is not received tickets will be issued. Gottgetreu said he does think there's an escalating factor, two (2) warnings in one day means an escalation to a ticket, to emphasize the seriousness and veracity of the City's intent.

Councilor Sutton asked what would be on the signs. Captain Engstrom responded saying it would refer to the Oregon Revised Statute (ORS). He further said, if the police department is already monitoring the loading zones tickets, not warnings will be issued. If a merchant had someone parking in a loading zone it could be called in and the police department would respond.

Councilor Traeger said she agrees with everything and wanted to know why the four (4) hour time limit was chosen. Gottgetreu responded, the intent is to have the ability to keep someone from parking in a spot all day. The four (4) hour limit was chosen to minimize stress for the customers. If someone was going to every store; the City wants them to be able to do so without worrying about a two (2) hour limit.

Mayor Freilinger said he was a proponent of a three (3) hour parking limit.

Councilor Gaitan asked if this is a possible long-term solution. He said he was trying to understand. We made eighty-two thousand (\$82,000) per year with basically no enforcement. Gottgetreu responded, it is all to be determined based on response and other factors. A policy decision may need to be made.

City Manager Misley responded to the parking consultant reference and potentially rolling it into the Main Street Project design concepts. Which he believes is pilot project in and of itself for what the future of the downtown streetscape will look like. Misley said there will be several conversations and approaches to addressing the downtown parking situation.

Councilor Sutton asked if the fifty-nine to eighty-two thousand (\$59,000- \$82,000) per year included the parking tickets or just the meter change. Gottgetreu responded it is the change and fines. Sutton asked Chamber Executive Director Stacy Palmer what she thought. Palmer said she felt two (2) hours wasn't enough and four (4) hours is more in line. Education will have the most significant impact. Sutton then brought up automatic tickets from parking kitties. She thinks it is the wave of the future and may work here. Palmer said they do allow flexibility to add increments of time, you are not required to purchase a block of time but can get what you need.

Councilor Miller inquired about shorter term parking, for the purpose of the Pilot, in pick up and drop off areas. Miller also asked about data collection. He wanted to know how much staff time it will take. Gottgetreu responded, the City will do parking inventories, maps, mark the spots cars are parked and it takes about 30-minutes to complete a loop. The plan is to collect data at approximately 10:00 a.m. and 2:00-3:00 p.m. with thirty (30) minutes per collection. This will not be done every day but will be done over the course of the Pilot to determine what various days look like and then determine an average. Last time a study was completed, weekends were the busiest and blocks were at 100% capacity.

Councilor Newton brought up her concern that the City does not have enough handicap parking and she wants to make sure this remains on the radar.

Mayor Freilinger asked if a motion was needed.

Misley responded, the last time this was discussed was at a Work Session, permission was tentatively granted to determine the process and needs to implement it. Misley indicated a Motion would be good for clarity.

Councilor Miller made a motion to direct City staff to initiate a Parking Pilot Program with temporary signs designating 4-hour parking limits in the downtown core for one hundred twenty (120) days superseding the existing parking code. Councilor Sutton seconded. Questions were called for and Councilor Hammond responded with a question, he wanted to know if Pilot Program wasn't going well in sixty (60) days, could it be reversed by Council vote. The answer was, yes, it could. All in favor. Motion Passed.

Mayor Freilinger took a moment to discuss committee appointments. Recently, a resignation was submitted to the Transportation Advisory Committee. Mayor Freilinger said he was able to speak to an applicant, Daryl Smith, who was still interested in being a member. Mayor Freilinger recommended his appointment with a term ending December 31, 2026,

A motion was made by Councilor Miller. Councilor Sutton seconded. No discussion. All in favor. Motion passed.

6. CITY MANAGER UPDATE

City Manager Cory Misley expressed how much he enjoyed Senior Clean up and helping in Town Square Park. He did a “shout out” to Jacob Rush, the new Maintenance Division Supervisor who coordinated the event his second week in that position. Misley said in future years, the Human Resource Manager would be helping to continue building out the City’s volunteer program. He alluded to conversations he has had with Council members and others about the important role volunteers fill.

Misley said this is the time of year when there are a lot of upcoming public events. He has been seeing a lot of applications and is pleased with the learning processes, policies, and having discussions with staff.

Misley let Council know he and Jason Gottgetreu, Community Development Director, met with a representative from Mid-Willamette Valley Council of Governments (MWVCOG), their Community and Economic Development Manager. They had a conversation about expanding use of the services the COG can provide for the City. He said they assisted North Marion County with their Enterprise Zone redesignation. They also discussed several other subjects but the most critical was their grant writing support. They are willing to help write the applications, especially for the larger infrastructure grants. If awarded the grant, their help would be rolled into the grant administration costs, which is typical for those types of grants. If the City is not awarded the grant, the COG, essentially, worked pro bono. Misley said the City wants to utilize this resource appropriately.

Last Wednesday, the proposed budget was put out. Misley said, if anyone is interested in reviewing it there’s a hard copy at City Hall as well as on the City website. The first Budget Committee meeting is Tuesday and then again Thursday.

There was an All-staff Meeting on Wednesday with a good turnout, about thirty-five (35) members of the team were present. The meeting was informal, and it was good to get together, talk and support each other.

Chief Anglemier’s retirement is next Friday afternoon. Although it won’t be the last time we see him, please thank him for his service and leadership in a position that is challenging. Misley went on to say, Anglemier has handled it with grace and aplomb. He is appreciated by all.

7. COUNCIL COMMUNICATIONS

Councilor Hammond said he wanted to follow-up or ask about banners or City banners. Mayor Freilinger said he knew City Manager Misley was involved and aware. Misley responded progress is being made and the approach may be to have more banners that are simple and reflective of Silverton and the seasons, potentially including some of our marquee events and that would be the extent of it. Mayor Freilinger asked if Council wanted a City Policy or to have the City Manager oversee the process. Misley interjected he did not mean to imply no policy was needed, he thinks a policy is needed whether by resolution or code. Council said they were in favor of the City Manager crafting a policy and bringing it back to them.

Councilor Newton asked about the Pet Parade and confirmed the date. Newton said she was asked at a Chamber meeting about art in the new City Hall. Community Development Director Jason Gottgetreu responded, even though there wasn’t a lot of public wall space in the building, there would be Homer Davenport sketches, which are being reframed, and Art Festival Flyers. He continued saying, both yes and no to local art cycling through New City Hall. There will be some art, but it has not been decided what piece will go where.

Mayer Freilinger added, the Historical Society asked him a similar version of the question. For the Grand Opening there will be historical photos, etc., on the easels. The Historical Society wanted to know if the items could be put up longer than the two hours of the Grand Opening. Gottgetreu said there are display cases in City Hall which lock. Gottgetreu also updated them saying the temporary certificate of occupancy should be issued the week of May 27, 2024.

Councilor Miller said he, regrettably, will not be at the Pet Parade. He said the Transportation Advisory Committee (TAC) did not meet in April but hoped to meet next week. Miller said he was approached by a lodging business downtown who brought up a concern about the volume of music, especially in the evenings.

Councilor Traeger brought up the City Hall Grand Opening, June 7, 2024, and mentioned all the Councilors will be leading tours. She confirmed with Community Development Director Jason Gottgetreu there would be a tour guide for people, explaining what each room was for. Traeger commented that the Grand Opening will be occurring with the First Friday event and if there is good weather, she hopes there will be a good turnout for both.

Councilor Gaitan mentioned last year's golf tournament, saying it was fun. He thanked Councilor Hammond for the letter of support sent to the schools. Gaitan mentioned the Welcome to Mount Angel sign you pass when entering the City and the pedestrian sign shortly thereafter. He feels Silverton may need better signage. Councilor Traeger said the tourism committee is looking at a revamp of the signs.

Councilor Sutton, asked about candy for the Pet Parade. Public Works Director Travis Sperle assured her it has been taken care of. She also asked if anyone would be interpreting for the City Hall Grand Opening.

8. ADJOURNMENT

A motion was made by Councilor Sutton to adjourn. Meeting adjourned at 8:45 p.m.

Respectfully submitted by:
/s/Tammy Shaver – Human Resource Manager

**CITY OF SILVERTON
CITY COUNCIL WORK SESSION AND REGULAR MEETING MINUTES**



Council Chambers 421 S. Water St. and Zoom Web Conference Platform

May 20, 2024

I. OPENING CEREMONIES – Call to Order, Pledge of Allegiance & Roll Call

Mayor Freilinger called the City Council Work Session to order at 6:30 p.m. The City Council and staff were present both in person and through the virtual meeting platform Zoom. Mayor Freilinger explained the meeting was being held in a hybrid format, pursuant to City of Silverton Resolution 22-06, adopted March 7, 2022.

Present	Absent	
X	_____	Mayor Jason Freilinger
X	_____	Council President Elvi Cuellar Sutton
X	_____	Jess Miller
X	_____	April Newton
X	_____	Eric Hammond
X	_____	Marie Traeger
X	_____	Matt Gaitan

STAFF PRESENT:

City Manager Cory Misley, Community Development Director Jason Gottgetreu, Travis Sperle Public Works Director, Mike Dahlberg Operations Manager, Tammy Shaver Human Resource Manager

2. DISCUSSION ITEMS

2.1 Presentation by Republic Services, Sustainability in Action, Rate Adjustment request – Cindy Rogers, Municipal Relationship Manager for Republic Services

City Manager Cory Misley invited Cindy Rogers, Municipal Relationship Manager for Republic Services, to begin her presentation. Rogers introduced the Operations Manager and Municipal Contract Administrator for Republic Services who were in the audience. Before the presentation, Rogers said a few words about the partnership with the City of Silverton. She began by saying she has been with Republic Services for almost a year and has over ten (10) years’ experience in the solid waste and recycling industry. She continued, working with municipalities in Marion County was new to her and the county’s Cost of Service Analysis was new as well. She reassured Council that the Republic Services team is committed to providing accurate, clear information and excellent service.

Rogers articulated an awareness of some challenges over the past couple of years and said she has identified two (2) areas she believes may have impaired the relationship. Rogers said 1) Republic Services failed to communicate the process of the annual Marion County Cost of Service Analysis (COSA). Each year, the COSA starts in the spring and is finalized in the fall. For the duration of the COSA, the financial numbers are subject to change until Marion County concludes the process. She stated she does not think this was effectively

communicated to the City. 2) There was a turnover of key people for both Republic Services and the City. Republic Services had both their Financial Manager and Municipal Manager change. The City had changes in Council and the City Manager. Rogers emphasized how vital effective and consistent communication is if a good relationship is to be maintained between the City and Republic Services when there is turnover in key roles.

Rogers began her presentation, which she told Council, will contain the necessary information for understanding why Republic Services is requesting a rate adjustment. For perspective, Rogers reminded Council the last rate adjustment was in 2021. She went on to talk about the benefits of a franchise, including ORS 459 which grants service and reporting authority to Oregon Cities, an increase in operational efficiency leading to a decrease in truck noise, street wear, energy waste, air pollution and public inconvenience. Republic Services also helps Silverton meet their Department of Environmental Quality's (DEQ) mandated Opportunity to Recycle requirements and annual reporting. They are also helping with the upcoming Recycling Modernization Act. She also pointed out; it provides cities with a source of revenue through the franchise fee (Silverton's fee is seven percent (7%) on gross receipts).

Republic Services has fourteen (14) drivers servicing Silverton. They pick up waste at the curbs of three thousand two hundred nine (3,209) homes twelve (12) times each month (three (3) trucks per week), they offer bulky item pick up every Tuesday, and they have picked up approximately four hundred sixty-two thousand, ninety-six (462,096) carts last year.

Rogers explained they have been falling below the ten percent (10%) target for the return on revenue for the franchise but have not wavered in their support of the Silverton Community. To illustrate their support, Rogers listed some of the events Republic Services have been participating in, they include The Pet Parade, Homer Davenport Days, and the Fire Department's Mother's Day breakfast to name a few.

Rogers provided some statistical data, then explained the ten percent (10%) return on revenue target. She explained the solid waste industry target and Silverton Franchise goal are both ten percent (10%), no less than eight percent (8%) nor greater than twelve percent (12%). The hauling company does not really retain the full ten percent (10%) margin. Before the profit can be returned to the owners, the following need to be distributed: An average of three to four percent (3-4%) in local, state, and federal taxes.

An average of three to four percent (3-4%) is allocated to the reserves used to run the day-to-day activities of the business.

The remaining portions are then dispersed as dividends or distributions which are, again, taxed as income.

Continuing, she explained the City's rates have not kept pace with either the consumer price index (CPI) or the Water Sewer Trash Index, which is the most representative of the industry. The deficit between the Water Sewer Trash Index and Silverton's rates is approximately twenty-three percent (23%). Rogers explained Republic Services ended 2023 with an operating income of negative ninety-five thousand dollars (-\$95,000) and explained the forecast is to continue with negative operating income in years to come. She clarified these projections are very conservative and did not include a rate increase.

Rogers continued by providing statistics and a fee breakdown. Then she explained the rate adjustment options. Option 1 is requested to take place on August 1, 2024, and is a twenty-three percent (23%) adjustment to help level Silverton's rate and allow for smaller annual adjustments based upon the CPI. It will reset the adjustment process with the next projected adjustment occurring January 2026. If option one (1) is chosen, included are two annual bulky waste day events which will begin in 2024.

Option 2 is a stairstep adjustment to level Silverton's rates with adjustments in both August 2024 and February 2025 of eleven-point five percent (11.5%) each. This option also includes two (2) annual bulky waste day events which begin in 2025.

Rogers then provided a Statement of Income for both options and explained how they would ultimately meet the ten percent (10%) target. Option 1 at the end of 2024 and Option 2 at the end of 2025. She then explained how the two options would impact the rates. Option 1 as an overview, Rogers used the most common, thirty-five (35) gallon *residential* (which makes up forty percent (40%) of the trash receptacles used in the City) and said the rate would increase by seven dollars thirty-six cents (\$7.36) per month. Option 2 would be three dollars sixty-eight cents (\$3.68) per month for the first increase and four dollars ten cents (\$4.10) a month for the second. Next, she provided the rates for the *commercial* options, Option 1, also thirty-five (35) gallon, would be a five-dollar twenty-one cent (\$5.21) per month adjustment. Option 2, would be two dollars sixty-one cents (\$2.61) per month for the first increase and two dollars and ninety-one cents (\$2.91) for the second.

Rogers explained the commercial rates are lower for the thirty-five (35) gallon receptacle because yard debris and food waste are not included. She brought up the residential rate comparison of Silverton with current rates for the surrounding area. She pointed out that the other jurisdictions will likely receive a rate increase in early 2025 and if Silverton chooses Option 1, won't see another increase until January 2026.

Republic Services will work to notify the community by sending a written notice to every customer by adding a note to their invoice. They may push the increase to September 1, because they bill every other month for residential. They want to ensure every resident and every business gets advance notice. Rogers concluded her presentation here and asked for any questions.

Councilor Sutton confirmed the two bulky waste events were in addition to what Republic Services has been doing with the City.

Councilor Gaitan thanked Rogers for her presentation. He asked about the rate option for the thirty-five (35) gallon receptacle and verified the rate included everything, not just the trash. Rogers confirmed it included everything, recycling, and organic waste (yard debris and food waste).

Councilor Miller thanked Rogers for her presentation and asked if the projections included a forecast for growth. Rogers said it did, however, she did not know the exact numbers they forecast. He followed up by asking if Republic Services was working with local marketing entities to publicize the information about the bulky waste pick up days. Rogers responded, if the City moves forward with accepting one of the options, Republic Services will work with all those entities and the Chamber as well as putting a note in with customers' invoices.

Councilor Hammond confirmed the bulky waste disposal events were free. There will be no additional charge to participate. Rogers clarified, if you call to have a bulky waste pick up at the curb, it costs but the events are free of charge. Hammond went on to express a concern about how Republic Services utilizes their "profit" or funds by remarking on the pay listed for the six (6) top executives for the company. A brief but spirited discussion ensued.

Councilor Sutton followed up talking about how the residents are seeing the cost of living going up. She wanted to know what options are available for customers who might have challenges affording this rate increase. Rogers said, there are programs in which the City can participate, and the City would have to decide who is eligible,

Republic Services would not. She said Council would have to decide if they wanted to offer a program which may help. Rogers said they could facilitate assistance. The on-call service was mentioned as an option for struggling residents.

Mayor Freilinger asked Republic Services to provide the on-call rates to City Manager Misley.

City Manager Cory Misley said if there are more questions to provide them to him and he will pass them along. The topic will come up again at the June 3, 2024, meeting. He also emphasized franchise agreements should be mutually beneficial.

Mayor Freilinger said he felt it is time for the City to start this relationship anew and move forward with the realities. He thanked Rogers and her team for presenting.

2.2 Affordable Housing Presentations – Jason Gottgetreu, Community Development Director

Mayor Freilinger began by letting the presenters know there were five (5) members of the Affordable Housing Task Force present, and when the question-and-answer portion occurred, they would be acting as members of the Board. He reiterated each presenter had fifteen (15) minutes to conduct their presentation and there would be a five (5) minute time allotment for questions.

The first presenter was DevNW. A brief history of DevNW was provided. They were founded in 1979 and have been serving Marion County since 2008. They expressed their enthusiasm for expanding into Marion County and specifically to Silverton and wanted Council to know they are more than an affordable housing developer. They consider themselves an organization that is focused primarily on financial stability, financial opportunity, and generational wealth building to aid families in permanently breaking the cycle of poverty, so they have assets they can pass to the next generation. They perceive affordable rental housing as a critical baseline to help families then build the financial opportunities for themselves. They see affordable home ownership as both an immediate affordable housing tool and that asset building tool. Continuing DevNW said they are excited about the overlapping priorities they see with the City of Silverton and the Westfield site with the different phases being envisioned and the kind of multiple housing options they may provide for the City.

Their architecture team, InkBuilt, then introduced their firm and design plans.

DevNW and InkBuilt explained their plans, timelines, and funding sources.

The Mayor then opened for questions from Council and the Affordable Housing Task Force.

Member Clay Flowers, Affordable Housing Task Force, asked a question, *unable to hear exactly what was asked*, pertaining to sixty percent (60%) AMI. DevNW responded, anyone under that level would be eligible. Additionally, as the project moves forward, there have been conversations with the Housing Authority and there may be interest in making available project-based vouchers. If successful, there would be some units at a lower income restriction with more affordable rent for people at a lower income. Flowers followed with a question about in-unit washers and dryer hookups with appliances included. He asked if it included refrigerators. DevNW responded, the current plan is to put in washers and dryers.

Councilor Traeger asked which of their developments would be closest to the plans they have for the Westfield site. They responded Seavey Meadows in Corvallis and said they would be happy to provide Council with the

address. They referenced this project because it is a combination of rental housing and community land trust housing on the same site which is of a similar scale. Traeger asked when Seavey Meadows was built. DevNW's response was in three phases, with the last phase ending 2016.

Councilor Newton asked them to briefly explain their site services once construction is over and what their vision is for the long-term relationship with the City, excluding the ninety-nine (99) year lease. Newton also wanted to know what partnership qualities they would expect from the City after construction is complete. DevNW responded they have an in-house asset management department which includes resident services, they envision a range of resident services based in social determinants of health, and their resident source providers are community health workers. They would do some more traditional things such as helping residents get to primary care physicians, helping host dental trucks on site, things like that. They also do a lot of work around community engagement, social relationships, and access to healthy foods. They often help the community with on-site gardens, and host community events, especially for children during the summer months. They also feel DevNW can bring some unique aspects in terms of financial literacy classes, and first-time home buyer classes on site. They expressed a goal that some of the rental housing residents could become buyers of the community land trust housing.

Regarding an ongoing relationship with the City, DevNW will stay involved for the long term, on the rental side, and if there were a future community land trust phase, they would want to be in active conversation with the City. They want to be problem solvers with the City, work with the City and other service providers to make space available, for service providers who can make use of the community room or City events that could happen in collaboration with the site. DevNW wants the residents to be fully connected members of the community. No isolation on the site and make strong connections within the community and City.

Councilor Hammond asked about their plans for the use of solar energy. DevNW said they want to add solar and believe with the tax credits and incentives the solar can be added at virtually no cost. Hammond asked about financing and asked if their proposed financing did not come through, how it would be funded. DevNW responded, they believe the project will be funded by Oregon Housing and Community Services with the support of the City of Silverton with the land and desirability of this area. They said their project will work either with the four percent (4%) or the nine percent (9%) financing options.

Member Smith asked if they had worked in smaller communities as the examples of their work were based in Salem and Corvallis. She also asked if they had worked together as a team before. DevNW's response was they have not worked together as a team, but they are working on two (2) projects now. DevNW said they are building a relationship with InkBuilt in large part because of their mission driven philosophy. They are excited about the new and emerging partnership. They have built in smaller communities, two (2) of the most recent community land trust projects were in Cottage Grove and Florence. Smith continued asking how many housing units and the variation in size and bedrooms are in the plan. DevNW responded there will be 48 total units. The breakdown is on page ten (10) of the handout.

City Manager Miskey asked if the City wanted to work with them on the size and breakdown of the units, would they be flexible. They responded in the affirmative. Miskey went on to say, the relationship of finding what the right mix is for the community is going to be a critical conversation. He emphasized to Council and the Affordable Housing Task Force they were not selecting the project; they were selecting the proposer. He cautioned them not to get waylaid by the minutiae of the concept because the project will be what the City makes of it. DevNW responded, when they develop a project like this they like to work in collaboration as much as

possible and want to have those conversations about what goals the City has and what the City is envisioning. There are a few hard limitations, one of which is City Code.

Mayor Freilinger thanked DevNW and InkBuilt for their presentation and said there will be more meetings to come.

Mayor Freilinger then welcomed Hacienda and their presentation.

Hacienda began their presentation expressing their gratitude for the opportunity to present to the City and Council. They then provided a brief history. Hacienda has been functioning for about thirty (30) years as a Latino serving organization. Over the past eight years, the organization has transformed significantly, and the Latino led organization now serves everyone. It was mentioned because they want to be clear they are not serving one group or another but, depending on the demographics of the community, they serve everyone.

Like DevNW, they do not believe just housing is enough. Housing is just the beginning. Hacienda offers a wide range of services and, if selected, would bring those services to Silverton.

Hacienda provided their presentation.

Mayor Freilinger opened for questions.

Councilor Newton asked if the modular construction would be done offsite and then put together on site. Hacienda explained the modular homes will be built on site and they are looking for efficiency.

Councilor Traeger asked the same question she asked DevNW, which of their developments would be closest to the plans they have for the Westfield site. Hacienda provided information on several sites but said Las Flores would be similar and is in Clackamas County. There was a brief discussion about some of their projects including one in Molalla.

Councilor Miller said from what he was reading, it appeared the references to the wetlands indicated it did not need mitigation. Hacienda responded they could mitigate but what they proposed was the most economical.

Member Flowers then asked if laundry facilities would be in each unit or a centralized laundry room. Hacienda responded, they believe it makes the most sense to have a centralized laundry facility, one they could control in case of accidents, damage or needed repairs. They are not opposed to considering in-unit laundry and could see in-unit laundry in the larger family-sized units for convenience. The benefit of having it centralized is the developer/property manager, is carrying the burden of the cost of utilities, repairs, water, etc. Flowers then asked if the residents would have to pay for the use of the machines in the centralized laundry facility. Hacienda said the residents would have to pay. Flowers asked how many total units they were proposing in Phase 1. Hacienda said thirty-seven (37) units. Flowers responded, the chart in the presentation says thirty-six (36). Hacienda clarified there would be an additional unit for the onsite manager and thirty-six (36) for residents.

A member of the Affordable Housing Task Force then asked what Hacienda needs from the City. Hacienda's response was the long-term land lease, assistance with the Community Development Block Grants (CDBG), and involvement with the community as a whole and as a true partner. Hacienda believes this is where the most success would be seen.

Mayor Freilinger asked if they were looking for System Development Charges (SDC) offset. They responded they were along with the property tax exemption. Mayor Freilinger said there were no examples of anything Victorian in nature, yet the design indicates Victorian elements. He wanted to know if the cost estimates being provided would include those elements. They responded it did include those elements however, they were not true Victorian architecture. It is more modernized.

Councilor Gaitan wanted to clarify that the most similar community was Los Flores. Hacienda clarified the other development they referenced was in New York. Los Flores is a larger community, however, the community in Molalla is Plaza Los Robles.

Mayor Freilinger thanked both DevNW and Hacienda for their presentations.

7:30 P.M. REGULAR MEETING

Mayor Freilinger transitioned into the City Council Regular Meeting, calling it to order at 8:10 p.m., and opened it to public comment.

3. PUBLIC COMMENT

None.

4. CONSENT AGENDA

A motion was made by Councilor Sutton to approve all Consent Agenda items. Councilor Gaitan seconded. No discussion. All in favor. Motion Passed.

4.1 Resolution 24-08 Authorizing Signers on City Bank Accounts – Kathleen Zaragoza, Deputy City Manager

5. ACTION ITEMS

5.1 Ordinance 24-07 An Ordinance Allowing the City of Silverton to Implement 20 MPH Speed Zones in Select Areas – Cory Misley, City Manager

City Manager Cory Misley referred to previous discussions stating there wasn't much to add. There isn't a specific date yet when this will roll out. There is education, community engagement by the Police Department, etc., however passing this ordinance will make it official thirty (30) days from now and we could begin to do that.

A motion was made by Councilor Sutton to have Ordinance 27-07 read by title only. Councilor Miller seconded it. No discussion. All in favor.

City Manager Cory Misley read Ordinance 24-07 by title only.

Councilor Sutton moved to have Ordinance 24-07 pass on the first reading. Councilor Newton Seconded. No discussion. All in favor. Motion passed.

A motion was made by Councilor Sutton to have a second reading of Ordinance 24-07 by title only. Councilor Traeger seconded. No discussion. All in favor. Motion passed.

City Manager Cory Misley read Ordinance 24-07 by title only.

Councilor Sutton made a motion to pass Ordinance 24-07 on its second and final reading. Councilor Newton seconded. No discussion. All in favor. Motion passed.

5.2 Authorize City Manager to Enter into Contract with Buildskape in the Amount of \$258,500 for Construction and Renovation Services at the Senior Center Subject to Legal Revisions – Mike Dahlberg, Public Works Operations Manager

City Manager Misley opened the discussion explaining the process including submitting requests for bid. The bid received from BuildSkape was high. CityCounty Insurance (CIS) was brought into the discussion and felt it was excessive. Operations Manager Mike Dahlberg went back to Buildskape and had a discussion with them. Buildskape was amenable reducing their bid.

Councilor Gaitan requested clarification on the email and dollar amounts listed. Misley provided it and explained the email was to show CIS's acceptance of the bid. Misley further explained the fifty thousand dollars (\$50,000) listed as a contingency is not a part of this contract. It is for upgrading the fire system.

A motion was made by Councilor Miller. Councilor Sutton seconded. No discussion. All in favor. Motion passed.

5.3 Authorize City Manager to Enter into Contract with R.L. Reimers in the Amount of \$195,765 to Replace the Head Works Bar Screen Subject to Legal Revisions – Travis Sperle, Public Works Director

Public Works Director Travis Sperle, explained during the January ice storm, the bar screen was damaged. He went on to explain the screen is about 40 years old, the motor and the chain system, which is about twenty (20) feet in the air was damaged and broken. While checking on repairs, it was found replacing it was more efficient.

Councilor Traeger asked how long these systems are good for. Sperle said there was no redundancy and the one being replaced would fail often and required repairs. Now they're replacing it.

A motion was made by Councilor Traeger to authorize the City Manager to enter into a contract with R.L. Reimers, subject to legal revisions. Councilor Sutton seconded. No discussion. All in favor. Motion passed.

5.4 Employee Handbook Updates – Cory Misley, City Manager

City Manager Cory Misley provided a brief history of the Employee Handbook telling Council the Handbook was originally adopted on December 5, 2016, and has since been updated, when necessary, based on recommendations from CityCounty Insurance Services (CIS), staff input and best practice changes. A motion was made by Councilor Miller to adopt the Employee Handbook with revisions as noted. Councilor Sutton seconded. No discussion. All in favor. Motion passed.

5.5 City Hall Construction and Opening Celebration Event Update – Cory Misley, City Manager

City Manager Cory Misley began it will be a complete City Hall and Police Department, with a temporary certificate of occupancy. There will be no furniture. Hopefully there will be monitors up in the Emergency Operations Center (EOC) and Council Chambers with a slide show that will go through the evolution of the project. Currently, we hope to start the furniture move-in on June 10, 2024, with a completion date of June 21, 2024. The goal is to have the first Council meeting of July (July 1, 2024) in the new City Hall.

Councilor Traeger said she had provided Council with an agenda. Traeger said people would be arriving at 5:15 p.m. for a run through. There will be a formal Color Guard. She went on to say the City Manager would get

things started and then introduce the emcee of the event, Mayor Freilinger. The Mayor will make his remarks, there will be a presentation of the flags, the National Anthem, and he will recognize individuals who contributed to the project. The Mural Society talked about having the mural completed, however, it will not be finished. They will, however, provide a poster sized replica. Then the ribbon cutting ceremony will occur. Councilors Gaitan and Hammond will hold the ends of the ribbon with the Mayor in the middle. After the ribbon cutting, The tours will begin. Tours will include staff standing strategically throughout the building and people can walk around the building with staff making sure they don't miss anything.

They had a brief discussion about the Ceremony.

Mayor Freilinger wanted to discuss recognition. He said he wants to recognize both Jason Gottgetreu and Kathleen Zaragoza. He asked for any others who should be recognized, Jason Gottgetreu suggested Daryl Jones, the City's Building Official, also be recognized. Kathleen Zaragoza, Deputy City Manager and Jason Gottgetreu, Community Development Director, will be added to the ribbon cutting. Mayor Freilinger said those he wished to recognize were integral in making this happen, he mentioned Rick Lewis, said financing was Kathleen Zaragoza and staff making this happen was Jason Gottgetreu. He said he also added Ken Hector because he was part of the catalyst which convinced everyone to move forward with this project. Councilor Newton asked if Jim Anglemier (former Chief of Police) would be available to be involved.

6. CITY MANAGER UPDATE

City Manager Cory Misley began his update by expressing gratitude for the years retired Police Chief Jim Anglemier gave to the City. Misley went on to say, there was a successful and well attended retirement party on Friday, May 17, 2024. Before the Council meeting, the City had a Swearing-In Ceremony where service was affirmed from our new Police Chief Todd Engstrom, Captain Mark Gaither, and Sergeant Peter Finnegan. Misley said there was standing room only for this ceremony.

Misley said he was still working on creating a memorandum which will outline what each department is doing. He updated the Council saying he is conducting a second-round interview for the Deputy City Recorder and Communications Coordinator and his hope is to have someone in the position mid-June.

Misley brought up his desire to evolve the City Manager Updates into staff updates. This would provide an opportunity for staff to communicate all the work they do.

7. COUNCIL COMMUNICATIONS

Councilor Traeger brought up the concerns during Public Comment about Sheltering Silverton. She said she wanted to ensure the concerns did not get forgotten.

Councilor Miller talked about the Transportation Advisory Committee (TAC) and the further discussion about a round-about. TAC is moving forward with the discussion. He also said he was concerned about the wetlands, during the presentation from DevNW and InkBuilt and Hacienda, he did not really hear them speak to how it would be handled. He hopes the area can be preserved.

Councilor Newton wanted to know what steps will be taken now, after the presentations.

Mayor Freilinger said tomorrow AHTF will make their recommendation which will be brought to Council. Then there will be a meeting in which Council will make the final decision.

There was a brief discussion about vandalism to the All-Abilities Park and how it is causing some delay on the completion of the park.

Councilor Hammond said he would be gone on June 3, 2024.

Councilor Sutton said the vandalism emphasizes the need for camera systems on the City properties.

8. ADJOURNMENT


A motion was made by Councilor Hammond to adjourn. Meeting adjourned at 8:55 p.m.

Respectfully submitted by:

/s/Tammy Shaver – Human Resource Manager

DRAFT

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	4.2	Sign Code Variance for Roth's Fresh Markets at 918 North 1 st Street, SV-24-01.
	Agenda Type:	
	Consent	
	Meeting Date:	
June 3, 2024		
Prepared by:	Reviewed by:	Approved by:
Jason Gottgetreu	Cory Misley	Cory Misley

Recommendation:

Move to approve the Sign Variance Request for Roth's Fresh Market at 918 North 1st Street.

Background:

The applicant requests a variance to modify a nonconforming sign. The existing monument sign exceeds the allowable height and area for monument signs, thereby classifying it as a nonconforming sign. Nonconforming signs are not allowed to be modified unless the modification brings the sign into compliance with this chapter. A change of copy is allowed. The request is defined as a modification and not a change of copy.

The request is to modify the existing monument sign by removing the manual reader board sign, two hanging signs, and two cabinet signs, and adding an Electronic Message Sign comprised of LED fixtures.

Budget Impact	Fiscal Year	Funding Source
N/A	2023-2024	N/A

Attachments:

1. Roth's Sign Variance Application
2. SV-24-01 Staff Report



City of Silverton
306 South Water Street
Silverton, OR 97381
(503) 874-2207 Fax: (503) 873-3210

FOR OFFICE USE ONLY:

Planning File No.: _____
Date Received: _____ Fee: _____
Land Use Type: _____
Received by: _____

SIGN CODE VARIANCE APPLICATION

Project Name: Roth's Fresh Markets

Applicant:

Name: Matt Boyington w/ Salem Sign Co., Inc.
Mailing Address: 1825 Front St NE
Salem, OR 97301
Phone Number: 503-371-6362
Relationship to Property Owner: Sign Company | Email Address: MattB@SalemSign.com

Applicant's Representative:

Name: Matt Boyington w/ Salem Sign Co., Inc.
Mailing Address: 1825 Front St NE
Salem, OR 97301
Phone Number: 503-371-6362
Relationship to Property Owner: Sign Company | Email Address: MattB@SalemSign.com

Property Owner(s):

Name: Jim Pattison Developments (U.S.) Inc.
Mailing Address: #200, 879 Marine Drive
North Vancouver, BC V7P 1R7
Phone Number: 604-488-5273 | Email Address: chow@jp-developments.com

Site Information:

Address: 918 N. First St
Assessors
Map/Taxlot #: 861W35 BB01500
Current Use of Site: Grocery Store Zoning Designation: GC

Required Attachments and Information:

Site Plan. The Sign Plan shall contain the following:

1. A sketch of the site, drawn to scale, showing the approximate location of existing structures, existing signs, and the proposed sign(s);
2. Building frontage elevations drawn to scale, showing the sign(s)' relative location and placement;
3. An illustration of the proposed sign(s), drawn to scale, showing the design, elevations, sign face dimensions and area, materials and engineering data which demonstrates its structural stability. The illustration of the proposed sign(s) need not show the sign message, but shall show the size, style, and design of the lettering, numbers, and graphics conveying any message. The content of any message shall not be considered in the evaluation of a sign permit application;
4. The names, addresses, contact information, and signatures of the applicant, the owner of the property on which the sign is to be located, the manufacturer of the sign, the person or contractor installing the sign, and the construction contractor's board number of the installer. The property owner of the site where the sign is to be located shall sign the sign permit application; and
5. A fee in the amount set by city council resolution. When a person begins construction of a sign requiring a sign permit before the permit is approved, the permit fee shall be doubled.

Narrative. Explain how the proposed Variance differs from the standards of Silverton Municipal Code 15.16.000. In addition, explain how the proposed Variance application meeting **each and all** of the following review criteria and standards in sufficient detail for review and decision making:

- a. Strict application of the code requirement would deny the applicant reasonable opportunity to communicate in a manner similar to like persons or uses because of an unusual or unique circumstance relating to the property or the proposal, such as site or building location, building design, physical features on the property, or some other circumstance.
- b. The sign which would result from the variance will not affect the surrounding neighborhood or other property affected by the request in a manner materially inconsistent with the purpose of the Sign Code as stated in SMC 15.16.010.
- c. The degree of the Variance is limited to that reasonably necessary to alleviate the problem created by the unique or unusual circumstance identified pursuant to subsection (1) of the section.

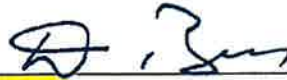
Authorizing Signatures:

I hereby certify that the information on this application and attachments are correct and that the property affected by this application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property. An authorization letter from the property owner has been attached in the event that the owner's signature has not been provided below.

Property Owner(s):

Jim Pattison Developments (U.S.) Inc.

Print or Type



Signature David Bell


Print or Type

Signature

Print or Type

Signature

Applicant(s) or Authorized Agent:



Print or Type



Signature

Print or Type

Signature

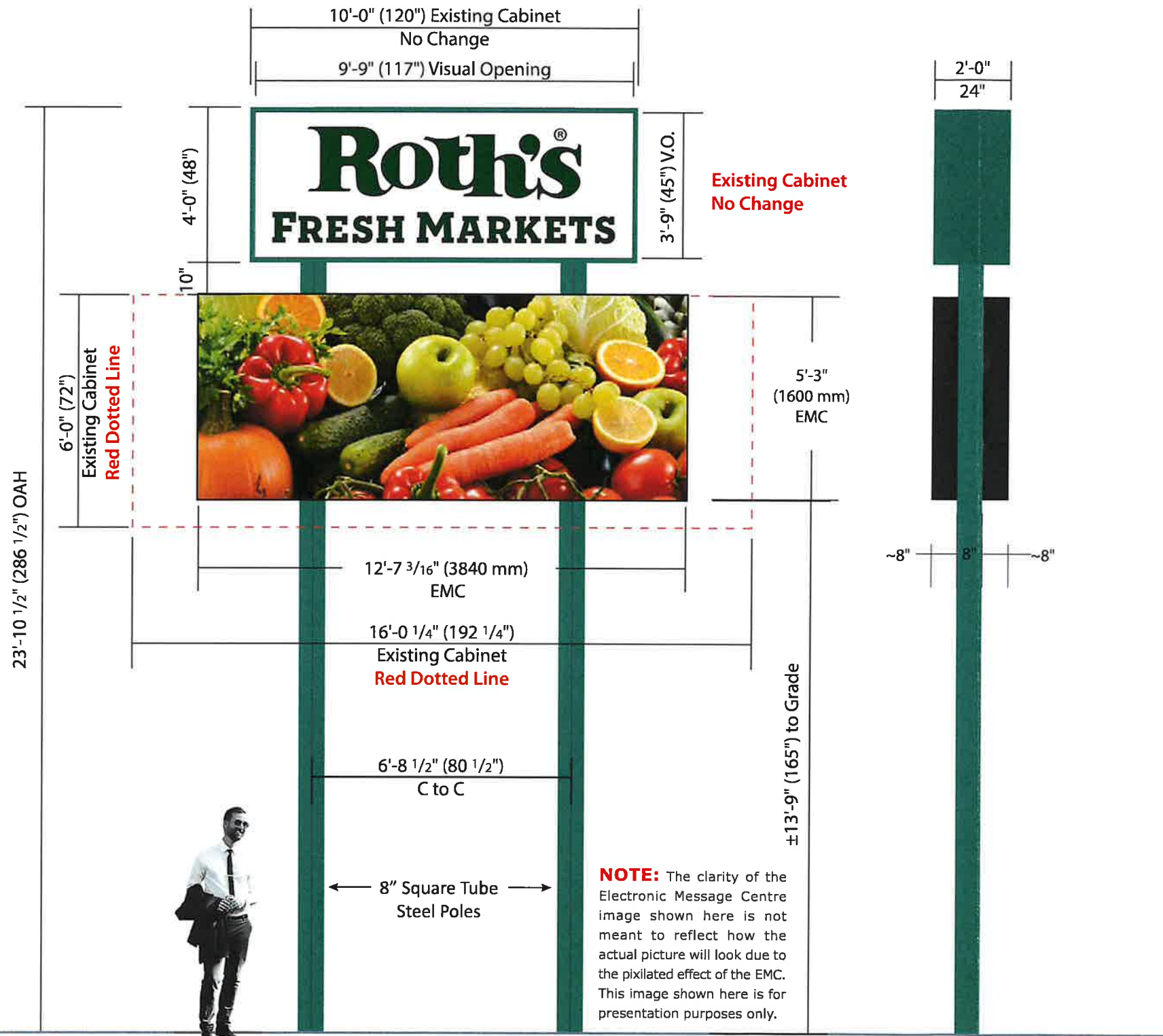
Narrative for Roth's Fresh Markets Freestanding Sign

918 N. First St. · Silverton, OR 97381

The variance we are requesting is to allow us to remove the existing manual readerboard on the existing Roth's Fresh Markets freestanding sign and replace with a smaller digital readerboard display.

- *The location of the sign will not change.*
- *The dimension of the proposed sign alteration will decrease the sign area.*
- *LED lights are legal and non-evasive. There are no close neighbors that would be affected by these lights.*
- *Forcing us to remove the current sign and install a conforming sign would be a minimum of \$25,000 and would be a waste of resources and is not environmentally acceptable.*

**1 Two (2) New SF 10mm Dex Digital BRAVA Message Displays to Replace Existing Read-O-Graph Cabinet
Removal of Existing Signage**



Front View Scale: 1/4"=1'-0"

Side View

Specifications

Supply & Install Two (2) S/F EMC's (back-to-back) for D/F Pylon PAT04-BRA-SMD-10-160x384
Brava Series SMD 10mm LED exterior digital display, 1 Primary and 1 Secondary, matrix 160 x 384, cabinet size 5' 2-15/16" H x 12' 7-1/8" W, VNNOX Software and Other communication

- Pitch = 10mm
- SMD LED Configuration
- 2 3/4" Min. character size
- Matrix 160 x 384
- Electrical hook-up by others

See DEX spec sheet for additional details:
Cabinet Size (HxW mm) 1600x3840
Matrix (HxW) 160 x 384
Total Pixels 61440
Module Size (H x W) 320 x 480
Module Matrix (H x W) 32 x 48
Number of modules (HxW) 5 x 8
Total modules 40
Weight (Lbs) 584.04
Maintenance Font and back

Colours

- Factory Finish Black

Project ID
JW1-58352

Date: 04-10-2024
Scale: 3/8"=1'-0"
Sales: Tory Webb
Designer: D. Jurewicz

Rev. #:
Date:

Revision Note:

Missing Information

Required:
Final dimensions subject to Technical specifications.

Electrical

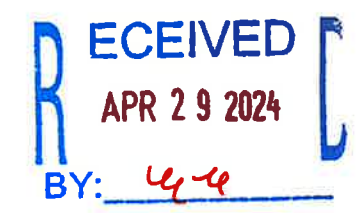
120V 347V
 Other TBD

Customer Approval

Signature _____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



Roth's Silverton
918 N 1st St
Silverton, OR
USA 97381

Sign Item
SG1

AFTER



Note: Size of signage in relation to the Pylon is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the Pylon.

BEFORE



Existing Cabinet
No Change
4'-0" H x 10'-0" W

Remove Reado Cabinet:
72" H x 192.25" W

Remove Walkway

Remove Hanging Signs

Remove Cafe Mico Cabinet
24" H x 72" W

Remove T & T Cabinet
26" H x 54" W
(72" OW)

Remove Sushi Sign

Project ID
JW1-58352

Date: 04-10-2024
Scale: N.T.S.
Sales: Tory Webb
Designer: D. Jurewicz

Rev. #:
Date:

Revision Note:

Missing Information

Required:
Final dimensions subject to Technical specifications.

Electrical
 120V 347V
 Other TBD

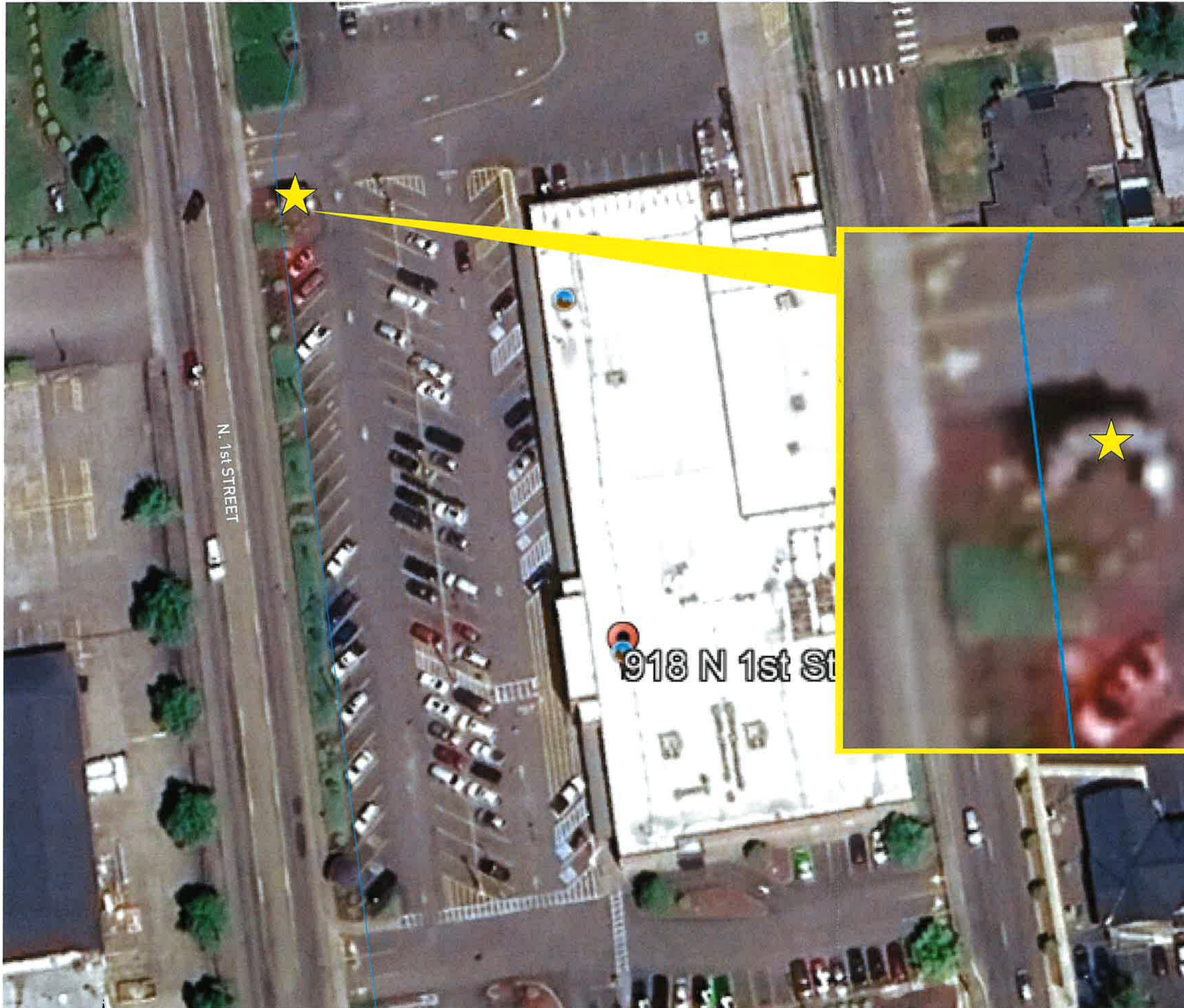
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Signature _____
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Roth's Silverton
918 N 1st St
Silverton, OR
USA 97381

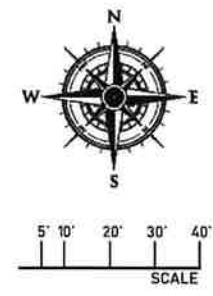
Sign Item
SG1



SITE PLAN

★ = SIGN (Existing)

— = Property Line



RECEIVED
APR 29 2024
BY: YOE

Roth's Fresh Markets
918 N. First St.
Silverton, OR 97381



City of Silverton
Community Development
306 South Water Street
Silverton, OR 97381

STAFF REPORT

SIGN DISTRICT:

COMMERCIAL

PROPERTY DESCRIPTION:

ASSESSOR MAP#: 061W35BB

LOT#: 01400

ADDRESS: 918 N 1ST STREET

CASE FILE: SV-24-01

APPLICANT:

Matt Boyington – Salem Sign Co, Inc.

1825 Front St. NE

Salem, OR 97305

CONTACT PERSON:

Matt Boyington, 503-371-6362

OWNER:

Jim Pattison Developments, Inc.

#200, 879 Marine Dr.

North Vancouver, BC V7P 1R7

LOCATION: On the east side of North 1st St
Between Bow Tie Lane and D Street.

PROPOSED ACTION: SIGN VARIANCE APPLICATION REQUESTING TO MODIFY A NONCONFORMING POLE SIGN TO A REDUCED SIZE THAT IS STILL IN EXCESS OF THE MAXIMUM ALLOWED AREA.

DATE: MAY 22, 2024

Attachments

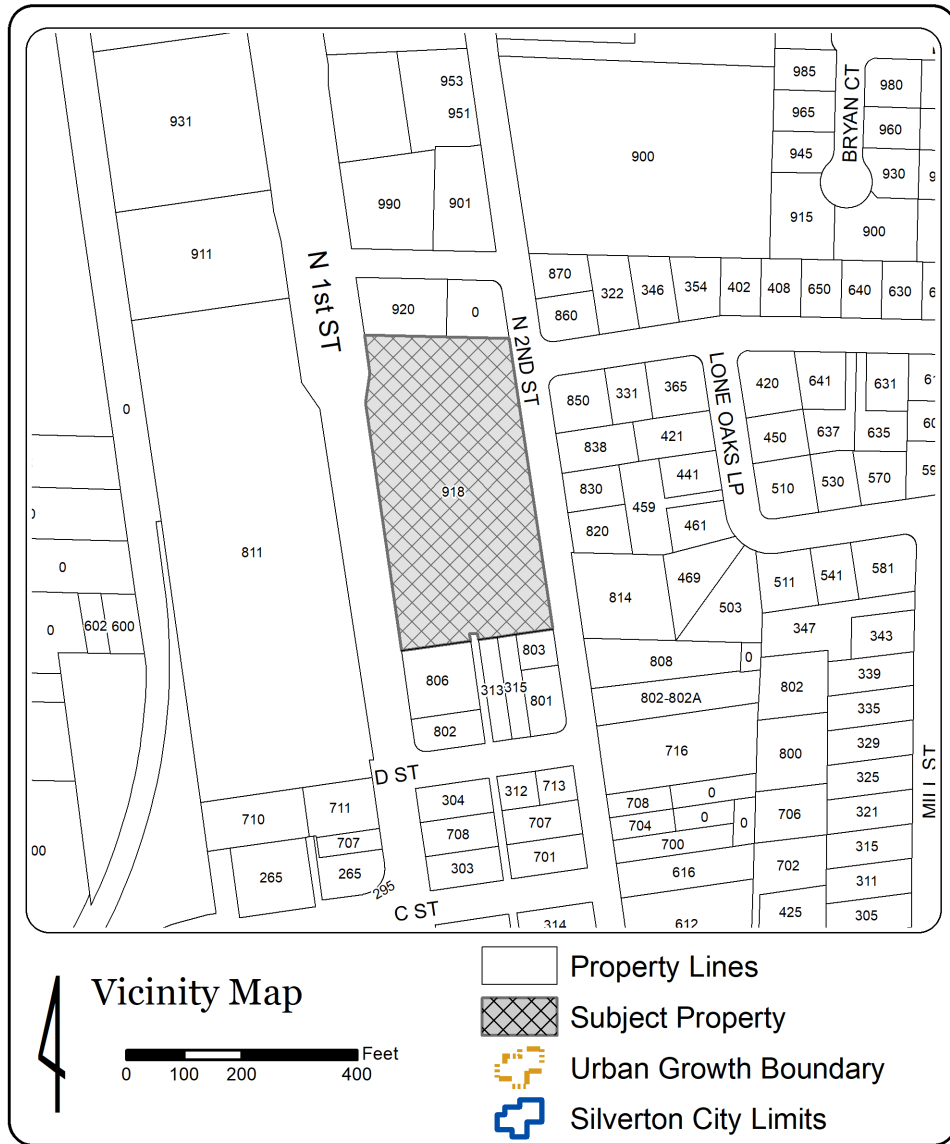
- A. Vicinity Map & Review Criteria
- B. Applicant's Findings
- C. Staff Report

ATTACHMENT A: VICINITY MAP, & REVIEW CRITERIA

Case File: SV-24-01

Vicinity Map and Surrounding Land Use Districts

- North – GC (General Commercial)
- East – R-1 (Single Family Residential)
- South – GC (General Commercial)
- West – IP (Industrial Park)



REVIEW CRITERIA: The criteria listed in Section 15.16.620 (Variances) of the Silverton Municipal Code require that findings of fact substantiate compliance with the following:

- A. **Variances.** *Requests for variances shall be filed with the City, on a form provided by the Community Development Department, and accompanied by a fee as established by the City Council. The request shall include the information required for a sign permit, as specified in Section 15.16.030 of this chapter, the specific standard from which the variance is requested, the numeric amount of the variance, and written responses to the following review criteria:*
1. *Strict application of the code requirement would deny the applicant a reasonable opportunity to communicate by sign in a manner similar to like persons or uses because of an unusual or unique circumstance relating to the property or the proposal, such as site or building location, building design, physical features on the property, or some other circumstance.*
 2. *The sign which would result from the variance will not affect the surrounding neighborhood or other property affected by the request in a manner materially inconsistent with the purpose of the Sign Code as stated in 15.16.010.*
 3. *The degree of the variance is limited to that reasonably necessary to alleviate the problem created by the unique or unusual circumstance identified pursuant to subsection (1) of this section.*
- B. **Review.** *The city council shall review requests for sign variances. The city council shall approve, approve with conditions, or deny the variance. The city council may impose such conditions as are deemed necessary to mitigate any adverse impacts which may result from approving the variance.*

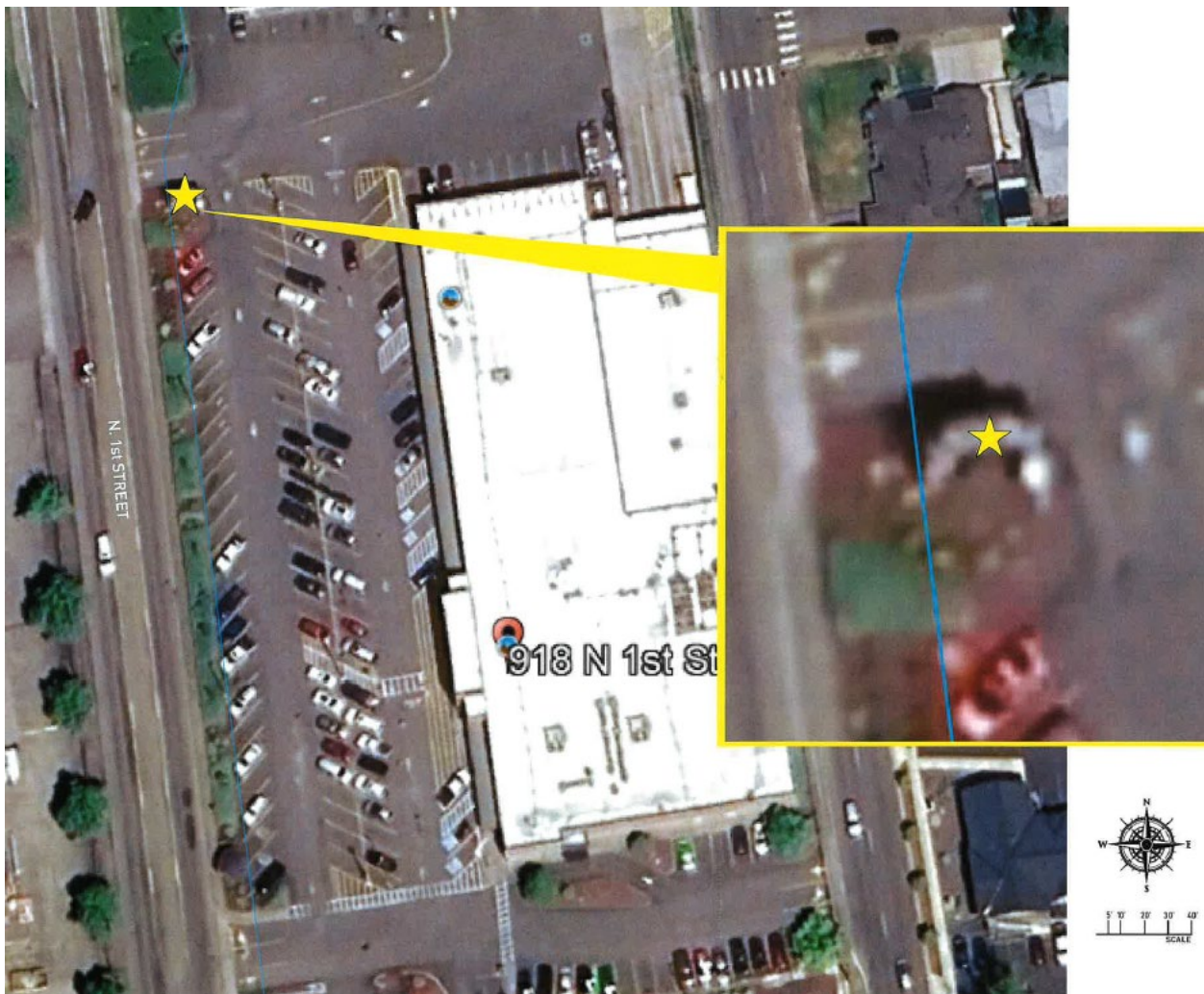
ATTACHMENT B: APPLICANT'S FINDINGS

Narrative for Roth's Fresh Markets Freestanding Sign

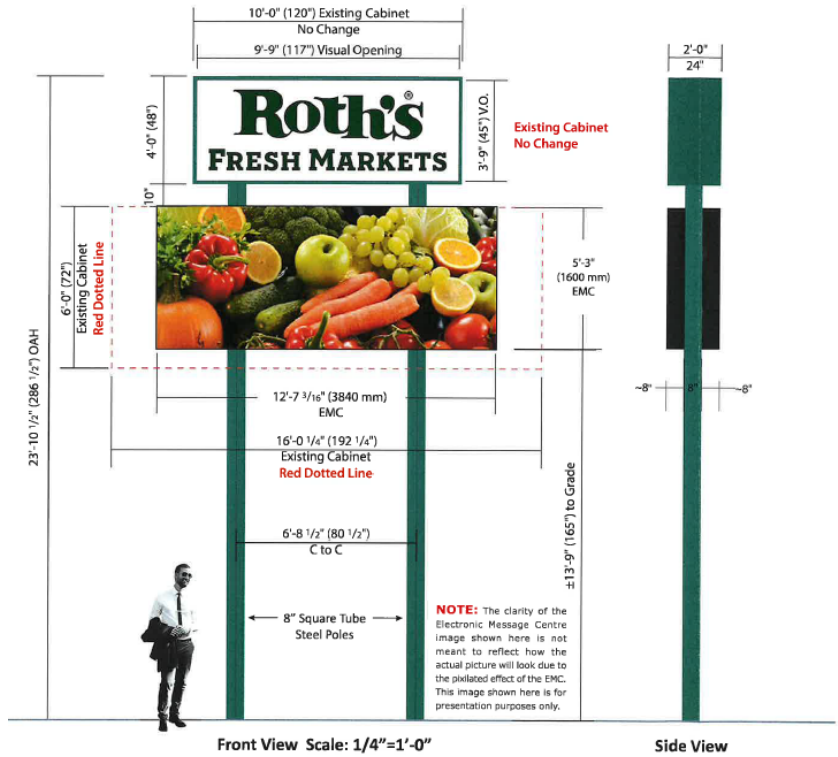
918 N. First St. · Silverton, OR 97381

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**Two (2) New SF 10mm Dex Digital BRAVA Message Displays to Replace Existing Read-O-Graph Cabinet
Removal of Existing Signage**



RECEIVED
APR 29 2024
BY: *4-4*



Note: Size of signage in relation to the Pylon is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the Pylon.

ATTACHMENT C: STAFF REPORT

I. APPLICABLE STANDARDS

Silverton Sign Code:

- Section 15.16.070 Nonconforming Signs
- Section 15.16.200 Commercial Sign District
- Section 15.16.620 Variances

II. FINDINGS

A. Background Information:

1. The applicant requests a variance to modify a nonconforming sign. The existing monument sign exceeds the allowable height and area for monument signs, thereby classifying it as a nonconforming sign. Nonconforming signs are not allowed to be modified unless the modification brings the sign into compliance with this chapter. A change of copy is allowed. The request is defined as a modification and not a change of copy.
2. The request is to modify the existing monument sign by removing the manual reader board sign, two hanging signs, and two cabinet signs, and adding an Electronic Message Sign comprised of LED fixtures.

B. Silverton Sign Code:

Section 15.16.200 Commercial Sign District

Findings: “Pole sign” means a sign that is a freestanding sign connected to the ground by one or more supports with the lower edge of the sign separated vertically from the ground by a distance of eight feet or greater as measured from grade. The sum of the area of all signs permitted by the code except monument, ground, awning, marquee, temporary, and canopy signs shall not exceed one square foot of signage per one lineal foot of business frontage with a maximum of 100 square feet of signage per building face allowed. Where the use has multiple building frontages, the total signage area on secondary building frontages shall be computed at a rate of one-half square foot of signage per one lineal foot of building frontage, with a maximum sign area of 50 square feet (resulting in a total sign area of 150 square feet for a building with multiple frontages). In addition, sign area for pole signs shall not exceed 40 square feet per side or 80 square feet of total sign face area per pole sign for a single business. Signs that were legally established prior to the adoption of this code on April 6, 2009, and no longer meet the sign code standards are considered nonconforming signs.

The existing non-conforming pole sign located at 918 N 1st Street is approximately 24’ tall and 16’ wide which includes an elevated walkway proposed to be removed. The

existing pole sign contains 4 sign faces per side with each side containing approximately 161 square feet of sign face for a total of approximately 322 square feet of sign face. The applicant proposes removing the two bottom sign faces equaling a total reduction of 50 square feet. The existing top sign face will remain, and the applicant proposes to remove the existing manual reader board and replace it with a smaller LED digital reader board display. The digital reader board will reduce the sign area by an additional 30 square feet on each side for a total of 60 square foot reduction. The total sign face reduction of the entire existing pole sign will equal 110 square foot bringing the total proposed sign face area to 212 square feet, down from 322 square feet.

Roth's Fresh Market has 312 lineal feet of building face which would allow 150 square feet of signage. The current building sign is above the maximum allowed square footage which was reviewed and approved per Sign Variance-21-01. The applicant proposes the modified pole sign to be 212 square feet which is more than allowed under current code requirements, thus the need for the variance application.

Section 15.16.620 Variances

Requests for variances shall be filed with the City, on a form provided by the Community Development Department, and accompanied by a fee as established by the City Council. The request shall include the information required for a sign permit, as specified in Section 15.16.030 of this chapter, the specific standard from which the variance is requested, the numeric amount of the variance, and written responses to the following review criteria:

- 1. Strict application of the code requirement would deny the applicant a reasonable opportunity to communicate by sign in a manner similar to like persons or uses because of an unusual or unique circumstance relating to the property or the proposal, such as site or building location, building design, physical features on the property, or some other circumstance.*

Findings: The applicant is proposing to modify the existing nonconforming pole sign by removing two of the lower sign faces and changing out the manual reader board to a smaller LED digital reader board. The existing reader board lists grocery price specials and the new reader board will communicate the same information. The circumstance instigating the request is to update the reader board with an updated electronic format which will offer a more economical approach in that it requires less staff time to change the message. In addition, the applicant states it will cost a minimum of \$25,000 to replace the existing pole sign.

The City of Silverton has one other grocery store, Safeway. Safeway also has building and freestanding signs that are non-conforming in size. If Roths was required to conform to current code, they would not be allowed to have a pole sign due to the size of their building sign using all available square footage permissible. This would restrict Roths opportunity to communicate by sign in a manner similar to Safeway. As an alternate, Roths is proposing reducing the current sign face square footage bringing it closer to compliance.

Electronic Message Signs are permitted in the Commercial Sign District. If the pole sign was within the allowable size and height range, the permit would have been reviewed and approved by staff. The issue necessitating the variance request is that the size and height of the existing sign does not allow it to be modified.

The sign area of the electronic message portion of the sign shall not change messages more than one time in any given hour.

- 2. The sign which would result from the variance will not affect the surrounding neighborhood or other property affected by the request in a manner materially inconsistent with the purpose of the Sign Code as stated in 15.16.010.*

Findings: The purpose of the sign code is to protect the health, safety, property, and welfare of the public; to provide a neat, clean, orderly, and attractive appearance for the community; to improve the effectiveness of signs; to provide for safe construction, location, erection, and maintenance of signs; to prevent proliferation of signs and sign clutter; to minimize adverse visual safety factors to travelers on public streets and on private areas open to public travel; and to achieve this purpose in a manner consistent with state and federal constitutional limits.

The proposal is to modify the sign by reducing the sign face square footage and decluttering by eliminating an elevated walkway. The proposal includes a new LED electronic reader board which will display the price of grocery specials in place of an outdated manual reader board. The LED portion of the sign will be 66 square feet with an additional 40 square feet of existing sign face to remain equaling 106 square feet on each side. If the sign were to be replaced with a conforming 80 square foot total sign face per side, 40 square feet of LED lights would be permitted. The proposal is reducing the existing noncompliant size and bringing it closer to compliance.

- 3. The degree of the variance is limited to that reasonably necessary to alleviate the problem created by the unique or unusual circumstance identified pursuant to subsection (1) of this section.*

Findings: The requested variance is to update the signage to a smaller area than what currently exists but is still larger than what is prescribed by code.

III. SUMMARY AND CONCLUSION


Staff recommends approving the variance request.

City Council Options:

1. APPROVAL of the proposed sign variance by issuing a decision in writing explaining the reasons why the variance was approved.

2. DENIAL of the proposed sign variance by issuing a decision in writing explaining the reasons why the variance was denied.
3. MODIFICATION of the proposed sign variance by imposing conditions deemed necessary to mitigate any adverse impacts which may result from approving the variance and issuing a decision in writing explaining the reasons why the variance was approved.

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	6.1	Ordinance No. 24-08 – Amending the Comprehensive Plan and adopting the 2024 Parks and Recreation Master Plan as a support document to the Comprehensive Plan
	Agenda Type:	
	Public Hearing	
	Meeting Date:	
June 3, 2024		
Prepared by:	Reviewed by:	Approved by:
Jason Gottgetreu	Cory Misley	Cory Misley

Recommendation:

Adopt Ordinance No. 24-08 amending the Comprehensive Plan and adopting the 2024 Parks and Recreation Master Plan as a support document to the Comprehensive Plan.

Background:

The City of Silverton has updated the Parks Master Plan for the City’s parks & recreation system. The previous Parks Master Plan was completed in 2008 and the update is an effort to assess the current state of the parks and recreation system and plan for future needs. The plan includes goals, policies, recommended improvements, and new facilities.

The plan will be considered a support document to the 2002 Silverton Comprehensive Plan and will be the guide to parks, recreation, and open space for the City. The final plan is a result of an interactive public process that took place over a 15-month period. A 15-member parks and recreation master plan advisory committee (PRPAC) was created to guide the master plan project. Further citizen input was gathered by means of stakeholder interviews, a community open house public meeting, and an online survey. The results helped to formulate plan recommendations including a project list with assigned priority levels located in the appendix.

Budget Impact	Fiscal Year	Funding Source
None	2023-2024	N/A

Attachments:

1. CP-24-01 Staff Report
2. 2024 Silverton Parks and Recreation Master Plan
3. City Council Ordinance No. 22-03

Attachment to Agenda Item No. 6.1

CITY OF SILVERTON
ORDINANCE
24-08

AN ORDINANCE OF THE SILVERTON CITY COUNCIL APPROVING A COMPREHENSIVE PLAN AMENDMENT (CP-24-01) TO ADOPT THE 2024 SILVERTON PARKS AND RECREATION MASTER PLAN AS A SUPPORT DOCUMENT TO THE COMPREHENSIVE PLAN

WHEREAS, the Silverton City Council determined there is a need to update the Parks and Recreation Master Plan to assess the current state of the parks and recreation system and plan for future needs by evaluating the plan goals, policies, recommended improvements, and new facilities; and

WHEREAS, after proper legal notice, a public hearing before the Planning Commission to consider this Comprehensive Plan Amendment to adopt the 2024 Silverton Parks and Recreation Master Plan as a support document to the Comprehensive Plan was held on May 14, 2024; and

WHEREAS, after proper legal notice, a public hearing before the City Council to consider this Comprehensive Plan Amendment to adopt the 2024 Silverton Parks and Recreation Master Plan as a support document to the Comprehensive Plan was held on June 3, 2024 to take testimony on the plan.

NOW, THEREFORE, THE CITY OF SILVERTON ORDAINS AS FOLLOWS:

Section 1: The City Council finds that the proposed amendment CP-24-01 are consistent with the goals and policies of the Silverton Comprehensive Plan and the Oregon Statewide Planning Goals as described in the Staff Report and the Findings attached as Exhibit A.

Section 2: The City Council of the City of Silverton adopts the 2024 Parks and Recreation Master Plan as a support document to the 2002 Silverton Comprehensive Plan, which by this reference is incorporated herein.

Section 3: This ordinance shall be effective upon and from 30 days of adoption.

Ordinance adopted by the City Council of the City of Silverton, this 3rd day of June, 2024.

Mayor, City of Silverton
Jason Freilinger

ATTEST

City Manager, City of Silverton
Cory Misley

EXHIBIT A
CP-24-01

The City Council of the City of Silverton adopts the following findings:

1. The City of Silverton has updated the Parks Master Plan for the City's parks & recreation system. The previous Parks Master Plan was completed in 2008 and the update is an effort to assess the current state of the parks and recreation system and plan for future needs. The plan includes goals, policies, recommended improvements, and new facilities.
2. The plan will be considered a support document to the 2002 Silverton Comprehensive Plan and will be the guide to parks, recreation, and open space for the City. The final plan is a result of an interactive public process that took place over a 15-month period. A 15-member parks and recreation master plan advisory committee (PRPAC) was created to guide the master plan project. Further citizen input was gathered by means of stakeholder interviews, a community open house public meeting, and an online survey. The results helped to formulate plan recommendations including a project list with assigned priority levels located in the appendix
3. The Parks and Recreation Master Plan directly implements Comprehensive Plan goals and policies related to Goal 5 – Open Space, Natural and Cultural Resources, Goal 6 – Air, Water, and Land Resources Quality and Goal 14 - Urbanization. It also indirectly affects many other Comprehensive Plan goals and policies related to enhancing the quality of life that are discussed under the topic areas of: open space, natural and cultural resources; housing; economy; public facilities, and transportation.
4. The Parks and Recreation Master Plan implements the policies within the 2002 Silverton Comprehensive Plan regarding its further development of the parks and recreation system in Silverton. It was developed after extensive public information gathering to guide Silverton in providing and acquiring the desired parks and recreation programs by its citizens. It provides strategies for acquisition of additional land for parks and open space as well as plans to preserve needed open space by implementing open space policies of the Comprehensive Plan. The plan identifies a greenway and trail system along Silver Creek which will prevent development from occurring thus preserving the wildlife habitat. After extensive information gathering across the spectrum of park and recreation users a variety of recreational facilities improvements were identified and incorporated into the plan the meets the needs of all age groups.
5. Goal 1 - Citizen Involvement - The goal and objective of this element is to ensure that citizens have the opportunity to be involved in all phases of the planning process. The Parks and Recreation Master Plan was developed with the help of Master Plan Advisory Committee made up of fifteen members. Numerous public meetings were held over a fifteen-month period to gain ideas, as well as stakeholder interviews, a community interactive open-house meeting, and a public online survey. Its adoption will occur after public hearings before both the Silverton Planning Commission and the Silverton City Council. Therefore, the request for a change in the Comprehensive Plan to adopt this document as a support document is consistent with this element of the statewide goals as well as the Silverton Comprehensive Plan.

6. Goal 2 - Land Use Planning – This goal requires jurisdictions to establish a land use planning process and policy framework as a basis for decisions and actions related to use of the land and assure that there is an adequate factual base for making decisions and actions. In following the guidelines of Goal 2 the collection of the necessary information was gathered by interviewing various stakeholders and holding a public interactive open house meeting. The gradual refinement of the problems and issues and the alternative solutions and strategies for development were captured during the information gathering interviews and public meetings. Throughout the planning process citizen needs and desires were incorporated in the Plan and identifying those elements where more work is still needed. By creating this master plan and following a process that allows for citizen input, compliance with this goal is achieved.
7. Goal 5 - Open Space, Natural and Cultural Resources – This goal is to conserve open space and protect natural, scenic, and historic resources. The Parks and Recreation Master Plan envisions preserving natural resources and enhancing public open space. The plan will protect natural resources such as the Pettit property by establishing nature trails and outdoor educational opportunities on the site. A greenway is proposed along Silver Creek to provide protection and community access to the creek. A viewshed protection area is proposed for the ridgeline east of South Water Street to protect the hillside natural resources. New parks areas are slated for acquisition to increase the supply of open space resources in areas that are underserved. It is recognized that park land can be a conservation tool and thus help protect undeveloped land as well as provide for city recreational needs. The direction of this plan is to enhance, diversify, preserve, and increase the amount of open space resources available in the City, thus meeting goal 5.
8. Goal 8 – Recreational Needs – Statewide Goal 8 is “to satisfy the recreational needs of the citizens of the state and visitors...” The Silverton 2002 Comprehensive Plan implements this goal through policies on natural resources and public facilities. The preparation of a Parks and Recreation Park Master Plan is an effort to enhance recreational services and amenities for the City of Silverton. Through intensive public information gathering, needs were identified and strategies formed to achieve the community’s vision in regards to recreational needs which satisfies the intent of the Comprehensive Plan and statewide planning goals.
9. Goal 9 - Economy- The proposed request to adopt the Parks and Recreation Master Plan would help to invigorate the Silverton economy by creating a series of parks that will enhance the character of Silverton and make Silverton more of a destination. A plan recommendation is to acquire land for a sports fields complex approximately 20 acres in size. This park, as well as the creation of pickleball courts, will be capable of hosting tournaments and will be large enough to support visitors from outside Silverton.
10. Goal 11 - Public Facilities and Services - The request conforms with the Public Facilities and Services Goal which is to “plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.” As a development standard, any new development or redevelopment is required to provide any lacking public facilities. The Parks and Recreation Master Plan identifies needed improvements and acquisitions to enhance and expand the public parks system which is consistent with the statewide goal as well as the city’s Public Facilities and Services element of the Comprehensive Plan.

11. Goal 12 - Transportation – The Statewide Transportation goal is to “provide and encourage a safe, convenient, and economic transportation system.” This is similar to the Transportation Element Goal in the Silverton Comprehensive Plan that directs us to “Provide a safe, convenient, balanced, aesthetic and economical transportation system.” The Parks and Recreation Master Plan encourages multi-use greenways and trails throughout Silverton making key connections thus promoting multi modal transportation consistent with Goal 12.
12. Goal 14 - Urbanization - The Goal of the Urbanization element states, “Provide adequate land to meet anticipated future demands for urban development in a logical and orderly manner.” The Parks and Recreation Master Plan intends to support urbanization with recreational opportunities which will ensure development in an orderly manner. The recommended improvements along with upgrade of existing facilities and strategic acquisitions will ensure that development occurs in a well thought out logical manner. The Parks and Recreation Master Plan is consistent with Goal 14.
13. The Parks and Recreation Master Plan is a specialized document intended to address the desires and needs of the citizens of Silverton for the development of the parks and recreations system within Silverton. With the recent development in the City of Silverton, parks and recreation play an increasingly important role in helping to meet the needs of Silverton’s citizens.
14. The 2008 Parks Master Plan was due to be updated to be able identify the needed improvements to the system as reflected over 16 years of growth. Updating the Parks Master Plan provides the City an opportunity to list all the needed improvements in a prioritized list which the City can then update the System Development Charge methodology for collecting funds.
15. Findings have been made for all of the applicable Code sections. The proposed comprehensive plan amendment meets all applicable Silverton Development Code Review Criteria and Standards.
16. The Planning Commission met in a Public Hearing on May 10, 2022 and recommended the City Council approve the proposed Comprehensive Plan Amendment.



City of Silverton
Community Development
306 South Water Street
Silverton, OR 97381

STAFF REPORT

CP-24-01

PROCEDURE TYPE IV

LAND USE DISTRICT:

ALL

PROPERTY DESCRIPTION:

CITY-WIDE

APPLICANT:

CITY OF SILVERTON

306 SOUTH WATER STREET

SILVERTON OR 97831

CONTACT PERSON:

JASON GOTTGETREU (503) 874-2212

PROPOSED DEVELOPMENT ACTION: Comprehensive Plan amendment to adopt the 2024 Parks Master Plan as a support document to the Silverton Comprehensive Plan.

DATE: MAY 28, 2024

Attachments

- A. Review Criteria
- B. Staff Report

ATTACHMENT A: REVIEW CRITERIA

REVIEW CRITERIA:

Amendments to the Comprehensive Plan will be approved if the Council finds that the applicant has shown that the following applicable criteria are met, the applicant shall bear the burden of proof:

1. A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the state-wide planning goals, and any relevant area plans adopted by the City Council.
2. A legislative amendment is needed to meet changing conditions or new laws.
3. The result of the legislative amendment will result in an improvement to the Comprehensive Plan that furthers the adopted goals, policies or needs of the community above the current Comprehensive Plan.

ATTACHMENT B: STAFF REPORT, CP-24-01

FINDINGS OF FACT

A. Background Information:

1. The City of Silverton has updated the Parks Master Plan for the City's parks & recreation system. The previous Parks Master Plan was completed in 2008 and the update is an effort to assess the current state of the parks and recreation system and plan for future needs. The plan includes goals, policies, recommended improvements, and new facilities.

The plan will be considered a support document to the 2002 Silverton Comprehensive Plan and will be the guide to parks, recreation, and open space for the City. The final plan is a result of an interactive public process that took place over a 15-month period. A 15-member parks and recreation master plan advisory committee (PRPAC) was created to guide the master plan project. Further citizen input was gathered by means of stakeholder interviews, a community open house public meeting, and an online survey. The results helped to formulate plan recommendations including a project list with assigned priority levels located in the appendix.

2. The Planning Commission reviewed the 2024 Parks Master Plan Update at the May 14, 2024 meeting and recommended adding sustainability policy #6.8 which states '*Consider water conservation, maintenance efficiencies and environmental hazard reduction during park development and redevelopment*'.

B. Review Criteria:

4.12.400 Review Criteria. Amendments to the comprehensive plan will be approved if the council finds that the applicant has shown that the following applicable criteria are met

1. *A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the state-wide planning goals, and any relevant area plans adopted by the City Council.*

Findings of Fact:

- A. Consistent with the Goals and Policies of the Comprehensive Plan: The Parks and Recreation Master Plan directly implements Comprehensive Plan goals and policies related to Goal 5 – Open Space, Natural and Cultural Resources, Goal 6 – Air, Water, and Land Resources Quality and Goal 14 - Urbanization. It also indirectly affects many other Comprehensive Plan goals and policies related to enhancing the quality of life that are discussed under the topic areas of: open space, natural and cultural resources; housing; economy; public facilities, and transportation. This staff report will focus on those goals and policies that are directly implemented by the Parks and Recreation Master Plan, yet it is recognized that indirectly many other goals and policies are also implemented.

Applicable Comprehensive Plan Provisions:

Open Space Policies

Preserve needed open space through: public acquisition as funds permit, development and maintenance of parkland and school grounds, setbacks, and limits on development in natural hazard zones.

Encourage multiple uses of existing open space resources when the potential uses are compatible.

Preserve the wildlife habitat along Silver Creek as permanent to protect fish, wildlife and riparian vegetation.

Ensure adequate open space to meet the needs of Silverton residents.

Public Facilities and Services Policies

Provide an adequate amount of parkland for local use and provide a variety of recreational facilities to meet the needs of all age groups.

Maintain and improve public facilities and city-owned facilities.

Conclusion on Consistency with the Comprehensive Plan: The Parks and Recreation Master Plan implements the policies within the 2002 Silverton Comprehensive Plan regarding its further development of the parks and recreation system in Silverton. It was developed after extensive public information gathering to guide Silverton in providing and acquiring the desired parks and recreation programs by its citizens. It provides strategies for acquisition of additional land for parks and open space as well as plans to preserve needed open space by implementing open space policies of the Comprehensive Plan. The plan identifies a greenway and trail system along Silver Creek which will prevent development from occurring thus preserving the wildlife habitat. After extensive information gathering across the spectrum of park and recreation users a variety of recreational facilities improvements were identified and incorporated into the plan the meets the needs of all age groups.

B. Consistent with the Statewide Planning Goals

There are 19 state land use goals that have been adopted by the state legislature. Goals 15-19 are not applicable to Silverton as they relate to Willamette River Greenway (Goal 15), Estuarine Resources (16), Coastal Shorelands (17), Beaches and Dunes (18), and Ocean Resources (19).

Goal 1 - Citizen Involvement - The goal and objective of this element is to ensure that citizens have the opportunity to be involved in all phases of the planning process. The Parks and Recreation Master Plan was developed with the help of Master Plan Advisory Committee made up of fifteen members. Numerous public meetings were held over a fifteen-month period to gain ideas, as well as stakeholder interviews, a community interactive open-house meeting, and a public online survey. Its adoption will occur after public hearings before both the Silverton Planning Commission and the Silverton City

Council. Therefore, the request for a change in the Comprehensive Plan to adopt this document as a support document is consistent with this element of the statewide goals as well as the Silverton Comprehensive Plan.

Goal 2 - Land Use Planning – This goal requires jurisdictions to establish a land use planning process and policy framework as a basis for decisions and actions related to use of the land and assure that there is an adequate factual base for making decisions and actions. In following the guidelines of Goal 2 the collection of the necessary information was gathered by interviewing various stakeholders and holding a public interactive open house meeting. The gradual refinement of the problems and issues and the alternative solutions and strategies for development were captured during the information gathering interviews and public meetings. Throughout the planning process citizen needs and desires were incorporated in the Plan and identifying those elements where more work is still needed. By creating this master plan and following a process that allows for citizen input, compliance with this goal is achieved.

Goal 3 - Agricultural Land and Goal 4 - Forest Land – Goal 3 is to preserve and maintain agricultural land and goal 4 is to conserve forest land. These goals are indirectly applicable to the Comprehensive Plan Amendment proposal to adopt the Parks and Recreation Master Plan as by providing usable open space for the community, agricultural and forest lands can be preserved. A plan recommendation is to preserve the trees on the ridge east of south water street in a conservation easement. This proposal is consistent with the intent of these goals.

Goal 5 - Open Space, Natural and Cultural Resources – This goal is to conserve open space and protect natural, scenic, and historic resources. The Parks and Recreation Master Plan envisions preserving natural resources and enhancing public open space. The plan will protect natural resources such as the Pettit property by establishing nature trails and outdoor educational opportunities on the site. A greenway is proposed along Silver Creek to provide protection and community access to the creek. A viewshed protection area is proposed for the ridgeline east of South Water Street to protect the hillside natural resources. New parks areas are slated for acquisition to increase the supply of open space resources in areas that are underserved. It is recognized that park land can be a conservation tool and thus help protect undeveloped land as well as provide for city recreational needs. The direction of this plan is to enhance, diversify, preserve, and increase the amount of open space resources available in the City, thus meeting goal 5.

Goal 6 - Air, Water, and Land Resources Quality - The purpose of this goal is to maintain and improve the quality of air, water, and land resources of the state. This goal is not directly applicable to the Comprehensive Plan Amendment proposal to adopt a Parks and Recreation Master Plan. However, the plan intends to preserve the existing trees on the eastern ridge line and develop the Pettit property as a natural area that will ensure the integrity of the Pettit Lake. By taking these steps, consistency with Goal 6 is achieved.

Goal 7 - Natural Hazards – By preserving the trees along the east ridge line and not allowing development on the hillside, the potential for a slide hazard will be greatly

reduced. Therefore, the request complies with this element of the Comprehensive Plan and statewide planning goals.

Goal 8 – Recreational Needs – Statewide Goal 8 is “to satisfy the recreational needs of the citizens of the state and visitors...” The Silverton 2002 Comprehensive Plan implements this goal through policies on natural resources and public facilities. The preparation of a Parks and Recreation Master Plan is an effort to enhance recreational services and amenities for the City of Silverton. Through intensive public information gathering, needs were identified and strategies formed to achieve the community’s vision in regards to recreational needs which satisfies the intent of the Comprehensive Plan and statewide planning goals.

Goal 9 - Economy- The proposed request to adopt the Parks and Recreation Master Plan would help to invigorate the Silverton economy by creating a series of parks that will enhance the character of Silverton and make Silverton more of a destination. A plan recommendation is to acquire land for a sports fields complex approximately 20 acres in size. This park, as well as the creation of pickleball courts, will be capable of hosting tournaments and will be large enough to support visitors from outside Silverton.

Goal 10 - Housing - The proposed request to adopt the Parks and Recreation Master Plan supports existing and anticipated housing development that has occurred in the community. Providing both new and improved park facilities enhances the residential community and is consistent with the statewide Housing goal as well as the goals, policies and objectives within the Housing element of the Silverton Comprehensive Plan.

Goal 11 - Public Facilities and Services - The request conforms with the Public Facilities and Services Goal which is to “plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.” As a development standard, any new development or redevelopment is required to provide any lacking public facilities. The Parks and Recreation Master Plan identifies needed improvements and acquisitions to enhance and expand the public parks system which is consistent with the statewide goal as well as the city’s Public Facilities and Services element of the Comprehensive Plan.

Goal 12 - Transportation – The Statewide Transportation goal is to “provide and encourage a safe, convenient, and economic transportation system.” This is similar to the Transportation Element Goal in the Silverton Comprehensive Plan that directs us to “Provide a safe, convenient, balanced, aesthetic and economical transportation system.” The Parks and Recreation Master Plan encourages multi-use greenways and trails throughout Silverton making key connections thus promoting multi modal transportation consistent with Goal 12.

Goal 13 - Energy - The goal of this element is to “conserve energy resources and encourage use of reusable energy resources.” This goal is not directly applicable to the Parks and Recreation Master Plan. However, as noted above the creation of multi-use paths will reduce energy expended by motor vehicle traffic. As such, the proposal complies with the State energy goal and the Energy element of the Comprehensive Plan.

Goal 14 - Urbanization - The Goal of the Urbanization element states, “Provide adequate land to meet anticipated future demands for urban development in a logical and orderly manner.” The Parks and Recreation Master Plan intends to support urbanization with recreational opportunities which will ensure development in an orderly manner. The recommended improvements along with upgrade of existing facilities and strategic acquisitions will ensure that development occurs in a well thought out logical manner. The Parks and Recreation Master Plan is consistent with Goal 14.

Conclusion on Consistency with the Statewide Planning Goals: The applicants have borne the burden of proof and find that the proposal is consistent with the Statewide Planning goals and with the locally adopted goals and policies contained within the 2002 Silverton Comprehensive Plan that provide for the local implementation of these statewide goals.

2. A legislative amendment is needed to meet changing conditions or new laws.

Findings of Fact:

The Parks and Recreation Master Plan is a specialized document intended to address the desires and needs of the citizens of Silverton for the development of the parks and recreations system within Silverton. With the recent development in the City of Silverton, parks and recreation play an increasingly important role in helping to meet the needs of Silverton’s citizens.

By following an extensive public outreach program to garner citizen input the changes occurring within Silverton have been incorporated into the plan, meeting criterion 2.

3. The result of the legislative amendment will result in an improvement to the Comprehensive Plan that furthers the adopted goals, policies or needs of the community above the current Comprehensive Plan.

Findings of Fact:

The 2008 Parks Master Plan was due to be updated to be able identify the needed improvements to the system as reflected over 16 years of growth. Updating the Parks Master Plan provides the City an opportunity to list all the needed improvements in a prioritized list which the City can then update the System Development Charge methodology for collecting funds.

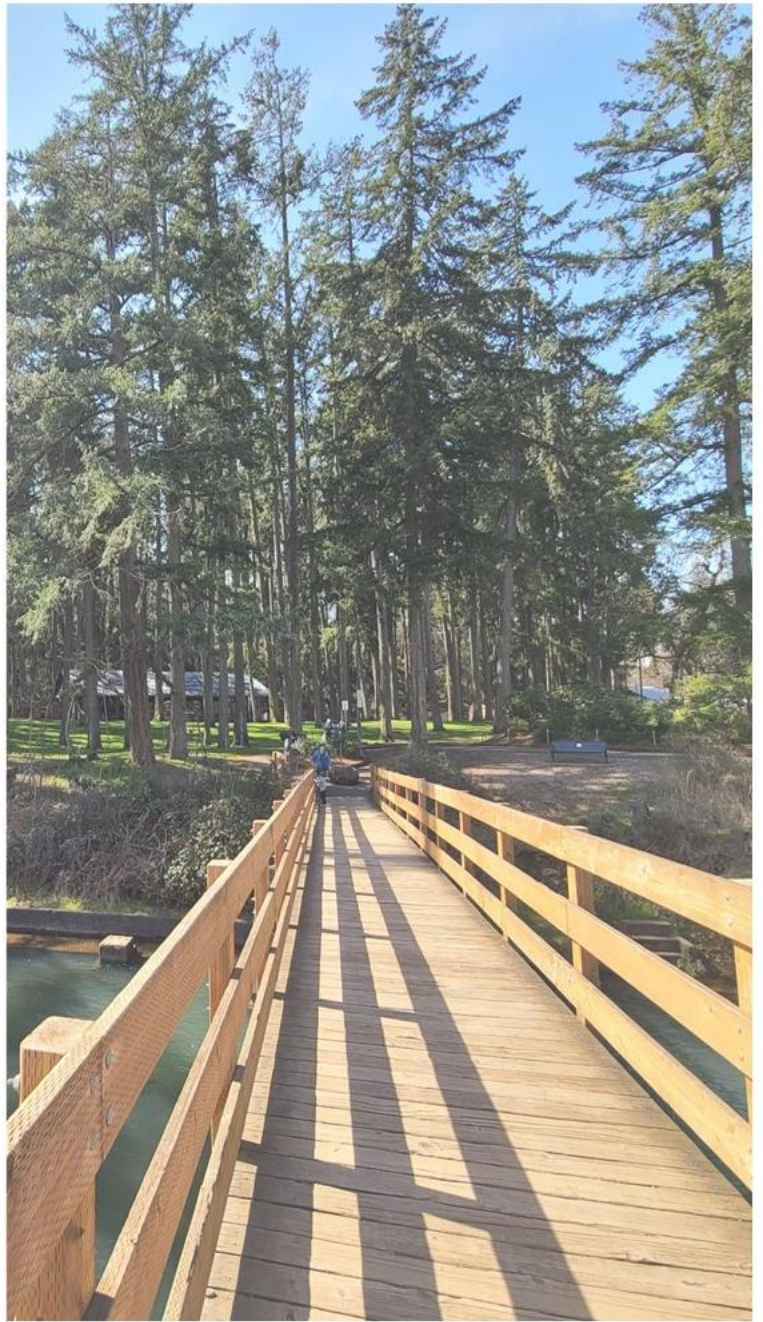
C. Recommendation:

Findings have been made for all of the applicable Code sections. The proposed comprehensive plan amendment meets all applicable Silverton Development Code Review Criteria and Standards.

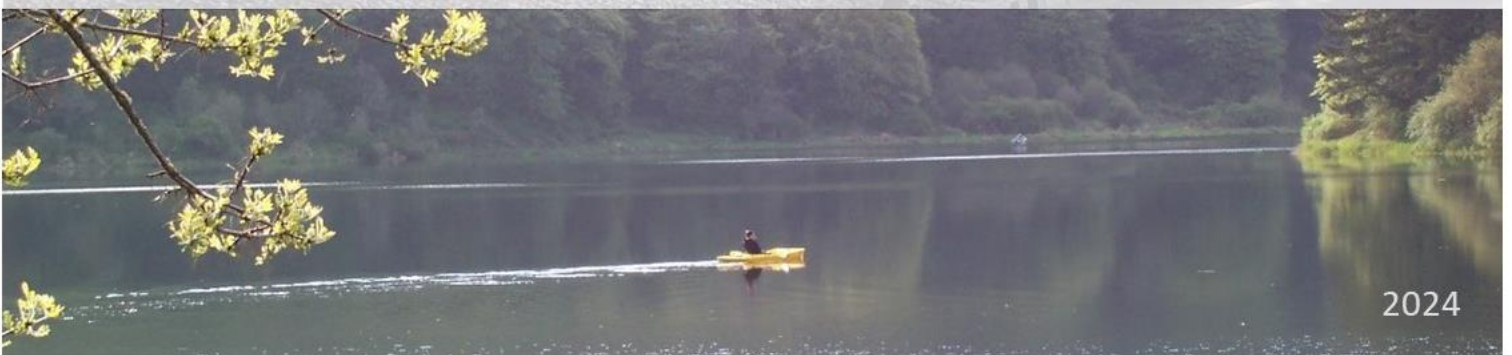
The Planning Commission recommends the City Council approve the proposed Comprehensive Plan Amendment.

The City council shall:

- a. Approve, approve with modifications, approve with conditions, or deny the application;
- b. Consider the recommendation of the planning commission; however, the city council is not bound by the commission's recommendation; and
- c. Act by ordinance, which shall be signed by the mayor after the council's adoption of the ordinance.



CITY OF SILVERTON PARKS MASTER PLAN



Acknowledgements

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Table of Contents

CHAPTER ONE: INTRODUCTION	4
A. Purpose and Objectives of this Plan	4
B. Brief History of Park and Recreation Programs	4
C. Parks and Recreation Management Overview	7
D. Related Planning Efforts and Integration	8
E. Planning Approach	
CHAPTER TWO: COMMUNITY PROFILE	10
A. Historical Context	10
B. Natural, Open Space, and Scenic Resources	10
C. Historical and Cultural Resources	13
D. Parks, Playfields, and Facilities	13
E. Community Programs and Services	16
F. Urbanization, Growth and Development	17
G. Land Use Planning	18
H. Demographic Profile	19
I. Regional Recreation and Tourism	20
CHAPTER THREE: COMMUNITY NEEDS	22
A. Community Outreach	22
B. Greenspace System Analysis	38
C. Park and Facility Conditions Analysis	43
D. Recreation Programs and Services Analysis	49
E. Management and Operations Analysis	53
F. Recreation Trends and Standards	53
CHAPTER FOUR: STRATEGIC ISSUES AND FINDINGS	57
CHAPTER FIVE: VISION GOALS AND POLICIES	59
A. Core Values	59
B. Vision Statement	60
C. Goals and Policies	61
CHAPTER SIX: PLAN RECOMMENDATIONS	65
A. Vision Diagram - Parks, Greenspaces, Facilities	66
B. Recreation Programs and Services	71
C. Management and Operations	74
D. Strategies and Actions	76
E. Funding Sources	79
F. Additional Recommendations	84

APPENDICES

Appendix A: Classification System and Definitions	87
Appendix B: Project List	89
Appendix C: Survey Monkey Public Comments	92
Appendix D: Stakeholder Interview Responses	102
Appendix E: Public Open House Comment Card Responses	118

Chapter One

Introduction

The Parks & Recreation Master Plan was last adopted over 15 years ago in 2008 creating a need for an update. With that in mind the city began a planning process in 2023 to produce an update to the 2008 Silverton Parks and Recreation Master Plan. A fifteen-member Master Plan Advisory Committee was selected to work with city staff to review the vision statement, goals, policies, and recommendations for the plan.

A. Purpose and Objectives of this Plan

The purpose of this plan is to update the vision and framework for Silverton to value and invest in its quality of place. Parks, greenspaces, and recreation are viewed as essential for maintaining a sense of community, health and well-being, and prosperity.

The plan is intended to be a comprehensive document. Specific objectives include the following:

- To position Silverton to build on its historic, cultural, and landscape heritage, as well as its special charm and friendliness
- To establish clear policy direction and priorities for decision-making, including upgrade and maintenance of existing recreation facilities, closing gaps in services, and meeting park and open space needs in growth areas
- To create and maintain a “green infrastructure” system of connected parks and greenspaces that capitalize on “opportunity areas” – moving away from automobile-based planning to community-oriented public spaces
- To protect, restore and enhance Silverton’s significant natural resources, habitats, and open spaces
- To connect adults, families, and children with nature and fulfill needs for recreation and play, and outdoor education
- To establish a framework for implementing the plan including management strategies and funding options

If these objectives are accomplished, Silverton will not only excel in becoming an exceptionally livable community, but it will also continue to position itself as an integral part of a growing, vibrant recreation-tourism region.

B. Brief History of Silverton’s Parks and Recreation Programs

In 1909, prominent bankers Ai Coolidge and Jake McClaine donated the large, densely wooded 8.5-acre tract of land along the banks and hillside of Silver Creek near the center of town to be used as a public park. Coolidge McClaine Park quickly became a popular gathering place for weekend picnickers and overnight tourist auto campers. The proximity to the creek made the park a prime spot for fishing and

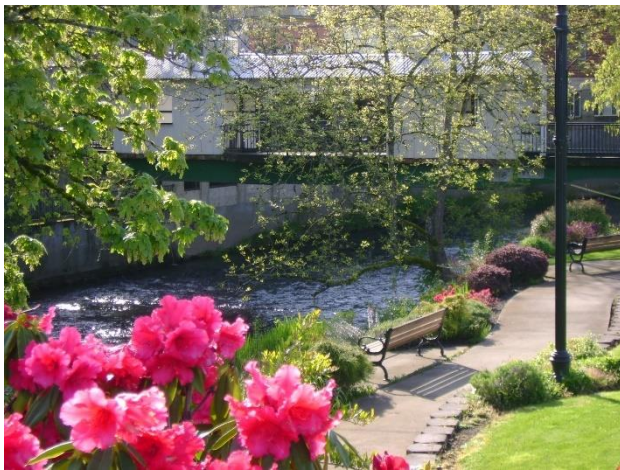
swimming as well.

Almost immediately the handsome stone entryway was erected, which still exists today.

In 1939, Silverton voters passed a bond measure for sewer improvements and the construction of a “modern” swimming pool. The City provided \$18,000 and a federal Works Project Administration project provided the labor. The pool was said to be constructed “for young people” and was opened to the public in 1940.

In 1942, the Fischer Flour Mill was demolished and the City purchased the land. Work began on East Bank Park (Silver Creek) in 1981 when the old Fischer Mill foundation was backfilled and laid with brick. In 1983, picnic benches were installed and paved walkways added. Once covered with blackberry vines, materials were donated by Silverton Rotary and local lumber companies, and the local Boy Scouts and high school students volunteered labor. In 2012 the improvements fell into the creek during a high-water event.

In 1960, Silverton Reservoir was created on Silver Creek above the town for the purpose of flood control and water supply. Development of a marine park on the 60-acre lake has been supported through grants from the State Marine Board, and the Silverton Lions Club constructed the fully accessible fishing pier as a community project.



The Silverton Civic Center Park Committee, formed in 1993, coordinated efforts to build Town Square Park on Silver Creek using donations, volunteer labor, and non-tax funds. The Silverton Zenith Women’s Club spearheaded the fundraising and volunteer activities. Originally the site of the largest blow pipe company in Oregon, it was purchased by the City in 1992. The City funded a new parking lot and historically compatible restroom in 1998.

In 1994, the City of Silverton signed a 99-year lease with the State of Oregon for use of the National Guard Armory as a community center.

In 1995, Silverton was selected by the Oregon Association of Nurserymen as the site of The Oregon Garden, a showcase botanical garden and tourist attraction. Subsequently, the City purchased the 140-acre site and formed a partnership with The Oregon Garden Foundation to construct the gardens and facilities. The City created a series of ponds for treated wastewater, thus avoiding offloading effluent into Silver Creek during the summer. The Oregon Garden Foundation leases the property from the City, and Moonstone Management operates the garden and facilities on behalf of the foundation through a long-term management agreement with the City.

In 2000, Michael Overfield installed a covered footbridge to connect S. Water Street with Town Square Park.



In 2002, the City acquired an 80-acre site adjacent to The Oregon Garden. Known as the Pettit property, it includes a small lake and natural habitat.

In 2009, the City acquired a 40-acre site located off Ike Mooney Road adjacent to the Pioneer Village Subdivision. It was donated as park property to the City. It is mainly undeveloped forestland and pasture.

In 2009, the City entered into an intergovernmental agreement with Silver Falls School District 4J to allow for public use of school athletic fields. The City pays the school district \$20,000 a year for maintenance of athletic fields at school properties.

In 2009 the city acquired a 2-acre parcel in the Pioneer Village Subdivision. The park design was completed in 2013 and construction began the same year. The park opened in fall of 2014 and includes a playground, picnic shelter, walking loop and half-court basketball.



In 2010 the East Bank trail was constructed connecting the pool, bridge, and Cowing Street.

In 2010, the Senior Center was built at the Westfield Street Property. In 2013 the Skate Park and the Dog Park were also constructed on this site. In 2022 the second phase of the Skate Park was completed.

In 2017 a 1-acre parcel of land was purchased downtown next to the new city hall site and 5.25 acres adjacent to Coolidge McClaine Park were donated.



In 2023 construction began on the all abilities playground located at Old Mill Park. The city partnered with The Rotary Club of Silverton to plan and fund the project.

In 2022 the city started construction of the new city hall building which contains council chambers. City services will be moved to the new building in 2024. As a result the city intends to end the lease agreement for the community center due to it's increasingly high maintenance costs and no longer needing a space for council chambers. The goal moving forward is to work with community partners to build a new recreation center to replace the gymnasium functions of the center.

According to noted photographer and Silverton historian June Drake, Silverton's residents have always

been athletically inclined. In the early 1890s Silverton sponsored several baseball teams. The ballpark was on West Hill near where the water tower is located, but often there would be pick-up games on Main and Water Streets. The Silverton Red Sox, a semi-professional baseball team, was formed in 1936 and was sponsored by the Silver Falls Timber Company, whose employees made up the team. The Red Sox games were a main source of entertainment for Silverton residents.

The Silverton Area Seniors program grew out of the Meals on Wheels program established in 1955, and Silverton was the first Oregon city to have a Meals on Wheels program. Ruth Cock worked with the Silverton Meals on Wheels founder Harry Vetter, who wrote the bill that became law. In 2007, the City received an \$800,000 federal grant to construct a senior center, and a site for the building was acquired adjacent to Robert Frost School through a purchase from the school district.

In 1997, the City of Silverton recruited the Silver Falls YMCA to begin offering various youth recreation programs for the community. The City contributed \$15,000 and Silverton Together provided \$20,000 for the "Y" to start the year. The YMCA also assumed responsibility for managing and operating the Silverton Community Swimming Pool.

Silverton is also known for its numerous festivals and special events, including the Fine Arts Festival and Homer Davenport Days.

C. Parks and Recreation Management Overview

The City of Silverton Public Works Department is responsible for the management, development, operations, and maintenance of 304 acres of parks and open space, and two recreation facilities including:

- Silverton Community Swimming Pool (contracted services)
- Silverton Senior Center
- Coolidge McClaine Park and downtown greenway sites along Silver Creek
- Silverton Reservoir and Marine Park
- Pettit Property (natural area)
- Lincoln Park
- Pioneer Park
- Skate Park and Dog Park at Westfield Property Site
- Ike Mooney 40-acre property
- Downtown 1-acre park property
- Park acquisition, planning, and development
- Park maintenance and operations
- Trail planning, development, and maintenance

Park Acquisition, Planning, and Development

The City of Silverton Community Development Department assists Public Works staff in planning, park acquisition, and development responsibilities. These include citywide planning and improvements, additions, and expansion of existing parks and trails, and preparation of grant applications. Examples of projects completed or currently active since the last Park Master Plan update include:

- Renovation and improvements to Coolidge McClaine Park including a new restroom
- Construction of the new senior center, dog park & skate park
- Dedications and easements for trail connections and pathways
- Development of Pioneer Park
- Acquisition of the old Eugene Field School property for new city hall and 1-acre park

- Parks and Recreation Master Plan (this document)
- Acquisition of 40-acre property on Ike Mooney Road.
- Installation of all-abilities playground in Old Mill Park

Parks and Recreation Facility Management and Operations

The Public Works Department maintains parks and recreation facilities including building repair and maintenance, and park maintenance including restroom cleaning, litter pickup, mowing, playground inspections, painting, and carpentry. Under contract with the City, the YMCA manages the swimming pool with oversight provided by the City Manager. The Public Works Department is responsible for the pool's water quality management. Currently there is one Full-Time-Equivalent (FTE) assigned to park maintenance, with seasonal support.

Sports Facilities and Recreation Programs, Classes, and Services

The Silver Falls School District is the major provider of youth sports programs and provides community use of school playgrounds, sports fields, and gyms. The City currently has an intergovernmental agreement with the School District for public use of school grounds to provide areas for after-school organized sports activities.

Major providers of community recreation programs and classes are the Silver Falls YMCA and the Silverton Art Association

Community festivals and celebrations are a hallmark of Silverton, and volunteer organizations and non-profit groups work with the City to sponsor and facilitate these annual events.

D. Related Planning Efforts and Integration

Over the last several years, the City of Silverton has been undergoing a comprehensive planning effort. Policy makers, community leaders, citizens, and business groups have been engaged in preparing these adopted plans:

- Silverton Transportation System Plan (2020)
- Silverton Storm Water Master Plan (2022)
- Silverton Water Master Plan (2021)

E. Planning Approach

For this master planning process, the city intends to update its Comprehensive Plan in 2024/2025. Additional updates of the Parks Master Plan will likely follow. For this master planning process, a collaborative approach was used to achieve a blend City staff experience, combined with local knowledge and institutional history of the Master Plan Advisory Committee and community members. Key components of the planning process included:

Greenspace System Analysis

- Analysis of Silverton's parks and open space system
- Findings generated for greenspace distribution, connectivity, protection, and accessibility.

Physical Conditions Assessment

- Inventory and conditions assessment of parks, recreation facilities, and off-site considerations

Needs Assessment

- Community Profile Report – demographics, population projections, relevant plans
- Meetings with recreation providers and school district representatives to identify community recreation and sports needs
- Recreation Programs and Services analysis – strengths and weaknesses
- Research of recreation trends and statistics related to community health and well-being

Community Involvement

- Interviews with community stakeholders
- Community Open House
- Online survey for Silverton residents
- Meetings with recreation providers and school district representatives
- Multiple meetings with Master Plan Advisory Committee for community engagement

Management and Organization Analysis

- Current staffing and management organization
- Current finance and funding methods to support system sustainability.
- Current Parks System Development Charges analysis and issues identification
- Analysis of alternatives for park and recreation management and service delivery

Policy Framework

- Identification of major findings and strategic issues.
- Vision statement, reflecting the core values of Silverton residents.
- Goals and policies to fulfill the vision and provide direction for the master plan

Master Plan Recommendations

- Vision diagram to achieve an interconnected network of parks and greenspaces.
- Classification system and definitions to organize the Green Infrastructure system.
- Master Plan report and recommendations, including a list of capital improvement projects.
- Action Plan for implementing the plan including management and organization strategies, capital improvements, funding sources, and priority level

Chapter Two

Community Profile

This section provides an overview of Silverton’s community profile including its socio- economic, historical, cultural, and physical fabric. Growth trends, regional attributes, and land use planning framework are also examined as context for preparing the parks and recreation master plan.

A. Historical Context

Silverton was incorporated in 1885. Recognized as a trading and banking center in its early days, it was said to rank among the most progressive towns in western Oregon. By 1921 Silverton industries included the Fischer Flour Mills on South Water Street, and a sash and door plant – both using power by damming Silver Creek. The Silver Falls Timber Company was once the largest sawmill of its kind in the world. Metal piping was also a major industry, and metal covers on Silverton Streets and sidewalks bear the legendary “Eastman Brothers Metal Works.”

In the 1930s, nearby Silver Falls State Park was constructed by the Civilian Conservation Corps, and President Franklin Roosevelt designated it as one of his largest National Recreational Demonstration Projects. The park was considered for national park status in 1926 and 1935 but was rejected because “logging had scarred the area with thousands of stumps.”

Today, Silverton is clearly a community in transition. A robust timber industry has been replaced by agriculture including seed, nursery, and Christmas tree operations, as well as vegetables and vineyards. With proximity to Silver Falls State Park and The Oregon Garden including a destination hotel, classic Victorian homes converted to bed-and-breakfast operations, a downtown historic district, strong arts community, and many festivals – Silverton is undergoing a shift in its socio- economic profile including a growing visitor economy.

B. Natural, Open Space, and Scenic Resources

Silverton is in east Marion County at the edge of the Willamette Valley and in the foothills of the Cascade Mountains, 14 miles east of Salem and 14 miles from Silver Falls State Park. The regional landscape is referred to locally as Silverton Hills, a rolling topography that gives Silverton much of its scenic interest and natural beauty, providing in-city views of Mt. Hood and the Cascade Mountains.

Silver Creek flows from Silver Falls State Park and forms a natural spine through the heart of the community including historic downtown. Regionally, rich soils support a variety of agricultural uses that provide a distinctively rural setting and context, including areas within the urban growth boundary that are outside the city limits.

These contrasting landscape features and the tree canopy along streets and in residential neighborhoods, riparian areas of the creek corridor, and forested hillsides collectively give Silverton a strong landscape character that contributes to its ambience and complements historic homes and the downtown historic district.

Silver Creek, Ridges, and Hilltops

Silver Creek and parallel ridgelines are the prominent features within the Urban Growth Boundary

(UGB). Along with Abiqua Creek, the two waterways drain the urban area and empty into the Pudding River, a tributary of the Willamette River.

The ridgeline south of the creek has kept much of that part of the riparian floodplain intact, and the City's setback requirements have prohibited development in the floodway and riparian fringe in the more developable areas. The exception is the historic downtown area where buildings are located along the riverbank.

The Silverton Comprehensive Plan identifies steep and heavily forested slopes in the southern part of the UGB as unsuitable for development and considers these areas as having open space value. Slopes greater than 15 percent must comply with special development requirements of the zoning ordinance. The Comprehensive Plan includes these statements concerning scenic views:

"Hilltops and ridges such as those along East Main Street, Reserve Street, and Evans Valley Road in the East Hill provide exceptional scenic views of the Cascades, especially Mount Hood (Figure 5)."

"In the southern area of the UGB, beautiful views of the Cascades and the Silverton Hills are available on the north side of Eureka Avenue from Woodland Drive to Edison Road and Victor Point Road (Figure 5)."

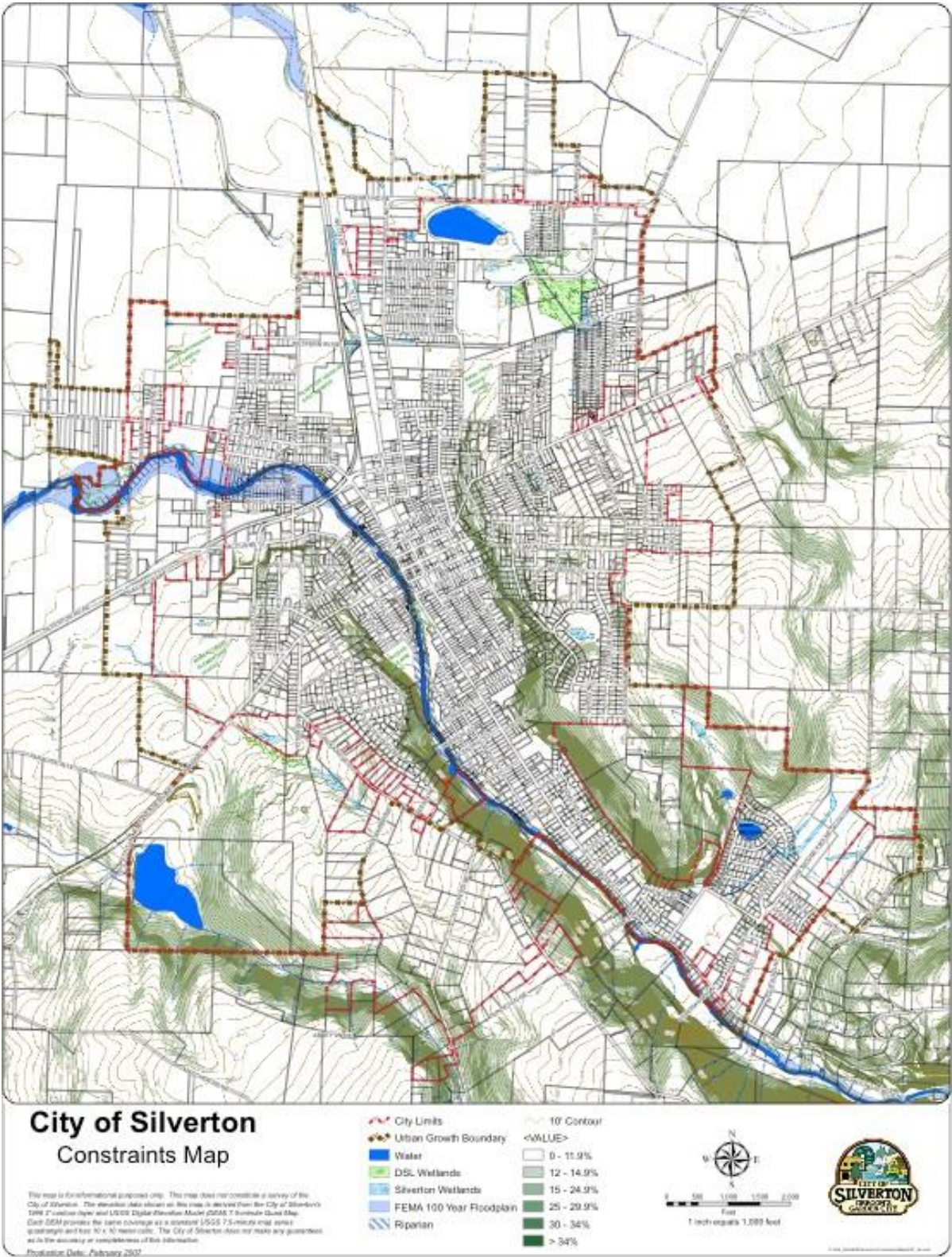
A "Resource Constraints Map" was prepared in February 2008, with 10 ft. contours illustrating five values from 0-34% slopes, and all slopes above 34%. The Silverton Development Code was revised with steep slope standards permitting development on larger lots up to 35%. The Oregon Department of Geology conducted an analysis of steep slopes, including locations of historic landslides and vulnerability locations.

Fish and Wildlife Habitat, Wetlands

The Comprehensive Plan identifies the Silver Creek riparian zone as the most extensive fish and wildlife habitat within the UGB. State wildlife biologists indicate the creek corridor is habitat for many bird species, deer, pheasant, red fox, and beaver. No rare or endangered species are known to inhabit the planning area.

The Oregon Department of Fish and Wildlife inventoried Silver Creek in July 1993 and found the lower two-mile reach of the creek is a migratory route for winter steelhead and cutthroat trout. Consequently, the stream is classified as "salmonid" with respect to the Department of Environmental Quality's established water quality standards, and is protected for salmon and trout rearing, as well as migration.

Silverton Resource Constraints Map



The City's "Resource Constraints Map" includes a Local Wetland Inventory that was conducted by Shapiro and Associates in 2000, indicating a large concentration of wetlands near Webb Lake in the northern part of the City, as well as wetlands along the abandoned rail line south of Webb Lake, on the Oregon Gardens site, and in the southeast part of the City near Pioneer Drive. Webb Lake is a former log pond, approximately 11 acres in size.

Comprehensive Plan Open Space Policies

The Silverton Comprehensive Plan includes these open space policies:

- Preserve open space through public land acquisitions, maintaining and developing parkland and school grounds; setbacks; and limiting development in natural hazard areas.
- Examine public surplus land including street ROW for potential open space before disposition.
- Encourage multiple use of existing open space resources.
- Improve and preserve wildlife habitat along Silver Creek to protect fish, wildlife, and riparian vegetation.
- Preserve agricultural land uses within the UGB until the public facilities and services needed for urban development are available.

C. Historical and Cultural Resources

The historic core of downtown Silverton is a nationally registered Historic District, with storefront character from the 1890s to the 1940s. The area encompasses seven acres and five blocks in area and contains 44 buildings.

Presence of a well-organized and developed artist community is reflected in several art galleries, and an art mural project including large murals depicting local stories, landmarks, and American values. The annual Silverton Fine Arts Festival is a major community celebration, and many other festivals and community events celebrate Silverton's heritage and sense of community.

The Silverton Country Museum features artifacts and historical exhibits from early settlement days. The Silver Falls Library District serves 21,000 residents in the Silverton region, and the library in Silverton has a collection of 89,709 physical items and 139,560 electronic items; adult, youth, and children's programs; and computers with Internet stations. The Silver Falls School District also serves the greater Silverton region, including eight rural communities.

D. Parks, Playfields, and Facilities

The City of Silverton owns and maintains approximately 304 acres of parkland and greenspace (see Table 1). Sizable areas include a large municipal lake with waterfront park facilities, and a natural area (Pettit property) adjacent to The Oregon Garden. The heart of the City's greenspace system is the linear public open space along Silver Creek near the downtown, which includes historic Coolidge McClaine Park. Additionally, the City maintains two small sub-neighborhood parks.

Recreation facilities managed by the City include a community swimming pool originally constructed in 1939 and a senior center. The city leases a community center from the national guard containing a gymnasium and space used as the council chambers. With the completion of the new city hall building the

city plans to end the lease agreement of the community center due to the high cost of maintenance and no longer needing a space for council chambers. The goal is to work with community partners to build a new recreation facility.

**Table 1: City of Silverton
Parks, Greenspaces, and Recreation Facilities**

Site or Facility	Classification	Size	Comment
Coolidge McClaine Park	Community Park	13.55 ac	Silverton’s historic and central park; Douglas-fir canopy, large group shelter, playground; part of Silver Creek greenway and site of large festivals near downtown
Silver Creek “Parks” • Old Mill Park • Town Square Park	Downtown Greenway	7.7 ac	Linear downtown open space connecting “park nodes”, library, City Hall, downtown
Downtown Park	Special Use Area	1.0 ac	Undeveloped urban park adjacent to the new City Hall building
Silverton Dog Park & Judy Schmidt Memorial Skate Park	Special Use Park	11.63 ac	Parks located adjacent to the senior center with approximately 9 acres undeveloped.
Pioneer Park	Neighborhood Park	2 ac	Park serving a subdivision with playground and picnic shelter.
Westside Gateway Park	Future Neighborhood Park	3.86 ac	Future neighborhood park to be donated to the city.
Lincoln Park	Pocket Park	0.3 ac	Small playground
Silverton Reservoir and Marine Park	Regional Park	60 ac lake 140 ac total	Functions as regional waterfront park; accessible fishing dock, boat ramps, non-motorized boating only; restroom and trails
Pettit Property	Natural Area	20 ac lake 80 ac total	Adjacent to The Oregon Garden; no access; representative Silverton natural landscape
Ike Mooney Property	Natural Area	40 ac	Land donated to the city for recreation and a fire substation.
Wetland Area	Natural Area	4.3 ac	Lowland and wetland adjoining Oregon Garden
Silverton Swimming Pool	Community Pool	25-yd pool & two shallow-water pool areas	Older traditional pool w/ winter cover, bathhouse, small zero-depth pool
Silverton Senior Center	Senior Center	5,000 s.f.;	The surrounding site has been identified as a location for pickleball and possible expansion of parking. Potential for first phase of a larger community recreation center.

Other Greenspace

Rogers Wayside County Park

Marion County owns and maintains a 5.6-acre wayside park across from The Oregon Garden. Silverton youth and a local bike shop owner constructed the BMX track on this site, and the Silverton Kiwanis Club donated materials and constructed the picnic shelter.

Private Common Areas

Private common areas maintained by others are in several developments and range in size from less than an acre to 16 acres. Two of the sites have small lakes, and Webb Lake is a former log pond that is also part of a private common area. Facilities range from small, landscaped areas and water features to park amenities and playgrounds.

Table 2: Private Common Open Spaces

Site or Facility	Size	Description
Abiqua Heights	7.6 ac	Owned by homeowners; functions as a private neighborhood park with small lake, playground, basketball court, benches, overlook; public use not permitted except for walkways
Hawthorne Village	1.1 ac	Common area and walkway overseen by each lot owner.
Lake Pioneer	2.6 ac	Small lake and strip of common area owned and maintained equally by adjacent lot owners
Oak Knoll Estates	0.5 ac	Small landscaped pond and overlook for common use of Association members
Webb Lake Development	16.6 ac including the lake	Former log pond, 2 acres of common open space, and wetland area

Silverton Senior Center

The senior center opened approximately 13 years ago, and its' mission is to provide social, educational, health-related, and recreational opportunities in a safe, courteous, and inclusive environment for area residents aged 50 and over. The facility can be rented by any age group for special events and the great room can accommodate 80 guests.

Silver Falls School District - Community Sports Facilities and Open Space

The Silver Falls School District maintains four developed school sites (see Table 3). These sites are all geographically distributed throughout the community. Most of the campuses are large and the school grounds, playfields, playgrounds, tennis courts, basketball courts and gyms are generally open to the community and well-used for after-school recreation and sports activities. Some school sites include open space and natural areas. Many community organizations and clubs use school facilities for youth and adult sports activities. Availability of facilities for the general public can be challenging, and the city is currently working with the school district to update and strengthen the current intergovernmental agreement to enhance availability.

**Table 3: Silver Falls School District
School Sites and Sports Facilities**

School	Facilities	Size	Comment
Robert Frost Elementary School	Little League fields, softball field, soccer fields, gym; large open space areas	2-ac playground; 6-ac playfield 11-ac o. space	Large school site;
Mark Twain Elementary School	Little League field, softball field, soccer fields, gym, oak grove	1-ac playground; 7-ac playfield 5-ac o. space	Undeveloped
Silverton High School Pine Street Campus	Soccer fields, baseball fields, softball fields, gyms, tennis courts, multi-use fields	18 ac sports fields	
Silverton Middle School Schlader Street Campus	Varsity fields, tennis courts, soccer fields, gyms, stadium, track	12 ac sports fields	

E. Community Programs and Services

The City of Silverton is not a direct provider of recreation programs. The major providers of community recreation are the Silver Falls YMCA, Silver Falls School District, Silverton Senior Center, and Silverton Arts Association, (see Table 6). Many volunteers, local vendors, community organizations and clubs form a multi-faceted partnership that offers a wide variety of recreation classes, activities, programs, and special events.

Silver Falls School District – Sports Programs

The Silver Falls School District provides a wide range of youth sports programs including summer camps, tournaments and competitions, and fitness and weight training. School facilities also accommodate many youth and adult sports programs through partnership with the Silver Falls YMCA and many other community organizations and clubs. Events such as the Senior Follies also use school facilities.

Silver Falls YMCA – Recreation Programs and Services

For the past several years, the YMCA has provided community recreation programs and has been responsible for managing the Silverton Community Pool, under agreement with the City of Silverton. The “Y” provides youth and family recreation programs including after-school enrichment and youth sports programs, which have taken place at schools or the community center.



bootcamp.

Silverton Arts Association has been serving the community with arts and art education for sixty years. The SAA has an active membership of over 100 artists, crafts people, and patrons. Art classes for adults, teens, and children are offered at the Education Center, and the Borland Gallery is in the Art Center. Both centers are in Coolidge McClaine Park. SAA sponsors several festivals and special events.

Silverton Senior Center
The senior center provides a variety of programs, classes and support services including Meals on Wheels, yoga, and technology

F. Urbanization, Growth and Development

Land Use Patterns

Urban development in Silverton is largely contained around the central core, except for a linear area of residential use along the Silver Falls Highway where ridgelines and Silver Creek limit more expansive development.

Statistics from the 2002 Comprehensive Plan indicate most of the city's existing land use consists of residential development or is land used for public purposes such as schools, parks, and government services including water and sewage treatment facilities.

Commercial development is concentrated along regional roadways that access the City from the north and west, and within the downtown area. Industrial development is primarily located in a large industrial park in the northeast part of the city, and along the railroad.

Aside from compact development and concentration of industrial and commercial development, the most significant pattern of land use is the geographic distribution and size of public-school lands. Large campus sites are in all but one quadrant of the city, and in some cases parts of the school grounds function as neighborhood or community open space.

Parkland and public open spaces are concentrated in one area along Silver Creek near the downtown, except for a few common open space areas in new subdivisions, The Oregon Garden, and the Pettit property.

For the most part, these patterns have remained relatively consistent over the past few years, with a few exceptions. Residential land for multi-family use has increased, and City acquisitions of The Oregon Garden and adjacent Pettit property across from the sizable Robert Frost Elementary School have created a large complex of land for public and educational purposes. The Pine Street high school campus is also a major land use change in northwest Silverton.

The rail corridor, Silver Creek, and some drainages are linear features of the City that have potential for

providing connectivity among neighborhoods, the downtown, and public open space and school sites.

The Comprehensive Plan encourages mixed-use development at identified nodes to promote a more sustainable development pattern, by providing a variety of housing choices located near supporting commercial development.

Urban Growth and Development

Residential growth in Silverton has been varied since 2010, averaging 35 permits a year and totaling 451 permits through 2022.

By agreement with the City, Marion County is responsible for regulating land use in the UGB outside the City limits and coordinates its decisions with the City and its growth management policies.

G. Land Use Planning

Key parts of the Comprehensive Plan have been updated, the Transportation System Plan, the Water Master Plan and the Storm Water Master Plan have been updated. Combined with this Parks and Recreation Master Plan, Silverton will be solidly positioned to respond to future growth and development in the most effective, efficient, and sustainable manner.

Silverton Comprehensive Plan

The City of Silverton’s Comprehensive Plan was adopted in July. The Open Space, Natural and Cultural Resources chapter has not been revised since 1986.

Future Action #2 calls for the City to develop a program for parkland acquisition in newly developing areas, including possible dedication of land or contribution to a parkland fund by subdivision developers. Silverton’s Municipal Code does address parkland dedication, but review of the current code is recommended.

Silverton Downtown Master Plan

The central theme of the Downtown Master Plan is to create a vital downtown through integration of historic urban design elements, mixed use, great streets, and public access to Silver Creek. The vision for downtown includes a cantilevered creek walk, a lively downtown core with sidewalk cafes, awnings, historic signage, and historic ornamental streetlights.

Two locations are targeted for public plazas –the new city hall site located at the intersection of Park and N Water Street serving as a place for events, vendors, and festivals; and the Silver Creek Overlook located at Lewis and Water Street to provide visual access to Silver Creek and provide space for an informational kiosk.

Silverton Transportation Plan

The Silverton Transportation System Plan identified needs for a “safe, efficient and interconnected system for recreational-based pedestrian and bicycle trips” including “home-to-park” and “exercise trips.” These gaps in the pedestrian and bicycle network were identified:

- Notable sidewalk gaps exist in the downtown area. Further from the city center, the sidewalk network becomes intermittent. The railroad and Silver Creek also present barriers to pedestrian connectivity from the areas north and west of downtown.
- Existing deficiencies noted through the Safe Routes to School assessments including a lack of pedestrian/bicycle crossings and incomplete/missing sidewalks.
- The City currently features about 3.8 miles of marked bike facilities but lacks a designated bicycle

network that connects entrance portals, downtown destinations, schools, and other key trip attractors.

- Collector and higher-level facilities tend to provide the best and the most direct network connections, but several of these were identified as higher stress facilities.
- The pedestrian system has significant barriers (creek, railroad, topography) that contribute to poor pedestrian connectivity throughout the City.
- The lack of safe bicycle facilities and gaps in the system cause the most significant problems for bicyclists traveling to and from downtown Silverton.
- Need to connect bicycles and pedestrians with schools, parks, and activity centers.
- Need for regional bikeway connections.

Abandoned rail lines are identified as good opportunities for available ROW to develop several off-street, generally recreational focused, multi-use trails that will create a connected pedestrian and bicycle system throughout Silverton. Additionally, creekside trails adjacent to Silver Creek have been identified that provide connections to Coolidge McClaine Park, the library, and other recreational destinations.

Both the Pedestrian and the Bicycle system recommendations include projects to create two multi-use trails, with HIGH priority:

- (1) 2nd Street Off-street Path – from Oak Street to Hobart Rd
- (2) Silver Creek Off-street Path – from C Street to Silver Falls Library

H. Demographic Profile

Population

Silverton’s estimated population in 2021 was 10,558 per the U.S. Census Bureau. Since 2000, Silverton’s population has grown 42% (see Table 4). The City estimates that the population will be approximately 13,759 in 2040 (Water Master Plan, 2021).

Table 4: Silverton Population Growth 1990-2007

2000	2010	2020	2021
7,414	9,222	10,484	10,558*

Source: U.S. Census Bureau
* Estimated

With eight surrounding rural communities, for planning purposes it is important to consider the regional population (approximately 21,000) as the service area. Both the Silver Falls Library District and the Silver Falls School District serve the Silverton region.

Age Distribution

According to the U.S. Census Bureau, children, and youth under 19 years of age constitute 27.1% of Silverton’s population, and older adults and seniors 65 years and older make up 17.8% (see Table 5). For age groups that characteristically participate in recreation activities at high rates, these two segments of the population total almost 45%. As the Baby Boomers age, the percentage of older adults will continue to grow.

Table 5: Silverton Population Age Distribution – Silverton, Oregon 2021

Age Groups	Percent
Under 4 years	7.0
5-9 years	7.4
10-19 years	12.7
20-29 years	11.7
30-39 years	11.6
40-49 years	14.5
50-59 years	10.0
60-64 years	7.3
65 and over	17.8

Source: U.S. Census Bureau

Gender

The 2020 census shows a higher percentage of females (52.4%) than males (47.6%). Silverton’s female population is somewhat higher than the national and state percentage (50.5% and 50.0%).

Race

The U.S. Census Bureau shows Silverton’s race is predominantly White, 9.9% are Hispanic, 7.8% Multiracial, 4.4% are Other, 0.6% are American Indian and .2% Black or African American. With increasing diversity of the community, it will be important to target recreation opportunities to emerging populations and celebrate their heritage, recreation, and culture.

Household Income

According to the 2020 U.S. Census Bureau, 12.2% of Silverton’s population is at the poverty level. A high percentage of Silverton’s households have incomes below \$25,000 (16.8%) 21.1% have incomes between \$25,000 and \$50,000, and 62.1% have incomes above \$50,000. In 2022 the Area Median Income for Silverton is \$75,167.

Housing

In 2020, owner-occupied dwellings were 59.7% of the total number of household units. Renter-occupied dwellings made up 40.3%, about 3.5% above the State percentage. Silverton has a very small vacancy rate of household units (4.77%) compared with Oregon’s rate of 8.48%.

I. Regional Recreation and Tourism

The Oregon Garden and Silver Falls State Park are regional attractions that are a significant part of Silverton’s community context and economy.

Oregon Garden

The Oregon Garden, located on the southwest edge of Silverton inside the city limits, is a 140-acre demonstration public garden created by the Oregon Association of Nurserymen and the City of Silverton in 1997. The City of Silverton owns the land and the Oregon Garden Foundation and Moonstone Garden Management, Inc. are responsible for the garden’s operations. Moonstone acquired a part of the site for a resort hotel.

Features of the garden include specialty gardens and features, a visitor center including gift shop and garden café, classrooms, banquet hall, conference facilities, and a large pavilion that can accommodate up to 1,200 persons. Special events include summer concerts, community festivals, and special events such as quilt shows. The Oregon Garden also offers an environmental education program typically for fourth through sixth grade students available on a first come first serve basis.

Using treated wastewater from the City, the Garden reuses wastewater for irrigation of the gardens, providing waterfowl and amphibian habitat where a series of ponds were created. This allows the City to avoid offloading effluent into Silver Creek during summer months.

Gordon House, designed by Frank Lloyd Wright and moved from Wilsonville, is located on the grounds and is open to the public.

The City's acquisition of the adjoining 80-acre Pettit property – a forested landscape with a 20-acre lake – functions as a significant community open space site and demonstrates the strong partnership with The Oregon Garden.

The garden attracts approximately 100,000 visitors a year, making it a major tourist attraction. Silverton bills itself as “Oregon's Garden City.”

Silver Falls State Park

Located 14 miles southeast of Silverton, 9,000-acre Silver Falls State Park is the largest state park in Oregon, with 14 waterfalls that range in height from 27 to 178 feet. The park has extensive visitor facilities including a historic lodge, modern conference center, and a variety of camping options.

The park receives nearly a million visitors a year, roughly twice the annual visitation at Crater Lake, Oregon's only national park. Crater Lake generated nearly \$62 million in visitor spending in 2021, according to a National Park Service study. Tourist expenditures supported approximately 887 jobs in the region. Silverton bills itself as “The Gateway to Silver Falls.”

Chapter Three

Community Needs

This section identifies Silverton’s park, greenspace, and recreation needs. Extensive public outreach helped identify community needs as perceived by residents. The current system of parks and greenspaces was analyzed as well as future opportunities, conditions of existing parks and recreation facilities were identified, and strengths and weaknesses of recreation programs and services were examined. The current structure for management and operations was also evaluated. Current recreation trends were examined to gauge future needs. Results of the assessments were synthesized and distilled into findings and issues, outlined in Chapter 4.

A. Community Outreach

A “triangulation of methods” approach was used to offer a variety of opportunities for community participation in the planning process. Rather than rely on a community survey, it was considered more valid to engage residents in several ways to identify aspirations, sensibilities, and perceived recreation needs. In this way given the size of the community, common themes emerged and were validated through iteration.

Master Plan Advisory Committee

A fifteen-member advisory committee was appointed by the Mayor to assist City staff in the planning process. The committee met nine times over a year-long period and all meetings were open to the public. Tasks of the committee included reviewing and providing feedback on the 2008 Park Master Plan, the public survey results, and the draft plan recommendations. They partnered and conducted stakeholder interviews and assisted at the public open house meeting. They were given assignments with some of the general results shown below.

Assignment 1:

Review and make recommendations for the Parks, Open Space and Greenspace System & Parks and Facility Conditions Analysis from the 2008 Parks Master Plan:

Parks, Open Space, and Greenspace System

Strengths

- Possibility for leasing, purchasing, or donations of certain Oregon Garden space for public city recreation.
- Large School sites are not a strength for the community due to security issues and should not be counted as part of our park inventory.

Weaknesses

- We are deficient in public use community center and indoor recreation activities for rainy months.
- We need additional maintained parks to offset the threat of overuse at Coolidge McClaine Park. To be successful with this task, it is necessary to actively pursue the development of a parks and recreation department.
- We need more park development on the east side of town.

Opportunities

- Possibility of connection between north Pioneer Drive and connecting to Eastview/Abiqua Heights. This area is relatively flat with a gradual slope that could lead to other key parkland development opportunities.

- *Identifying areas to plant native grasses and wildflower seeds for long term sustainability, prevent weed overgrowth, and erosion control.*
- *Identify possible opportunities for a parks & recreation department.*
- *It is important to consider potential tourism money brought in by quality parks. Linking parks together provides an opportunity for possible paid events such as community runs and bike rides. Silverton is the gateway to Silver Falls State Park which has a growing mountain bike trail system and people drive long distances to visit the trails. If there was a quality trail system in town people would stop and ride, creating more opportunity for visitation to local businesses.*
- *Unsure if a multi-use trail along silver creek is viable due to all the private property.*
- *Consider a trail through the Edgewood property to connect Coolidge McClain Park with the Oregon Garden and Pettit Park.*
- *Potential opportunity to purchase an Evans Valley Road property adjacent to the city owned 40 acres on Ike Mooney Road to serve as a central community park. Could host more soccer fields and include hiking/mountain biking trails and a disc golf course. Viewing opportunities available and possibly add a pond. Recommend connecting Abiqua Heights, Pioneer and Crestview neighborhoods.*
- *Land between Water Street and Abiqua Heights could be used for a hiking/biking trail to connect the downtown/Silver Creek area to the Pioneer neighborhood.*
- *Ridgelines and hillsides are a huge opportunity for greenspace and trails.*
- *The partnership with the school district needs to be strengthened.*
- *The newly acquired old rail property near Mill Street is a great opportunity for a new nature trail.*

Threats

- *We could create a stalemate of our development potential without official city park maintenance workers.*
- *Below-standard, small parks create high maintenance costs. The economy-of-scale impacts on the City can be excessive.*
- *Pickleball courts could be installed at Pioneer Park.*
- *Install a pump track and new mountain bike trails at the Ike Mooney property.*

Park and Facility Conditions Analysis

Parks and Open Spaces:

Strengths

- *Silverton's parks and open spaces are in good physical condition and reflect a moderate level of care and maintenance*
- *With a growing and active community, parks are a valuable resource that will require necessary attention to keep up with the ever-changing demographic.*
- *Park space is well maintained, but city-owned land close to the parks needs maintenance. Civic clubs and other volunteers are still very active, but more staff will be needed to keep up in the long term.*
- *Add pickleball, tennis and basketball courts to the dog park/skate park/senior center property.*

Weaknesses

- *Bathrooms in Coolidge McClaine Park need repaired. Bathrooms need to be added to other park spaces.*
- *Maintenance lags on mowing and improper irrigation usage are inefficient for water resources and creating dry areas. An irrigation audit would solve many issues and save the city water.*
- *An informed and licensed pesticide applicator could easily control all weed infestations to keep pathways and uncontrolled areas cleared. Using an integrated management program would be key to implementing overall environmental safety and protection.*
- *Utilizing space to create new parks in strategic locations would help offset overuse of Coolidge McClaine Park.*
- *South of Coolidge McClaine Park, the informal trail along the steep east bank of Silver Creek is unsafe in places.*

Clearing of heavy vegetation, trees, installation of fencing and railways, and erosion controls may be necessary to achieve a connected pathway in certain areas.

- *Silverton Reservoir and Marine Park -Maintenance of trails could include public works, community volunteers, and/or a third-party company.*
- *Silverton Reservoir and Marine Park - The city could explore park and ride options during certain periods to offset the onsite parking issues.*
- *More parking is needed at Silverton Reservoir and Marine Park.*

Opportunities

- *Silverton Reservoir and Marine Park - Park and ride opportunities during peak strategic times along with possible rentals could provide the city with additional income and promote more activity at the Silverton Reservoir.*
- *Petit Natural Area - A loop trail could be a very appealing setting for recreation in a naturalized area in town.*
- *Consider a trail around Silverton Marine Park.*
- *Pettit Natural Area – need to build walking/ biking trails and add amenities such as park benches and picnic tables.*

Threats

- *The city needs to consider future population growth and pursue the establishment of a city parks and recreation department. This would ensure proper maintenance and care of the current system along with allowing for expansion.*

Recreation Facilities:

Strengths

- *Our community center is dated, small, and requires volunteers to run everything. I would not call this asset a current strength. A renovated or new community center is necessary.*
- *Investment is needed for the old pool facility.*
- *Schools cannot be our only source of sports facilities because of security.*
- *Community Center – lighting & ventilation needs to be upgraded.*

Weaknesses

- *The gymnasium is too small to accommodate large groups.*
- *Tear down and replace the community center with a multipurpose recreational facility to include gymnasium, basketball court, pickleball court and dance floor.*

Opportunities

- *There is space on the southeast side of the pool for a splash pad as an opportunity for smaller kids.*
- *A new pool facility is needed.*
- *The school district partnership for sports fields rentals is not a great option anymore.*

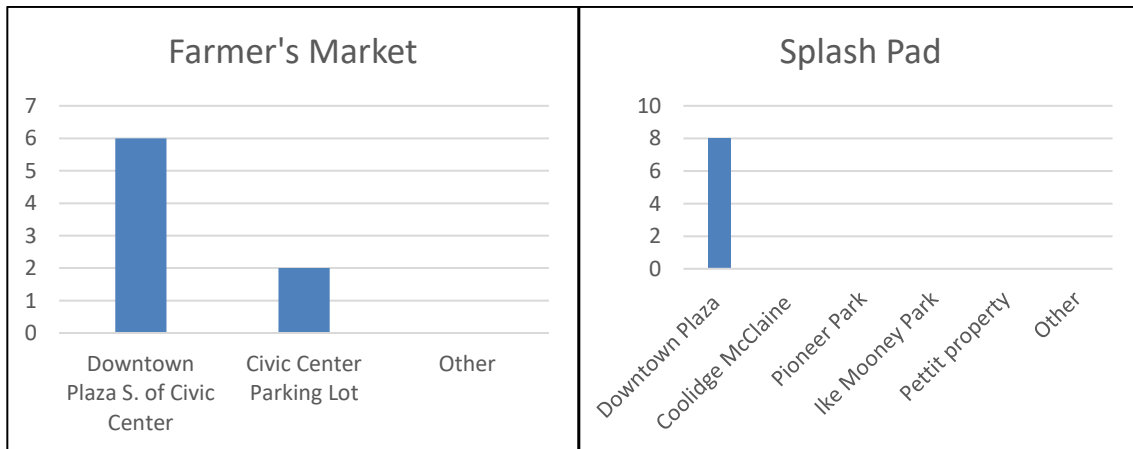
Miscellaneous Comments

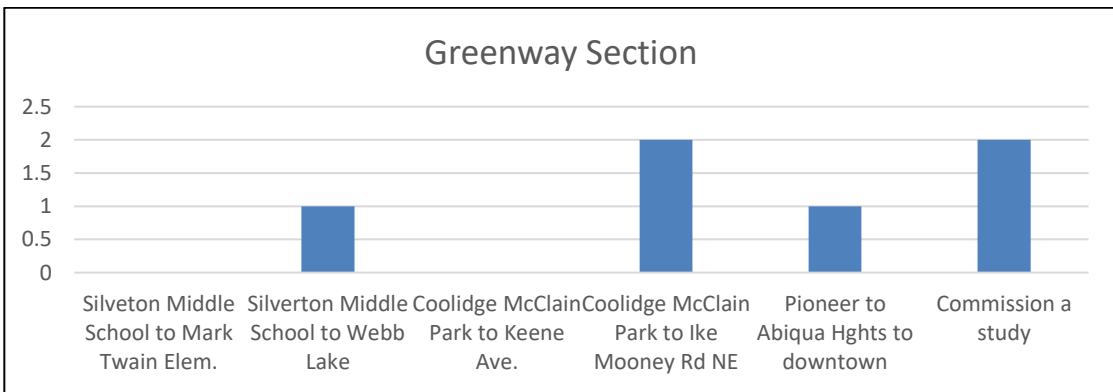
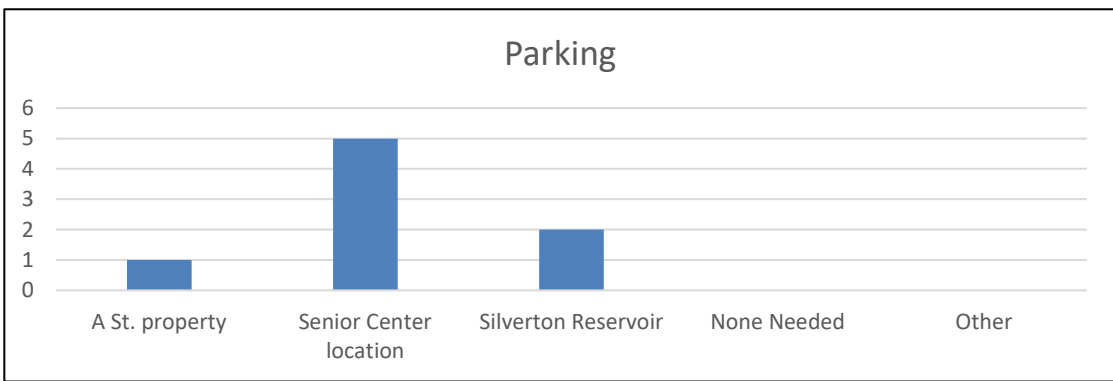
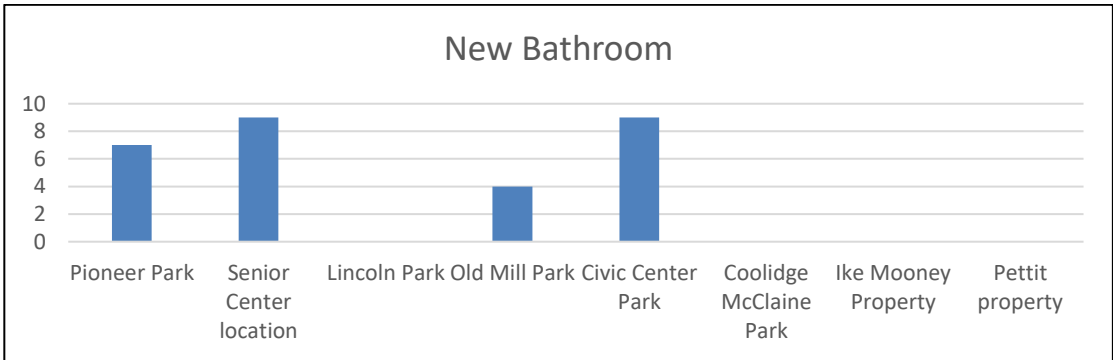
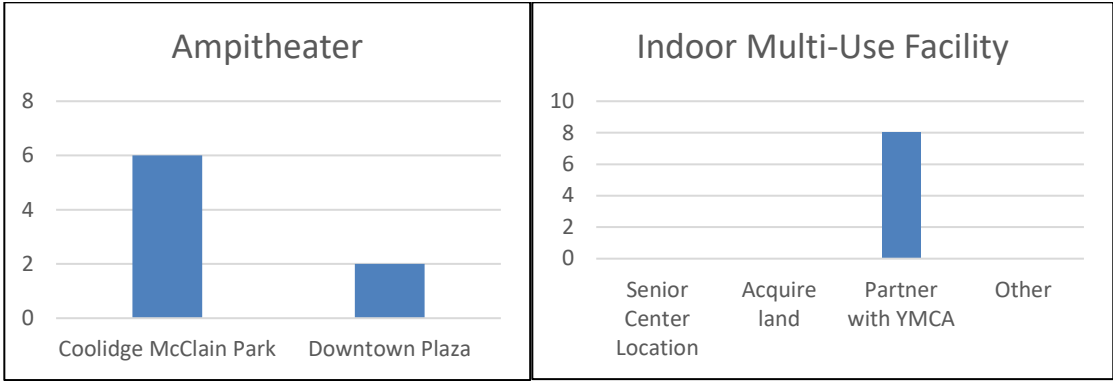
- *The Sports Complex at the High School - there is an opportunity to leverage existing assets including parking, field lighting systems and developed field spaces. The varsity soccer field, along with the youth baseball and varsity softball fields are often held back from extra community use due to the potential wear and tear on the grass. There is an opportunity to increase hours of use by upgrading the surface to artificial turf, which lowers maintenance costs and allows use more months of the year. It would also allow hosting various tournaments which increases city revenues from such events.*

- There is potential to leverage the high school sports complex by locating the future YMCA/Pool/Community Rec center to the north or west of the high school.
- Look at opportunities near the wastewater treatment plant.
- A few spray parks around town would be a great feature and attraction. Maybe a bond for people living in Pioneer and maybe a spray park somewhere along the river or near the Pettit property.
- Add a joint county park space near 12345 Paradise Alley Rd NE.
- Add a ridge trail from Abiqua Heights to Pioneer Village.
- Add trail/paths:
 - Around Pettit Reservoir and the Oregon Gardens and connect to Coolidge McClain Park.
 - Connect Silverton Reservoir and Marine Park to Pioneer Village to scenic ridgeway to Silver Creek and to potential future community park and 40-acre Ike Mooney parcel.

Assignment 2:

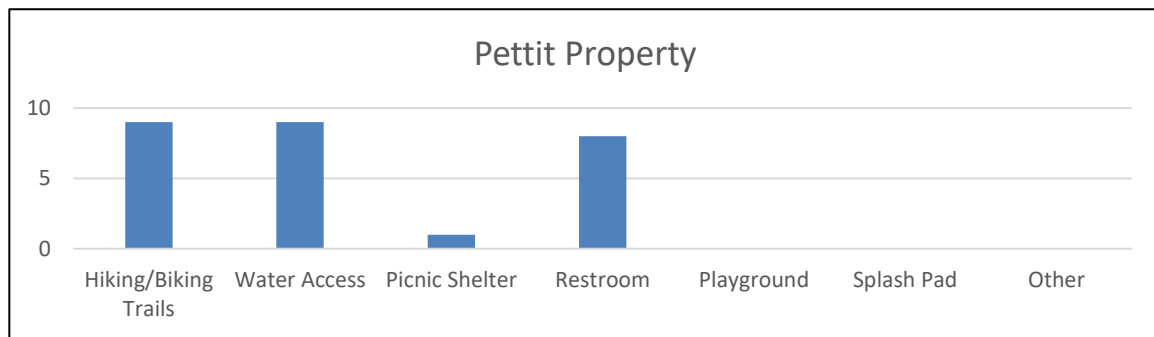
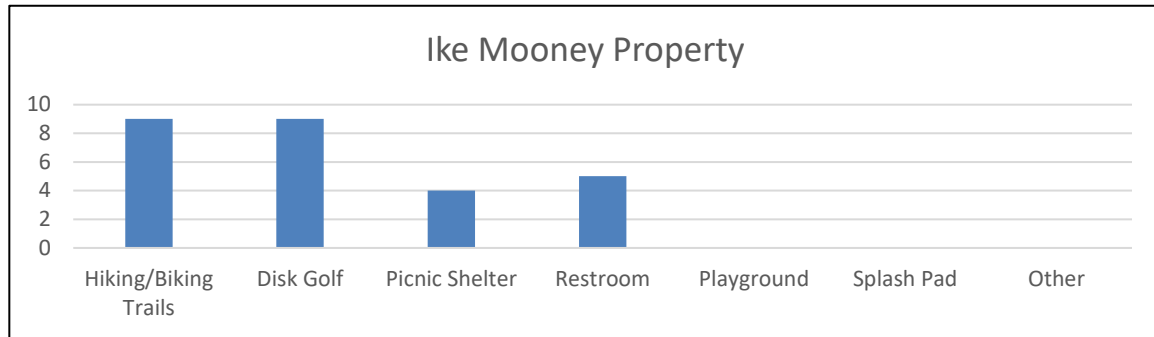
Choose one priority location for each:





Assignment 2 Continued:

Choose three top priorities for each location:



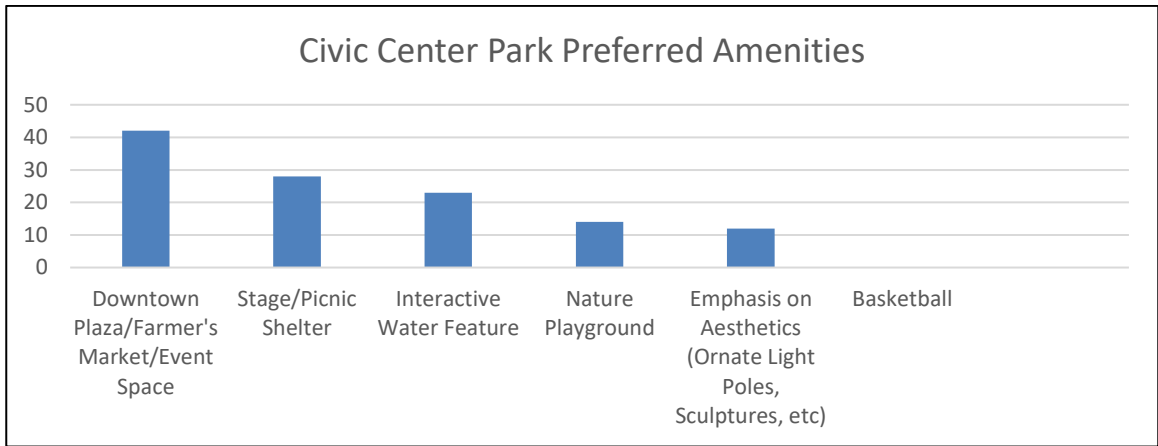
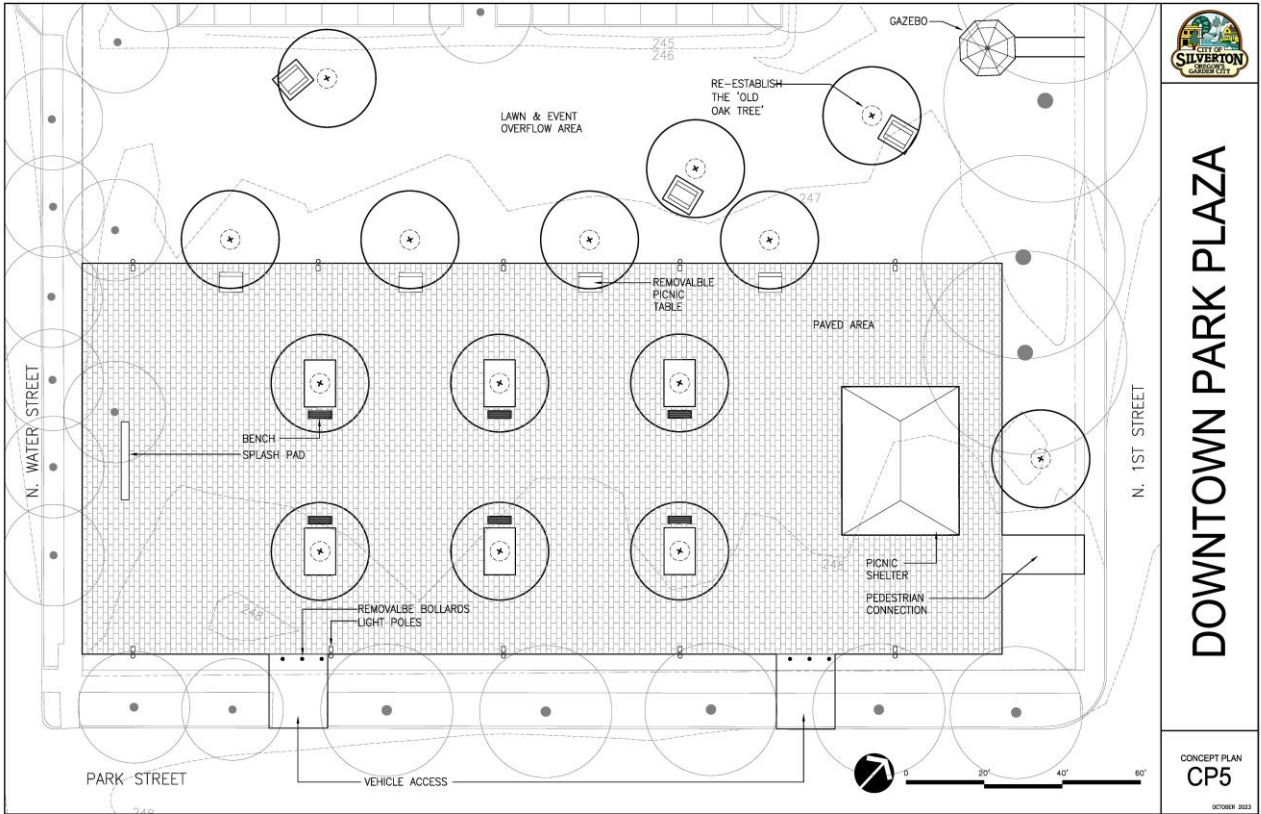
Stakeholder Interviews

Early in the planning project, interviews were conducted with stakeholders identified as key knowledgeable in the community. The Parks Advisory Committee separated into partners and conducted the interviews, the results are in Appendix D.

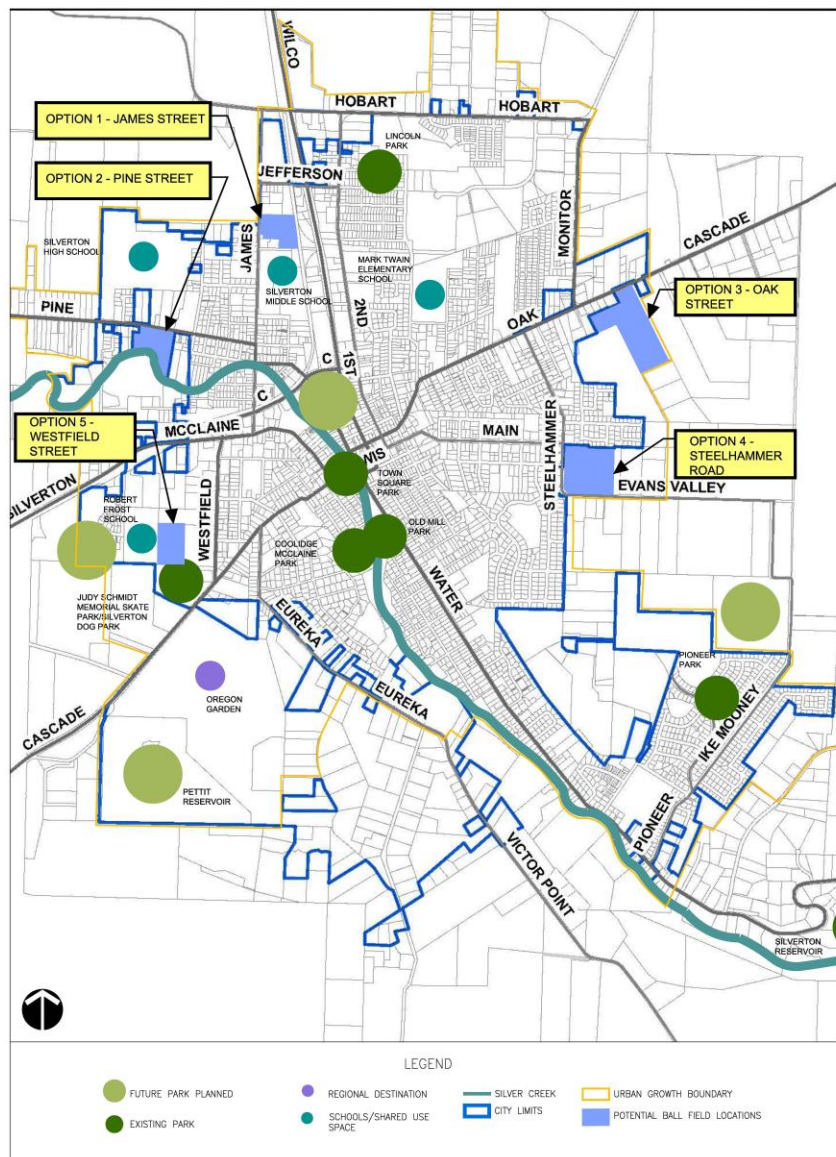
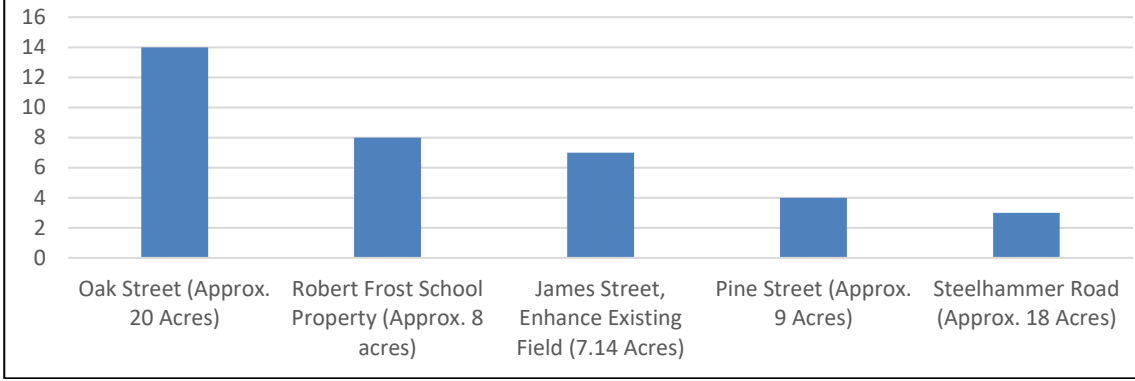
Community Open House

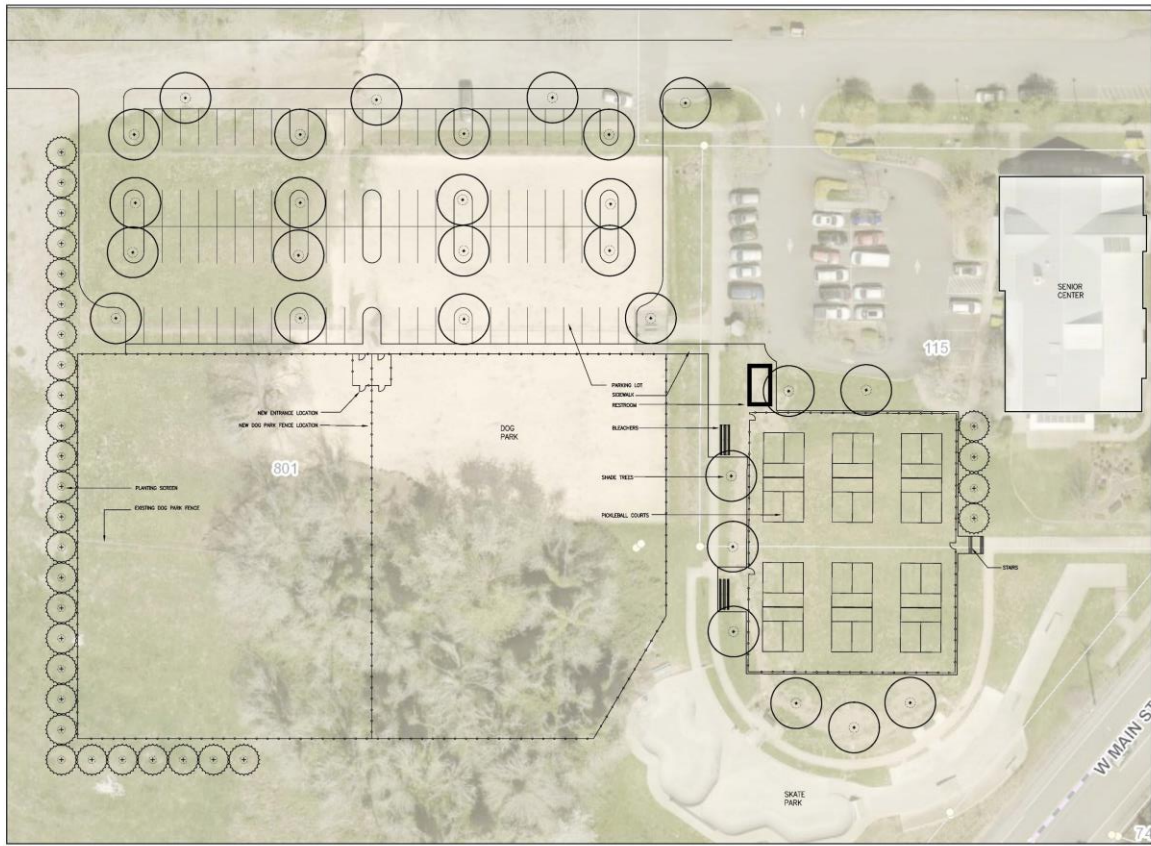
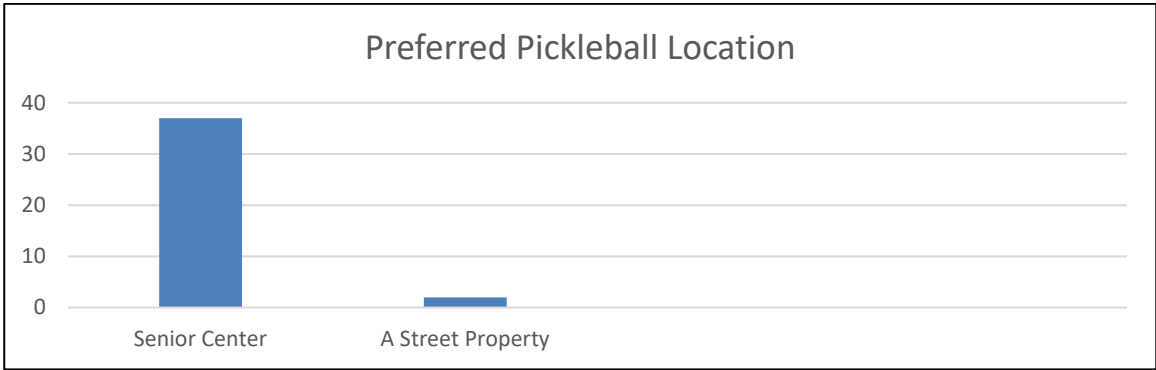


The community open house was attended by 61 residents who reviewed interactive conceptual vision diagrams and amenity options. Attendees selected their preferred options and filled out comment cards. The following are some of the results obtained:



Preferred Ball Field Locations

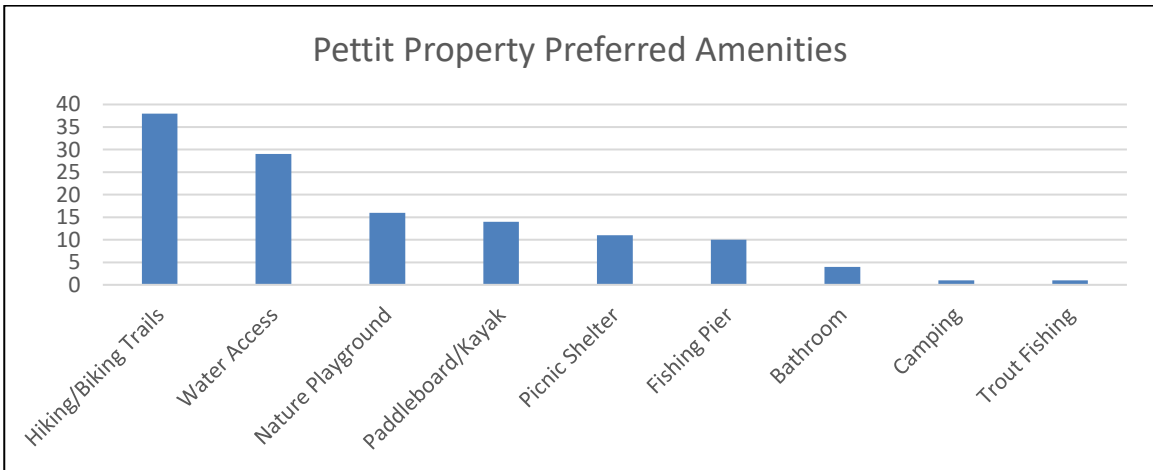
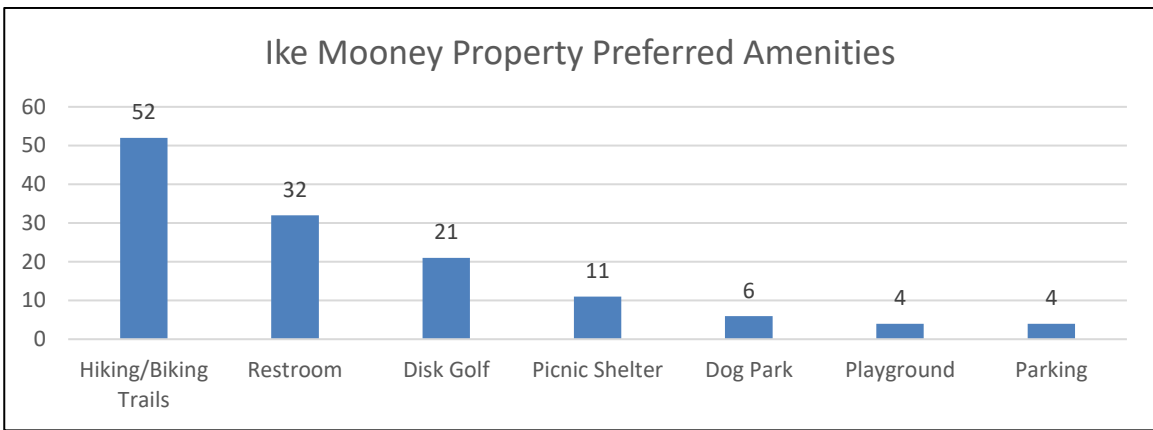
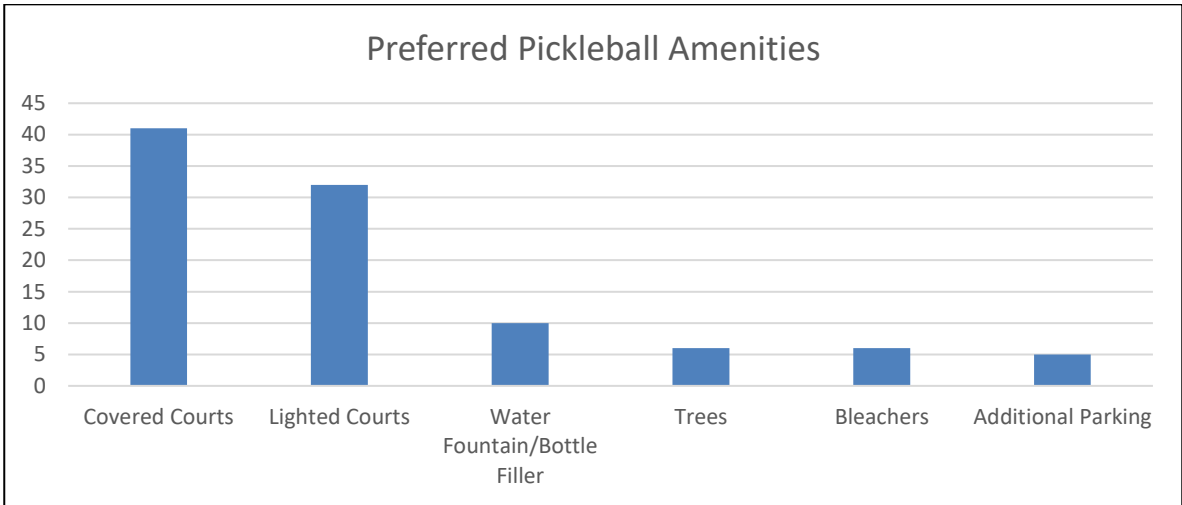


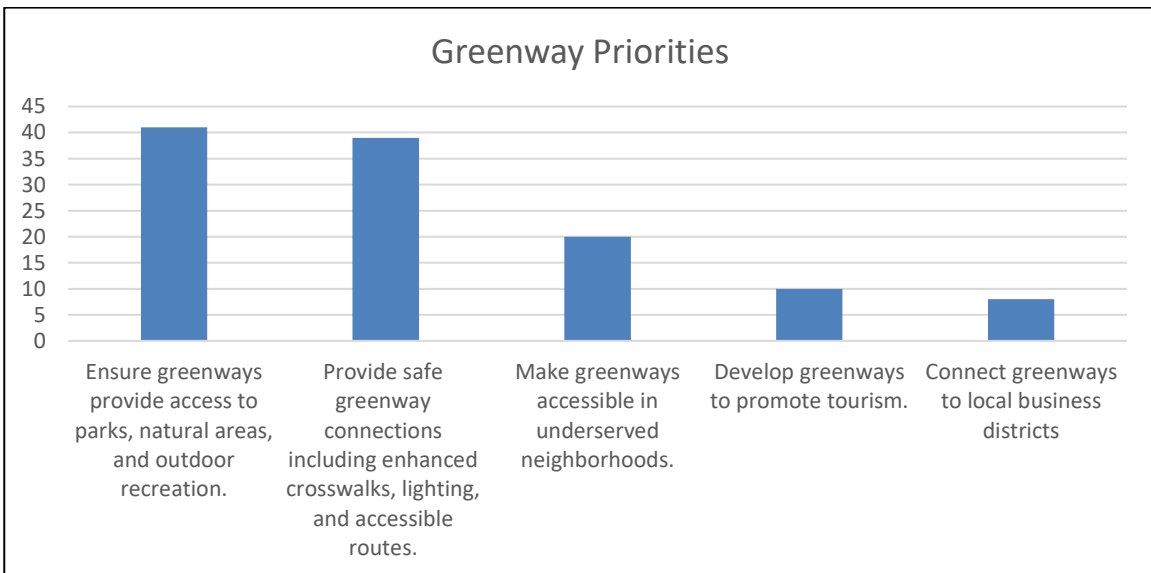
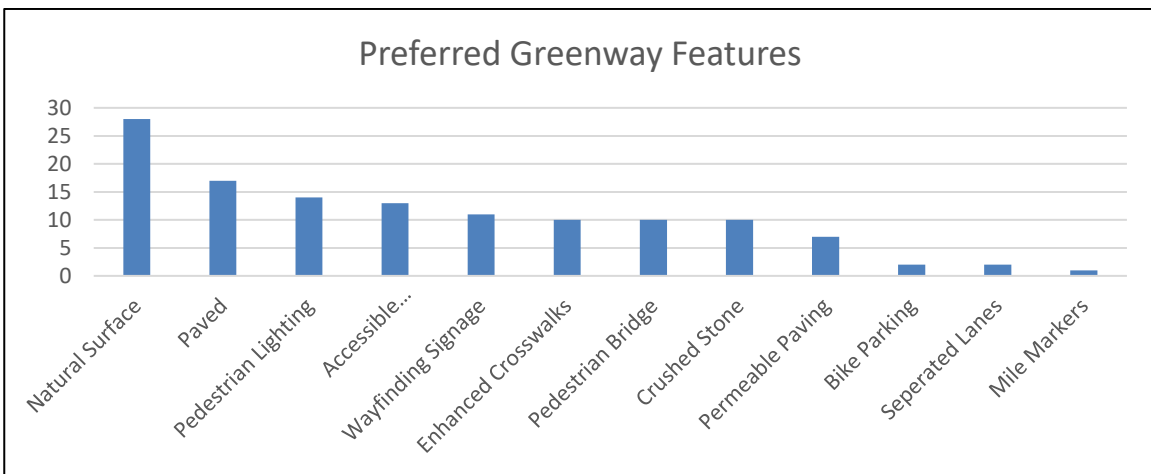
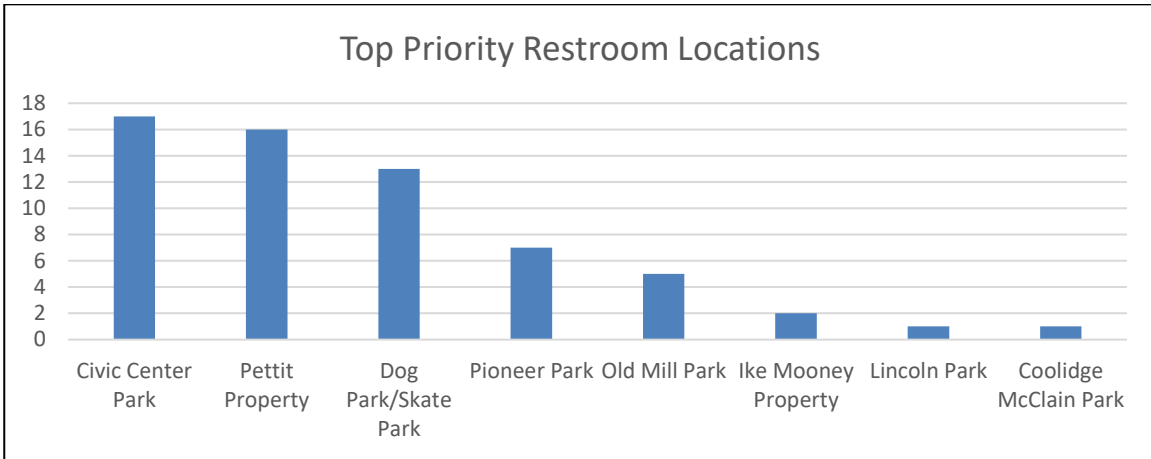


PICKLEBALL
115 WESTFIELD

CONCEPTUAL PLAN
CP1

8/15/23



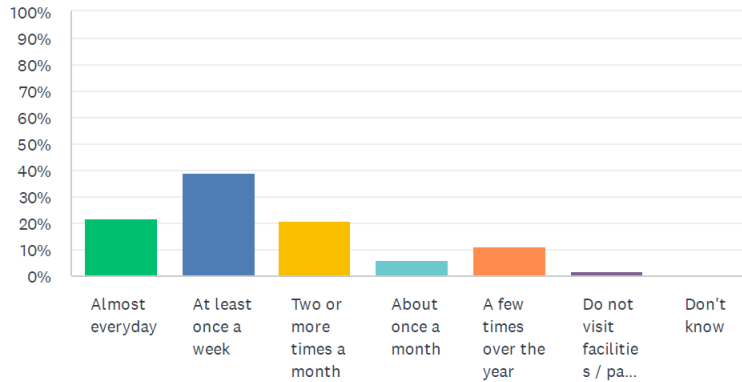


Public Survey

A public survey through Survey Monkey was conducted and 465 residents participated. A series of questions were asked to gauge current habits/participation, opinions of current facilities and programming, and to provide a list of most wanted items. The following are the results:

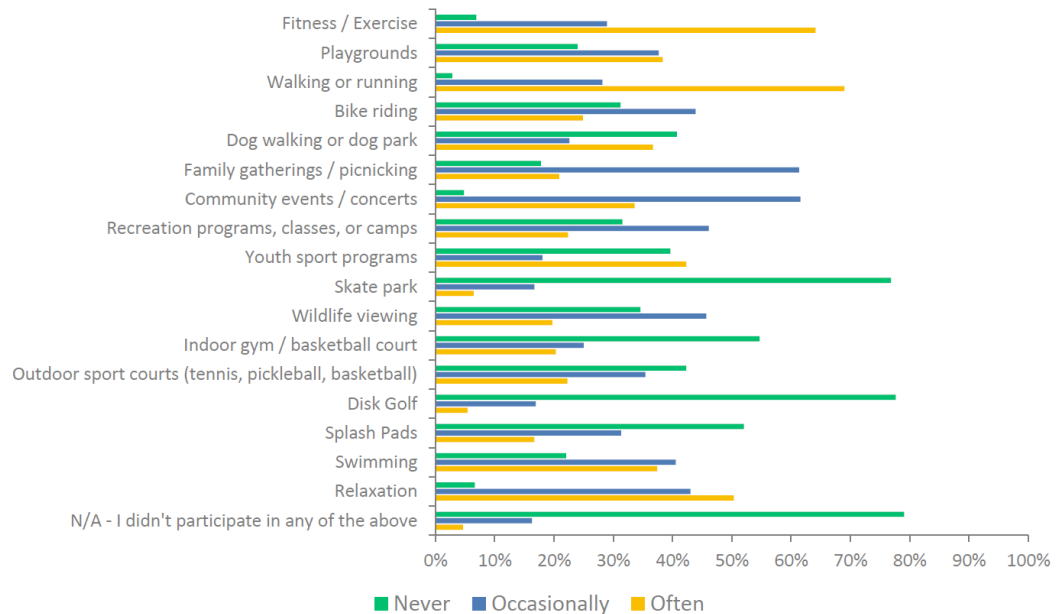
Q1 In a typical year, how often did you visit or use City of Silverton parks, recreation facilities or open space?

Answered: 463 Skipped: 2



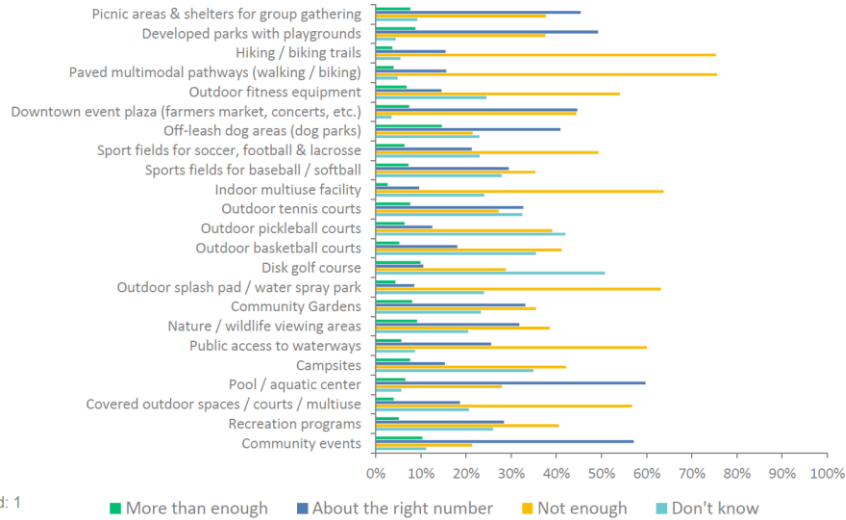
Q2: How many times a year do you participate in the following?

Answered: 464 Skipped: 1



Powered by SurveyMonkey

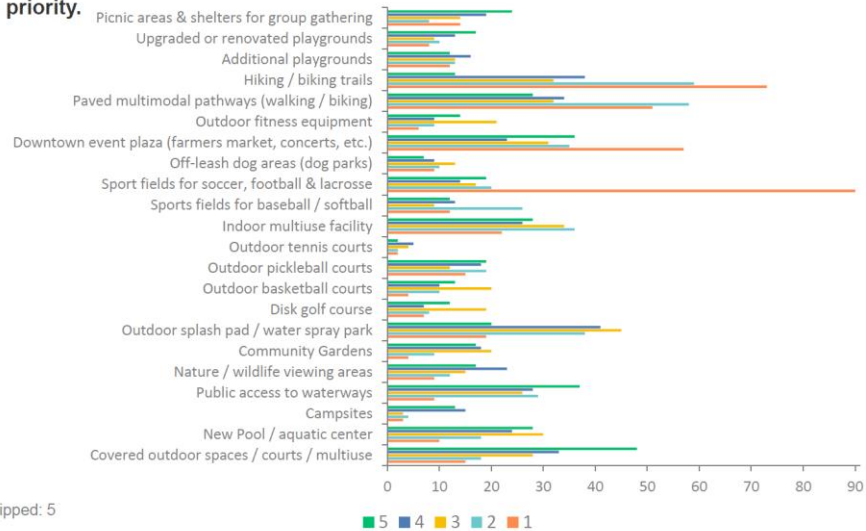
Q3: When it comes to meeting the needs for park and recreation facilities, how would you rate the availability of each of the following? (Check only one box in each row)



*Note – participants had the option to provide an “other” comment. Most respondents stated a need for:

1. A permanent farmer’s market location
2. Trails/greenways
3. Sports fields
4. Pickleball

Q4: The following list includes additional amenities the City of Silverton could consider adding to the park system. Choose your top 5 priorities ONLY from the list below and rank them in order with #1 being the top priority.

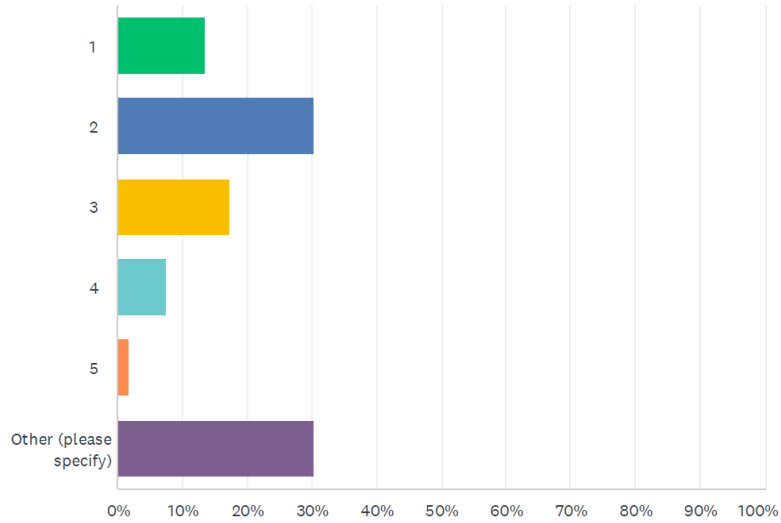


*Note – participants had the option to provide an “other” comment. Some comments are listed below:

1. More parking is needed at Silverton Reservoir & Marine Park.
2. Silverton needs more trees at the parks and in general.
3. The swimming pool needs longer hours.
4. All parks need bathrooms.

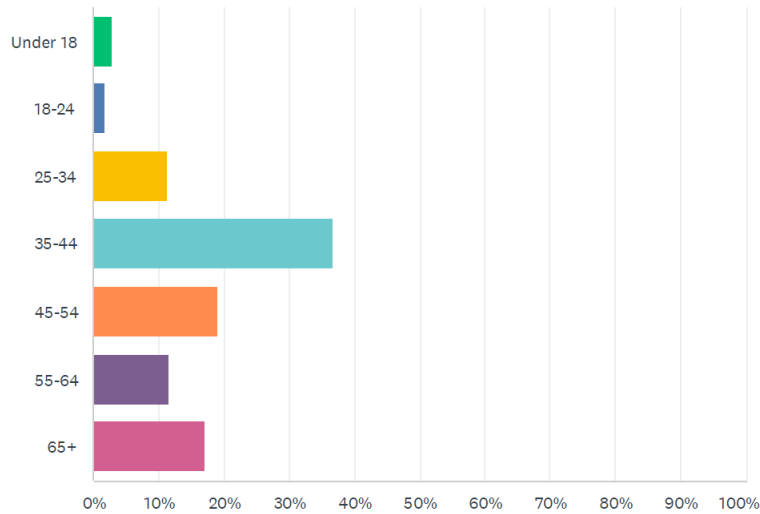
Q5 How many children under age 18 currently live in your household?

Answered: 434 Skipped: 31



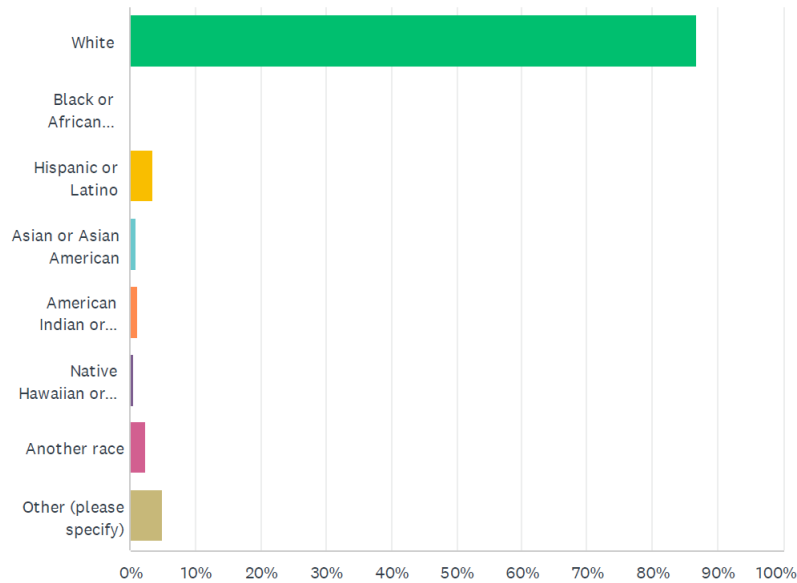
Q6 What is your age?

Answered: 463 Skipped: 2



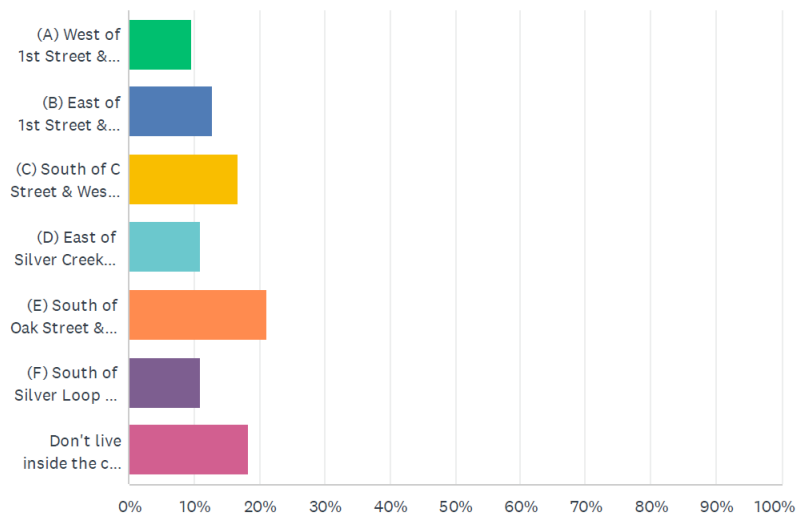
Q7 Are you White, Black or African-American, Hispanic or Latino, American Indian or Alaska Native, Asian or Pacific Islander, or some other race?

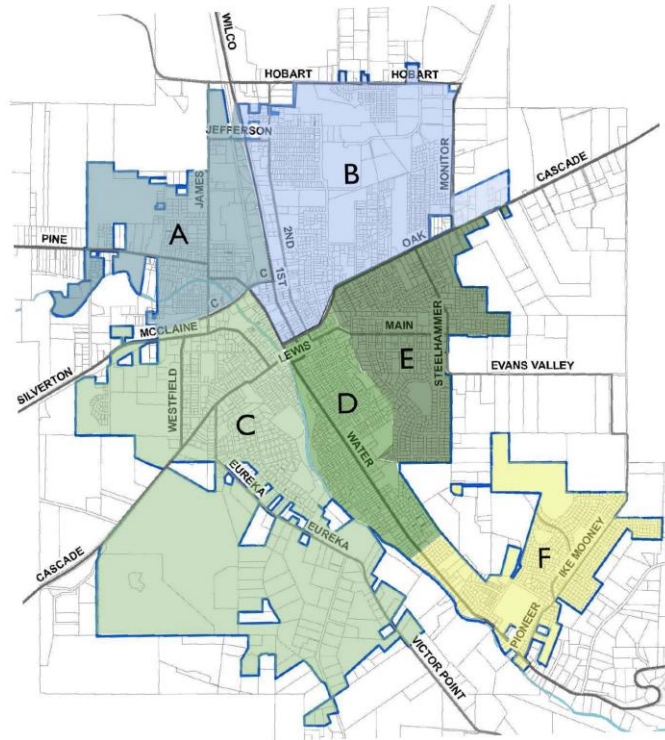
Answered: 449 Skipped: 16



Q8 Using the map below, in which section of the City do you live?

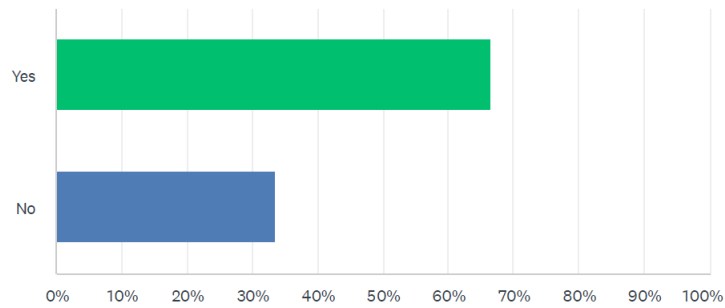
Answered: 464 Skipped: 1





Q9 Do you feel there is a park near enough to your home?

Answered: 455 Skipped: 10



Q10 Do you have any additional comments?

Answered: 177 Skipped: 288

**See Appendix E for responses.*

Major Community Outreach Findings

Major issues, concerns, and needs emerged through efforts to engage Silverton residents in the master planning process, and the results are summarized in these findings.

Finding 1: *Growth is shaping the character of the community, rather than Silverton’s heritage and special character guiding the course of new development and change. Residents want greenspace effectively incorporated into the community.*

Finding 2: *New subdivisions are deficient in public parks and open spaces, and private common areas have shortcomings in meeting neighborhood park and recreation requirements.*

Finding 3. *Residents place a high priority on retaining the special character and charm of the community – highly valued are historic Coolidge McClaine Park, Silver Creek, ridgeline greenspace and scenic views, historic downtown, and existing school sites and sports facilities.*

Finding 4. *Multi-use trails and pathways are important for health and fitness, connecting neighborhoods and maintaining a sense of community, providing access to nature, and reducing traffic congestion and air pollution.*

Finding 5. *School grounds and sports facilities are valued for after-school, community use, requiring a stronger partnership between the City and School District.*

Finding 6. *Playable and well-maintained sports facilities are needed to support a high demand for youth sports programs; existing school playfields need renovating and upgrading.*

Finding 7. *Recreation opportunities are lacking for youth.*

Finding 8. *The Silverton Community Center is not functional as a recreation center in its present condition; it is a former National Guard Armory constructed in 1925.*

Finding 9. *The Silverton Community Swimming Pool is a traditional pool with a design that limits its use for water play and family aquatic activities-*

Finding 10. *Volunteer participation in Silverton is at a high level; however, volunteer burn-out is a concern. Many community celebrations, special events, and the arts are strong traditions that contribute to Silverton’s livability.*

B. Greenspace System Analysis

A comprehensive analysis was conducted to assess strengths and weaknesses, and opportunities and threats of Silverton’s parks and greenspaces. Results of this assessment are indicators of community needs with respect to the physical system and its major components.

Park, Open Space, and Greenspace System

The Silverton parks and open space system was analyzed using the concept of “Green Infrastructure” (see Map 2). This approach considers both physical and ecological qualities of the community’s landscape so that parks, open space, school sites, and natural features are viewed as “greenspaces” and the framework for a “Greenspace Network.”

Strengths

Silverton’s existing open space system represents key elements for establishing a comprehensive greenspace network that will help protect community assets and natural resources and make a

commitment to “Green Infrastructure” (see Table 6). The City of Silverton has assembled and improved public greenspaces, worked with others such as The Oregon Garden Foundation, and has aggressively pursued funding alternatives. Community volunteers have been involved in extensive habitat restoration, demonstrating a commitment to protecting greenspace values.

The strong core of the park and open space system is historic Coolidge McClaine Park and the linear greenspace and pathway along Silver Creek, connecting the library, city hall, community pool, and downtown. Though relatively small, the forested park has functioned as the Silverton area’s community gathering place and recreation site for over 100 years. The historic flourmill site on the creek is memorialized, and the Town Square site serves as a gateway into the downtown.

Four large public-school sites are located geographically throughout the city and have an important role in providing greenspace, playgrounds and sports fields in Silverton’s neighborhoods that lack access to public parks and public open space.

A major strength of Silverton’s greenspace system is The Oregon Garden, a tourist attraction located on a large, picturesque site near downtown. Managed as a demonstration garden and visitor center and combined with the adjoining City-owned Pettit property including a small lake and surrounding natural area, this is an outstanding greenspace complex.

Table 6: Strengths and Weaknesses - Public Greenspaces

Strengths	Description
Silver Creek Linear Greenspace Downtown	Linear greenspace part of the strong downtown core Demonstration greenway/pathway along Silver Creek Historic features celebrated - Flour Mill
Historic Coolidge & McClaine Park	Vibrant downtown park on Silver Creek, forest canopy Community & regional gathering place; site for celebrations Donated in 1909; historic features (entry)
Large School Sites	Large sites, geographically distributed throughout most of city Sports facilities, open space, gyms accessible to community Current school policy supports community use
Pettit Property Greenspace	Large natural area and small lake representative of the urban landscape near downtown, acquired by City
Silverton Reservoir and Marine Park	Large, picturesque lake and waterfront park for non-motorized boating and fishing; accessible fishing platform; nature trails
The Oregon Garden	Demonstration public gardens, visitor and meeting facilities, environmental education, special events and celebrations, Adjacent resort hotel; regional tourist attraction, City support
Volunteer Contributions	Volunteer efforts to remove ivy and restore habitats Volunteer fundraising, donated materials, and development of Town Square site and Coolidge McClaine Park
Weaknesses	Description
Deficiency of Public Parks	Lack of neighborhood parks, especially on the east side; private common areas mostly small High cost to maintain small parks Growth areas not meeting neighborhood park needs Private common area amenities cannot be used by the public
Overuse of Coolidge McClaine Park	Only one major park; indicators of overuse and ecosystem stress
Unclear Role of Public Schools	School grounds and facilities have default role due to lack of parks
Lack of Connectivity Physical Barriers	Schools, parks, and open spaces not connected, other than downtown Roadway barriers, rail lines, Silver Creek, and ridgelines hinder walkability and bicycling
Lack of Scenic Views and Uplands	No upland areas and viewpoints part of the public greenspace system Areas identified in Silverton Comprehensive Plan are being lost
Silver Creek Potential Not Realized	Silver Creek is more physical barrier than integral part of greenspace Recreation use of Silver Creek not promoted or facilitated
Underutilized Greenspaces	City's recreational and open space sites not fully utilized and accessible - Silverton Reservoir & Marine Park, Pettit property, Ike Mooney property.

Silverton Reservoir and Marine Park, located in the upper reach of the Silver Creek corridor, provides waterfront recreation opportunities, a fishing platform designed for persons with disabilities, and non-motorized boating opportunities in a very scenic setting. An informal trail extends around a part of the

lake. Community volunteers have demonstrated their interest and commitment to maintain healthy ecosystems, with extensive manual removal of noxious English ivy from the Douglas-fir trees in Coolidge McClaine Park and restoring native riparian vegetation along Silver Creek.

Weaknesses

The major weaknesses in Silverton’s public greenspace system are a lack of neighborhood and community parks, and a lack of connectivity between schools, parks, and open spaces (see Table 6).

The City has relied in large part on private common areas owned by homeowners to fulfill neighborhood park and open space requirements, and while they serve some purpose in that regard, they are not accessible to the broader community and are therefore limited in role and function. Additionally, since Coolidge McClaine Park is the community’s primary park, it is being “loved to death” with large community celebrations and events with potential threats to the site’s ecosystem health (described later under “Threats”). Development of new parks is needed to help alleviate this threat.

Physical barriers such as Silver Creek, major thoroughfares, rail lines, and ridgelines impact walkability and bicycling, although the City’s Transportation System Plan recommends a multi-use trail system including off-street routes to address these problems.

School grounds, playgrounds, and playfields function in large part as de facto public parks and open space.

Although the Silverton Comprehensive Plan identified significant upland areas as having scenic and open space values, the City’s greenspace system includes none of these areas. Additionally, Silver Creek, Silverton Reservoir and Marine Park, Pettit property, and the Ike Mooney property represent outstanding recreation and open space potential and are underutilized.

Opportunities

Fortunately, many outstanding opportunities exist to correct weaknesses and deficiencies in Silverton’s greenspace system (see Table 7). Much of the city’s natural landscape and habitats are still intact, and the City has boldly acquired, enhanced, and developed several of these areas.

Silver Creek has the potential to function as the spine of the community with greenway and multi-use trail enhancements. Opportunities are available to connect parks, schools, and neighborhoods with a combination of on street and off-street trails, pathways, and public access easements.

The City’s Wastewater Treatment Plant is in a bend on the north bank of Silver Creek, and a sizable riparian forest is an opportunity area for public access and open space. Eastward along the creek, riparian habitat is high quality and an opportunity area to acquire land or negotiate easements for greenway and multi-use trail purposes.

Table 7: Opportunities and Threats – Public Greenspaces

Opportunities	Description
Silver Creek Potential Greenway	Outstanding scenic & recreational resource as potential greenway Major role in downtown revitalization, greenway demonstration area Wastewater Treatment Plan is opportunity area for creek access; open space Transportation Plan recommends multi-use trail along Silver Creek corridor
Ridgeline and Hillside Open Space	Undeveloped, forested ridgeline and hillside is an Opportunity Area Viewshed protection, conservation easements, trails, forestland protection. A connection between Pioneer and Abiqua Heights is recommended along the hillside.
Connections and Linkages	Multi-use trails along rail lines and Silver Creek corridor Extending pathway south of Coolidge McClaine Park along Silver Creek Trail easements & access areas along streets ending at Silver Creek Trails along existing City property, e.g. Wastewater Treatment Plant Trails along utility corridors Trail connections to downtown and Oregon Garden/Pettit property
Maintain Healthy Urban Ecosystems Natural Area Management	Restoring and providing educational opportunities within inventoried wetlands and other natural areas, including City-owned lands and collaboration with private landowners Volunteer support for restoring natural habitats and ecosystems, building trails (e.g. Silverton Reservoir, Pettit Property) Acquiring representative landscapes, e.g. uplands, wetlands Identify areas to plant native vegetation for long term sustainability, prevent weed overgrowth and erosion.
Threats	Description
Loss of Natural Open Space, Habitats	Growth and current development patterns threaten opportunities to preserve and acquire last remaining natural open space and viewsheds
Loss of Silverton’s Special Character	Without accelerated parkland acquisition, opportunities will be lost to meet critical needs for neighborhood and community parks
Loss of Park Acquisition Opportunities	Without accelerated parkland acquisition, opportunities will be lost to meet critical needs for neighborhood and community parks
High Cost to Maintain Small Parks	Below-standard, small parks create high maintenance costs Economy-of-scale impacts on City can be excessive
Traffic Congestion, Air Pollution, Loss of Health Benefits	Without pedestrian and bicycle opportunities, residents will experience increased traffic congestion, few opportunities for fitness and exercise, loss of sense of community
Stresses on Existing Parks, Open Spaces, and School Sites	Without an organized system of connected, well-functioning and well-maintained greenspaces, conditions of these sites will deteriorate, conflicts will develop among potential partners
Lack of Maintenance Staff	Currently there is not enough city staff to properly absorb the maintenance needs of new parks and facilities.

A major opportunity area is located along the ridgeline east of South Water Street, with potential for viewshed protection, negotiating scenic and trail access easements, and protecting some of the last remaining forested upland inside the city limits.

Inventory wetlands, Silver Creek, the Pettit property, and Silverton Reservoir and Marine Park all represent outstanding opportunities for natural area management, habitat restoration, and outdoor education. Current volunteer efforts have potential to be expanded, creating a stronger stewardship and sustainability ethic through hands-on involvement of the community.

Threats

Several prevailing trends are threats to Silverton establishing a strong and viable greenspace system of parks, open spaces, and natural areas (see Table 7). First and foremost is the loss of natural open space and last remaining significant habitats if growth and development continue to shape the future character of the community.

If an active, creative, and comprehensive approach is not taken to acquire needed community and neighborhood parkland, not only will future residents be deprived of park and recreation benefits, but existing parks and open spaces will be impaired due to overuse and inability to maintain them at high standards. For example, with continued use of Coolidge McClaine Park beyond its carrying capacity, the tree canopy will be weakened, and natural values impacted beyond their ability to recover.

Benefits of an integrated and connected greenspace system will be foregone if there continues to be dependence on the automobile for transportation, and disparate parts of the open space system continue to function as they are now. Silverton will also lose the opportunity to continue to develop a sense of community and neighborliness.

Additionally, if formal agreements are not established to develop strong community partnerships that enable an integrated and well-maintained greenspace system, conflicts will intensify among managing agencies, and it will be difficult to maintain an effective and efficient system.

C. Park and Facility Conditions Analysis

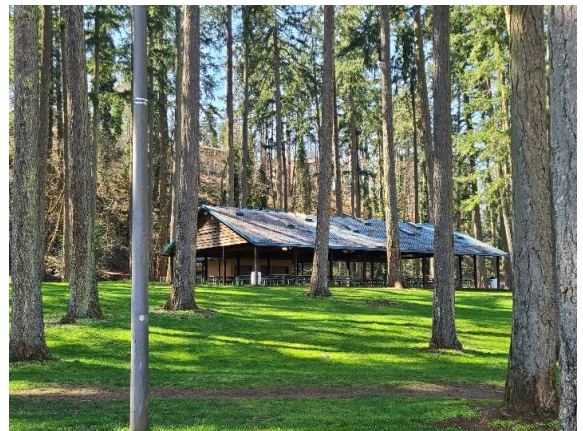
The conditions analysis complemented the system analysis by assessing functional capacity, capability, and quality of each of Silverton's parks, open spaces, and recreation facilities. Factors such as patron enjoyment and convenience, safety, maintenance and infrastructure condition, resource protection, aesthetics, and design were considered.

Park and Open Spaces

Assessments were conducted for Silverton's eight developed parks and open spaces, using an evaluation instrument to rate 17 factors at each site. From this data, strengths and weaknesses, and opportunities and threats were developed.

Strengths

Silverton's developed parks and open spaces are in good physical condition and reflect a high level of care and maintenance (see Table 8). Parks are clean and safe, and there is little evidence of vandalism or litter.



Although park facilities are aging, they have served the community well. With a growing and active community, parks are a valuable resource that will require necessary attention to keep up with the ever-changing demographics.

Table 8: Strengths and Weakness - Individual Parks, Open Spaces

Strengths	Description
Parks Maintained Well	Developed parks & open spaces are in good condition, mostly free of litter/vandalism Dog litter bags provided
Volunteer and Community Support Exceptional	Civic clubs, businesses, volunteers provide high level of support Donations, labor to upgrade and improve parks and open spaces Habitat restoration in Coolidge McClaine Park and on Silver Creek. More staff is recommended for long term upkeep.
Park Upgrades and Renovation	New restrooms installed at Coolidge McClaine Park, new all abilities playground at Old Mill Park, new dog park and skate park at the senior center site.
Weaknesses	Description
Aging Infrastructure	Most park deficiencies due to aging facilities Some infrastructure at end of useful life Lack of planning and design. The older restroom at Coolidge McClaine Park needs upgraded and additional maintenance.
Park Overuse and Under-use	Coolidge McClaine Park overused; loss of understory vegetation Silverton Reservoir & Marine Park underutilized; parking constraints; lack of formal trail development, poor signage. An irrigation audit for water efficiency is recommended.
Sign Clutter, Design Weaknesses	Several entryways uninviting; poorly executed; lack of amenities
Connectivity Lacking	Poor connections between Silver Creek, civic buildings, downtown Silver Creek pathway disappears at City Hall parking lot Unsafe, informal creek trail south of Coolidge McClaine Park
Uncontrolled Invasive Vegetation	Infestations include Himalayan blackberry, Scotch broom, English Ivy Some sites have serious invasions, affecting tree health No formal program for noxious weed removal/restoration on City land Lack of a community educational program Using an integrated management program would be key to implement for overall environmental safety and protection.
Lack of Interpretive & Educational Programs	Few educational displays and interpretive information Lack of historical, cultural, and ecological information No formal outdoor classrooms in Silverton due to funding constraints Outdoor education area at Robert Frost School was not sustained

Upgrades and improvements have often been made by community volunteers and through partnership efforts with businesses, civic clubs, and others. Excellent examples include Town Square Park development on Silver Creek, playground renovation in Coolidge McClaine Park, Lincoln Park, All-Abilities Park, and habitat restoration along Silver Creek.

Although most of Silverton’s parks and open space have been developed and improved without master plans and professional design, most decisions have been sound.

Weaknesses

Weaknesses in Silverton’s parks and open spaces are largely due to lack of professional planning and design, aging infrastructure, and overuse of Coolidge McClaine Park (see Table 8). As the community’s only large community park, Coolidge McClaine is exceeding its carrying capacity, especially due to the

large number of community events and celebrations. The creation of new parks can help to alleviate overuse.

Connectivity is also lacking along Silver Creek through the City Hall parking lot, and legible connections to the downtown core are weak. South of Coolidge McClaine Park, the informal trail along the steep east bank of Silver Creek is unsafe in places. Clearing of heavy vegetation, trees and erosion control may be necessary to achieve connected pathways in areas.

Although volunteers have made major inroads at Coolidge McClaine Park by removing English ivy that once threatened health of Douglas-fir trees on the adjacent hillside, noxious vegetation is taking a strong foothold and spreading throughout the Silverton park and open space system. Areas of infestation include along Silver Creek in the downtown and at the Wastewater Treatment Plant, and throughout the wetland adjacent to The Oregon Garden where Scotch broom and Himalayan blackberry dominate the site.

Silverton Reservoir and Marine Park is underutilized, with no formal trail along the surrounding forested waterfront, lack of picnic facilities, and parking lot issues including legal ownership, insufficient parking, and unfiltered drainage. The city could investigate park and ride options during certain periods to offset the onsite parking issues.

Given the outstanding cultural, historical, and ecological values in Silverton’s parks and open spaces, there is a lack of interpretive displays and educational information provided to patrons.

Opportunities

Many opportunities exist to upgrade and enhance Silverton’s parks and open spaces (see Table 9). Moreover, there are excellent prospects for creating more vibrant and functional parks and open spaces because of many sound management decisions that have been made in the past.

Table 9: Opportunities and Threats - Individual Parks, Open Spaces

Opportunities	Description
<p>Coolidge McClaine Park/Silver Creek Greenway</p>	<p>Vibrant downtown park and community gathering place Celebrating park history and Silver Creek Demonstration area for Silver Creek greenway and multi-use trail Major element of downtown revitalization project</p>
<p>Silverton Reservoir and Marine Park</p>	<p>Potential regional waterfront park Land and water-based recreation opportunities for residents & visitors.</p>
<p>Connectivity</p>	<p>Silver Creek Greenway and Coolidge McClaine Park have potential to demonstrate connectivity and initial off-street trails for walkability and bicycling. Donated old railroad land north of the elementary school provides linkage opportunities. Hillside areas between Pioneer and Abiqua provide link opportunities.</p>
<p>Connect Youth and Community with Nature</p>	<p>Volunteer efforts to remove noxious vegetation, habitat restoration and Interpretive displays such as the Fischer Flourmill site Potential for connecting community and youth to history and nature</p>
<p>Pettit Natural Area</p>	<p>High quality nature recreation and education opportunities Potential demonstration site; grant opportunities</p>

Ike Mooney Property	Donation of 40 acres of land along Ike Mooney Road provides an opportunity for a community park.
Threats	Description
Lack of Staff and Organizational Structure	Without adequate staffing and leadership responsibility, system integrity could be compromised due to deferred maintenance and crisis management
Decision-making Not Integrated	Indicators of planning and improving individual parks in isolation of a system plan and policies, creating conflicts and inefficiencies
Lack of Integration with Other City Plans and Development	Transportation Plan and Downtown Master Plan are integral to the City's future park and open space system Potential negative impacts of Growth and development on parks and open spaces, connectivity
Fragmented Community Engagement	Fragmented volunteer efforts and lack of formal partnerships show evidence of burn-out High potential for conflicting missions and tension among partners

Historic Coolidge McClaine Park and the public greenway/pathway along Silver Creek could be the crown jewel of Silverton, functioning not only as the central gathering place but also a major part of the revitalization of downtown.

The Petitt property has outstanding potential to complement The Oregon Garden and serve as a high quality, close-in natural area, providing opportunities for nature recreation, education, and solitude.

Silverton Reservoir and Marine Park could be transformed into a major regional waterfront park, providing non-motorized boating and passive recreation opportunities that are becoming rather scarce and yet very popular in Oregon.

Given its strong volunteer commitment, Silverton could work with the School District and other community organizations to expand hands-on habitat restoration, develop educational programs and outdoor classrooms, and reverse the trend of noxious vegetation spreading throughout the parks and open space system.

Silverton's abundant historic, cultural, and natural resources have excellent potential for developing a strong interpretive program and providing information to enhance experiences of park users and visitors to the community.

Threats

Threats to Silverton's parks and open spaces are primarily due to shortfalls in staff and resources to maintain parks and open spaces at a high level, and fragmented decision-making (see Table 9).

Management responsibilities appear diffused throughout the City's organization, and there is a lack of integrated effort to plan, improve and maintain parks and recreation facilities.

If these trends continue, integrity of the system will be compromised, partners will be inclined to work at cross purposes, crisis management will become a norm, and there will be burn-out that could affect morale of staff and partners.

Recreation Facilities

The City of Silverton owns and maintains the community swimming pool and the senior center. The city also has an agreement with the school district for the use of their recreation facilities.

Strengths

In 2019 an Existing Conditions Analysis and Recommendations Plan for the community swimming pool was created to evaluate several factors including overall condition. The swimming pool is well maintained and has been a community quality of life asset for many generations. The covered pool has a rectangular shape with six lanes. The cover allows for year-round use, and it was replaced in 2019.



The senior center offers services for Silverton’s growing older adult population. They provide a variety of programs, classes and support services including Meals on Wheels, yoga, and technology bootcamp. The facility can be rented by any age group for special events and the great room can accommodate 80 guests.

Baseball, soccer, and softball facilities are located at the elementary, middle, and high school sites.

Table 10: Strengths and Weaknesses – Recreation Facilities

Strengths	Description
Senior Center	Provides programs for residents 50 and over and facilities can be rented to the public.
Community Sports Complex	Sports fields at Silverton H.S. can be used for community use New fields will and help meet the needs for soccer, baseball, and multi-use
Weaknesses	Description
Outdated Community Swimming Pool	Primarily a traditional pool for lap swimming, fitness, swim lessons; limited family water play opportunities Future enhancements for water play activities would impact Silver Creek greenspace
Lack of a Recreation Center	The community lacks a recreation center, and the need has become greater with the planned termination of the Community Center lease.
Aging School Sports Facilities	Substandard existing sports fields at elementary and middle schools, some with hazardous conditions; lack irrigation, drain poorly

Weaknesses

The swimming pool is 86 years old and therefore was not designed to accommodate family water play, water therapy, and water fitness programs that today’s leisure pools provide. The pool tends to facilitate mostly pool rentals, followed by open swim, lap swimming, and water fitness. In addition, the pool is past the normal service life cycle expectations and any renovations must keep this reality in focus.

The elementary and middle school sports facilities are aging with some hazardous conditions; they lack irrigation and drain poorly.

Opportunities

Opportunities for improving or replacing the existing swimming facility are more long range than of a short-term nature due to the age and high cost for replacement, renovation, or retrofitting (see Table 11).

Table 11: Opportunities and Threats - Recreation Facilities

Opportunities	Description
Continue to Upgrade Existing Pool; Explore Options	Explore opportunities to add family water play elements, concessions, outdoor facilities to existing pool Explore alternative location and feasibility of new leisure pool in partnership with the School District and others
New Recreation Center	Explore feasibility of a new recreation center in collaboration with a local partner(s).
Develop Community Sports Complex	New community sports facilities have potential for becoming first phase of a regional sports complex, serving Silverton and nearby communities, and meeting shortfall of sports fields Economic benefits from visitors to Silverton
Improve School Sports Facilities	Partnering with the School District to upgrade and renovate existing sports fields at school sites
Threats	Description
Continue to Operate Old, Inefficient Facilities	Limited recreation benefits of the community pool. High cost per participant to maintain and operate. Limited revenue potential Revenue producing goals over-ride community access, needs
Aging, Unusable Sports Facilities	Deferred maintenance is high cost Potential risk to users without irrigation, good drainage Youth and adult sports needs continue to be unmet

Given trends in family water play, water therapy, and water fitness, there is an opportunity to explore alternatives for the existing Community Swimming Pool. An update to the feasibility study should be undertaken with the cooperation of others with mutual potential benefits, such as the School District.

Due to both economic and social benefits, the trend is to avoid stand-alone indoor recreation facilities and senior centers, but to design them as part of a community complex. With the senior center, an opportunity exists to design a future phase to accommodate a new recreation center at the same location.

Threats

Threats to Silverton’s recreation facilities are mainly the high cost of maintaining and operating an older, traditional swimming pool that has limited recreation value (see Table 11). Over time, the financial drain on the community’s operating budget can be substantial, with opportunities foregone to offset costs with revenue from more viable facilities.

Because community sports fields are not designed to high standards for year-around community use, Silverton stands to lose the opportunity to provide needed sports facilities for youth and adults.

If existing sports fields are not renovated and upgraded at the school sites, maintenance and operations costs will be excessive, potential risk to those using the fields will increase, and youth and adult sports will continue to be unmet.

D. Recreation Programs and Services Analysis

Given the collaborative, community approach for providing recreation programs and services to Silverton residents, the master plan process relied in large part on the major providers to help assess strengths and weaknesses, and opportunities and threats.

Highlighted here are features that are considered important for the analysis.

Silverton Community Pool

Under contract with the City, the Silver Falls YMCA manages the 33-meter community pool. Aquatics programs include swim lessons, water exercise, lap swim, pool rentals, and open recreational swims. The School District has an agreement for use of the pool by the high school swim team; swim clubs also use the pool. The facility includes ADA accessibility, movable bulkhead, a shallow zero to 3-foot separate pool, tube slide, and family changing rooms.

Silverton Senior Center

A benchmark in the history of the Silverton Area Seniors program that grew out of the Meals on Wheels program in 1955. The senior center opened approximately 13 years ago, and its' mission is to provide social, educational, health-related, and recreational opportunities in a safe, courteous, and inclusive environment for area residents aged 50 and over. The senior center provides a variety of programs, classes and support services including Meals on Wheels, yoga, and technology bootcamp. The facility can be rented by any age group for special events and the great room can accommodate 80 guests.

Art Center, Education Center

The Silverton Arts Association operates two small buildings in Coolidge McClaine Park, one serving as the Arts Center and Gallery, and the other functioning as a 625 ft. classroom for arts classes for children, teens, and adults.

Transportation – Silver Trolley

The Silver Trolley provides demand-responsive transportation to the Silverton area. The goal of the service is to ensure that seniors, disabled, special needs population, youth, and the public have transportation that allows access to facilities and services throughout the city. Donations are encouraged.

Special Events and Celebrations

For its size, a remarkable number of special events and celebrations are held each year. The Fine Arts Festival is a large event that attracts visitors from the Pacific Northwest; other celebrations include the Pet Parade, Homer Davenport Days, Free Fish Day, Celebrate Families Community Picnic, Strawberry Festival, Sidewalk Shindig, Senior Follies, and First Friday.

Recreation Program Participation

The 2022 total attendance at the Community Pool was 12,067 (see Table 12). The numbers had significantly dropped due to the Coronavirus pandemic resulting in statistics that are not typical. Pool rentals before the

pandemic were the leading use of participation, and less than ¼ of the attendance was open or recreational swim. There was some anecdotal evidence that pool rentals were preempting scheduled open swim time at the pool.

**Table 12: Silverton Community Swimming Pool Attendance
2022**

Open Swim	Lap Swim	Aqua Fitness	Swim Lessons	Swim Teams	Pool Rentals	TOTAL
5400	3600	1800	770	395	102	12,067

Source: Silver Falls YMCA

In 2022 the Silver Falls YMCA offered recreation programs and activities to 2,903 people (see Table 13). This data indicates that most of the Y’s programs consist of recreational sports activities, with pickleball attracting the most participants.

**Table 13: Silver Falls YMCA Recreation Program Participation
2022**

Soccer	Basketball	Pickleball	Volleyball	Cross Country Track/Field	Flag Football	TOTAL
181	446	2000	84	125	67	2,903

Source: Silver Falls YMCA

In addition to the Y’s sports programs, representatives from the sports community indicate that soccer and baseball are their two most popular youth programs, managed by the Soccer Club and the Junior Baseball Organization. The Soccer Club has approximately 360 participants and youth baseball have 275 members. Girls fast-pitch softball is offered to approximately 100 girls, as well as youth football.

Strengths

One of the most unique and special qualities of the Silverton community is the extent of its recreation and sports delivery system, with many partners who provide high quality services (see Table 14). Strengths include a strong youth sports program for boys and girls, community use of sports facilities, direct and indirect support from the City, and large number of community celebrations and events that take place annually.

Table 14: Strengths and Weaknesses - Recreation Programs and Services

Strengths	Description
Strong Youth Recreation and Sports Program	An extensive community network provides a wide variety of youth sports and recreation programs Volunteers, NGO staff, coaches, and vendors are hardworking and dedicated, work as informal cooperative Local businesses sponsor sports teams; scholarships
Community Emphasis on Well-being	Strengthening families and children is a legacy of Silverton High priority placed on recreation and sports
City is Supportive Community Partner	City provides support services to community recreation City maintains Community Pool and oversees YMCA management
Community Celebrations & Events	Large number of special events help create a sense of community Family enrichment opportunities
Community Use of School Facilities	School District supports community use of sports facilities at schools
Program Scholarships	YMCA offers scholarships to those who cannot afford program and class fees
Weaknesses	Description
Lack of Planning and Coordination	Indicators of programmatic stress - e.g. scheduling activities and events is overwhelming volunteers and community organizations Little information on community recreation needs; target groups
Conflicts Between Groups	As year-around sports becomes more popular, soccer, baseball, volleyball, and basketball are competing for sports fields and gym space Some tension between recreational and competitive sports Pool rentals preempt open swim time
Gaps in Services	Lack of opportunities for youth who seek non-sports activities Indoor gym space is inadequate for adult basketball Hispanic population is underserved Increased pool fees without YMCA membership
Poor Conditions of Sports Facilities	Sports representatives consider sports fields at Robert Frost and Mark Twain schools to be unplayable, and some view as unsafe
Families and Youth Travel Outside City	Due to lack of adequate sports facilities, many Silverton youth and families travel to other communities
Staff & Volunteer Burnout	Increasing demands placed on those who are organizing, planning, and overseeing recreation programs
Lack of Program Information	No central program guide to inform the community of programs, schedules, locations, costs

Weaknesses

The major weakness in the present recreation service delivery system is in some respects a result of its success (see Table 14). The demand for recreation and sports opportunities has outgrown the informal cooperative that involves a wide array of non-profit organizations, clubs, coaches, vendors, and

volunteers.

As a result, there are increasing conflicts among providers over scheduling and use of sports fields, gaps in services are surfacing in terms of unserved target groups, and there is high potential for staff and volunteer burnout. Outdoor sports facilities continue to deteriorate and can potentially create unsafe conditions.

Without a central authority or overseer to help plan, organize, and coordinate an increasingly dynamic and fledging recreation delivery system, these shortcomings will continue to place additional stress on the system as the community grows.

Opportunities

A few opportunities exist to take corrective action and reduce weaknesses in the current recreation program (see Table 15). One solution would be to harness outstanding community partnerships and volunteers by creating City responsibility for leadership of the program. In this way, professional staff can assume accountability and direction for a fledgling program that can be expected to grow as the City expands.

Table 15: Opportunities and Threats – Recreation Programs and Services

Opportunities	Description
Form a Coordinating Committee	At a minimum, a coordinating committee could improve communications and address critical issues with solutions
City Assume Leadership	It may be timely for the City to provide more leadership responsibility for overseeing the community’s recreation and service delivery
Create Parks and Recreation Department or other entity	New organizational structure could be a solution to overburdened City staff and community organizations
Build New Recreation Center	Work with community partners to build a new recreation center
Distribute Program Guide	Distribute quarterly community recreation information guide
Threats	Description
Potential for Crisis Management	Lack of organization, planning, and coordination will create a less responsive delivery system, putting out fires
Community Partners in Conflict	Partners working at cross purposes and in competition with each other instead of collaboratively
Staff and Volunteer Burnout	Human resources are the most important part of a service delivery program
Declining Community Support	Residents will seek other recreational opportunities
Risk Potential	Risk increases for potentially unsafe outdoor sports facilities
Loss of Community Center	Loss of use of an indoor gym facility.

Threats

Threats to Silverton's recreation program include continued crisis management due to lack of organization, planning, and coordination of services (see Table 15). This can give rise to high potential for partners to work at cross purposes and in competition with each other. The upshot could be staff and volunteer burnout, declining community support, unmet recreation needs, and loss of revenue opportunities as well as opportunity to generate additional revenue. Risks also increase from potentially unsafe outdoor sports facilities.

E. Management and Operations Analysis

The City of Silverton's Public Works Department is responsible for maintaining and operating eight parks and a greenway, and the community swimming pool. Currently there is one Full-Time-Equivalent (FTE) assigned to park maintenance, with seasonal support. No organization chart is available to specify this organizational structure including park maintenance and operations. Maintenance of the swimming pool is absorbed in the City's maintenance budget.

Volunteers are a growing part of the City's park management program, and existing staff take responsibility for organizing and directing volunteers. No City Council-appointed advisory board exists to oversee the parks and recreation programs and recommend and/or weigh in on policy decisions.

No formal maintenance management plans have been prepared for individual parks and facilities, although maintenance schedules and assessment of needs are part of the park maintenance program. Staff recognizes increasing demands placed on the City's park system and limited resources available to maintain high standards for park operations and maintenance. Moreover, staff are concerned that growth is creating a need for more parks and services.

Given the scarce resources and lean staff that are assigned to manage Silverton's parks and recreation facilities, it should be recognized that it is testimony to their dedication and stewardship that there is a remarkable foundation in place for the future.

Clearly, the building blocks are in place, positive relationships have been established among many partners and volunteers, and the City recognizes a need for capitalizing on its opportunities to solidly position itself for the future.

Tipping Point

The planning process has concluded that the City is at a tipping point in its history, and the demands, expectations, and growth of the community far exceed the capability and capacity of existing staff to manage a program of excellence.

If present trends continue, there will be fragmented decision-making, staff sometimes working at cross-purposes, staff burnout and morale problems, a tendency for crisis management rather than effective management, and deterioration in the quality of services and condition of facilities.

Increasing park and recreation demands will require a more comprehensive, formal structure for efficient and effective park operations in the future.

F. Recreation Trends and Standards

Fortunately, more research is available on recreation trends and needs than ever before, largely because of

the realization that recreation, parks, and open space have such powerful social, economic, environmental, and health benefits. Summarized here are trends that are considered important for Silverton.

Oregon Department of Parks and Recreation Surveys and Research

The Oregon Department of Parks and Recreation has been conducting outdoor recreation research for the last several years as the basis for updating the State Comprehensive Outdoor Recreation Plan (SCORP). These research results are considered the most pertinent for the master plan.

Walking on sidewalks, walking on trails and paths, relaxing, and dog walking/ going to dog park were the top outdoor recreation activities that Oregonians participated in, as determined in 2017 (see Table 16).

**Table 16. Top Five Oregon Recreation Activities
State Residents**

Activity	Estimated Annual User Days (millions)
Walking on local streets / sidewalks	313
Walking on local trails / paths	113
Relaxing, hanging out	93
Dog walking / going to dog parks	78
Taking children to playground	57

Source: Oregon Parks and Recreation Department, 2019- 2023 Statewide Comprehensive Outdoor Recreation Plan (SCORP)

The SCORP established these funding priorities for Marion County: (1) Day-use hiking; (2) Connecting trails into larger trail systems, and (3) Group campgrounds and facilities. These priorities should be considered in applying for state grants.

The most recent research conducted by the State focused on five demographic and social changes facing recreation providers in the coming years. These include:

- Rapidly Aging Oregon Population
- Fewer Oregon Youth Learning Outdoor Skills
- Increasingly Diverse Oregon Population
- An Underserved Low-Income Population
- Health Benefits of Physical Activity

Connecting Children and Nature

Richard Louv’s book “Last Child in the Woods: Saving Our Children From Nature- Deficit Disorder” directly links the absence of nature in the lives of children with trends in the rise of obesity, attention disorders, and depression.

Declining Participation in Senior Centers

There is decreasing participation in senior centers, and the trend is to discontinue building stand-alone centers and to design community recreation centers that offer a wide range of recreation opportunities for all age groups.

Standards

There is much debate among park and recreation professionals concerning the use of standards, statistics, and formulas to guide decisions on the preferred size and number of parks, open space, and recreation facilities that should be provided to meet local parks and recreation needs.

For smaller communities, the issue is likely more crucial because of the compelling need to be fiscally responsible in terms of how much land can not only be acquired, but how to efficiently and responsibly maintain parklands and open space, as well as fund, construct and maintain community recreation and sports facilities.

One conclusion can be reached – use of national standards of acres per thousand and formulas commonly used for establishing levels of service are becoming obsolete. To illustrate the point, a common standard used for many years is 10 acres of parkland per thousand persons. Applying this standard to Silverton’s 304 acres of parks and open space, the community will exceed the standard until well after it reaches its projected population of 13,759. Yet, the master plan concluded that Silverton is especially deficient and falling behind in equitable distribution of parks – especially neighborhood and community parks – and essentially there is no organized and connected park and open space system.

Modern standards tend to follow a maximum distance a park should be located from every residence within a city. A national standard hasn’t been set so local governments determine what the optimal maximum distance should be for their community. For example, Portland, Phoenix, and Nashville have a goal of ½ mile. The decision is usually based on the idea of every household being within walkable distance of a park. This method also helps to support equity regarding making sure everyone within the city has equal and fair access to the park system by dispersing the park locations uniformly. But many factors need to be considered including land availability, topography, and other physical barriers.

For these reasons and for purposes of this master plan, standards are community-driven – that is, based on community goals and special characteristics of Silverton, and intuitive decisions that consider variables such as physical barriers, availability of school sites and sports fields for community use, existing parklands and open space, and natural and topographic features of the urban landscape.

Nevertheless, it is useful to apply national standards to the City of Silverton to provide another gauge of how well park and recreation needs are being met, if only for comparison purposes.

Neighborhood Park, Urban Plaza Park, and Pathway Needs

According to Oregon Parks & Recreation 2019 A Guide to Community Park and Recreation Planning of 1 to 2 acres/1000 population for neighborhood parks, and .1 to .2 acres/1000 for Urban Plaza Parks, Silverton has a deficiency in these two basic park types. At least 10.56 acres of public neighborhood parkland should be provided, while only 2.3 acres of neighborhood and pocket parks are currently available. A 3.86 acre-built neighborhood park will be donated to the city bringing the total to 6.16 acres (see Table 1). A minimum of 1.06 acres of Urban Plaza Parks should be available and none currently exist, and a .5 to 1.5 miles/1000 population of trails, pathways and bikeways should be provided equaling a minimum of 5.29 miles. Silverton currently has approximately 1/6 mile of pathway.

According to these standards, Silverton needs at least one additional neighborhood park and one urban plaza park, which combined with 28 acres of privately owned common open space should meet future

needs for these types of parks. In addition, Silverton needs a minimum of 5.13 miles of trails, pathways, and bikeways.

Sports Facility Needs

According to national standards, Silverton has a shortage of existing sports facilities including soccer, football, baseball, and softball fields. With overlapping seasons for baseball and soccer, the deficiency of fields has been described by one sports official as “on a collision course.” Adding to the shortfall is the poor condition of fields at the school sites including lack of irrigation, drainage, and turf that is marginally playable.

Chapter Four

Strategic Issues and Findings

Results of the community needs assessment were synthesized and distilled into a set of strategic issues, which are supported by findings of fact. The issues and findings are the framework for the vision, goals and policies, and recommendations of the master plan.

OVERARCHING ISSUE: Silverton is a special community and residents want to maintain its charm, human scale, natural beauty, and livability.

Highly valued are Silver Creek, historic Coolidge McClaine Park, ridgeline greenspace, historic downtown, schools, and sports facilities. Art murals and galleries, celebrations and festivals, and community health and well-being rank high in importance. The Oregon Garden is a major asset and tourist attraction.

Issue 1. Growth is beginning to shape the character of Silverton and threaten its special qualities.

Residents want public greenspace effectively incorporated into new developments, but current trends are toward either private common areas that are not accessible to the public, or very small public park sites that do not fulfill neighborhood park needs. As a result, there is a major deficiency of neighborhood and community parkland. Little guidance exists for integrating land development and conservation goals into community policy and decision-making.

Issue 2. Silverton lacks a system of parks and greenspaces, although major elements are in place.

The Silver Creek greenway near downtown lays the groundwork for a system concept – historic Coolidge McClaine Park, swimming pool, library, old City Hall, historic flourmill site, and Town Square Park – all connected with a multi-use, off-street trail. The Pettit property adjacent to The Oregon Garden has potential as a natural area; Silverton Reservoir and Marine Park could become a regional waterfront park. Large school sites are strategically located in areas unserved by neighborhood parks and have potential for joint school-park use.

Issue 3. Weakest element of Silverton’s greenspace system is the lack of connectivity.

Linkages between parks, schools, and open spaces are almost non-existent except for the Silver Creek greenway near downtown. As the Silverton Transportation Plan finds, pedestrian and bicycle connectivity are lacking with major barriers such as rail lines, Silver Creek, major thoroughfares, and ridgelines. A pedestrian and bicycle friendly, “walkable” community is a high priority of residents.

Issue 4. For its size, Silverton has extraordinary opportunities to meet recreational and greenspace needs.

Silverton’s natural landscape is rich and varied including the Silver Creek corridor extending

through the heart of the community, scenic hillsides, wetlands, and woodlands, providing opportunities for walking and fitness, nature enjoyment, river recreation, scenic enjoyment, and environmental education for youth – all considered to be high priorities in terms of recreation trends and needs. These are the ingredients for creating a “quality place” that can help the community achieve economic prosperity, sense of community, and well-being.

Issue 5. Overall, Silverton parks, recreation facilities, and open spaces are well maintained and in good condition.

Dedicated staff take pride in maintaining parks, facilities, and open spaces in good condition. Most shortcomings are due to shortage of staff, lack of professional design and planning, and absence of maintenance management plans and guidelines. Coolidge McClaine Park is used beyond its carrying capacity. At the swimming pool and Silverton Reservoir, runoff from parking lots is not filtered, and there are major infestations of noxious vegetation in some areas of parks and open spaces.

Issue 6. Silverton’s recreation facilities are costly to maintain and are not designed to meet today’s recreational needs.

The Community Swimming Pool is 86 years old and does not reflect the trend toward leisure pools that are designed for family water play. The facility is maintained at a high cost per participant.

Issue 7. Silverton’s dedicated City staff, volunteers, non-profit groups, and businesses reflect a remarkable “can-do” spirit.

The School District, Silver Falls YMCA, and large number of volunteers, vendors, and businesses provide a variety of community recreation programs and services including recreational sports activities, art classes, and aquatics programs. Community celebrations, events, and festivals bring families and the community together and draw large numbers of visitors from the region. Volunteers have been involved in major efforts to remove non-native vegetation from trees in Coolidge McClaine Park and restore riparian habitat along Silver Creek.

Issue 8. Indicators of programmatic and organizational stress are surfacing in the community.

Silverton is reaching a tipping point in terms of matching the community’s expectations for quality parks and recreation services with the capacity and capability of providers. Unrealistic demands are placed on City staff, and there is a general lack of oversight and leadership to coordinate, direct, and effectively administer the large number of recreation and sports programs that are offered in the community. Indicators of programmatic stress include tension among partners over mission and goals, perceptions of disproportionate commitment of resources, gaps in services (e.g. for youth recreation), crisis management, volunteer burnout, and lack of integrated decision-making and coordination.

Chapter Five

Vision, Goals and Policies

The community open house, other public outreach efforts, and findings and strategic issues from the planning analysis provided the basis for creating a vision statement, goals, and policies for the master plan. In this way, a framework emerged to provide direction for preparing master plan recommendations and an action plan including implementation strategies.

A. Core Values

These core values are important to Silverton residents:

Silverton's Core Values

Rich history and tradition, historic charm

Celebrating history and the arts, historic buildings

Sense of community, friendliness, and safety Strong town

character; surrounding rural landscape Walkability, human

scale, connectivity

Protecting natural beauty

Silver Creek, ridgelines, forested hills,

Scenic views, trees, and tree canopy

Large greenspace areas

Coolidge McClaine Park, Pettit property, Silverton

Reservoir and Marine Park, Ike Mooney property

The Oregon Garden

Downtown greenspace along Silver Creek Compact

community and downtown

Raising children in a safe, livable community

Community health and well-being

Land use integrated with parks and open space Volunteers are a

community resource

B. Vision Statement

The *Silverton Vision Statement* reflects shared core values and aspirations of the community. Describing a preferred future excites the imagination and provides direction not only for parks and recreation planning, but also can help guide other community planning policies and decisions.

Silverton Vision Statement

Silverton is Oregon's Garden City and one of the gateways to Silver Falls State Park. A vibrant and compact community surrounded by pastoral landscape, Silverton is a special town that has maintained its charm, friendliness, and natural beauty.

Hillsides, wetlands, and natural habitats are protected by a system of connected greenspaces that guide urban growth and foster livability. Silverton's tree canopy reinforces the community's values and character while purifying the air and providing wildlife habitat. The heart of Silverton is its vibrant and inviting downtown. With Silver Creek as its centerpiece, the rich history, superior design, and traditional architecture create a downtown where people live, work, shop, and play.

Silverton is a walkable and bicycle-friendly place that enhances a sense of neighborliness and community, reduces reliance on the automobile, and eases traffic congestion and air pollution. Parks, scenic vistas, natural habitats, farms, and forestlands define the City's boundaries.

Silverton places a high priority on community health and well-being by ensuring access to nature and recreation for all ages and celebrating the arts and its artists. As a livable and welcoming community, Silverton is a major destination area and vital part of a thriving tourism region.

C. Goals and Policies

Goal Statements describe preferred outcomes that would be achieved by implementing the Vision Statement. *Policy statements* are guiding principles that respond to the goals, and once adopted by elected officials provide policy direction for implementing the vision and goals.

Green Infrastructure

Goal 1:

To develop a Green Infrastructure Network that protects and preserves Silverton’s character and natural assets, and meets community and neighborhood needs for parks, open space, and recreation opportunities.

Policies:

- 1.1 Incorporate a Green Infrastructure concept into the Silverton Comprehensive Plan and other planning efforts, including elements of greenspace such as public parks, natural areas, private and public open space, greenways, wetlands, upland, and other habitats.
- 1.2 Assure neighborhood parks serve all major neighborhoods, and larger community parks are strategically located to provide a balance of parks, open space, and recreation facilities including sports fields.
- 1.3 Private parks and common open space shall not be considered as substitutes for neighborhood park and open space requirements.
- 1.4 In areas underserved by parkland, work with the Silver Falls School District so that school sites have dual functions for open space and recreation.
- 1.5 Silver Creek corridor will be managed as a greenway link and for wildlife habitat.
- 1.6 Protect and restore riparian habitats of Silver Creek and its tributaries and other drainages.
- 1.7 Explore creative ways to protect significant landscapes and valuable ecosystems without changing property ownership structure.
- 1.8 Foster community identity and pride by promoting the Greenspace Vision Diagram.

Land Use and Growth Management

Goal 2:

To shape and guide future land use patterns and new development to maintain a sustainable community.

Policies:

- 2.1 Silverton’s heritage and character will shape the course of change and development rather than new development shaping the character of the community.
- 2.2 New subdivisions will be required to meet neighborhood park and open space needs through the development review process and Parks System Development Charges, and other development code requirements as defined in the master plan.
- 2.3 Assure subdivision policies protect and connect resource areas such as steep slopes and natural drainages, provide adequate and suitable parks and open space, and require sound stormwater management practices that make use of natural processes and systems.
- 2.4 Assure Park SDCs and other exactions are sufficient to meet park and greenspace needs created by new development.

Connectivity

Goal 3.

To create a linked network of parks, natural areas, open space, commercial and employment areas,

downtown, and other special areas, incorporating sidewalks, trails, bike lanes, and public multi-use pathways to connect neighborhoods, schools, parks, natural landscapes, and the downtown core.

Policies:

- 3.1 Provide connectivity for each area of Silverton to ensure pedestrian, bicycle, and vehicle access to schools, parks, employment, and recreational areas (Policy #2a Silverton Transportation Plan).
- 3.2 Emphasize incentives and develop positive relationships with property owners in all efforts to develop greenspace connectivity; work to attain mutual goals and objectives.
- 3.3 When barriers to connectivity exist, use creative solutions that maintain linkages and values while respecting private property.
- 3.4 Silver Creek corridor will serve as a multi-use trail, as identified in the Downtown Master Plan and Pedestrian and Bicycle Master Plans (Silverton Transportation Plan).
- 3.5 Where feasible, utilize the rail line right-of-way for a multi-use trail system, as identified in the Pedestrian and Bicycle Master Plans (Silverton Transportation Plan).
- 3.6 Develop a pedestrian system of sidewalks and pathways to provide safe, attractive, efficient, and accessible routes that allow pedestrians of all abilities to travel from residential areas to schools, parks, commercial areas, and major employment centers (Policy #2d Silverton Transportation Plan).
- 3.7 Develop a bikeway system of bike lanes, shared roadways, and multi-use paths that allows bicyclists to travel from residential areas to schools, parks, commercial areas, and major employment centers (Policy #2e Silverton Transportation Plan).
- 3.8 Support efforts to implement regional off-street regional trail connections between Silverton and surrounding communities (Policy #2f Silverton Transportation Plan).

Recreation and Education

Goal 4.

To assure recreation and education opportunities are available to promote community well-being, health, and wellness.

Policies:

- 4.1 Continue to work with community partners to maintain community health and well-being.
- 4.2 Continue to provide leadership and direction with community opinion surveys and conduct periodic community recreation needs assessments.
- 4.3 Provide enriching family experiences and support youth development, adults, seniors, and persons with disabilities through parks and recreation opportunities.
- 4.4 Provide adequate recreation facilities to support and accommodate recreation needs; work with schools to provide joint use of sports facilities.
- 4.5 Support community events, festivals, and celebrations.
- 4.6 Support the arts and preserve Silverton’s cultural heritage; incorporate art in the design and development of parks and public greenspaces.
- 4.7 Foster education and enjoyment of “nature’s classroom” by creating information and interpretive opportunities throughout parks and public places.
- 4.8 Increase awareness of the need for resource stewardship.
- 4.9 Encourage exercise and healthy lifestyles, provide space for outdoor activities, create places of solitude and respite, and connect people with nature.

Tourism and Economic Development

Goal 5.

To sustain a healthy, prosperous, and diversified economy by maintaining a Green Infrastructure

ethic.

Policies:

- 5.1 Attract and support businesses, vendors, and visitors.
- 5.2 Work with local businesses to invest in Silverton’s parks, recreation, and greenspace program to help the community’s economy thrive and prosper.
- 5.3 Support and complement The Oregon Garden through adjacent trails and trailheads with educational and interpretive information, and nature enjoyment opportunities such as birding.
- 5.4 Promote Silverton Reservoir and Marine Park as a regional water-based recreation attraction.
- 5.5 Assure downtown greenspace, Coolidge McClaine Park, Silverton Community Swimming Pool, and civic functions such as the library and city hall are included in implementing the Silverton Downtown Plan, including creek revitalization and protection.
- 5.6 Promote downtown as a place for community celebrations, including development of adequate and viable space for community gatherings.
- 5.7 Protect scenic views and vistas and provide infrastructure to access and enjoy them.

Sustainability

Goal 6:

To incorporate sustainability concepts when making decisions about park and open space land acquisition, park development, park usage, recreation programs, maintenance programs and practices, and other activities related to the provision of park facilities and delivery of recreation services.

Policies:

- 6.1 Provide leadership for the City of Silverton’s employees and citizens to understand the importance of sustainable concepts and practices in the workplace, in public spaces, and in the home.
- 6.2 Maintain and strive to improve habitat conditions and ecosystem functions within city parklands and other city-owned open space and resource lands.
- 6.3 Encourage the community to integrate sustainable practices when using parks and other open space and resource lands.
- 6.4 Integrate environmental, economic, cultural, financial, historic preservation, and social equity considerations as components of parks and recreation planning, development, provision, and maintenance of facilities and services.
- 6.5 Educate and promote removal of invasive, non-native vegetation and habitat restoration on public and private lands.
- 6.6 Promote use of natural systems and practices for stormwater management, with emphasis on cleansing and filtering urban runoff.
- 6.7 Promote recycling in all parks and public spaces, especially during festivals and special events.

Community Partnerships, Volunteers, and Public Engagement

Goal 7:

To strengthen and maintain community partnerships and volunteerism, and actively involve the community in implementing the master plan.

Policies:

- 7.1 Maintain a strong and active volunteer program with opportunities for citizens to become actively involved in programs such as habitat restoration and other projects, and to develop a sense of community pride.

- 7.2 Bring together people with different perspectives to promote local commitment to the Green Infrastructure Initiative.
- 7.3 Provide leadership and active involvement of the community in implementing and continual refinement of the green network design, strategies, code provisions, and practices.
- 7.4 Promote and facilitate outdoor classrooms, work closely with schools.
- 7.5 Foster sustainable community partnerships and an active core of volunteers by making citizen engagement a major priority in terms of public policy.
- 7.6 Formalize partnerships through agreements to meet mutual goals and objectives of all parties.
- 7.7 Explore self-policing options when addressing behavioral issues, for example hiring skaters to help enforce safety and park rules at a skatepark.

Quality Services

Goal 8:

To achieve the highest possible level of excellence in the planning, design, and management of parks, natural areas, and open spaces, and to facilitate recreation programs and services that enrich the community.

Policies:

- 8.1 The City should take a leadership role in the provision of recreational activities and programs, working cooperatively with others to ensure the needs of all sectors of the community are met and gaps in services are minimized.
- 8.2 Direct resources toward unmet recreation needs of particular age groups and target populations.
- 8.3 Maintain a viable park, recreation, and greenspace system through a business approach including creative and alternative financing, resourcing, and partnering.
- 8.4 In managing public natural areas and open spaces, target resources on degraded habitats and natural ecosystems with proactive adaptive management.
- 8.5 Make maintenance management a high priority to assure parks, open space, and recreation facilities are clean, safe, functional, and have ecological integrity.
- 8.6 Maintain superior and creative design in all parks, open space, and natural areas with emphasis on use of natural materials and sustainable, “green maintenance” practices.
- 8.7 Support and work collaboratively with other providers to facilitate high quality community recreation programs and provide sufficient public information on programs and services.
- 8.8 Assure adequate staffing and organizational structure to provide professional direction for the park and recreation program, and to effectively implement the master plan.

Chapter Six

Plan Recommendations

The master plan recommendations provide direction for implementing the vision statement, goals, and policies that emerged from the planning process. Recommendations respond to community park and recreation needs as identified through extensive public involvement, and an assessment of existing and future opportunities as well as physical conditions of sites and facilities.

To frame and guide the recommendations, findings from the planning process were distilled into several strategic issues or themes:

- Silverton wants to retain its special character.
- Growth threatens Silverton’s special qualities.
- Silverton lacks a system of parks and greenspaces.
- Lack of connectivity is Silverton’s weakest greenspace element.
- Silverton has extraordinary opportunities to meet community needs.
- Overall, Silverton’s parks, recreational facilities, and open space are well maintained.
- Silverton’s recreation facilities are not designed to meet community needs.
- Silverton’s dedicated City staff, volunteers, NGOs reflect a “can-do” spirit.
- Indicators of programmatic and organizational stress are surfacing.

Recommended Classification System

The classification system in Appendix A provides a comprehensive framework for planning, development, and management of a Green Infrastructure system. If the system is organized in this manner, Silverton’s park and recreation needs will be met in an efficient and effective manner, and incremental improvements and additions can be made systematically and in a feasible progression.

The most important aspect of the classification system is its structure comprising a hierarchy of parks, greenspaces, and recreation facilities, each with a discrete role and purpose. It is essential that preferred recreational uses for each system component are established by plan and policy, assuring not only equilibrium in the system but meeting sustainability goals of resource protection, public benefits, and efficient management.

Project List

A detailed project list for the master plan recommendations is provided in Appendix B. These recommendations respond to the conclusions in Chapter 3 and the issues and findings in Chapter 4.

Implementation

To implement the strategies and actions outlined in the plan, a critical set of special recommendations has been developed to address management and operations. As concluded in the plan, community expectations and needs do not match up with staffing and resources currently allocated to provide quality services.

A. Vision Diagram – Parks, Greenspaces, Facilities

The Vision Diagram is a graphic image of the existing and recommended parks and open space system. The “Green Infrastructure” planning concept was the overarching framework for organizing the preferred system. This concept views parks, open spaces, natural areas, and linkages as key components of a “greenspace” system – with essential functions considered to be as important as public streets and utilities.

The Vision Diagram responds to core beliefs and aspirations of Silverton residents and creates a mental map and vision of a preferred future. The diagram begins with existing “building blocks” of the system.

Existing Parks and Greenspaces

Silverton’s park and recreation opportunities can be substantially increased through the following enhancements and improvements to existing parks and greenspaces.

Coolidge McClaine Park Renovation, and Silver Cr. Greenway

Renovation and rehabilitation of the historic 13.55-acre Coolidge McClaine Park should continue. Improvements should include the following:

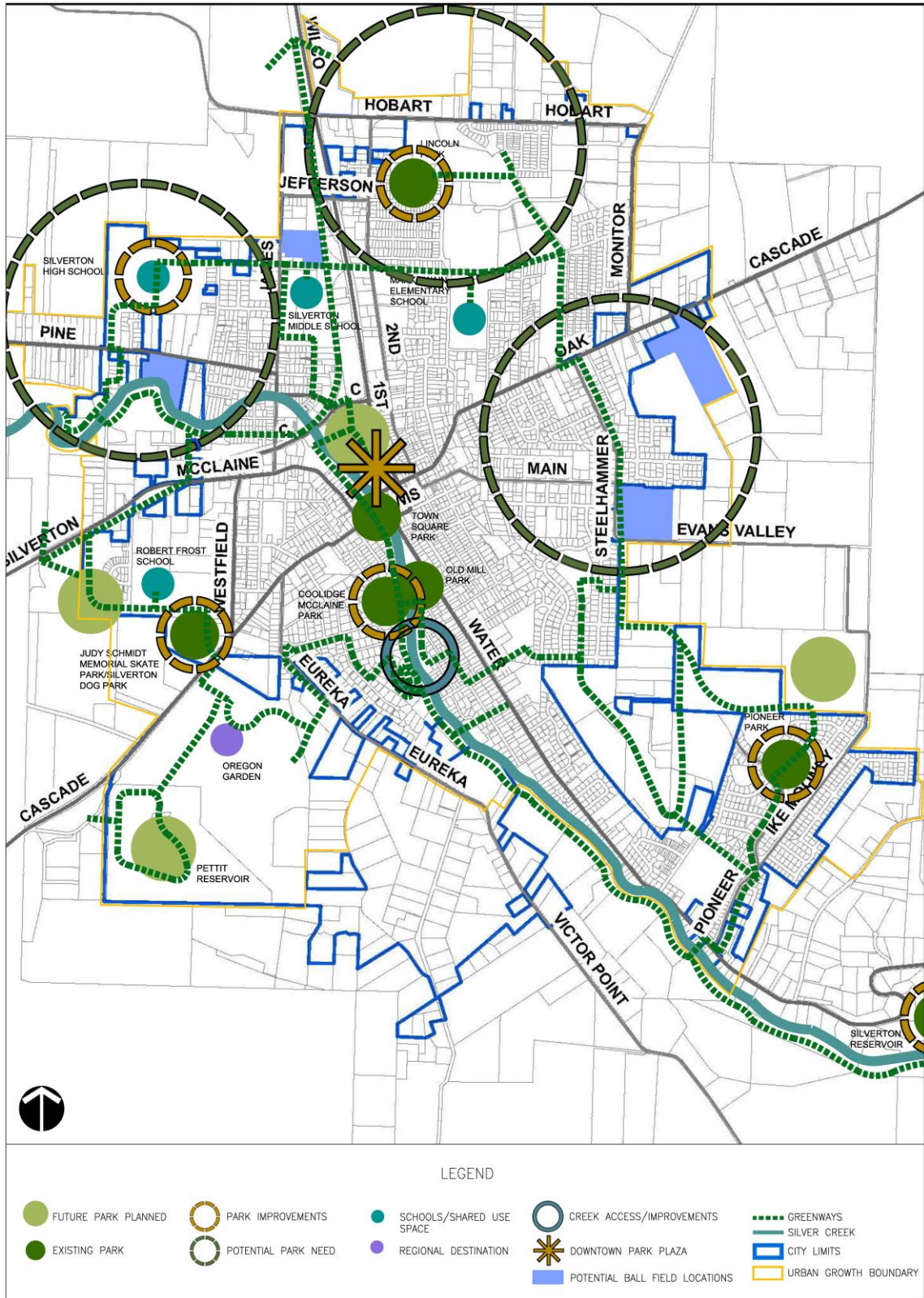
- Improvement of existing informal trail south of the park along Silver Creek, providing ADA-accessibility and removal of noxious vegetation and replacement with natives
- Continued restoration of Silver Creek riparian area, including removal of invasive plant species and restore with native plants, as well as correcting bank erosion.
- New park benches and litter receptacles
- Outdoor amphitheater (will require additional site planning and design)
- Put-in / Take-out site to provide creek access for kayaks, canoes, and tubes.

With assistance of community volunteers, continued habitat restoration work along the Silver Creek Greenway and hillside should also receive a high priority, removing invasive vegetation and replanting with native plant material.

The 7.7-acre linear open space along Silver Creek should become a demonstration greenway project, continuing to provide interpretive displays and information on the history of the corridor including the park, historic flourmill site, covered footbridge, and Town Square site. Areas such as the chain link fencing on the east bank entry to the park (near the pool parking lot) should be enhanced with landscaping and screening, and intrusive signs should be removed or replaced.

“Green” improvements should be made in areas such as the swimming pool parking lot, and information signs and/or interpretive displays installed that describe importance of items such as biofiltration and protecting water quality of Silver Creek.

Recommended Vision Diagram



Improvements should be made to improve the legibility of the creekside trail, such as the gap that now occurs at the old City Hall parking lot and lack of a visible connection with the downtown sidewalk. Special pavers or painted footprints would enhance connectivity. The trail south of the park along the west bank should be improved, and trail connections made to the adjacent neighborhood.

Silverton Reservoir and Marine Park Development



Also located on Silver Creek just outside the city, 60-acre Silverton Reservoir and Marine Park (80-acres) functions as a large, regional waterfront park for non-motorized boating and fishing. A loop trail system including interpretive displays is recommended, which would require a footbridge across the creek below the dam. Also recommended is a designated swimming area, enhancements to the entryway and parking lot including a biofiltration system and landscaping, replacing the conventional restroom with a “Green” composting facility, and expanding picnic facilities for families and large groups. Creek

access below the dam is also proposed to provide non-motorized boat access including kayaks and canoes.

Pettit Park

The City owns an undeveloped 80-acre natural area and small lake known as the Pettit property, adjacent to The Oregon Garden. Phase one design services have begun for a walking path around the reservoir and a connector trail to the existing parking lot at the Oregon Gardens. The mountain bike club will design and construct mountain biking/hiking trails. Phase two will determine additional amenities added such as water access and a picnic shelter. Trail connections are needed to Coolidge McClaine Park, as well as downtown.

Wastewater Treatment Plant Greenway Opportunity Area

A sizable, intact riparian forest of approximately 1500 linear feet is located on the City’s Wastewater Treatment Plant site, with an opportunity to provide creek access for kayaks and canoes, a small parking lot, an information kiosk, and interpretive displays with public open space as a major node and demonstration greenway area on Silver Creek.

Pioneer Park Improvements

Pioneer Park is a small 2-acre neighborhood park in the growing southeast part of Silverton. Facilities at the park include a picnic shelter, playground with swings, basketball court, and pedestrian paths. The addition of a restroom is recommended.

Lincoln Park

Lincoln Park is a very small site in the north central part of Silverton. Due to its small size, an Adopt-a-Park program is recommended with involvement of the adjacent neighborhood or a community sponsor to help maintain the site and offset high maintenance costs. In addition, it is recommended the park is

upgraded and made ADA accessible.

Ike Mooney Park

A community park is recommended for development on the 40-acre parcel located on Ike Mooney to meet not only future needs, but also fulfill a shortfall of parkland for community-wide and neighborhood use and reduce current impacts to Coolidge McClaine Park. Recommended improvements include hiking/biking trails, group and family picnic facilities, disk golf, infrastructure including parking and restrooms. Trail connections should be provided to adjacent neighborhoods.

Senior Center, Dog Park, Skatepark Property

The city has started the process of adding pickleball courts to the Senior Center site plus additional parking.

Civic Center Park

One acre of land at the new city hall site is dedicated to an urban park. Feedback from the community and the Parks Advisory Committee overwhelmingly wanted a plaza/multiuse space for functions such as the farmer's market. Both a stage/picnic shelter and interactive water feature were high up on the preferred amenities.

Westside Gateway Park

The Westside Gateway development off Railway Avenue will be dedicating approximately 5 acres of land to the city for a public neighborhood park. A trail that connects to the neighborhood, surrounding streets and properties is recommended.

Private Common Open Space Areas

Several common open space areas are privately owned by homeowners, and with some exceptions are small and have limited recreation functions. It is recommended that the City avoid taking responsibility for future maintenance or ownership of these sites, because of the high cost to maintain and limited recreation and open space value to the community. An alternative would be to establish an Adopt-a-Park program with a local sponsor and for volunteers to maintain the sites.

The Oregon Garden

The Oregon Garden is a major component of the existing greenspace system, functioning as a large non-profit public demonstration garden, educational facility, and meeting place managed and operated by others. The Garden should be connected to downtown with a multi-use trail and should have the areas that are underutilized enhanced.

Existing Recreation Facilities, Sports Facilities

As documented in the master plan assessment, Silverton's recreation is largely deficient due to their design and age, and therefore substantial investment in these facilities is not recommended, at least in the short term. Partnering with the School District to upgrade existing sports facilities is a more immediate need.

Community Outdoor Sports Facility Renovations

The existing sports fields at Robert Frost and Mark Twain schools need renovation, and it is recommended that the City partner with the School District in upgrading and restoring these facilities to meet needs for outdoor sports activities. Renovation should include improving drainage, installing an automatic irrigation system, and re-establishing turf.

Silverton Community Swimming Pool

The Silverton Community Swimming Pool, built in 1939, is part of the central core of the greenspace

system, located on the east bank of Silver Creek near Coolidge McClaine Park. The pool has a cover for year-around use, and functions largely as a traditional pool. A feasibility study was done in 2012 to determine whether to purchase a new cover for the pool or to move the future of the pool in other directions. The plan looked at different development scenarios including maintaining the current facility, adding a permanent replacement cover, or replacing the entire facility at the current or new site.

In 2016 the city did an Existing Conditions Analysis and Recommendations study to determine the condition of the pool and mechanical system. It was determined that the pool is well maintained but past the typical pools service life cycle expectation. Any renovations must keep this in mind so as not to make a large investment that might be compromised by some other limiting factor. The study came up with two realistic long-term solutions: replace the existing pool, mechanical systems in the same location and reuse the existing building or relocate the pool complex.

There is a need for more community water play opportunities, but the pool age must be considered before any significant improvements are added to the existing pool facility. The feasibility study should be updated to consider these factors. In 2019 the city did add a new fabric cover.

New Parks and Greenspace

As concluded in the system analysis, Silverton has excellent opportunities for improving the public greenspace system, and correcting deficiencies in neighborhood and community parkland.

Silver Creek Greenway Feasibility Study



Flowing through the heart of Silverton, Silver Creek is recommended as a future greenway to support habitat protection and restoration, connect parks and greenspace, and where feasible provide opportunities for pedestrians and bicycles. Proposed facilities include interpretive displays, information signs, viewing platforms, and sitting areas. A feasibility study is recommended to evaluate viable options and directly involve landowners in any proposed recommendations.

Viewshed Protection Opportunity Area

On the southern edge of the undeveloped ridgeline east of S. Water Street, a Viewshed Protection Area is

identified as a potential area to create conservation easements, viewpoints, and forest protection by working with property owners and others. A community Land Trust is recommended to facilitate negotiations and create opportunities for gifts, donations, and living trusts.

Proposed Neighborhood Park

A new neighborhood park is recommended in the Steelhammer Road area, a large area unserved by existing parks. Facilities to be considered in master planning for site include a playground for children and youth with play equipment and hard surface court facility, picnic facilities including a small gazebo, pathways, and signage.

Proposed Joint School-Park

Through a cooperative agreement with the School District, a 4-acre joint school-park is recommended at Mark Twain Elementary School where a large oak grove exists, and picnic facilities and a new playground are recommended.

New Recreation Facilities, Sports Facilities

Future Recreation Center

The city should work with community partners to develop A new community recreation center. The center would include a multi-purpose gymnasium, multi-purpose rooms, a fitness-wellness center, concessions, and amenities.

Future Sports Fields Complex

Acquisition of approximately 20 acres around Oak Street near Monitor Road is recommended for the design and development of a sports fields complex.

Trail System Recommendations

Multi-use Trail Corridors



The basic structure of a trail system incorporates recommendations in the Silverton Transportation Plan, including a multi-use pedestrian and bicycle trail along Silver Creek and connecting with a multi-use trail along the existing rail line and an abandoned rail line west of Mark Twain School. Connections between Mark Twain School and the high school are also recommended, as proposed in the Transportation Plan. Footbridges across Silver Creek are also part of the Transportation Plan recommendations.

This master plan also recommends connections between Coolidge

McClaine Park, The Oregon Garden, and the Pettit Property, and extending a multi-use trail from “C” Street to the Wastewater Treatment Plant along Silver Creek. Regional connections along major highways as recommended by the Transportation Plan are also included - including a connection to Silverton Reservoir and Marine Park. Other connections include a greenway between Pioneer to Abiqua Heights then connecting to Coolidge McClain Park and connecting Abiqua Heights to Webb Lake. A regional greenway is recommended between Mount Angel and Silverton.

The greenway feasibility recommended in the section above should include a trails feasibility study to evaluate viable options and directly involve landowners in any proposed recommendations.

B. Recreation Programs and Services

Findings from the master plan process indicate a major strength of Silverton is the variety of recreation programs, services and community events that are offered through many non-profit agencies, schools,

community groups and clubs, businesses, volunteers, and vendors. The City of Silverton provides support to these groups in varying ways including office facilities, financial assistance, and use of parks and facilities.

Findings also suggest one of Silverton's critical issues is the fact that it is reaching a tipping point in the size and scope of service delivery, with multiple indicators of programmatic stress placed on providers including the City of Silverton.

From the master plan outreach process, this theme surfaced in many ways including gaps in recreation services for some segments of community. Coordination, scheduling, and publicizing programs and activities are becoming more difficult, and missions are sometimes in conflict.

As outlined in the next section, it is recommended that the City explore options for improving recreation programs and services, including more leadership responsibility assumed by the City of Silverton itself. In addition to possible organizational and administrative adjustments, there are several other recommendations.

Respond to Community Recreation Needs and Trends

Recent research from the 2019-2023 Statewide Comprehensive Outdoor Recreation Plan indicates trends in recreation needs for Oregonians include providing programs for an aging and more diverse population, connecting youth with nature, focusing on underserved low-income population, and addressing a crisis in Oregonians' physical activity that is leading to health problems.

Similar trends were underscored for Silverton residents through the master plan process, identifying gaps in community recreation programs and services for youth, seniors and adults, and Hispanic families. Teenagers consistently expressed concerns that not enough recreation opportunities were available for their age group, and frequently expressed dissatisfaction with the community placing a high priority on sports programs while ignoring other interests such as a skatepark and a safe, supervised public place to "hang out."

Affordability was also identified as a community issue, with many families unable to absorb fees for programs and services and are either reluctant to accept scholarships or do not know about their availability. Research also indicates that Hispanic families have specific cultural interests and needs including facilities for large groups and family gatherings, musical events and dancing, and cultural celebrations.

Given these concerns and recreation trends, these are examples of programmatic areas where community partners should consider working together to place more community emphasis and priorities.

Increase Health and Fitness Opportunities, Community Walkability

Opportunities for walking for both exercise and recreation should be substantially increased, since this is the most popular recreation activity for Oregon residents and addresses the crisis in lack of physical activity that is leading to health problems.

It is recommended that the YMCA explore ways to increase opportunities for family fitness programs at the Community Swimming Pool, perhaps working more directly with the Silverton Hospital as a partner.



Connect Youth, Families, Seniors, and Nature



Given the concerns for youth development and lack of connection with nature and the outdoors, more organized and unorganized programs and activities should be offered to children and youth in the community. With minimal improvements such as trails and interpretive information, outdoor opportunities could be made available at sites such as the Pettit property and Silverton Reservoir and Marine Park. Silver Creek could support more recreational use by improving public access opportunities and promoting seasonal and safe river activities such as kayaking, canoeing,

tubing, and swimming.

Involvement of volunteers in habitat restoration projects provides excellent avenues for children and families to learn more about invasive vegetation, the important role of native plants and trees, and the benefits of maintaining healthy urban ecosystems. The School District could play a major role in these efforts, as well as the local Izaak Walton League and the Pudding River Watershed Council.

Given high participation rates and growing trends, this recommendation also would meet an increasing need to provide opportunities for birdwatching, nature enjoyment, and wildlife observation. As the community population ages, these recreation interests will continue to increase at a large rate.

Recognize and Support Diversity

It is recommended that community recreation providers work more with local groups such as Somos Hispanas Unidas to explore ways for local parks, facilities, and programs to accommodate and support diversity.

Provide Accessible Parks, Trails, and Greenways

The Parks Master Plan builds upon efforts with strategies to make parks and recreation more accessible to all community members. Future parks, trails and greenways will be designed to incorporate amenities, features, and practices which prioritize a diverse, inclusive, accessible, and sustainable system that incorporates universal design. The city shall strive to update existing parks and replace existing

features with items such as accessible equipment, surfacing, and grading as per the Americans with Disabilities Act (ADA).

Improve and Expand Community Recreation Facilities and Sports Fields

The previous section includes recommendations for addressing a deficiency in Silverton’s recreation and sports facilities, and specific ways to expand recreation opportunities in the community. Notably this includes renovation of existing sports fields at local schools. Other facility improvements can also close gaps in recreation services such as providing a designated swimming area at Silverton Reservoir and Marine Park.

Conduct Systematic Recreation Needs Assessments

With the City’s leadership, it is timely for recreation providers to evaluate existing programs and determine in what strategic ways community recreation programs can be adjusted to address recreation trends and needs. It is recommended that the City take the initiative to work with service providers and conduct periodic recreation needs assessments to continue to identify gaps in services, identify satisfaction levels, and determine community priorities. These efforts can then be coordinated with the Community Opinion Survey administered periodically by the City. (A process for conducting routine needs assessments is included at the end of the master plan).

Formalize Community Partnerships

In large part, collaboration among providers has been done on an informal and as-needed basis. Given increasing recreation demands and needs of the community, it will become increasingly important to develop formal agreements that provide improved coordination, planning, and management, fulfill organizational missions and goals, and offer more effective recreation services to the community. The City should assume leadership in implementing this recommendation.

Improve Information Distribution

Due to the number of recreation providers and wide variety of programs, many residents either have limited information or are confused with recreation programs and services that are offered. By preparing and distributing a recreation program guide, residents could find in one information piece all the activities and services.

The previous section outlined recommendations to enhance community recreation programs through improved existing recreation facilities and several proposed new facilities.

C. Management and Operations

The master plan assessment highlighted the outstanding leadership role, dedication, and accomplishments of City staff in shaping the current structure and framework for meeting Silverton’s park and recreation needs. Indeed, given its size, it is remarkable that Silverton has such an excellent foundation for creating a first-class park and recreation system. At the same time, increasing community demands exceed the current level of staff support, existing organizational structure, and available resources.

The following recommendations are highlighted as essential for Silverton to transition from its current management and leadership approach to one that can begin to implement the master plan. The full set of recommendations is outlined in the Strategies and Actions section of the master plan, and additional recommendations are included at the end of the master plan document.

Create a New Organization Structure

It is recommended that the City create a new organizational structure to begin immediately implementing the master plan. Initially, this could take the form of a new coordinator within the Public Works Department to oversee maintenance and operations and provide direction to the program.

However, this does not resolve the dilemma of a fragmented community recreation program, and the organizational capability and capacity to implement the numerous strategies and actions recommended in this plan. For this reason, it is recommended that the City explore alternatives for preferred long-term administration of the program, including:

- New Division within the Public Works Department
- New City Parks and Recreation Department
- Parks and Recreation District (using boundaries of the library or school district)

Appoint a Parks and Recreation Advisory Committee

Appointment of a formal parks and recreation committee is recommended to advise the City Council on matters of policy and to help guide and support the program. In preparing the master plan, it has become quite evident that there are key knowledgeable with remarkable skills and talents in the community, and these human resources should be harnessed on a formal basis.

Develop Maintenance Management Plans

Formal maintenance management plans provide a systematic course of action to avoid deferred maintenance and maintain facilities and parks in good condition. The National Recreation and Parks Association offers continuing education for preparing maintenance management plans. Best practices should be identified that meet sustainability goals.

Equally important, special management plans should be prepared for natural areas, since they have requirements that go well beyond grounds and facility maintenance. Often, local professionals and specialists will volunteer to draft these plans with an understanding of the science and management requirements that can “nudge” natural habitats with strategic restoration goals and strategies, as well as recommend public uses most suited to fragile landscapes.

Monitor Health of Tree Canopy in Coolidge McClaine Park

The master plan considers Coolidge McClaine Park as a historic and vibrant downtown park that should continue to accommodate community events and celebrations. In 2014 the city hired an arborist to complete a tree assessment to evaluate the health and conditions of the mature tree canopy. The city should continue to monitor the health of the canopy on a regular basis to protect the longevity of the trees and determine desired carrying capacity of the park.

Develop a Formal Volunteer Program

The current volunteer program does not reach its full potential because of staff shortfall to oversee and manage. It is recommended that a Green Volunteer Program be created, and a recognition component developed. A work plan should be prepared with a list of potential projects for local civic groups, clubs, and others. Trail construction and maintenance, and invasive vegetation removal are two of the most popular volunteer programs.

Prepare a Gift Catalogue

Gift catalogs have been most valuable for obtaining gifts and donations. The value of the catalog is to not only develop priorities that match departmental goals and strategies, but through pictures and text a potential donor can be inspired to make a commitment.

Help Facilitate Creation of a Local Land Trust

Non-governmental organizations such as a Community Land Trust have proven most effective in helping protect viewsheds with public access opportunities in undeveloped ridgeline and hilltop areas, and using methods such as conservation easements, fee simple acquisition, gifts, and donations, and living trusts.

Establish an Adopt-a-Park Program

An adopt-a-park program is recommended for Lincoln Park because of its size and high cost to maintain. This should also become the prototype should any of the several private common areas become abandoned and the City is requested to maintain them by default.



D. Strategies and Actions

To facilitate implementation of the master plan, strategies and actions are recommended for each of the eight goals outlined in Chapter Two. The list is not prescriptive but represents a conceptual framework for a work program that can be adjusted to availability of funds and opportunities, and annual City goals and priorities.

In this context, these strategies and actions should be viewed as an organized array of potential recommendations, continuously evaluated, and refined based on feasibility and resource capabilities. These recommendations are intended to provide an action plan to help keep pace with rapid growth and development.

GOAL 1: Develop a Green Infrastructure Network

- 1.1 Adopt the recommended Park and Greenspace System Classification and use it as guidelines for planning, managing, and maintaining parks, open spaces, and recreation facilities.
- 1.2 Establish a community education program to help implement the Greenspace Vision Diagram including brochures, maps, posting on the City's web site, and celebrate milestones.
- 1.3 Create and work with a Community Land Trust to protect viewsheds with public access opportunities in undeveloped ridgeline and hilltop areas, exploring methods such as conservation easements, fee simple acquisition, gifts, and donations, and living trusts.
- 1.4 Conduct a feasibility study for implementing the Silver Creek Greenway and Multi-use Trail, including greenway management and habitat protection goals.
- 1.5 Manage existing City greenway properties as a demonstration area to help implement the Silver Creek Greenway concept.
- 1.6 Work with the Pudding River Watershed Council to help protect and restore riparian habitat along Silver Creek.
- 1.7 Work with landowners and provide information/education on habitat protection and restoration along the Silver Creek Greenway.
- 1.8 Develop Pettit property as a natural area and develop a trail system.
- 1.9 Work with local scientists and professionals to help refine and implement the Greenspace Vision Diagram, by continued assessment of the condition and health of Silverton's urban ecosystems,

including vulnerability analysis.

GOAL 2: Guide Land Use and Manage Growth

- 2.1 Amend the Silverton Comprehensive Plan, incorporating the Green Infrastructure concept and policies into Chapter 4: Open Space, Natural and Cultural Resources.
- 2.2 Continue to implement riparian setback and steep slope requirements and evaluate their effectiveness.
- 2.3 Work with the development community to foster and promote green infrastructure design in new subdivisions; use an incentive-based approach to the greatest degree possible and avoid dedication of neighborhood parkland and open space that does not meet standards and guidelines of the master plan.
- 2.4 Establish a recognition and awards program to acknowledge local development projects that achieve design excellence and promote Green Infrastructure concepts.

GOAL 3: Create a Linked Greenspace Network

- 3.1 Conduct a feasibility study for implementing multi-use trails along rail lines and ridge lines, in addition to the Silver Creek feasibility study (Strategy #1.4).
- 3.2 Actively involve property owners in all feasibility studies for implementing Green Infrastructure concepts and multi-use trail plans.
- 3.3 Establish a Pedestrian and Bicycle Advisory Committee representing key public and private sector representatives to coordinate and implement the proposed linked network of Green Infrastructure, commercial and employment areas, downtown and other special areas.
- 3.4 Connect The Oregon Garden, Pettit property, Silverton Reservoir and Marine Park, and other significant landscape features and recreation amenities in the Green Infrastructure Network.
- 3.5 Develop a Comprehensive Trails Plan including on-street and off-street trails and pathways, implementation strategies, and proposed funding options.

GOAL 4: Assure Recreation and Education Opportunities are Available

- 4.1 Develop agreements with the City and non-profit agencies, the business community, and other organizations to facilitate meeting recreational and outdoor sports needs of the community.
- 4.2 Evaluate the current organizational structure and explore options for improving the planning, administration, and management of community recreation programs, and include operations and management of the Community Swimming Pool.
- 4.3 Develop a periodic community recreation needs assessment to identify gaps in services, involve major partners, and coordinate with the Silverton Community Opinion Survey.
- 4.4 Review recreation research and trends (aging population, connecting youth with nature, focusing on underserved low-income population, increasing population diversity, Oregon's physical activity crisis) and work with providers to evaluate and improve existing recreation programs.
- 4.5 Prepare and distribute a recreation program guide that provides information on all community recreation activities and services, including programs offered at the swimming pool, and list schedules and locations.
- 4.6 Work with community partners to develop a recreation center.
- 4.7 Update the feasibility study to add family water play and amenities to the existing swimming pool and/or alternative locations and design a new leisure pool in partnership with others.
- 4.8 Develop a relationship and mechanism with the Art Association to incorporate art in the design

- of new parks and in renovations of existing parks.
- 4.9 Work with Non-Government Organizations (NGO's), schools and volunteers to expand and coordinate outdoor education programs for youth and adults.
 - 4.10 Develop loop trails that are conducive for short hikes and have multiple outdoor education opportunities.
 - 4.11 Develop educational interpretive displays in key locations within the parks system.

GOAL 5: Maintain a Green Infrastructure Ethic to Sustain a Healthy Economy and Tourism

- 5.1 Collect and share national studies that illustrate monetary, personal health, and social values that are attributed to a progressive parks, recreation, and healthy green infrastructure system.
- 5.2 Connect The Oregon Garden with the Silverton Trail System, and through proper signage and trailheads encourage and welcome visitors to the downtown core.
- 5.3 Develop a work plan and strategies to improve the walkability of Silverton, promote local businesses, and make it more visitor friendly.
- 5.4 Develop public information on benefits of Silverton's Green Infrastructure program to promote the community as a sound place for businesses and families to locate.
- 5.5 Develop Silverton Reservoir and Marine Park as a regional waterfront park, and develop a loop trail system, improved parking, and interpretive program.

GOAL 6: Incorporate Sustainability Concepts in Decision-making

- 6.1 Create a Sustainability Advisory Committee to review the City of Silverton's services and how they can be improved to meet sustainability goals, e.g. to encourage an employee ethic that could be transferred to the community. Appoint a staff member as coordinator.
- 6.2 Develop a strategic plan to implement core sustainable actions for maintaining parks and public facilities, including a robust recycling program.
- 6.3 Create a staff training and education program for sustainable practices.
- 6.4 Develop alternative transportation initiatives for City staff.
- 6.5 Develop an organized volunteer program for invasive vegetation removal and appoint a City staff member as coordinator (Strategy 7.1).
- 6.6 Promote recycling in all parks and public spaces, especially during festivals and special events.

GOAL 7: Strengthen and Maintain Community Partnerships, Volunteers, and Public Engagement

- 7.1 Create a Green Infrastructure Volunteer program and include a recognition component.
- 7.2 Facilitate forming non-governmental organizations such as a Land Trust that will partner with the City to implement the Green Infrastructure program.
- 7.3 Develop a Volunteer Work Plan with a list of projects for local civic groups, clubs, and others to select projects.
- 7.4 Develop a gift catalog for the community to help fund specific needs.
- 7.5 Focus work parties on trail construction and maintenance as well as invasive vegetation removal – projects that have proven to have high community support.
- 7.6 Develop a cooperative program between the City and School District to engage students in outdoor classroom projects that help connect youth with nature.
- 7.7 Integrate community gardens into existing parks and open space sites.

GOAL 8: Provide High Quality Services and Fill Gaps

- 8.1 Create a new organizational structure and staff responsibilities to immediately begin implementing the City's Parks, Recreation and Open Space Master Plan.
- 8.2 Explore alternatives for preferred park and recreation administration, including a City Parks and Recreation Department, a Park and Recreation District (with similar boundaries to the Library and/or School District), or expand responsibilities within the City's existing organizational structure.
- 8.3 Appoint a Parks, Recreation, and Open Space Citizen Advisory Committee to help guide the program and advise the City Council.
- 8.4 Designate Mark Twain Elementary School as a Joint School-Park and acquire oak grove from the School District for neighborhood park use; also acquire adjacent private land (0.3 ac triangle).
- 8.5 Develop the 40-acre new community park on Ike Mooney.
- 8.6 Hire an arborist to conduct a study of the trees in Coolidge McClaine Park and recommend a management program that establishes limits of use for community events and celebrations.
- 8.7 Acquire acreage near Steelhammer Rd and develop it as a neighborhood park.
- 8.8 Develop an adopt-a-park agreement with the Lincoln Park neighborhood to serve as the pilot for the City to disengage from primary responsibilities for small, inefficient parks. Should homeowners in other neighborhoods discontinue maintenance responsibility for private common open space and parks in the future, use the Lincoln Park model as the preferred alternative to the City accepting responsibility for these areas by default due to their high cost.
- 8.9 Develop maintenance management plans for all City parks and open spaces.
- 8.10 Develop management plans for natural areas with specific policies, goals, and management practices that give special attention to habitat protection and restoration, as well as recreation uses suitable to the site and its vulnerabilities.

E. Funding Sources

Financial Challenges and Recommendation

The City of Silverton will be challenged with critical decisions as it implements and responds to recommendations of the master plan. Due to Oregon's property tax laws, limiting growth in tax assessment to 3% per year has created compression for cities across the state, ultimately pitting police, fire, parks, libraries, and administrative services against each other.

At the same time, Silverton residents have placed a very high priority on parks, recreation services, and open space amenities. It is therefore incumbent on the City to be as creative as possible and explore all available strategies for providing these services. There is no formula for being creative; however, it becomes increasingly difficult to leverage small amounts of funds without professional staff having primary leadership responsibility for programs and services.

These are examples of management strategies that are essential to developing a quality parks and recreation program:

- Working with the Community and decision-makers to implement and periodically update the adopted Parks, Recreation, and Open Space Master Plan.
- Providing leadership with community and decision-makers to increase awareness of the economic, health, and environmental importance of parks, recreation, and open spaces.
- Developing strong community partnerships with others including the Silver Falls School District, collaborating to meet community goals and priorities and coordinating recreation programs such as scheduling community use of sports fields.
- Building relationships with private landowners to help create land donations, conservation easements, and trail easements.

- Coordinating a successful volunteer program that can provide countless hours of critical services (i.e. trail development and maintenance, and invasive vegetation removal have been proven to be a very good focus for volunteers).
- Developing a strategic approach to preparing grant applications, pursuing alternative funding sources, and leveraging support to meet priorities and implement the master plan.
- Working with County Community Work Crews (individuals that have been assigned to work crews in lieu of incarceration) can help maintain parks.
- Building relationships to help form or work with an existing Land Trust to purchase open space or develop conservation easements for protection of important scenic corridors – a Land Trust also can become an important source of volunteers for trail development and maintenance.
- Working with the community to develop an equitable fee program for services that does not exclude citizens from access to parks and recreation services.
- Managing contract services where the City receives higher value than hiring internally.
- Performing periodic community needs assessments to assure the community is served holistically and there are no gaps in services.
- Developing a business plan with help from the community to create an ‘entrepreneurial’ approach for service delivery.
- Developing maintenance management plans that assist staff with proper and effective operations.

As outlined above, a Park Supervisor capacity is recommended to provide management and oversight for the operations and maintenance of new projects, and to give professional leadership to the expanded parks and recreation program.

Funding Park, Recreation, and Open Space Operations

It is important to maintain an annual funding baseline for parks, recreation, and open space services for the purposes of leveraging these funds to implement goals and strategies laid out in the Master Plan. It is recommended that a supplemental funding source be identified to help decision-makers budget annually for implementing the master plan recommendations, and to develop stable and sustainable funding. A potential source to consider is the Transient Tax (tax on Hotels, Motels, and Campgrounds). Park and recreation services play a major role in attracting visitors to Silverton and it is appropriate to offset O&M costs with a proportional share of these funds. As the master plan is implemented, more visitors will enjoy the enhancements and the fund will grow accordingly.

Funding Sources

The following are some potential sources to explore for additional funding for acquiring, developing, and maintaining the City’s parks and recreation system.

General Fund

General fund revenues consist chiefly of property taxes derived from the City’s permanent tax rate and are subject to the \$10 combined limit on local government taxing agencies imposed by Measure #5 (1990), and the 3% annual increase in property valuation imposed by Measure #50 (1997). General fund revenues are severely limited and are an inconsistent and unlikely source for funding parks and recreation improvements. General fund revenues should be considered as a possible funding source for some operations and maintenance activities.

System Development Charges (SDCs)

System Development Charges (SDCs) are fees paid by new development to cover a portion of the costs of capital facilities needed to serve new development. Silverton collects parks and recreation SDCs for all new residential development within the City. Revenue from SDCs can be used only for land acquisition and development related to growth and may not be used for maintenance.

General Obligation Bonds (G.O. Bonds)

G.O. Bonds are debt instruments sold to fund new capital facilities or make improvements to existing facilities. These bonds are repaid with property tax revenue generated by a special levy that is outside the property tax limits imposed by Measure #5 (1990) and Measure #50 (1997). Voters must approve G.O. Bonds, and this approval must occur in a general election in an even-numbered year, or in another election in which at least 50% of registered voters participate.

Local Option Levy for Capital Improvements

A local option levy for capital improvements provides for a separate property tax levy outside the City's permanent rate limit, but subject to the \$10 combined rate limit imposed under Measure #5. The levy may be used to fund a capital project or a group of projects over a specified period, up to 10 years. Revenues from these levies may be used to secure bonds for projects, or to complete one or more projects on a "pay as you go" basis. Voters must approve local option levies, and this approval must occur in a general election in an even-numbered year, or in another election in which at least 50% of registered voters participate. These levies may be considered for projects but are not a good alternative to G.O. bonds for large projects or groups of projects.

Federal/State/Other Grants

Federal, state, and other government agencies and foundations sometimes make funds available to serve specific purposes related to parks and recreation, such as land and water conservation, open space preservation, or bicycle path construction. In addition to often requiring a local match, grants may also have other conditions and limitations, such as providing for project planning but not for construction. The availability of grants is limited, but may be useful for specific project needs, such as pathways and trails or greenways acquisition. Some potential sources of grants are listed below.

Land and Water Conservation Fund

Oregon Parks and Recreation Department (OPRD) administers this program, which uses federal dollars from the Department of Interior, National Park Service that are passed down to states for acquisition, development, and rehabilitation of parks, recreation areas and facilities.

Web: <https://www.oregon.gov/oprd/GRA/Pages/GRA-lwcf.aspx> Contact: Nohemi Enciso
Grants Program Coordinator
503-480-9092

Local Government Grant Program

OPRD also administers this program, which provides funding for public outdoor park and recreation areas and facilities. These areas and facilities must be open and accessible to the public at large.

Web: <https://www.oregon.gov/oprd/GRA/Pages/GRA-lggp.aspx> Contact: Mark Cowan
Grants Program Coordinator
503-951-1317

Heritage Program Grants

The Heritage Programs Division offers grants for various types of historic preservation and heritage-related projects.

Web: <https://www.oregon.gov/oprd/OH/Pages/Grants.aspx>
Contact: Kuri Gill
Oregon Heritage Commission Coordinator
503-986-0685

Recreation Trails Program

Every year, the Oregon Parks and Recreation Department accepts applications for Recreational Trail Program (RTP) grants. Projects eligible for RTP funding include the maintenance and restoration of

existing trails, development and rehabilitation of trailhead facilities, construction of new recreation trails, and acquisition of easements and fee simple titles to property.

Web: <https://www.oregon.gov/oprd/GRA/Pages/GRA-rtp.aspx>

Contact: Jodi Bellefeuille

Grants/Contracts Coordinator

503-856-6316

Oregon Bicycle and Pedestrian Program

The Oregon Bicycle and Pedestrian Program funds pedestrian and bicycle projects which are situated within existing streets, road, or highway right-of-way. Eligible projects include sidewalk infill, pedestrian crossings, intersection improvements, and minor roadway widening for bikeways.

Web: <http://www.oregon.gov/ODOT/HWY/BIKEPED/> Contact: Jessica Horning

Bicycle/Pedestrian Program Management Oregon Department of Transportation 503-986-3555

Community Development Block Grants (CDBG)

Grants and technical assistance through Business Oregon are available to develop livable urban communities for persons of low and moderate incomes by expanding economic opportunities and providing housing and suitable living environments. Eligible projects include community facilities.

Web: <https://www.oregon.gov/biz/programs/cdbg/pages/default.aspx>

Contact: Arthur Chaput

Region 5 Development Officer

503-798-5076

National Fish and Wildlife Foundation

This organization funds projects to conserve and restore fish, wildlife and native plants through challenge grants, small grants, and special grants.

Web: <https://www.nfwf.org/apply-grant>

Pacific Northwest Region

503-417-8700

The Collins Foundation

The Foundation funds projects that focus on developing the arts, humanities, education, environment, religion, youth activities, and community.

Web: <http://www.collinsfoundation.org>

Contact: Kweli Jaoko

Executive Program Assistant

kjaoko@collinsfoundation.org

503-227-7171

Ford Family Foundation

This foundation makes grants to organizations in rural Oregon communities and the northwest for projects related to community improvement and development, education, and recreation.

Web: <https://www.tfff.org/how-we-fund/grants>

Contact: Carol Dalu

Grants Manager

541-957-5574

Meyer Memorial Trust

The Trust offers both general-purpose grants and small grants for capital projects, program development, general operations, and continuing project support.

Web: <https://mmt.org/apply/grant-types>

Contact: Chanta Chhay

Senior Grants Manager

503-228-5512

The Oregon Community Foundation

The Oregon Community Foundation makes grants to tax exempt 501(c)(3) organizations throughout Oregon for various causes including community enrichment, economic development, capital projects, program development and expansion, and matching funding. This source is a potential for projects that involve partnering between the City and eligible organizations.

Web: <https://oregoncf.org/grants-and-scholarships/>

Contact: Comet James

Grants Manager

503-944-2139

River Network

River Network offers watershed assistance grants to local watershed partnerships to support organizational development and long-term effectiveness.

Web: <http://www.rivernetwork.org>

Contact: River Network

Special Assessment/Local Improvement Districts

Residents may choose to form a local improvement district (LID) to pay for capital improvements or maintenance of facilities through special assessments on their property. This method requires the approval of at least 51% of the owners of land within the proposed district and must represent at least 51% of the land abutting the proposed improvement.

Local Option Levy for Operations

A local option levy for operations provides for a separate property tax levy outside the City's permanent rate limit, subject to the \$10 combined rate limit imposed under Measure #5. These levies may be useful to fund operations and maintenance activities over a specified period, up to 5 years. Voters must approve local option levies and this approval must occur in a general election in an even numbered year, or in another election in which at least 50% of registered voters participate. This source should be considered for funding City parks operations and maintenance activities.

User Fees and Rents

User fees and rents are direct charges to individuals and groups who use specific programs, facilities, and services. These fees and rents usually help pay only a portion of the costs of providing public programs and services. User fees generally are set at levels sufficient to cover only a portion of program and maintenance costs and are rarely used to fund capital projects. When renting a facility, the group or individual must comply with the rules and regulations of the specific facility. This source may provide very limited funds for operations and maintenance.

Sponsorships/Partnerships/Donations

Public, private, and/or not-for-profit organizations may be willing to fund outright or join with the City to provide additional parks and recreation facilities and/or services. For example, the City may receive assistance from local civic organizations in construction of picnic shelters, or may partner with a foundation for acquisition/development of natural areas, trails, etc. This method for funding is generally limited to specific projects or portions of projects and may be subject to the same types of requirements and conditions identified for grants, above. Some programs and organizations that specialize in land acquisition and protection for parks and open space conservation include the

following:

The Trust For Public Land

The Trust for Public Land works exclusively to protect land for human enjoyment and well-being, helping conserve land for recreation and spiritual nourishment and to improve the health and quality of life of American communities. The Trust for Public Land works with government agencies and landowners to arrange for conservation easements or government ownership of lands to be used for parks, open space, and other recreational uses.

Web: <http://www.tpl.org>

Contact: The Trust for Public Land Oregon Field Office
541-322-0133

The Nature Conservancy

The Nature Conservancy is dedicated to the preservation of the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. The Nature Conservancy protects prairie grasslands, oak savannas, and similar lands in the Willamette Valley of Oregon.

Web: <http://www.natureconservancy.org>

Contact: The Nature Conservancy of Oregon
503-802-8100

F. Additional Recommendations

To assist with implementation of the Silverton Parks and Recreation Master Plan, outlined here are additional recommendations.

Establishing a Community Needs Assessment Program

Description

A comprehensive needs assessment is required to provide a well-rounded and targeted community recreation program. This is especially critical for Silverton because of the large number of groups and organizations involved in the service delivery system, rapid growth and change in the community, and the need to wisely use scarce resources.

Methodology

It is recommended that the City provide the leadership and create an Ad Hoc Citizen Advisory Committee to develop a strategic plan involving existing providers, non-profit groups, businesses, vendors, sponsors, the City of Silverton, and the Silverton School District. Outlined here are suggested key tasks to conduct a community recreation needs assessment.

1. Examine Silverton's demographic profile, especially age, income, and race
2. Inventory existing recreation programs and services and providers
3. Conduct surveys of patrons and users of existing recreation programs and activities, examine recreation trends, and determine satisfaction levels, gaps, preferences, and attitudes (parents, children, and youth)
4. Conduct a school survey of elementary and high school students to determine preferences, needs, and priorities
5. Conduct a survey of adults through existing community organizations, newspaper inserts, or utility bills

6. From Tasks 1-5 prepare findings, distill into critical issues, and draw conclusions. For example, where are gaps in services, what target groups are most in need of programs and services, and how can the needs best be met
7. Develop a strategic recreation service delivery plan, including:
 - Community Recreation Mission Statement
 - Goal Statements – targets to implement the Mission Statement
 - Action Plan – implementing strategies to fulfill the goals
 - Performance Measures – specific benchmarks linked to the goals

Benefits and Outcomes

A strategic plan for community recreation establishes the structure and framework for capitalizing on the wide variety of community support organizations, harnessing resources, and directing them so that programs are not only efficiently managed and conducted, but also provide the highest level of community benefit.

Relationship to Master Plan Issues and Recommendations

The strategic plan addresses the issue of programmatic and organizational stress that is surfacing in the community, and the need for direction to effectively administer many recreation and sports programs.

Positioning Silverton to Capitalize on Recreation, Tourism, and Quality of Place

Description

The City of Silverton has been working to position itself solidly in the future as a sustainable community, with visionary decisions supporting The Oregon Garden and nearby Silver Falls State Park as tourist attractions, key acquisitions of public open space including the Pettit property, enhancement of Silverton Reservoir and Marine Park and renovation of Coolidge McClaine Park, and development of comprehensive master plans for downtown revitalization and transportation planning.

By adopting this long-range master plan and continuing to invest in the City's parks, recreation, and open space system as a major priority for public policy, Silverton can reach a tipping point in shaping its future – one that could become a model for small communities in Oregon.

Benefits and Outcomes

“Green infrastructure” and “community-oriented public spaces” are becoming well recognized as the driving forces for promoting economic prosperity, ecological health, sense of community and well-being – all key elements of a community's “quality of place” and “livability.” Silverton is fortunate to have magnificent opportunities for establishing quality of life goals that would be the envy of any city – natural and cultural assets, compact growth, and human scale. For example, traffic congestion – i.e. the automobile, is becoming a problem that a walkable community can overcome, and at the same time contributes to health and fitness. Connecting families and youth with nature and the outdoors is an opportunity that is ever present. These amenities in turn can be leveraged to attract high quality businesses and create new markets for an even wider variety of recreation opportunities such as coffee houses, arcades, and other private sector enterprises.

Silverton's propensity for youth involvement in sports programs could become a major part of the City's economy if a regional sports center attracts regional tournaments and league play. Community vision coupled with strong doses of strategic planning, urban design, building relationships, creative financing, and action priorities can make it all happen.

Relationship to Master Plan Issues and Recommendations

The master plan documents extraordinary opportunities for Silverton to meet economic, social, recreational, and greenspace needs. Ingredients are present for creating a “quality of place” that can help the community achieve economic prosperity, sense of community, and well-being.

Emerging Business Approach for Managing Basic Parks, Recreation Programs, and Open Spaces

Description

Parks and recreation managers struggle to provide basic services with limited operational funds. Faced with unprecedented budget constraints, in the recent past various management models have been explored including efforts such as making parks and recreation programs more “self sustaining” through fees and charges, and other revenue generating operations. What these models have demonstrated is twofold: (1) Parks and recreation programs require a more business-like approach to be fully accountable, set priorities, and manage efficiently and effectively within a community’s financial capabilities; and (2) It is essential to recognize that the fundamental business of public parks and recreation programs is to provide community service, with a solid commitment of public funds that can in turn be leveraged in a multitude of ways to create a robust and healthy park, recreation and open space system. Clearly, there is no “silver bullet.”

Benefits and Outcomes

Leveraging public dollars requires a strategic business plan that sets goals, priorities, creative action strategies, and performance measures. Successful parks and recreation departments are directed by professionals who interface and build relationships with community leaders, local groups, and businesses; harness creative thoughts of the community; and develop a solid program of excellence including green infrastructure and responsive recreation services. These are specific characteristics of this approach:

- Sound decisions are based on sound information. Due diligence is necessary, for example, in purchasing or accepting property within the system. What are the benefits, what are the costs? Benefit/cost analysis will take in all factors, creating a systems approach to decision making.
- A business model helps to manage a system. Decisions for whether to establish fees and charges to meet program costs should be based on the adopted philosophy. For example, revenue opportunities may be appropriate but foregone without a business plan.
- A sound fee program is based on marketing knowledge, knowledge of community demographics, dialogue with the community, and a business plan that is accepted by policy makers.
- Providing services either in-house or through contracted services is a decision that needs to be made with solid information. Can the program be better served by contracting the service or managing the program in house? Is the community receiving the best return for its investment?
- Relationships with the community can be extremely rewarding. Trail easements, conservation easements, volunteer efforts, and gifts and donations can be the outcome of creating solid relationships.
- Comprehensive, integrated, and strategic business approaches explore the full range of creative opportunities to implement parks and recreation master plans including grants, volunteer labor and sweat equity, bargain sales of land, and community good will through community contributions such as life estates, gifts, and donations.

Relationship to Master Plan Issues and Recommendations

Silverton has outstanding opportunities to continue developing a “sense of place” and maintain the community’s special character and well-being. Investing in quality parks, recreation and open space system is one of the key components of community livability that cannot and should not be ignored.

Appendix A

Classification System and Definitions

Size		Purpose and Functions	Silverton System
PARKS AND GREENSPACES			
<i>Neighborhood Park</i>	2-10 acres	Basic unit of the system; serving as recreational and social neighborhood focus with 1/4-1/2 mi. radius. Playground, picnic area, informal play area, natural area. Avoid sports fields for organized play. No restrooms	Steelhammer Site, Pioneer Park
<i>Joint School-Park</i>	Variable	Either undivided ownership for combined school and park functions or City acquisition for more formal partnership. Same functions as neighborhood park	Mark Twain School-Park
<i>Community Park</i>	30-50 acres	Focus on community-based recreation needs and preserving special landscapes and natural habitats; group picnic facilities, pavilions, small amphitheater, playground, court sports, restrooms	Coolidge McClaine Park Proposed new park
<i>Natural Area Greenspace</i>	Enough to protect resources	Areas valued for natural features, disappearing landscapes, special habitats, and visual aesthetics that support a wide range of passive recreation uses such as nature and scenic enjoyment, walking, solitude, information play, and environmental education	Pettit Property Natural Area
<i>Greenway</i>	Usually linear, no limitations	Ribbons of riparian lands along rivers and creeks that support habitat protection, community trails and other passive recreational use; major function is to provide connectivity and “Green Infrastructure”	Recommended Silver Creek Greenway
<i>Private Common Area & Open Space</i>	Variable	Small “pocket parks” or greenspace areas such as small lakes and wetlands that are privately owned, usually by homeowners or adjacent lot owners, and have limited public use functions	Abiqua Heights Hawthorne Village Oak Knoll Estates Pioneer Lake Silver Street Townhouses Webb Lake
<i>Special Use Area</i>	Variable	Parks and greenspaces that tend to function either as single-purpose areas or sites that have distinctive functions (a downtown park); also, small “pocket parks” with limited public recreation uses	Coolidge McClaine Park Lincoln Park
<i>Regional Site</i>	Variable	Sites that attract visitors from a large area including tourist destinations and specialized use supported by a major natural or special feature such as a water body	Silverton Reservoir and Marine Park
SPORTS FACILITIES			
<i>School Playfields</i>	Variable	Outdoor sports fields including multi-purpose fields, soccer fields, baseball and softball fields, practice fields, court facilities for basketball and tennis, and gyms that are available for after-school community use.	Mark Twain School Robert Frost School Silverton High School
<i>Community Sports Complex</i>	25-50 acres	Sports fields including soccer, baseball, softball, and multi-use fields designed for competitive league and tournament play, designed as a complex including lighted threeplex and fourplex diamonds with concessions, picnic and playground areas, restrooms,	

		parking	
RECREATION FACILITIES			
<i>Special Facility</i>	Variable	Facilities designed primarily for specific community recreational use such as swimming pools and water play facilities, recreation centers, skateparks, off-leash dog parks	Senior Center, Skatepark, Recreation Ctr, Dog park, Silverton Swimming Pool
TRAILS			
<i>Multi-use Trail Nature Trail</i>	Variable	Multi-purpose, multi-modal trails that support safe travel for bicycles and pedestrians; also, community and neighborhood connectors; recreational trails in greenways, parks, natural areas	Silver Creek Pathway Pettit Natural Area

Appendix B

20 Year Recommended Project List*

PARKS, FACILITIES AND GREENSPACES			
Priority Level	Project/Location	Description	2008 Master Plan Cost Estimate
In progress	Pickleball, Senior Center Property	Add pickleball courts and additional parking	
In progress	Pettit Park - Phase 1	Add connector trail to parking lot, reservoir trail loop, mountain biking/hiking trails	
High	New City Hall Park Property	Design and develop downtown plaza for mutli-use events such as farmer's market. Add splash pad or similar water feature.	
High	SDC & CIP Update	Update Parks & Recreation System Development Charge Methodology and Capital Improvement Plan	
High	New Sports Fields Complex	Acquire land and develop sports fields such as soccer	
High	New Recreation Center	Work with community partners to build a new recreation center including multi-purpose gym, multi-use space, fitness center, offices.	\$5,000,000
High	Ike Mooney Property	Design and develop natural park including items such as hiking/biking trails, parking, picnic area, disk golf, etc.	
Medium	New Park Restrooms	Add a restroom to parks such as downtown plaza	
Medium	School Sports Field Renovation	Renovation and improvements to existing sports fields including drainage improvements, irrigation, new equipment, and turfgrass renovation. Look at partnerships for increasing field usability. For instance, adding artificial turf at schools such as Robert Frost Elementary School & Silverton High School.	
Medium	Pettit Park - Phase 2	Design and development of amenities such as water access and picnic shelter.	
Medium	Steelhammer Neighborhood Park	Acquisition, planning, and development of land near Steelhammer Rd.	\$2,100,000

Medium	Silverton Reservoir and Marine Park Development	Entry enhancement, "Green" parking lot expansion, and upgrade including biofiltration and "Green" composting restroom replacement; new loop nature trail and environmental education features including interpretive displays; feasibility study of Silver Creek footbridge below dam and Silver Creek access for canoes and kayaks; family and group picnic facilities; designated swimming area; explore efficiency of parking lot capacity and alternate modes of transportation. Acquire additional 50 acres for water quality protection	\$1,000,000
Low	Silver Creek Put-in / Take-out Site Development	Develop one additional access site at Coolidge McClaine Park for canoes, tubes, kayaks to complement the Wastewater Treatment Plant site	\$15,000
Low	Wastewater Treatment Plant Opportunity Area	1500 linear feet of trail for creek access, non-motorized boat access, small parking lot, information kiosk, viewing platform, and interpretive displays	\$100,000
Low	Silverton Swimming Pool Feasibility Study	Update feasibility study to determine if a new facility should be built on a new site or if the existing facility should be upgraded with options to include additional family water play.	
Low	Webb Lake Neighborhood Park	Acquisition, planning, and development of land near Webb Lake	
Low	Pine Street Area Park	Acquisition, planning, and development of land near Pine Street	
Low	Mark Twain School-Park Acquisition & Development	Partnership with Silver Falls S.D. for designation and acquisition of 3-ac oak grove and greenspace as a joint neighborhood school-park; also acquisition of 1.4-ac triangle to enlarge functional open space; planning and basic infrastructure development	\$150,000 acq \$330,000 dev
Medium	Westside Gateway Park	Design and develop Westside Gateway Park as a neighborhood park with a connector trail.	
Medium	Existing Park Improvements	Upgrade Lincoln Park, Coolidge McClaine Park, and Pioneer Park. Improvements to include accessibility and upgraded site furniture. Add an amphitheater at Coolidge McClaine Park. Enhance underutilized areas at the Oregon Garden.	

TRAILS AND GREENWAYS

Priority Level	Project/Location	Description	2008 Master Plan Cost Estimate
High	Comprehensive Greenways & Trails Plan	Prepare a citywide greenways & trails plan including on-street, off-street, rails to trails and multi-use pathways. Include feasibility study for Silver Creek Greenway.	\$130,000
Medium	Greenway Phase	Design and construct greenway from Ike Mooney property to Pioneer to Abiqua Heights to Coolidge McClaine Park.	

Medium	Coolidge McClaine Park to Oregon Garden Pathway	Pedestrian improvements between Coolidge McClaine Park, The Oregon Garden and Pettit Property, via Keene & Eureka Avenue	
Low	Greenway Phase	Design and construct greenway from Silverton High School to Mark Twain Elementary School	
Low	Greenway Phase	Connect Abiqua Heights to Webb Lake	
Low	Mount Angel Regional Greenway	Work with the City of Mount Angel to design and develop a greenway connection along the highway 214 corridor from Mount Angel to Downtown Silverton and Silver Creek.	
Low	Rail Corridor Multi-use Trail Development	Construct multi-use trail along 1.3 mi. rail line from North Urban Growth Boundary to "C" Street and Silver Creek	\$400,000
Low	Pedestrian Bridge Construction	Construct Silver Creek pedestrian bridge at Cowing Street to provide additional access to Coolidge McClaine Park	\$194,000

* See Recommended Vision Diagram on page 67.

Appendix C

Survey Monkey Public Question #10 Results

Q10 Do you have any additional comments?

Answered: 177 Skipped: 288

#	RESPONSES	DATE
1	As a weekly vendor at the farmer's market, I am excited and grateful that a new space is being planned for the market. However, I would like to advocate for sufficient parking be allocated for customers, something that I feel is critical for the market's success. Events and festivals seem to be a good indicator of impact of limited parking. Each event/festival has a significant impact on sales (on average, I believe, a 50% reduction in income), based mostly on the lack of sufficient parking or market access, making it both difficult for regular customers to access the market. Also, event goers frequently stumble on the market unaware, and it surprises me that the farmer's market is not advertised in event information. I hope that sufficient parking is planned for the potential new farmer's market location, and that the market can be seen for what it is and could be, adding a great deal of character and value to the city's offerings.	8/30/2023 3:04 PM
2	I want more walking / hiking loops. The skat park needs more trees - it is way too sunny for my son to enjoy in the summer. My partner works at the farmers market and it needs a space with more parking so that the sales are so variable with tourist events. The city is also majorly lacking in a rent-by-the hour commercial kitchen space where food entrepreneurs can make products with an ODA license and we can build entrepreneurship in this town, not just farm direct exempt products. It is wild that towns of similar size to silverton have so many more food entrepreneurs. Why? because there is infrastructure to support them. My daughter really loves the town square park and this vegetative edge that she can hide in with her friends, please don't change that.	8/30/2023 2:44 PM
3	Much work was done several years ago in terms of creating safer bike lanes. They have all but disappeared by the high school and our one block lane by GoodWill is a joke as well as C street lane. The construction of the new Civic center has erased all of the bike lanes that were painted on 2 years ago. There needs to be a real effort in this area as well as educating drivers about what the signs mean.	8/29/2023 8:39 PM
4	Thanks for keeping our community a great one. We've left twice and always return because of the community and tradition upheld	8/29/2023 9:45 AM
5	I would like to have a permanent space for the Farmers' Market included in the plans for space surrounding the new City Hall. The market must be available to buy fresh food during the entire growing season. We have an especially appealing Farmers' Market in Silverton. It draws tourists as well as providing fresh, healthful food to Silvertonians and visitors. It serves the community as a whole, especially my friends who buy food with Oregon Trail cards. It supports the people who provide us with our food. What could be more an important use of space?	8/28/2023 4:45 PM
6	Parks are swell and all, but I would like to see priority given to affordable housing when it comes to developing/using city-owned empty lots.	8/27/2023 9:27 PM
7	to repeat a comment above: Devote as much space as possible in the new civic center development to public use and parks. Do not create extra parking. There is an entire area across A street that could be entirely parking. Eugene Field School regularly had 60+ adults in the building and often more and the community managed. We need more green space in the central core area, not more hard surfaces. Thank you. PS. It seems to me that it is possible that more than one business owner / employee in the central business district regularly parks in the spaces that logically would be reserved for visitors to downtown.	8/27/2023 2:54 PM
8	Please consider covered or indoor pickleball courts!! It's the fastest growing sports young kids love it too. It's now a sport in collages!!	8/25/2023 11:18 PM
9	I live up against A one of the three county out lots between the city limits & the century farm. I wish there were a playground near the highschool for our kids. Hard without sidewalks or shoulders on the roads to get the kids to any playgrounds safely. Especially as new bike riders. We would sometimes go to Lincoln, but almost got hit twice.	8/25/2023 7:42 AM
10	Farmers Market relocated near the new police station would be a top priority.	8/24/2023 3:59 PM

11	The Farmers' Market is a huge contributor to making Silverton a thriving community. Please support the Farmers' Market. Thanks for conducting this survey.	8/24/2023 3:40 PM
12	We need to straightens and support our Farmers Market. A strong vibrant market is a sign of a strong community. It keeps money in the hands of the local farms. It creates a meeting place to connect the local citizens and promotes healthy eating. I would like to see a commitment from our city to provide a year-round location and to see the city help with promote the market.	8/24/2023 2:52 PM
13	Farmers markets are colorful, festive and happy. Would be nice to move ours to new city hall or ratchet brewery lot for welcoming atmosphere rather than ugly industrial vibe coming in from Mt. Angel. Better parking and less traffic disruption too!	8/24/2023 11:05 AM
14	Putting the Farmers Market at the new Civic Center will be a BIG win for Silverton, the 30+ local businesses that the Farmers Market houses, the 1000+ customers that visit weekly, and the people of Silverton for which the market serves. They need customer parking and high visibility on a city street. They need a permanent home! Please, for the sake of this community gem, allow us to occupy the south side of the new Civic Center on Saturdays on a paved space that can be used for so many things during our off hours. Please consider us. We cannot survive with all of the street closures on Fiske and McClaine throughout our peak harvest season. We have zero parking on those days. We would appreciate any and all possibilities of a permanent space in the downtown area. Our market can flourish and our community and community farmers will as well. Thanks for listening! 'It takes a village.'	8/24/2023 10:35 AM
15	Thank you city employees for all your hard work!	8/24/2023 10:04 AM
16	Please consider a permanent Farmers Market space as part of the new City Hall land/hard scaping. Relocating the Farmers Market to the new City Hall would make the Farmers Market more visible to residents and tourists traveling Water St and 1st St. and enhance the downtown area. A visible Farmers Market showcasing fresh, local produce benefits everyone. Adding a splash pad/small playground to this area would bring more families and increase Market potential.	8/23/2023 8:57 PM
17	Like some other residents of (E) am spoiled by accessible HOA maintained Open space, need more city wide, plus more kid friendly play spaces,	8/23/2023 3:34 PM
18	Parking is a major problem in town. We need more parking to be able to go and enjoy the area and not have it a deterrent. Instead of adding a new park why not make the ones we have nicer	8/22/2023 8:22 PM
19	We have a kid who is on the spectrum and is terrified of dogs, which trigger a panic reaction for him. I don't know how much official off-leash area there is for dogs, but people often don't keep their dogs on leash when they are supposed to. That makes so much of the city inaccessible for our kid, whether it's hiking trails or waterways. Even the farmer's market is sometimes overrun by barking, off-leash dogs and their apologetic-but-happily-irresponsible owners. If there were anything you could do about making more dog-free areas, that would make a huge difference to my kid and children like him.	8/22/2023 7:40 PM
20	I can walk to the city park because I am close enough, but I feel each neighborhood should have a nearby park.	8/22/2023 2:42 PM
21	I love this town! One specific note re: the Farmers Market. It would be great to designate a permanent home for the market at the new civic center site. This would provide better access for both customers & vendors and help solve the accessibility challenges during large community events such as Homer Davenport Days & The Arts Festival.	8/22/2023 9:49 AM
22	We would really love for the Silverton Farmers Market to be included in the new City Hall site. We are such a vibrant part of the community, and continue to grow every year. There are NO other small town markets like ours in Oregon, and we draw in people as far away as West Salem, Molalla, Canby, and Woodburn every Saturday for the best produce and culture of the market.	8/22/2023 8:42 AM
23	Please create an adequate space for the farmers market with parking for patrons	8/22/2023 8:06 AM
24	We need a permanent space for the farmers market	8/22/2023 7:46 AM
25	Rural elderly family. We come into Silverton less and less due to inadequate parking and crowding. Love the concept of Farmer's Market, but unable to support it due to lack of parking.	8/22/2023 7:24 AM
26	Lets use the area south of the new civic center for events like farmers markets	8/22/2023 6:35 AM

27	Please include in the City Hall Area the ability for the Farmer's Market to use the space. This is a much needed activity in our Community that brings us together; creates Unity. Throughout history, the "Famer's Market" has been at the core of Community. It supports our local farmers, artists, crafters, etc. and provides fellowship amongst Community members. Blessings!	8/22/2023 6:31 AM
28	I would like to see the Saturday market at an indoor/outdoor facility so it could be open more often during the year.	8/22/2023 5:43 AM
29	We want Silverton to keep its small town charm and safe, friendly environment. Saturday market needs a permanent home so as not to conflict with activities at McLaine Coolidge Park.	8/22/2023 5:20 AM
30	Easier access to parking for the farmers market for visitors from out of town and for the locals would be awesome. It would also give us more opportunity to expand the number of vendors. This would, of course increase the number of people that would come to the market.	8/21/2023 10:40 PM
31	Consider a durable surface area such as that where the food carts are for a venue where farmers market as well as other events could set up.	8/21/2023 9:29 PM
32	Need bathrooms at Pioneer Park. Regardless what "neighbors" say. It is not their park. It is a City park.	8/21/2023 4:36 PM
33	NO MORE PARKS. We have plenty of spaces to gather. The ones we have should be better maintained. The mosaic fountain in the city park is hardly ever operational and so much time, money and effort went into that. Ben Johnson's The Den is a wonderful example of a gathering spot, well maintained. Until our current gathering spots are kept up and crowded we certainly don't need to add any more.	8/21/2023 4:23 PM
34	Old Mill playground is looking great; can't wait. I'd love a bridge at Salamander Island, and more convenient creek access at Salamander Island.	8/21/2023 2:58 PM
35	What do we need to bring in visitors. I would think acquiring property would be prohibitive for most of this.	8/21/2023 1:23 PM
36	The reservoir needs a swimming area separate from the boat dock. Pettit lake should be developed as an alternate swimming, boating day use area.	8/21/2023 12:03 PM
37	Our community is now large enough to have a "parks and rec" program. Outdoor athletic facilities is a very large need in this community. Currently, the majority of sports facilities, both indoor and out are owned by the school district. Between school athletics and community athletics these facilities are at capacity. Both indoor/outdoor rec facilities would be a great assets to this community.	8/20/2023 6:29 PM
38	Please continue paved sidewalk up East on Main St up to Steelhammer. It stops abruptly at East Main and South Ames St.	8/20/2023 9:30 AM
39	Paved biking/walking trails are essential given our lack of continuous sidewalks in silverton. reconsider paving the railroad in town!!	8/20/2023 9:20 AM
40	Need more trees around Pioneer Park. Need to fence in parks with 1 way in and 1 way out access to help parents keep their children safe. More benches at parks around playgrounds for parents. More picnic tables and covered areas at Pioneer Park. Public restrooms st Pioneer Park.	8/19/2023 7:38 PM
41	A new central, covered and paved/ permeable concrete type space for events like the Farmers Markets and concerts would be fantastic!	8/19/2023 4:22 PM
42	It would be nice to have a walking trail through the wetland area by the industrial park that is unusable for building.	8/18/2023 12:03 PM
43	We love the outdoors! It is important to our health and wellness to be outdoors even during the winter months. Finding more spaces to enjoy the outdoors year round is always a challenge.	8/18/2023 7:06 AM
44	There are no parks at all near Pine and James - all of the green space is owned by the SFSD. The town should have agreed with the SFSD on a plan to revert some of the space by the old high school to public use, since that facility no longer needed so many fields, esp given that the new high school has a ridiculous amount of green space. Silverton has a pathetically small amount of green space, parks, trails, etc. The fact that the city is determined to put more housing on the westfield property is also pathetic, given that that's essentially the last bit of unused public land in town that could and should be a park or nature area. Other towns - McMinnville, Lebanon, Albany - are all working on major plans to build out trails, bike paths,	8/17/2023 10:20 AM

etc. Silverton is and has only focused on housing, though I'm not sure why, since this isn't a place people want to move to anymore, once they learn how poorly managed it is. The fact that the Parks and Recreation Plan hasn't been updated since 2008 is also pathetic - not that the old one was even followed.

45	Baseball and softball players need more indoor options for training and practice.	8/17/2023 9:34 AM
46	I strongly believe we need a plaza next to the civic center. Plaza's have always provided a means for community to come together. For people of all ages to gather and paint, play chess, people watch, sing, dance, etc. A plaza allows people from all walks of life in Silverton to come together.	8/17/2023 9:30 AM
47	Please do not add more parking downtown. We have more than enough already and too much parking is a prosperity killer.	8/15/2023 9:37 PM
48	Please please please do not put a parking lot in downtown silverton. That would be the ugliest, dumbest, non community oriented use of space	8/15/2023 9:14 PM
49	Need to finish sidewalk on south Water Street southeast of Southside market!	8/15/2023 4:05 PM
50	Improve the lighting at the bridge crossing silver creek at the water station ? Too dark at night and can't see the pathway near the steps.	8/15/2023 2:23 PM
51	A paved biking trail that connects Silverton to Mt. Angel would be amazing. My second priority request is a walking loop that connects existing walking paths across town and/or improved hiking trails at McClain park.	8/15/2023 2:20 PM
52	Although there is a park on Lincoln Street it lacks amenities that my family enjoys.	8/15/2023 10:27 AM
53	Covered and/or indoor courts would allow high school tennis athletes and adult tennis athletes to play year round. There is large interest in tennis in our community from young (elementary age) to old as can be seen at the summer tennis camps held at the high school outdoor courts each year. In order to maintain fitness and skill level, these athletes of all ages must travel outside of Silverton in the fall and winter and commute in the dark.	8/14/2023 11:03 AM
54	We need sports fields and to take back the pool from the Y. If we could create a rec district, like Tualatin Hills Park and Rec, that would benefit the town and the people living here. Those not in the rec district would pay more than those in.	8/14/2023 9:06 AM
55	Additional access and parking to the silverton Reservoir would be great.	8/13/2023 8:33 AM
56	It would be great to have 4 to 6 outdoor pickle ball courts. Additionally more youth soccer fields are needed.	8/12/2023 7:38 PM
57	I love to ride my bike. We need more bike infrastructure- lanes, paths and places to park and lock bikes. I live out off of Abiqua Rd. I would love to have a better bike path that went thru the country spaces between Silverton/Mt Angel.	8/12/2023 10:46 AM
58	I would love to see Silverton improve its biking/walking paths both into and around town. We should paths to access the reservoir, the Oregon Garden, Wayside Park, and Mt. Angel, as well as a path that circumnavigates town, going up Steelhammer and through the Pioneer area. I would love to mountain bike trails developed on the Petit property and at the top of Ike Mooney. We have so much natural beauty and space that could be used for residents to enjoy as well as to attract visitors.	8/12/2023 8:37 AM
59	Multi use walking/biking trails that connect the city and outer limits would be a great addition to our town!	8/11/2023 8:58 PM
60	Nothing at this time	8/11/2023 5:00 PM
61	We need crosswalk improvements!!!! Aggressive drivers in Cars and giant pickup trucks are destroying quality of life here. Noise and speeding too.	8/10/2023 7:38 PM
62	I would love to see walkway between Mill Street and over to Webb lake area or something that connects Webb lake area to downtown that doesn't involve walking where there are no sidewalks	8/10/2023 5:36 PM
63	We Def need an upgraded aquatic center and a splash pad for kids	8/10/2023 4:07 PM
64	See note above about trees. Even on a day that is not super hot, it's pretty awful to walk around town due to lack of trees and the shade they offer.	8/10/2023 3:46 PM

65	Please make every new developments up to ADA standards and accessible for disabled children and adults. More accessible ways to explore our lovely creek, greenways, and bird watching sites with accessible non-car traffic pathways need to be prioritized. There are too many aggressive drivers in town that make it dangerous to walk to the various unconnected natural areas and parks. Especially for those of us are disabled or pushing strollers or wheelchairs through town. More accessibility is imperative. More safe crosswalks, more bike paths.	8/10/2023 3:44 PM
66	It would be amazing to keep the recreation as close to downtown as possible so people can walk everywhere when downtown :)	8/9/2023 11:11 PM
67	The need for more sports facilities should be the biggest priority. The city is growing at a very high rate and there is no where for these children to engage in safe activities. You can't expect success in athletics without space to learn and grow. The traveling involved for parents due to lack of gym space is rough.	8/9/2023 8:36 PM
68	I strongly believe the City of Silverton should have a mural dedicated to the first Peoples of this area. I sent an email to Mayor Kyle Palmer on April 20, 2022, expressing my concern and requesting a First Peoples mural be painted on the new Civic Center building. Many thanks.	8/9/2023 6:31 PM
69	Silverton community youth sports are bursting at the seams and desperately need multipurpose turf fields to accommodate practices and games that can be independent of school sport schedules	8/9/2023 3:29 PM
70	No camp sights!!!!!!!	8/9/2023 2:06 PM
71	Please do not let a situation like the 'Eureka' property (adjacent to the Oregon Garden) repeat itself. That piece of land should have been preserved as a riparian wildlife attraction. Should the developer that owns it lose interest and sell it (my fingers are crossed), I hope the City invests in its preservation.	8/9/2023 12:47 PM
72	Reservoir needs designated swim area so kids aren't injured in boat ramp.	8/9/2023 10:16 AM
73	I don't think the first set of questions should carry much weight. If someone isn't doing much disc golf or visiting splash pads, it's because they're not available here. Hopefully the city is doing a good job distributing this survey. I only received it because our youth soccer coach sent it to us in hopes that people will say we need a public sports facility—which we do.	8/9/2023 9:13 AM
74	We desperately need more facilities for youth sports - gym space, turf fields, etc.	8/9/2023 8:26 AM
75	Please ensure that greenspace and tree coverage is maintained/included with the community center construction on the north side of downtown. It also needs to be examined as an issue affecting Milltown and the entire north half of the city.	8/9/2023 8:11 AM
76	I help coach my kid's soccer team, and both my kids play baseball and softball. The lack of enough fields and space just to practice sports in this town is severely lacking in a town growing at the rate of Silverton. I'm all for playgrounds, but we now have two large playgrounds. The playground at Coolidge-McClain is underused, and I see no point in adding more. However, we have lots of kids who play organized sports or who want to play pickup games on their own, but you have to fight for space in Silverton.	8/9/2023 7:23 AM
77	Relying on the schools to provide space for community soccer and football programs is limiting the growth of children's sports within our town.	8/9/2023 6:51 AM
78	Need a park to meet needs as city grows south along water street. Need more developed access to Silver Creek (creek side walk, etc.). Connect Silverton to Mt. Angel and potentially Salem with bike/walk path (think rails to trails). Why is there no splash pad yet?	8/8/2023 11:14 PM
79	The Reservoir would be so much better if there was more access to the water by kids. Right now, the only beach type access is where boats drop in. Just to the side, opposite the dam could be a nice spot for kids to play in if it had easier access	8/8/2023 10:45 PM
80	Every time I suggest this and you don't listen. Make a path from the park to the resivior.	8/8/2023 10:29 PM
81	Please prioritize having paved trails for biking, walking, and jogging. There is not a safe place for kids to ride bikes and run. We can do better for them.	8/8/2023 10:13 PM
82	Please add more parks! For being the "Garden City" it's a shame we have so few public gardens.	8/8/2023 10:00 PM

83	We need more bike paths. Currently there are no safe bike paths for kids	8/8/2023 9:59 PM
84	Partner with the school district to turf play/sport fields at the high school campus to utilize their existing infrastructure. This is by far the biggest opportunity to serve the most people with year round use facilities.	8/8/2023 8:01 PM
85	I would suggest we develop the creek for public wading and aquatic activities.	8/8/2023 7:38 PM
86	We really need public bathroom at Pioneer park and also a complex for soccer/lacrosse and such	8/8/2023 7:09 PM
87	Please ensure that any new facilities have adequate parking.	8/8/2023 4:07 PM
88	Youth Sports are booming in silverton and we need more access to fields, especially turf to train our teens and middle schoolers on the turf. When they travel to other turf fields, they are at a disadvantage, they need to be able to practice on both grass and turf to prepare them. Thanks!	8/8/2023 3:55 PM
89	We need more of just about all outdoor activities, We should look at cities like Bends development programs for guidance.	8/8/2023 3:22 PM
90	We need more multi purpose fields for sports asap! And a large splash pad!	8/8/2023 2:53 PM
91	Need soccer fields	8/8/2023 2:34 PM
92	Would like to see better partnerships with the Garden A paved pathway to the garden	8/8/2023 1:55 PM
93	We love silverton!	8/8/2023 1:45 PM
94	Stop spending money on parks. There are enough already .	8/8/2023 1:42 PM
95	Please consider artificial turf fields for our youth to play on year round.	8/8/2023 1:22 PM
96	I believe there is a playground planned for the new city center building area so that would be nice for my neighborhood. Access to artificial turf fields would be huge though. Once the ground gets wet, it is hard to find places to play/practice.	8/8/2023 12:56 PM
97	We need more indoor gym space and outdoor fields	8/8/2023 12:54 PM
98	Please prioritize an expanded walking/hiking trail system.	8/8/2023 12:39 PM
99	I coach 3 soccer teams. We have 0 public space to play the game and must rely on school fields in which my kids don't get priority and have little availability. Please consider building multiple sport turf fields with lights.	8/8/2023 12:20 PM
100	But the park near our home does not offer all the needs for Club Sports of Soccer or Football or a covered area to support children playing in the adverse weather.	8/8/2023 12:13 PM
101	Need more SIDEWALKS connecting to city services like reservoir to neighborhoods	8/8/2023 12:10 PM
102	The community desperately needs turf fields to accommodate youth sports which has doubled in participation in the past 5 years! Please, please!	8/8/2023 12:06 PM
103	Highest priority is a connected trail system for walking / bikes that is not on the road. Connecting all corners of our community and to Mt. Angel too.	8/8/2023 12:01 PM
104	Silverton has a large need for turf sports fields.	8/8/2023 11:53 AM
105	We need synthetic turf fields!	8/8/2023 11:45 AM
106	Why does the city hate kids? No!?! Then build them some sports fields and get them better access!	8/8/2023 11:43 AM
107	We need more turf sports fields	8/8/2023 11:39 AM
108	My kids and I used to bike all over the previous city we lived in. We stopped biking here because it feels unsafe with high speed limits and no room for cars to pass. We'd have to drive somewhere to ride our bikes.	8/8/2023 11:38 AM
109	Soccer turf fields!	8/8/2023 11:37 AM
110	Thank you for sending this survey out. As mentioned above, there seems to be a huge need for more facilities, and there have already been various groups meeting to address this exact	8/8/2023 11:35 AM

	topic. Would be great if everyone can work together.	
111	Need a soccer complex	8/8/2023 11:34 AM
112	Silverton desperately needs more gym and field space for youth sports. We should prioritize multi use facilities to keep our kids engaged here in our community.	8/8/2023 11:27 AM
113	We need more soccer fields	8/8/2023 11:23 AM
114	I don't live in city limits but am very active in the community. Thank you for making this Master Plan a priority!	8/8/2023 10:53 AM
115	We have great parks/options available. I'd love to see more trails along the creek. A dream (that's likely not feasible) would be to have a trolley run from ymca to the reservoir as the parking can be difficult at reservoir.	8/8/2023 10:27 AM
116	We need to Turf fields!	8/8/2023 10:15 AM
117	Remember the teens.	8/8/2023 10:04 AM
118	Would love a "wild park" natural area where kids could ride bikes, dogs could run, people could go for long walks, picnic or play frisbee. Large open space, maybe with a kid area with a splash pad and a few swings. So basically, a little bit of everything. Maybe an extra soccer field too. 😊	8/7/2023 7:09 PM
119	Quality and efficiency. If you cannot maintain current facilities, structures, grounds, water, sewer etc. in a high quality standard, then you should not be building more. Ongoing maintenance has to be part of the budget. Efficiency. Take a hard look at how effeciant your current operations is performing. There is constantly city staff using multiple staff, when it could be easily done by one. Reduce greatly the amount of drive time. Staff are constantly driving back and forth from town to the shops. Be honest with yourselves when evaluating these thoughts. I spent 35 years in this buisiness, therefor have a lot of experience. P.S. Also thank you for what you do and the things that are not seen.	8/7/2023 3:41 PM
120	We have enough parks in our town. The 'dog park' that is not a dog park should be for parking.	8/7/2023 2:27 PM
121	Parks need more play equipment that the children with wheelchairs should be able to use. You need an infant playground	8/7/2023 12:46 PM
122	I would like to have the space at eugene field to be a flex space for special events, parking and emergency gathering. We found out how invaluable the area was during the ice storm. No permanent structures should be erected.	8/7/2023 12:08 PM
123	Trails needs to be safer for families to use, not places littered with homeless trash.	8/7/2023 11:40 AM
124	The only park for our kids is at Mark Twain, which is inaccessible most days during the school year.	8/7/2023 10:39 AM
125	Splash pad!! We drive to Mollala and Salem for these regularly. Also it makes no sense that there's no good nature walks or hikes nearby to town when we are surrounded by beautiful nature. Just maintaining the trail around the reservoir would be AMAZING!	8/7/2023 8:31 AM
126	The northeast end of town is significantly and blatantly underserved in this regard! We have no park or other recreation facilities nearby other than Mark Twain. It'd be nice to see the equity of these ideas dispersed to more areas of town than center of town and other newer neighborhoods such as pioneer village or abiqua heights area. There is a large chunk of unused land at the north end of Norway street that would be fabulous to acquire as it sits between Webb lake, the gymnastics facilities and the Norway/oak street neighborhoods! Might be awesome adding connectivity between these areas!	8/7/2023 8:26 AM
127	Do not use that space for disk golf or a park on the top of Ike Mooney. Leave it green!	8/7/2023 6:33 AM
128	The City doesn't have any sports facilities. It can't even maintain its current parks at a normal standard level. Seems like service clubs enhance the parks any quality of life for the community. The city doesn't put a focus to enhance the quality of life for the entire community as a whole. Cuts some trees out of Coolidge McClaine Park and re-use the timber to create a cool amphitheater. Make a cool concert venue, create multi-use sporting fields. The council and city staff need to see other similar sized towns and compare. Silverton is way behind.	8/6/2023 11:58 PM
129	Not having some sort of 'parks and rec' dept is just crazy.	8/6/2023 10:25 PM

130	Improve the boat docks at the reservoir and create a designated swim area. Increase daily parking fees to provide funding for dock renovations and seasonal summer monitoring of non parking area and boat docks.	8/6/2023 8:00 PM
131	Everyone should be able to walk to a park within 10 minutes.	8/6/2023 7:36 PM
132	Thank you for considering us when malign additions to our community. I know it is impossible to please everyone and I am extremely grateful for what we currently do have. A splash pad would be the cherry on top!	8/6/2023 7:18 PM
133	We need public greenspace on this side of town, and the traffic calming that comes with it. PLEASE DO NOT turn Eugene field into a parking lot!!! We have loads of free street parking within blocks of it that is usually unused. If more parking is needed please also consider removing the meters on 1st and cutting deals with the owners of the many mostly-unused lots in this area. A big part of deciding to make our home here was the promise of a park. The thought of it becoming a parking lot is heartbreaking.	8/6/2023 7:12 PM
134	I felt that there was a park close enough to my home until the new playground was installed, now I don't feel it suits my needs.	8/6/2023 6:27 PM
135	Biking, running and hiking trails/roads please!	8/6/2023 5:59 PM
136	We need an indoor sports facility so youth sports doesn't have to rely on the school district facilities	8/6/2023 5:25 PM
137	Walking and running is tough around town especially given dangerous intersections and crosswalks. It would be so great to have a paved multi-use path at least a few miles in length...an indoor space for recreation would also be fantastic	8/6/2023 5:00 PM
138	Silverton lacks wooded/forested hiking areas. Hiking paths in the Ike Mooney park with picnic facilities would be a wonderful addition to Silverton. Frisbee golf in a wooded area doesn't make sense if any trees are going to be removed. Silverton needs more trees for residents to enjoy and wildlife to live in.	8/6/2023 4:42 PM
139	Please prioritize green space and play facilities for kids over additional parking - this town has more than enough parking if folks are just willing to walk a little	8/6/2023 4:29 PM
140	Outdoor Amphitheatre is definitely lacking, as well as a covered area for the farmers market. A well staffed and solidified Parks and Recs department serving Silverton and Mt Angel would be great.	8/6/2023 3:02 PM
141	More signs emphasizing bike safety and opportunities to ride without car traffic (protected and separate walking and biking options like paved or gravel paths).	8/6/2023 3:01 PM
142	More parking at the reservoir or a shuttle to the reservoir. You could also install a city ran fee use inflatable obstacle course on the reservoir like they do in Wisconsin. That would absolutely bring visitors to town as I haven't seen it in Oregon yet.	8/6/2023 2:53 PM
143	This town definitely could benefit from a splash pad/park. With children so young it's quite disappointing that we have to travel to neighboring towns to use a splash pad on hot days. Theyre to young to enjoy the river in town or the resivour.	8/6/2023 2:52 PM
144	Safer biking around the town would be great! Also, there are some seriously dangerous crosswalks	8/6/2023 2:52 PM
145	All parks need bathrooms. Having a small child makes it nearly impossible to go to the park for more than a few minutes. Pioneer park NEEDS a bathroom.	8/6/2023 2:22 PM
146	No	8/6/2023 1:52 PM
147	LOVE this town.	8/6/2023 1:35 PM
148	Thank you.	8/6/2023 9:48 AM
149	A bike trail between Silverton and Mt. Angel would be great for locals and tourism.	8/6/2023 7:33 AM
150	Silverton could be an incredibly bike friendly and pedestrian friendly town but it isn't. The culture of the drivers isn't there for this, so there needs to be more safe options for walking and biking especially with so many little kids in our community. The crosswalk across c street continues to be so dangerous. Adding a parking lot to downtown could add even more traffic making it even less safe to walk/run/bike. Please just make the land in town more public	8/6/2023 6:32 AM

areas! Rails to trails should be evaluated again, please keep pressuring the railroads/state to relinquish that land for better use.

151	No disc golf! Use that ike mooney land with a better idea.	8/5/2023 11:58 PM
152	We need better bike lanes and off road bike trails. We also need better access to the creek. The creek corridor should be a multi-modal path and not private access. The creek and its shores belong to the people	8/5/2023 6:59 PM
153	Would like more bike lanes or off street bike paths. What about a pedestrian bridge across the creek at the end of Cowing Street to the path on the other side that leads to the park.	8/5/2023 11:27 AM
154	I'm so sad the only open flat green space was turned into plastic playground. All ability is great, but you can never get back green space once a city paves it over. I wish we had better/safer biking and really really think the city needs to utilize the beauty of the creek moving forward. If there was a river trail (more than we have). More access than we have, swimming holes, etc silverton would drastically improve.	8/5/2023 7:45 AM
155	As the population is aging, please keep those needs in mind. Due to my physical limitations, I need close by parking and level, smooth ground. It's nice to be able to get outside, walk and sit a bit. Go above and beyond ADA recommendations. Consult with people of varying limitations.	8/4/2023 9:50 PM
156	Often the spaces we use as a family are difficult to reach because of parking. For example, there is already a substantial parking barrier for the pool and library but then the new play structures were added which will strain the already limited parking space. The community won't use facilities if we have to park 2 miles from it especially if it is for individuals with mobility issues.	8/4/2023 7:57 PM
157	We need pickleball courts that are covered and lit.	8/4/2023 4:43 PM
158	Ranking only five additional amenities for question 4 is difficult beings they are all excellent ideas. It is a good place to start and we applaud the forward-thinking vision for Silverton!	8/4/2023 3:24 PM
159	More hiking and/or bike trails. Crosswalk on Water Street @ Peach St. Sidewalk across train tracks on James St. Turn train tracks into bike path between Silverton and Mr. Angel.	8/4/2023 3:17 PM
160	I want tourism to continue in Silverton, so whatever we can do to bring in folks to spend money. We need more public parking though.	8/4/2023 11:32 AM
161	We have a huge community of walker/bikers/roller blading/general outdoor lovers in our community. I believe to focus should be in developing our outdoors and wildlife areas. A safe and designated walking/bike path would be a great addition to our active town. Less large buildings added to our landscape and more community outdoor space. A more centralized community garden would be a great addition to the downtown area. Moving the farmers market closer to the crafters market would be ideal as well.	8/4/2023 9:43 AM
162	Having lived in Silverton for the past 23 years, I believe the city has done a great job with what is here, for recreation. There are plenty of options already in place i.e. skatepark, playground, parks, dog parks, and pool. I don't believe a city anywhere, needs to provide all activities to its community. I personally like to see improvements to what is already in place. Should it be new paint, new equipment, trees and benches, or restroom facilities. Adding a splash pad to Coolidge-McClaine Park, would be an addition, to a fabulous and well-used park, already well attended. Another restroom on the opposite end of the same park, again would be a welcome addition, for those with "littles"! While there are "organic" walking trails along the creek, a bit of asphalt or tamped gravel, would be a welcome improvement. Maintaining what is already in place, provides residents with pride in their city. Should there be additional structures and/or outdoor spaces added, and current places neglected, then our little community will lose its cohesion.	8/4/2023 8:16 AM
163	Upgrade/add community bathrooms	8/4/2023 7:47 AM
164	We need safe and expanded access to the Silverton Reservoir for swimming, fishing and non-motorized access. There is grant programs through the Oregon State Marine Board specifically for non-motorized access. There are also grant programs through Oregon Department of Fish and Wildlife (Restoration and Enhancement Program) to create fishing access. These programs coupled with city funds, and other grants could really help us to increase safety and access for all.	8/4/2023 6:55 AM

165	I am so impressed with the y this summer. They've done a great job and if the city can find ways to support them on a larger scale I think it would a great addition to the community! Thank you for your hard work!	8/4/2023 5:30 AM
166	Did you know the community of Jefferson Oregon has a Parks and Recreation District? Keep the pickleball up by the skateboard park. Put a splash pad or water feature that children can play in on the south portion of the new City Hall. Or the A St. Property. Tie it in with a place the farmers market can set up. We have plenty of parking. The A St. property is in the HEART of downtown. Are sport courts what we want to show off to visitors? Thank you	8/4/2023 3:30 AM
167	We need more spaces for our children to come together and play that is covered and has lots of activities	8/3/2023 10:31 PM
168	Our community could benefit from a splash pad that is away from the creek and that is on throughout the summer time for smaller kids to cool off who don't know how to swim, or parents are unable to get in the water with them.	8/3/2023 10:08 PM
169	There is a private park in our vicinity that we are allowed to walk in	8/3/2023 8:33 PM
170	Pickleball players needs indoor and outdoor courts (with toilets). More walking trails needed.	8/3/2023 4:01 PM
171	We need a couple splash pads for summer. It would be so nice to not have to drive somewhere for that. There's only so much space at the river by park to swim.	8/3/2023 3:17 PM
172	Multi-use facilities are more profitable and useable.	8/3/2023 3:08 PM
173	New to area. Safe bike paths/lanes are missing in this area!	8/3/2023 2:19 PM
174	Pioneer Park needs bathrooms	8/3/2023 1:36 PM
175	The city must absolutely ensure there is access to downtown Silverton for the Webb Lake Development via some pedestrian/bike routes. It is too dangerous for anyone walking or riding along Hobart to Second streets to access town. Kids are cut off from everything and as an older adult I am unable to walk or ride to town without fear of being hit by traffic.	8/3/2023 12:07 PM
176	There has been at least two loooooong city planning projects in the last 10 years and only pioneer park and extension of skate park built. have you considered that there's been enough planning and consider building something! The 'conditions' of the city have barely changed. Waste of tax payer money.	8/2/2023 4:23 PM
177	Another priority is safe paths to the schools, especially to the middle school and high school. My kids struggle to have people stop so they can safely cross by the Taco Bell. It's such a dangerous spot!	8/2/2023 4:10 PM

Appendix D

Stakeholder Interview Results

YMCA

The mission of the YMCA is to provide programming for any sports activity needed in the community if nobody else is providing it. They never compete with existing programs provided by other organizations. A list of programs they provide or partner with includes all things at the pool, Flag Football, Soccer, Pickleball, Basketball, Toddle Tuesdays, Summer Day Camp, and Baseball.

The YMCA is justifiably concerned about the statements from the previous meeting that says, "Little Support from the YMCA." The YMCA currently must file an application with the city every time they want to use the Gym in the Community Center. They can apply for a set time every day, week, or month, but if they want to do something new, they must ask the city. The YMCA has no fields of their own nor does the city. The YMCA must get permission to use any field from the school district. The YMCA does not currently own or control any facilities of its own other than the agreement with the city to run programs at the pool.

Current facilities in the community owned by either the school district or the city do not meet the sports activities of the community and thus do not meet the needs of the YMCA. The community is currently highly deficient in indoor Gym space, Baseball fields, and Soccer fields. There really needs to be centralized scheduling and control of sports activities spaces shared by multiple organizations in addition to the YMCA like Jazzercise, Youth Football, Soccer League, Platies, Gymnastics, Dance, and Little League. All these groups are competing to try to get space from the School District, the city, and private entities. There is just not enough space.

The big long-term focus needs to be on more indoor Gym space, Tennis/Pickleball courts, and Soccer Fields. A large open field space that is watered and mowed, but not developed for anything is needed. This would be an outdoor flex space that could be used for soccer, football, kickball, or all kinds of other stuff. Maybe the school districts' space North of the Middle school they are not using nor are they maintaining. Maybe a swap of land for building turf fields for the school district. This led to a big discussion on how Turf fields are not low maintenance. They don't require daily or weekly maintenance, but they must be reseeded annually, which is very expensive. Our community doesn't need any small or pocket parks. We need to invest in big parks.

In the immediate term, the big hit that is needed immediately is one indoor full-size indoor basketball court that is not owned by the school district with two covered lighted tennis ball courts that would double as 8 pickleball courts also not owned or controlled by the school district. This would need to include bathrooms etc. The outdoor courts could be lit by coin-operated lights that could be rented and turned on with a quarter machine or debit card machine.

The YMCA feels the customer service from the city is great, but there is a significant lack of facilities. Fields need to be watered and mowed, and Bathroom facilities maintenance is severely lacking, especially on the weekends.

Silverton Youth Softball

1. Describe your entities' programs and services.

Silverton Youth Softball; Sam Wurdinger (President). Non-Profit Organization for girls from 1st grade to 8th grade. Entry level sports for girls who seek to enter more competitive higher skilled baseball.

2.. Do you have facilities? If so, who is using the facilities and for what purpose?

The organization does not have its own facilities. They utilize 2 outdoor fields at Mark Twain Middle School. They do not use Silverton High School grounds.

3. How does your entity interact with Silverton Park facilities?

The organization does not use any park facilities owned and operated by Town of Silverton

4. Do existing programs and facilities meet the needs of your entity? No

5. What is your long-range plan that relates to Silverton's facilities?

None but would hope that the City will someday set aside funds to build an area of a park to accommodate the softball association. The organization does not have access to any Silverton facilities as none exist for softball or baseball. To the extent they use the fields at Mark Twain Middle School, they hope that Silverton will subsidize the organization to maintain and/or improve the fields upon which they now play. Historically, the President of Silverton Softball personally maintains the fields, including weeding/mowing grass and amending the soil, upon which softball diamonds, pitching dirt mounds and backstops exist and makes any repairs needed to the field or backstop to ensure the safety of the softball players.

6.. Do you have recommendations on partnership opportunities?

Yes. Expand existing parks to include softball diamonds, dirt mounds and backstops so that the softball players can practice in the existing parks at any hour, rather than after school hours at Mark Twain.

Further, Sam is negotiating with the Silverton School District to build a Field House on the High School grounds wherein the softball players will be able to practice indoors during inclement weather. He is hoping for 100 x 120 sq. ft building space. He would also like to include batting cages (indoors?) and to add "turf" to an outdoor area on the school grounds.

The Softball Association is conducting fundraisers to raise funds towards purchasing building material as well as hopes to partner with the Silverton Fox Foundation to aid in the construction of the Field House.

7. Should existing facilities be upgraded? If yes, identify.

Yes. The neighborhood park in Pioneer Village could be modified to replace the location of the basketball court currently taking up space in the middle of the park. If the basketball court was moved to another location, the existing grassy area could be expanded in that space to include creating softball/baseball diamonds, mounds, and backstops from which the softball players could better practice.

8. Should new facilities be added? If yes, can you explain?

There are no existing facilities provided by the Town. So, yes, the Town should create a designated area within the existing parks from which the softball/baseball players can practice.

9. Do you feel the City adequately supports your entity, if not what is needed?

No. See answers above.

Silverton Youth Softball

1. softball for girl's 1st through 8th grade, non-profit under the JBO non-profit. They have about 75 girls currently and they have a spring season from Spring break in March through July and a fall season from the end of August through Oct.
2. They have a field at Mark Twain and one at the middle school. They do most of the maintenance on the field themselves even though their use is through a partnership with the school district. The two softball fields they use are not shared with other teams for the most part, because they do not use the fields that the high school softball team uses. When the dugouts or backstops need repairs, they do it, they have replaced existing equipment with fundraising.
3. Their interaction is all through the school district.
4. They would also really like to see some park softball diamonds. Even small ones that they can practice on, even if they can't host games on them would be helpful. He suggested that there may be room for a small softball diamond at the existing space in Pioneer Park for example.
5. Youth softball also expect to continue growing in numbers and will need fields to use. In the long term they too would love to see a public park space of sports fields. Sam also brought up families that travel for youth sports and the effects on the local economies with towns can host tournaments. We do not have adequate fields to currently do that.
6. They are currently partnered with JBO and work closely with the school district. They are also fundraising for their new facility through the Fox Foundation.
7. Better maintenance of current fields would help. If the city or school district would spray the grass on fields for weeds that would help a lot. If more fields could be added to the green space behind Robert Frost that would also be very beneficial.
8. New facilities would be the best long-term goal, a city park made up of sports fields for all our youth sports organizations would be ideal.
9. Sam did not say anything critical of the city, but just feels his club doesn't really interact with the city directly on anything.
10. If the city could add a park with sports fields, it would meet a huge need.
11. The school district could maintain it's fields better, the clubs have gotten very used to doing much of the maintenance themselves and just accept that as the way things are.
12. The city should plan in the long term to add indoor gym space available to the public and a park made up of a variety of sports fields. All the existing clubs and teams need more practice spaces. Land needs to be acquired for this.
13. Having enough space as we continue to grow, meeting the needs of all our local youth sports.
14. Look into small spaces that could be creatively used now, such as adding a softball diamond to Pioneer Park or another small park. Look into the possibility of adding sports fields at the top corner of the Ike Mooney property.

Basically, from both we heard a very large interest in baseball and softball diamonds that are part of city parks and not just on school district property.

Silverton Youth Baseball Association

1. Describe your entities' programs and services.

Participants in this non-profit association include approximately 180 youths which make up 20 separate teams. The kids are in kindergarten to 8th grade age groups. The baseball season runs from May to mid July and September to November. The participants practice approximately 3x a week after school hours. There are 4 different levels of players: T-Ball (youngest members); Rookies; Minors; and Junior and Senior level players. The T-Ball and Rookies play at Robert Frost Elementary. The Jr. and Sr. players play at Davidson Field at Mark Twain and on the High School Grounds. The Association does not use any parks and recreation facilities managed by the Town.

2. Do you have facilities? If so, who is using the facilities and for what purpose?

The Association does not have its own facilities. See answer above. It also leases a playing field from the City of Mt. Angel for \$800 per season. While the School District permits practice and play on its fields at Mark Twain, the Association is paying \$3,000 each season to utilize indoor facilities and pays \$45/per hour for janitorial services. They are only allowed to use the school facilities for 1 hour a day. St. Paul Catholic Church has made its field available to the Association for \$1.00 a year; however, the grounds are not maintained, the dirt is hard and not amenable to safe play; and the bleachers are dangerous to sit upon. So, the Association has foregone playing at the Church grounds.

3. How does your entity interact with Silverton Park facilities?

There is no such interaction.

4. Do existing programs and facilities meet the needs of your entity?

No

5. What is your long-range plan that relates to Silverton's facilities? Hope that the Town of Silverton will provide an area in any existing park or new park to accommodate grass or turf upon which the kids could practice and play games and, more importantly, an indoor facility so that they can practice and play during inclement weather.

6. Do you have recommendations on partnership opportunities?

Yes, partner with the Town to provide adequate practice and play areas for the Your Baseball Association participants.

7. Should existing facilities be upgraded? If yes, identify.

8. Should new facilities be added? If yes, can you explain? See answers above.

Silverton Youth Baseball Association

1. junior baseball, includes t-ball for boys and girls combined and then baseball for ages 1st grade through 8th grade boys only (t-ball, rookies, minors, seniors are the levels). The club has almost 20 teams with 180 kids participated. It is a non-profit, does its own fundraising and is run by a board of parent volunteers, coaches are also parent volunteers. They have a spring season from mid-May to July and a fall season from Sept to Nov.

2. They do not have their own facilities, they use baseball fields at the high school and middle school, Robert Frost and St. Paul church. They pay \$1 a year to lease the field at St. Paul but they must maintain it and they need funds to do so, it is currently unusable. This year they also paid to rent a baseball diamond in Mt. Angel city park because they did not have enough practice space in silverton for

all their teams. Tyler did mention that their club is looking into requesting help from the city for some maintenance of fields, mostly financial help. They pay for janitorial services when they use the school district locations, for the last year they paid \$3,000.

3. They only use school district property and church property

4. Current facilities do not meet their needs, they must share the facilities with other clubs, such as soccer, softball, football and with school sports teams. Some of the fields are in very poor condition and some are not usable. They do a lot of their own maintenance. Silverton does not have a turf baseball field anywhere, which is an important facility for other baseball clubs, it takes a lot less maintenance and can be used in poor weather.

5. The club expects growth to continue, they had record breaking numbers this year and expect them to keep rising. They are currently fundraising to build a clubhouse on the high school property where they can train indoors. It would be shared with softball and the high school.

6. Their major partnership is with the school district and softball league.

7. The biggest thing that could help them is upgrades to existing facilities. They need to get the field at St. Paul updated and back to a usable condition. They would love to see more maintained baseball and softball diamonds on the campuses of Robert Frost and the middle school, both of which have unused land.

8. In an ideal world we would have a city park with baseball diamonds, many neighboring towns do, and they are used for league play and tournaments all the time. Could we put fields in at the property on Ike Mooney??? Could we look at bringing in Wayside Park as a city park? Can the city partner with the school district to add fields to existing school facilities? Without adding facilities can the city update existing fields on school property?

9. No, honestly, the city is not really providing any space or resources for youth baseball.

10. The best would be to have a city park that was made of up sports fields, soccer, softball, and baseball that club teams could use.

11. The school fields are maintained but could be done better and much of the space is not being well used.

12. In the long term, acquiring land that could hold a sports facility on park land would be ideal.

13. Growth, lack of space, lack of sports fields and lack of public indoor gym space.

14. The organization is looking for support from the city in how to upgrade some of the existing fields currently.

Overall, in conclusion, the youth baseball organization is a group of volunteers working hard for their kids and happy to do so, they are pretty much willing to continue getting by as they have done for a long time, but they are also quite aware that there has been no investment by the city into any of this. They need more space as the city grows, they need more usable fields when they are shared by so many entities. They play in neighboring communities, and they use city parks all the time that are maintained by local parks departments, and they would love to see something like that in the long-term planning for Silverton.

Farmer's Market

1. Describe your entities' programs and services. Saturday Farmer's Market
2. Do you have facilities? If so, who is using the facilities and for what purpose? No.
3. How does your entity interact with Silverton Park facilities? Use of Townsquare Park parking and restrooms.
4. Do existing programs and facilities meet the needs of your entity? Improved access to additional parking would be beneficial.
5. What is your long-range plan that relates to Silverton's facilities? Continual growth of vendors and potentially connection to crafter's market.
6. Do you have recommendations on partnership opportunities? Crafter's market.
7. Should existing facilities be upgraded? If yes, identify. Parking
8. Should new facilities be added? If yes, can you explain? Covered area could extend season or improve access when market moves to community roots school location in winter months.
9. Do you feel the City adequately supports your entity, if not what is needed? Not a strong connection between city services and farmer's market but the use of facilities is critical.
10. How can the City best serve the recreation needs of the residents within its boundaries?
N/A
11. Do you believe park facilities are properly maintained? Yes.
12. What are some long-range goals you recommend the City consider? Year-round covered space or centrally located indoor space.
13. What are the greatest parks and recreation challenges facing the City in the next 5 to 10 years? Pickleball, centrally located attractions.
14. What else would you like the City to know?

Music in the Park

- Describe your entities' programs and services.
"Music Mondays" free concert series every Monday June - August 6:30-8pm. Paid for with donations.
- Do you have facilities? If so, who is using the facilities and for what purpose?
No dedicated facilities - use park setting.
- How does your entity interact with Silverton Park facilities?
Use of the Mill Park in the shade near the all-abilities park
- Do existing programs and facilities meet the needs of your entity?

Not ideal – but seems to work ok.

- What is your long-range plan that relates to Silverton’s facilities?
Has been popular and could expand music offerings if there was a more suitable location.
- Do you have recommendations on partnership opportunities?
None talked about
- Should existing facilities be upgraded? If yes, identify.
 - “Amphitheater” was very poorly designed and executed. Too steep, no terraces for seating, no power, no stage/place to set up for bands, no shade. Many attendees are older, and the amphitheater is too steep to accommodate any sort of ADA access.
 - A properly designed/dedicated outdoor performance space.
- Should new facilities be added? If yes, can you explain?
See above. Shaded, easy access seating, small stage, access to power, easy access to ADA bathrooms, easy to pull vehicles near for setup and band equipment, etc.
- Do you feel the City adequately supports your entity, if not what is needed?
All-abilities park install didn’t account for music in the park and had to move and make it work but left a less-than-ideal scenario for the events
- How can the City best serve the recreation needs of the residents within its boundaries? N/A
- Do you believe park facilities are properly maintained? Yes
- What are some long-range goals you recommend the City consider?
Outdoor performance space for bands, guest speakers, performing arts.
- What else would you like the City to know?
There is a very vibrant art and music interest in Silverton – the city can help support this with a focus on creating spaces for this.

Pickleball

1. Describe your entities’ programs and services.
None currently, just individuals playing pickleball.
2. Do you have facilities? If so, who is using the facilities and for what purpose?
 - Silverton currently has two indoor courts at the YMCA that are heavily used and shared with other sports.
 - Occasionally using middle school but they must tape the courts on their own and the nets are too high and are not able to use them like pickle ball nets (pickle ball allows for “around-the-post” play which the tennis nets do not allow).
 - Currently using other facilities, Salem Capital has 6-8 courts and challenge courts (used for above a certain level of Pickle ball skills)
 - Woodburn has new outdoor courts.
 - Also using facilities in Dallas, Albany, Newberg
3. How does your entity interact with Silverton Park facilities?
It doesn’t, just the YMCA

4. Do existing programs and facilities meet the needs of your entity?

No

5. What is your long-range plan that relates to Silverton's facilities?

- Would ideally see indoor and outdoor courts, these two types have different balls, different types of play, and attract different players. For example, Corvallis has mixed classes.
- Corvallis also has the ability for Round Robin play, which is becoming more popular and needs a minimum of 6 courts.

6. Do you have recommendations on partnership opportunities?

YMCA: could work with a Silverton Pickle Ball Club in the future but this realistically wouldn't exist until there were facilities because people pay a fee to be part of the club to play in certain areas.

7. Should existing facilities be upgraded? If yes, identify.

If the YMCA was going to be upgraded, yes. The YMCA courts are currently wooden which is not ideal for pickle ball and there are only two courts. Since only 8 people can play at a time and a typical game takes 8-15 minutes players often must wait 30+ minutes which increases risk for injury because people get stiff while waiting. It also limits the ability to play at any competitive level. Also, the lighting at the YMCA is horrible, feels like they are always playing at dusk which makes it harder to see the ball/reaction times are slowed and faulty.

8. Should new facilities be added? If yes, can you explain?

As above.

9. Do you feel the City adequately supports your entity, if not what is needed?

No. The city currently isn't involved in any pickle ball facility maintenance or development. As noted previously at the middle school they must tape on their own and this often gets pulled up. They must bring their own leaf blowers to clear the courts. They can't play during school hours.

10. How can the City best serve the recreation needs of the residents within its boundaries?

Unrelated to pickle ball, the city needs more outdoor recreation areas/facilities. [Rhett] used to be a soccer coach as well, Robert Frost field is unusable most of the year. If there was a sprinkler system in place this could at least be used in the summer and in the fall. Silverton is also growing and there needs to be a plan in place to support this growth. Traffic is getting worse; it takes longer to get to places.

11. Do you believe park facilities are properly maintained?

Yes, maintenance of current park facilities has never been a concern.

12. What are some long-range goals you recommend the City consider?

More outdoor recreation areas.

13. What are the greatest parks and recreation challenges facing the City in the next 5 to 10 years?

Expanded population, traffic concerns as above. Parking takes longer, more development means even more traffic but also the need for more outdoor recreation spaces.

14. What else would you like the City to know?

- Pickle ball is a great sport because it allows for multigenerational interaction that most other sports do not. [Rhett] recently played a game with his 13-year-old son and they played against a

pair of players in their 60s and 70s. The sport is growing so much and allows for positive influences among generations.

- Also, would like to note that pickle ball attracts many from the older generations. A lot of these people could provide some financial backing, if the city needed this support and asked, there are likely people who would step in to donate.

Silver Falls School District Athletic Advisory Committee

1. Describe your entities programs and services
23-25 different athletic teams (JV-varsity), 3 seasons, 900 kids year participate per year in high school level. PE classes. Serves youth sports in town, supports middle school participants and adult athletic groups as well.
2. Do you have facilities? If so, who is using the facilities and for what purpose?
2 soccer fields, 2 softball fields, a baseball field. And another area for practice, felids by middle school, green space, turf field at track, track, 6 tennis courts, 3 at SMS, RF fields. Ang outlying schools have makeshift fields/open space playgrounds.
3. How does your entity interact with Silverton Park facilities? Not currently.
4. Do existing programs and facilities meet the needs of your entity? What we have for the schools are at capacity and cannot offer more to youth sports or adult programs.
5. What is your long-range plan that relates to Silverton's facilities? I like the facilities we have here, and we need to improve them, i.e. turf field. (I'd like it here and at RF or a complex behind RF)
6. Do you have recommendations on partnership opportunities? The first thing is to sit together and talk about it. City council, park and rec committee, superintendent etc.
7. Should existing facilities be upgraded? If yes, identify. Yes.see above.
8. Should new facilities be added? If yes, can you explain? Of course. Covered complex, turf. If space is available.
9. Do you feel the City adequately supports your entity, if not what is needed? That's a hard question. I don't see them doing anything for us over here so to speak. I could be wrong. There's always room for a partnership between the two biggest entities in town.
10. How can the City best serve the recreation needs of the residents within its boundaries? Include pickle ball, covered areas, keep in mind other activities, all abilities. I know there are playgrounds at the school but there isn't parks over by mark twain and only a little park in mill town. Could be improved upon.
11. Do you believe park facilities are properly maintained? I think so. They are nice and clean. Just need more!
12. What are some long-range goals you recommend the City consider? More play space for kids. More nature and places to exercise.
13. What are the greatest parks and recreation challenges facing the City in the next 5 to 10 years? Space and utilize those spaces and resources.

14. What else would you like the City to know? Get an opportunity to sit down with this city to partner up. Both would benefit greatly.

Silverton Mainstay

Describe your entities' programs and services.

- Program that serves adults (18+) with disabilities; intellectual, emotional, physical and creates activities and excursions for this population
- Meet 2 times a week from 1pm-4pm T/Th @ the Methodist Church

Do you have facilities? If so, who is using the facilities and for what purpose?

No dedicated facilities – share space at the Methodist church – would love dedicated or shared space to help the growth.

How does your entity interact with Silverton Park facilities?

- Use of the Mill Park – but there is no seating (benches, picnic tables, etc)
- Use the pavilion @ Coolidge McClaine Park
- City pool

Do existing programs and facilities meet the needs of your entity?

Would love a dedicated space in new Y or community center that could be shared with WIC or other service organizations, but in particular a space for activities, crafts, physical activity, a gathering space/ flex use space.

What is your long-range plan that relates to Silverton's facilities?

- Grow to 4 days a week + See above

Do you have recommendations on partnership opportunities?

- Volunteer work experience partnership for members of Silverton Mainstay with City for maintenance work, repairs, etc
- YMCA partnership to bring programming under the Y umbrella as a Y program??

Should existing facilities be upgraded? If yes, identify.

- Better seating along the path and all-abilities park and Mill Park – picnic tables so that groups can gather there and do crafts in the shade or sit to enjoy the park.
- More tables and seating

Should new facilities be added? If yes, can you explain?

- See above.

Do you feel the City adequately supports your entity, if not what is needed?

- Lack of courts (basketball, Pickleball), fountain / splash pad – water feature

How can the City best serve the recreation needs of the residents within its boundaries?

- Create a tax or fee option specific for parks and recreation on city taxes or water bill? Somehow dedicate money to parks and Rec.

Do you believe park facilities are properly maintained?

- Yes

What are some long-range goals you recommend the City consider?

- Sidewalks on C street to connect all areas without adequate

What are the greatest parks and recreation challenges facing the City in the next 5 to 10 years?

- Cost to upgrade and upkeep – create a district that has dedicated funds

What else would you like the City to know?

- 1-3% of the population has intellectual or mental disabilities and therefore as the city grows so too should the services and spaces for activities that are inclusive to all.

Fall Line Sports

I met with the owner (Justin). He and his business interact with skateboarders, bicyclists of all types, inline skaters, and general outdoor enthusiasts. Here are his thoughts:

- He feels that the parks are generally well-maintained.
- He would like to see more trails (for mountain biking and hiking. He mentioned the possibility of expansion at the reservoir. There is a trail there now, but it is currently blocked with a fence near the quarry.
- His customers say they do not feel safe bicycle commuting in town. The town needs to be more bike friendly and safer.
- The skate park is great. There is a planned 3rd phase to the park that he hopes is still under consideration. He believes more activity at that location (proposed pickleball courts, YMCA) would be good.
- He thinks a good addition to Silverton recreation would be a "paved pump track" like they have in Redmond - see link below. It could be used by skateboarders, mountain bikers, inline skaters, etc.

Link:

<https://bermstyle.com/redmond-oregon-homestead-park-velosolutions-paved-pump-track/>

Silverton Art Association

1. Currently president of the board for the Silverton Art Association. A group based next to the Coolidge-McClaine park that offers adult and children's art classes, workshops, artists co-op space, art shows and events. They also partner with the school district to teach art in our schools with an artist in residence program.
2. Yes, they have facilities, 2 buildings owned by the city and leased to them next to the city park. The art association uses the facilities for classes, gallery space, artist co-op workspace and special events.
3. Their facilities basically exist in the park so there is a great deal of interaction, they are very happy with the partnership. They are working with Homer Days committee on some partnering between the festivals.
4. Yes, they believe their facilities meet their needs. They are very happy that the city provides them with an affordable lease, their buildings have maintenance needs, but they seemed very understanding that they need to fund that in other ways. They are applying for grants and dealing with some deferred maintenance. They would love to see the city add some kind of permanent stage structure in the park that could be used for all festivals and events. Currently those are rented at a pretty high cost to the organizations each time they are needed.
5. They plan to stay in their current facilities and continue using the park space around them. They are currently growing and adding more programs.

6. Happy with their partnership with the city. Looking to partner more with the school district for summer art programs outside of school.
7. Their own facilities need some upgrades; they are working independently on that. The suggested upgrade in the park is a permanent stage structure and would like to see less dead grass, draught tolerant plantings instead.
8. Only comment on new facilities was the permanent stage.
9. The art association is very happy with the city's support; they feel the low lease they have is great support from the city. They feel valued by the public and the city.
10. They would love to see the water fountain running for the kids in the park, possibly a recycled water feature added to that so it could run in the summertime even when we are on water restrictions. Also, less dead grass in the parks, looking to alternative to grass, possibly clover or other drought resistant options that are still good to walk on but will keep the area cooler and look nicer than dead grass.
11. He is in the city park at the art facilities all the time and feels that the park is well maintained, it's clean and the bathrooms are clean. He is happy with how the city maintains the parks.
12. He would love to see a permanent stage for performances or an amphitheater in the park, more gathering space.
13. Didn't really give an answer to this
14. Appreciates the partnership with the city and the park spaces we have.

The Oregon Garden

1. The Oregon Garden is an 80-acre botanical garden. In addition to viewing a wide variety of plants and trees, we offer educational programs to children and adults, host a summer music series, and rent facilities for events, such as weddings, meetings, etc.
2. See above for description of facility usage/purpose.
3. We do not interact directly with SP facilities. However, because we are a partner with the City, we work closely with Public Works, particularly Water & Sewer, as the Garden is the repository of the City's treated effluent from May to October.
4. Public Works also assists with assistance in maintaining the extensive wetlands complex, and some of the areas beyond the Garden boundaries.
5. We will continue to work closely on the treated effluent, which we use for irrigation, thus resolving a major environmental issue for the City.
6. The biggest partnership opportunity would be for park expansion by utilizing City/Garden property, which is adjacent to the 80-acre Pettit property, which includes the 22-acre lake.
7. Although the City also has 2 small parks and the pool, the only park of size is Coolidge McClain. Unfortunately, due to the number of trees, there is little opportunity for recreational opportunities, so usage is limited to picnics, and special events, like Homer and the Fine Art Festival.

8. If CM Park was thinned to create some open space, it could create additional use opportunities.
9. Absolutely.
10. By increasing useable space at CM Park, and then identifying and acquiring land for additional parks.
11. For the most part yes, given the limitations at CM Park. However, the storm damaged restrooms there should be repaired or suitably replaced.
12. Completing an achievable parks master plan supported by realistic funding. The non-garden space at the Garden and the Pettit Property would be a great start.
13. Acquiring land and building the facilities. While the Garden and Pettit Property would not be suitable for sport types of recreation, it offers great opportunity for hiking, fishing, and boating. Most importantly, the City already owns the land.
14. The financial challenges are significant. An overly expansive proposal for a Park & Rec district will never fly, as history has shown. Coupled with the impact of school bonds, voter support will be difficult to build. That said, it is still worth pursuing a worthwhile project(s), built on interest and affordability.

Silver Falls Soccer

1. Describe your entities' programs and services.
We offer youth soccer practices and competitions for over 300 Silverton area boys and girls from kindergarten to 8th grade.
2. Do you have facilities? If so, who is using the facilities and for what purpose?
We do not have our own facilities. We rely on Silver Falls School District facilities.
3. How does your entity interact with Silverton Park facilities?
It doesn't.
4. Do existing programs and facilities meet the needs of your entity?
No. We have a need for more field space.
5. What is your long-range plan that relates to Silverton's facilities?
We are building funds to be involved in any future efforts with other groups to increase field space and availability.
6. Do you have recommendations on partnership opportunities?
Silver Falls School District and the City of Silverton.
7. Should existing facilities be upgraded? If yes, identify.
The fields we currently use are in good shape. There is an interest and need to add artificial turf fields.
8. Should new facilities be added? If yes, can you explain?

Yes. We share field space with Silver Falls School District athletics, JBO, Silverton Softball, YMCA. There are not enough fields to satisfy the needs of these organizations currently. Our numbers continue to trend up with an increasing number of participants.

9. Do you feel the City adequately supports your entity, if not what is needed?

The City does not provide us with physical space currently.

10. How can the City best serve the recreation needs of the residents within its boundaries?

A larger space for current activities as well as a wider variety of activities with space.

11. Do you believe park facilities are properly maintained?

They are properly maintained for their current purposes.

12. What are some long-range goals you recommend the City consider?

Consider converting the Westfield property to a sport complex. Explore other property for this purpose as well.

13. What are the greatest parks and recreation challenges facing the City in the next 5 to 10 years?

Growing number of users, increased labor and maintenance costs, increased competition for land use.

14. What else would you like the City to know?

Silver Falls Soccer Club is ready and willing to work with the City to further explore and develop more park spaces with a variety of uses.

Homer Davenport Days Board

1. Outgoing president of the Homer Davenport Days board, staying involved. Plans and executes the Homer Davenport Festival yearly in Cooldige-McClaine park.

2. They use the city park for the festival every year. They do not pay to use the park; they work with public works directly on the organizing and who is responsible for what.

3. They work directly with Mike Dahlberg at public works on the needs for the park facility during the festival. They do the maintenance of the park and bathrooms during the 3-day event. Public works does provide them with certain supplies and some set up. It would help if they had better structure in their relationship with the park, a more precise set of expectations on who is responsible for what.

4. The current park does meet their needs; they would love to see the park have a little more maintenance and be a little more manicured in appearance. The addition of a permanent stage would really help in meeting their needs.

5. They plan to continue using the city park for their festival. A permanent stage or amphitheater at the park would be very helpful. They currently borrow a stage from the school district or rent a stage and the set up and tear down and storage is a lot of work. An amphitheater in the park would be a very helpful resource for them and for many other entities (in their opinion).

6. They work with Rotary, the city, the art festival, and others already. They are working on many partnerships. Eric also serves on the board of the YMCA and at this point we discussed partnerships more in general for the city. One concern he brought up was that as the city partners with others to bring in

more facilities we must make sure we have the staffing and manpower to maintain our resources. We need to have the staff to maintain what we have and to maintain it well.

7. Eric strongly feels that before adding more facilities we look at what we have and how we can use them better. We can make some of the things we have better and more multi use.

8. If adding new facilities, start by making sure we have the staff. He feels we are barely meeting our parks' needs and new facilities should be added, but thoughtfully. We are unusual for a town this size in that we have no sports complex that is part of our parks, all our sports facilities are school property. He sees a need for sports facilities.

9. They feel supported by the city, but they do have an interest in seeking some small financial support from the city for Homer days. They believe that most people believe the festival is put on mostly by the city and they run with a very tight budget and very small reserves. They are not making money and are discussing seeking some financial input from the city on an annual basis.

10. Eric feels very strongly that we need a separate parks district. We need to look at that in our long-term planning. It's a resource for funding, for staffing and for specific projects. A city of this size should have one.

11. He believes they could be maintained better. We should be making more of what we have. We should be keeping the city parks groomed better, the skate park was mentioned several times, that there is no landscaping, that it is not maintained well, and families could use it for picnics and hanging out, but the grounds are not kept up well enough to do that.

12. Number one-some kind of amphitheater or permanent stage structure in Coolidge-McClaine. He is currently working with a group that plans to propose an amphitheater mostly built by volunteers, they are working on design concepts now. A parks district in the long term is very important. He would love to see more creek access in our parks and downtown. Creek access from Town Square Park that doesn't involve climbing under the bridge. Also, there is much better access in Coolidge-McClaine along the creek bank by the bridge. If a footbridge could be built somewhere so we could have a loop of trails through the park and over the creek. More walking trails in general. A sports complex that includes Turf fields for sports, very important so they can be used all year. A splash pad at the new city hall and green space there that can be used for the farmer's market.

13. Creating a parks district. Improving staffing to maintain what we have. Finding a way to add a sports complex. Funding.

14. Creek access, play up our resources that we have, the creek is very inaccessible in town. Not totally park related, but he did talk about making sure there is adequate parking with anything we add, that if we do anything downtown or near town that we must consider parking issues.

Boy Scouts

1. Describe your entities' programs and services.

Boy Scouts, youth program, foster parent leadership to boys and girls in the community. Basically, a service group.

2. Do you have facilities? If so, who is using the facilities and for what purpose?

Use of St. Edwards Church (meetings)

3. How does your entity interact with Silverton Park facilities?
Clean up, eagle projects, camping at Coolidge/McClain Park
4. Do existing programs and facilities meet the needs of your entity?
Yes
5. What is your long-range plan that relates to Silverton's facilities?
N/A
6. Do you have recommendations on partnership opportunities?
Lions Club/work @ reservoir, more trail work
7. Should existing facilities be upgraded? If yes, identify.
Yes, cleaning up invasive species
8. Should new facilities be added? If yes, can you explain?
Teen center
9. Do you feel the City adequately supports your entity, if not what is needed?
Permit to sell trees(?)
10. How can the City best serve the recreation needs of the residents within its boundaries?
More creek access, better trails
11. Do you believe park facilities are properly maintained?
Yes
12. What are some long-range goals you recommend the City consider?
Interconnections, bike paths to Mount Angel, better bike access, more places into town
13. What are the greatest parks and recreation challenges facing the City in the next 5 to 10 years?
Value of land, not enough city land
14. What else would you like the City to know?
Interconnections around the city & rails to trails

Appendix E

Public Open House Comment Card Responses

Master Plan General Comment Cards

Greenways/Trails – The loop people like to walk is downtown – Coolidge – stairs – Abiqua Heights – danger hill. Especially going up/down danger hill and the stairs. One of the only parts that isn't paved happens to be the City's property at the water plant.

Adjust city budget to include swimming pool operations funding. Stop paying for operations through bonds.

Turn unpaved road north of E. Main between Ames and Park into greenway/park after water project. I think it is a hidden park waiting to be made. Let people volunteer for the city to grow parks and recreation to include programming for a teen center. Or to build city approved trails at the reservoir.

Send a staff member to become a Certified Playground Safety Inspector. Maintain the safety surface of playgrounds to meet the safety standard. None of the playgrounds are currently meeting the standard.

Create partnerships with school districts for use of recreation spaces, gyms, fields, courts, playgrounds. Churches also have spaces that have community recreation value.

Need a park on the east side of town like Crestview neighborhood/Steelhammer area with playground equipment.

Paved pump track/flow trails, ala Bentonville, AK and better, brighter skatepark lights. Build more trail at Roger's Wayside. Silver Falls Composite NICA team would love to help.

Add a pump track. Better lighting at skate park.

Stocking Fish at Pettit Reservoir. Market Silverton Skate Park as tourism destination. Connect all-abilities playground to parking lot with boardwalk. Have a river surfing consulting company develop a concept. Interpretation signs with partnership with historical society. Improve road crossing from pre-school to Old Mill. ADA restrooms at old Mill Park can potentially be CDBG eligible.

Pedestrian safety across Oak and Main between Mill/3rd and 2nd street is a major barrier for connectivity due to the visibility (lack of) and speed of traffic coming down the hill. The quieter streets are preferable for children, but their streets pose a barrier. I won't send my son to the library currently (12 years old) and when walking/jogging, this is the most dangerous pinch point. Not all traffic prefers the main routes, especially when quieter/prettier/safer routes are available.

Natural walking trails around the Web Lake area/wetlands/park would help preserve the area from future development in housing or industry.

We should put a trail around and to the reservoir. Currently it is not safe to walk to it. And we should make a sandy beach for the many kids and families that swim there.

Paved pump track at the skate park.

A paved pump track would be sweet. Something like what Portland has at Gateway Green. Riding a pump track, regardless of what type of wheels you have, is a ton of fun. And a great work out. A paved pump track would go great in the Judy Schmidt Memorial Skate Park.

This was a very well-organized event! So fun and informative. This should be a template for future community feedback events. Well done! I'm especially interested in the new greenway idea. A focus on safety and accessibility will be important. I love the enthusiasm for pickleball, but can these courts also accommodate 4-square or other fun outdoor games? Looking forward to future updates!

New option!! Public green space across main from the water treatment plant between Petit & Steers property (Ames & Park Street, North of Main).

Love the concept of better connecting the city through more trails! Thank you for the work to improve the safety of bicycle and pedestrian facilities! This is so important. Please don't stop trying for a safer connection to town for the Webb Lake neighborhood (in Hobart) or otherwise.

I would love to see nature trails connected with the wetlands and oak trees conservation near Mark Twain.

Ike Mooney - if picnic shelter, then something wooden or stone and nice and unique, maybe with a fireplace but not what it looks like in the picture.

Greenways Comment Cards

Pettit Park. Slower speeds by skatepark past gardens. Crosswalk across Cascade Highway - skatepark to other side of highway/Main Street.

I would very much like access directly up the hill Coolidge/McClain Park to the neighborhood above. Also, a walking trail that loops around the city!

Pioneer to Abiqua Heights to downtown. Coolidge McClain Park to Eureka to Oregon Gardens. Pettit Reservoir.

The greenway proposed on the old railroad tracks between Whittier Street and the neighboring area is an excellent idea. It would help make a fast and safe pedestrian connection. Pedestrian crossing designs such as bump-outs would do a lot to make pedestrians safer.

Greenway map is good overall! I recommend focusing on connections first, to establish comprehensive access throughout Silverton. Nodes at key areas. Prioritize safe street crossings. Utilize dark sky approved lighting where lighting is critical/necessary. Please pursue accessibility with routes.

Excited to have a safe route and future trails at Pettit pond. More trails along the creek are a wonderful long-term goal, piece by piece, with bridge(s) where possible (Salamander Island).

The trail along the creek, connecting parks, is a great idea. Zigzag uphill to Eureka and to Pettit Reservoir is great. When these are real be sure to promote.

CITY OF SILVERTON
ORDINANCE
22-03

AN ORDINANCE OF THE SILVERTON CITY COUNCIL APPROVING A COMPREHENSIVE PLAN AMENDMENT (CP-22-01) TO ADOPT THE 2022 SILVERTON STORMWATER MASTER PLAN AS A SUPPORT DOCUMENT TO THE COMPREHENSIVE PLAN

WHEREAS, the Silverton Public Works Department at the direction of the Silverton City Council determined there is a need to update the Stormwater Master Plan to establish system design storm and planning criteria to be used for evaluation and future developments, develop hydrologic and hydraulic computer model to evaluate the existing storm system capacity, summarize existing system deficiencies and propose improvements to enhance system serviceability, recommend improvements needed to service future growth, and develop a capital improvement plan; and

WHEREAS, after proper legal notice, a public hearing before the Planning Commission to consider this Comprehensive Plan Amendment to adopt the 2022 Silverton Stormwater Master Plan as a support document to the Comprehensive Plan was held on May 10, 2022; and

WHEREAS, after proper legal notice, a public hearing before the City Council to consider this Comprehensive Plan Amendment to adopt the 2022 Silverton Stormwater Master Plan as a support document to the Comprehensive Plan was held on June 6, 2022 to take testimony on the plan. The City Council requested modifications to the plan and were reviewed on June 20, 2022

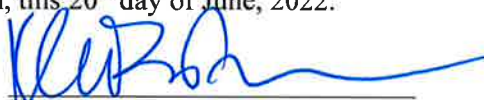
NOW, THEREFORE, THE CITY OF SILVERTON ORDAINS AS FOLLOWS:

Section 1: The City Council finds that the proposed amendment CP-22-01 are consistent with the goals and policies of the Silverton Comprehensive Plan and the Oregon Statewide Planning Goals as described in the Staff Report and the Findings attached as Exhibit A.

Section 2: The City Council of the City of Silverton adopts the 2022 Stormwater Master Plan as a support document to the 2002 Silverton Comprehensive Plan, which by this reference is incorporated herein.

Section 3: This ordinance shall be effective upon and from 30 days of adoption.

Ordinance adopted by the City Council of the City of Silverton, this 20th day of June, 2022.



Mayor, City of Silverton
Kyle Palmer

ATTEST



City Manager, City of Silverton
Ron Chandler

EXHIBIT A
CP-22-01


The City Council of the City of Silverton adopts the following findings:

1. The City of Silverton is near completion of a Stormwater Master Plan Update (SWMP) for the City's municipal stormwater system. The previous Stormwater Master Plan was completed in 2012. The report was commissioned by the City in an effort to assess the current state of the Stormwater system and plan for future needs and includes a summary of the stormwater planning criteria, existing system capacities, recommended improvements, and a capital improvement plan (CIP).
2. The study area is comprised of the areas within the City limits, the Urban Growth Boundary (UGB), and additional area outside of the two boundaries where stormwater runoff collects before it drains into the City's stormwater system. The City limits are comprised of approximately 2,300 acres and the City's UGB is approximately 2,700 additional acres. Note, there is about 200 acres which are currently within the City limits but not within the UGB. Additionally, there is an area of approximately 400 acres toward the southern City limit boundary which is not encompassed by the UGB. Including the City limits, UGB, and additional area draining to the City's stormwater system, there is approximately 3,300 acres included in the study area.
3. Stormwater from the study area generally drains into three different receiving streams: Silver Creek, Abiqua Creek, and Brush Creek. The majority, approximately 60% of the stormwater drainage area, drains to Silver Creek and approximately 30% of the area drains into Abiqua Creek, leaving the remaining 10% of the drainage area draining to Brush Creek.
4. The Goal of the Public Facilities and Services element of the Comprehensive Plan is to "Provide orderly and efficient public facilities and services to adequately meet the needs of Silverton residents." One of the objectives of the element is to "Protect the general health of local residents by providing adequate storm sewerage, sanitary sewerage collection, and treatment, solid waste disposal, and water treatment and distribution." The purpose of the stormwater master plan is to: Establish system design storm and planning criteria to be used for evaluation and future developments; Develop hydrologic and hydraulic computer model to evaluate the existing storm system capacity; Summarize existing system deficiencies and propose improvements to enhance system serviceability; Recommend improvements needed to service future growth; and Develop a capital improvement plan (CIP).
5. The goal of the Citizen Involvement element of the Comprehensive Plan is to "Insure that the citizens of Silverton and those residents in the planning area have an opportunity to be involved with all phases of the planning process." The Stormwater Master Plan is being adopted through a process that entails at least two public hearings that allow citizen input
6. Stormwater system planning criteria establishes fundamental principles and performance standards to evaluate the existing system and future improvements. The planning criteria include defining the design storm event(s), hydrologic methods, and hydraulic calculation methods. The planning criteria in the evaluation was chosen through reviewing neighbouring communities, industry standards, and state and

federal stormwater regulations in order to find the criteria that best fit the City of Silverton. The City's existing stormwater policies, design standards, and construction standards was reviewed, and several changes are recommended.

7. The previous stormwater model was updated to reflect changes to the existing stormwater system since the 2012 SWMP. The changes include improvements to the stormwater system and new development that has occurred since 2012. The most significant development occurred around Pioneer Lake where the fourth and fifth phases of the development were completed. This added additional trunk lines along Meadow Avenue, Ike Mooney Road, and residential streets southeast of Ike Mooney Road. The City also completed upgrades to McClain Street where stormwater trunk lines were installed from Main Street draining northwest to North James Street. Improvements were also made to N 2nd Street where 30-inch diameter pipes were installed from Lincoln Street to Hobart Road. The 2022 plan has reviewed the current and historical trends and provides an update to meet the changing conditions.
8. The 2012 Stormwater Master Plan was due to be updated to be able identify the needed improvements to the system as reflected over 10 years of growth. Updating the Stormwater Master Plan, which includes the Capital Improvement Plan (CIP) provides the City an opportunity to list all the needed improvements in a prioritized list which the City can then insert into the System Development Charge methodology to start collecting funds to fund the projects.
9. The prioritization schedule in the CIP was established by consulting with City staff and reviewing the 2012 Plan. Priority 1 projects generally alleviate historically known flooding identified by the City and some 2-year storm event flooding. Priority 2 improvements general alleviate additional 2-year and 5-year storm event flooding identified in the model or age identified replacement. Priority 3 improvements generally alleviate deficiencies identified in the 10-year and 25-year storm event flooding.
10. Findings have been made for all of the applicable Code sections. The proposed comprehensive plan amendment meets all applicable Silverton Development Code Review Criteria and Standards.
11. The Planning Commission met in a Public Hearing on May 10, 2022 and recommended the City Council approve the proposed Comprehensive Plan Amendment.
12. After proper legal notice, a public hearing before the City Council to consider this Comprehensive Plan Amendment to adopt the 2022 Silverton Stormwater Master Plan as a support document to the Comprehensive Plan was held on June 6, 2022 to take testimony on the plan. The City Council requested modifications to the plan and were reviewed on June 20, 2022

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	6.2	Authorize the City Manager to amend the contract with Compass Project Solutions, Inc. for the New City Hall Project.
	Agenda Type:	
	Discussion/Action	
Meeting Date:		
	June 3, 2024	
Prepared by:	Reviewed by:	Approved by:
Jason Gottgetreu	Kathleen Zaragoza	Cory Misley

Recommendation:

Move to authorize the City Manager to amend the agreement with Compass Project Solutions, Inc. to increase the not to exceed (NTE) amount by \$59,379 to \$822,564.66.

Background:

Compass continues to be an integral member of the new City Hall Project Team and has identified significant cost saving measures as well as providing valuable advice and direction on the project. Compass' expertise in guiding the City through the complexities that have arisen due to supply chain and construction issues has been of great benefit to the City.

The attached Compass contract amendment 7 for \$59,379 aligns with the final construction schedule through June 2024. Substantial completion of the building is scheduled for June 2024.

The City of Silverton may choose to request a proposal from Compass Project Solutions for continuation of services during the project's warranty period.

Budget Impact	Fiscal Year	Funding Source
\$59,379	2023-2024	Civic Center Building 225-225-85010

Attachments:

1. Compass Project Solutions Inc. Additional Service Proposal 7

May 15, 2024

Attn: Cory Misley
 City of Silverton
 306 S. Water Street
 Silverton, OR 97381

ADDITIONAL SERVICES FEE PROPOSAL #7

The proposal below is an estimated T&M NTE cost to extend contracted services to supplement the estimated hours currently allotted under the owner contract agreement. Approval of this additional service proposal is anticipated to maintain existing level of services being provided by Compass staff through the end of June 2024 at which point it is anticipated that the project will have reached final completion and The City of Silverton may choose to request a proposal from Compass PS for continuation of services during the projects warranty period.

PHASE DESCRIPTION	STAFF	HOURS	x	RATE	=	COST
Owner Rep – Construction Phase	Luis Mendoza 2024 Rates	275		\$120.20		\$33,055.00
Owner Rep – Construction Phase	Ricardo Becerril 2024 Rates	180		\$191.23		\$34,421.40
Owner Rep – Construction Phase	Good Faith Client Discount – 12%					(\$8,097.40)
TOTAL ADD SERVICES	THROUGH JUNE 2024					\$59,379.00
* Contract remains an hourly rate not to exceed the maximum contract.						

Please let me know if you have any questions or if you require anything further from me. Thank you.

Ricardo Becerril



President - Compass Project Solutions

**CITY OF SILVERTON PROFESSIONAL SERVICES AGREEMENT
OWNER'S REPRESENTATIVE SERVICES
AMENDMENT TWO**

THIS AMENDMENT TWO ("Amendment") is made and entered into as of the date first indicated on the signature page, by and between the City of Silverton, Oregon (hereinafter referred to as the "City") and Compass Project Solutions, Inc. (hereinafter referred to as "Provider").

RECITALS

WHEREAS, the parties duly executed that certain Professional Services Agreement – Owner's Representative Services as of June 25, 2021 (as amended by Additional Service Fee Proposals #1 through #5 and that certain Amendment One, collectively, the "Agreement"), whereby Provider agreed to provide for City certain owner's representative services, as further set forth in that Agreement; and

WHEREAS, Capitalized terms used but not defined herein have the meaning set forth in the Agreement; and

WHEREAS, the project schedule set forth in the City's construction contract with Corp. Inc. (the "Construction Contract") for complete construction of the City Hall project (the "Project") was delayed beyond the originally contemplated Substantial Completion Date (as that term is defined in the Construction Contract); and

WHEREAS, the parties desired to fully compensate Provider for its continued provision of owner's representative services in connection with the Project, and accordingly mutually executed Additional Service Fee Proposals #1 through #7 and Amendment One to increase the not-to-exceed amount set forth in the Agreement; and

WHEREAS, the Project construction schedule has nevertheless continued to experience delays; and

WHEREAS, City desires to provide Provider with further additional compensation for Provider's continued provision of services pursuant to the Agreement; and

WHEREAS, the parties desire to amend the Agreement in order to increase the total award amount.

NOW, THEREFORE, for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Amendment. The Agreement is hereby amended as follows:
 - a. The second sentence of Section 4.1 is hereby deleted in its entirety and replaced with the following: "The total award amount authorized per the contract is not to exceed \$822,564.66."

b. Exhibit B is hereby supplemented by including Attachment 1 as a component of such Exhibit.

2. Interpretation; Remaining Terms. From and after the effective date, “Agreement” means the original Agreement as amended. Except as expressly modified by the terms and conditions of this Amendment, the parties ratify and confirm each of the terms and conditions of the Agreement which, the parties acknowledge and agree, remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the Effective Date.

Compass Project Solutions, Inc.

By: _____

Printed Name: _____

Title: _____

City of Silverton

By: _____

Printed Name: _____

Title: _____