

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

JANUARY 12, 2021

The Planning Commission of the City of Silverton met through the virtual meeting platform Zoom on January 12, 2021 at 7:00 p.m. with Chairman Flowers presiding.

I. ROLL CALL:

Present	Absent	
<u> X </u>	<u> </u>	Chairman Clay Flowers
<u> X </u>	<u> </u>	Vice-Chairman Rich Piaskowski
<u> X </u>	<u> </u>	Morry Jones
<u> X </u>	<u> </u>	Micole Olivas-Leyva
<u> X </u>	<u> </u>	Tasha Huebner
<u> X </u>	<u> </u>	Peter Matzka
<u> X </u>	<u> </u>	Ammon Benedict

STAFF PRESENT:

Community Development Director, Jason Gottgetreu and, Planning and Permit Assistant, Kate Schlee.

II. APPROVAL OF THE MINUTES:

Commissioner Benedict moved to approve the minutes of the November 10, 2020 regular meeting.

Commissioner Jones seconded and the motion passed with six commissioners voting in favor of the motion and Commissioner Olivas-Leyva abstaining.

Commissioner Huebner moved to approve the minutes of the November 24, 2020 work session.

Commissioner Matzka seconded the motion and the motion passed with six commissioners voting in favor of the motion and Commissioner Olivas-Leyva abstaining.

Commissioner Huebner moved to approve the minutes of the December 8, 2020 regular meeting.

Commissioner Benedict seconded the motion and the motion passed with six commissioners voting in favor of the motion and Commissioner Olivas-Leyva abstaining.

III. NOMINATION OF CHAIR AND VICE-CHAIR:

Commissioner Piaskowski nominated Commissioner Flowers as committee chairman.

Commissioner Matzka seconded the motion and it passed with six votes in favor of the motion; Commissioner Flowers abstained from the vote.

Commissioner Benedict nominated Commissioner Jones for vice chairman. Commissioner Matzka seconded the motion.

Commissioner Jones nominated Commissioner Benedict for vice chairman. Commissioner Huebner seconded the motion.

Chairman Flowers called for each member to state their vote for vice chairman, the votes were as follows: Commissioner Jones voted in favor of Commissioner Benedict; Commissioner Piaskowski voted in favor of Commissioner Benedict; Commissioner Matzka voted in favor of Commissioner Benedict; Commissioner Huebner voted in favor of Commissioner Benedict; Commissioner Olivas-Leyva voted in favor of Commissioner Benedict; Chairman Flowers voted in favor of Commissioner Benedict; Commissioner Benedict voted in favor of Commissioner Jones.

The motion in favor of Commissioner Benedict as vice-chairman passed 6-1.

IV. BUSINESS FROM THE FLOOR:

There were no comments.

V. AGENDA ITEMS:

1. Case: Major Modification

Filed by: Silver Mountain Development, PO Box 1391, Silverton, OR 97381
Planning Department File No.: MO-20-03

Chairman Flowers opened the hearing at 7:12 p.m., and asked for declarations of ex parte contacts, conflicts of interest, and site visits. No Commissioners abstained, declared ex parte contacts or conflicts of interest. Chairman Flowers disclosed that he drove past the site.

Director Gottgetreu presented the application for modification of SU-18-02 to modify the lot layout and increase the number of lots in the Pioneer Village Phase VI Subdivision from 36 single-family detached lots to 38 single-family detached lots, including one flag lot, or alternatively, 37 lots with 2 tracts for parks and open space.

Director Gottgetreu explained the difference between minor and major modifications and the reasons for this application being considered a major modification. This modification could not be processed as a minor modification because of the variance that is being requested as part of the application.

Chairman Flowers asked Director Gottgetreu for clarification on the hardship that the Applicant refers to in their modification application. Director Gottgetreu responded that the Applicant was referring to the triangle section of the lot that existed with the original application.

Applicants Testimony:

Lee Brennen, Project Delivery Group, 200 Hawthorne Ave., Salem, OR 97301, Applicant's Representative

Kristine Walter, Silver Mountain Development, PO Box 1391, Silverton, OR 97381, Applicant

Mr. Brennan clarified that the Applicant's prefer to build Option A if they can come to an agreement with the city to build the proposed parks. The flag lot variance could have an access agreement with the adjacent lot, but they prefer a flag access in accordance to Silverton municipal code.

Mr. Brennan added that the developers saw a need for additional parks in that area and wanted to fill a need.

Mr. Brennan explained that the Applicant's objection to the application being deemed a major modification is because of the new public works design standards because they are onerous. Director Gottgetreu added that this meeting does not address the public works design standards.

Ms. Walter stated that she and her family have lived in Pioneer for six months and want to improve it by adding green space. She is willing to work with the city

Commissioner Huebner asked how much it would cost to put in a park and maintain it. Mr. Brennan said that he does not have an estimated cost. It would be relatively low maintenance because it is grass and trees. He also responded to an earlier comment by Commission Huebner by stating that it is almost impossible to have a private park.

Commissioner Matzka asked about the pedestrian access between Ike Mooney and Riley drive. Mr. Brennan responded that the adjacent houses to the path would have fenced yards. Ms. Walter added that one of the best parts of this option is that it connects the subdivisions with the pedestrian access.

Commissioner Olivas-Leyva asked about for the basis of shifting Riley Drive. Mr. Brennan responded that Riley Drive was shifted to all of the lots to be increased to 90 ft. lots.

Commissioner Piaskowski asked for the rationale for changing the original plan. Mr. Brennan responded that when the 10 ft. easement was imposed on the east border, it significantly reduced the size of the lots and limited the available building envelope.

Public Testimony:

Proponent Testimony: None.

Opponent Testimony: None.

Neutral Testimony: None.

Written Testimony: Letters were submitted by four surrounding neighbors, which were part of the staff report in the meeting packet.

Rebuttal: None.

Commissioner Benedict made a motion to close the public hearing. Commissioner Olivas-Leyva seconded the motion and it passed unanimously. The public hearing was closed at 8:38 p.m.

Commissioner Benedict stated that he is in support of Option A and the two additional parks.

Commissioner Huebner said that her first thought is if the developer wants a park that they could put it in the park because the people in the area will be the ones who use it. On the other hand, she feels like the city should be open to adding parks and green space as beautification and living up to the title “Garden City”. She would like to see costs associated with creation and maintenance of parks. Commissioner Huebner asked Director Gottgetreu if the Planning Commission could approve part of the proposal, but not the entire proposal. Director Gottgetreu explained how the proposal could be divided in order to provide partial approval.

Commissioner Jones stated that he is more inclined to choose Option B because of the costs associated with adding parks.

Commissioner Matzka supports the parks even though he understands the difficulty for the city. He added that if the park is not approved it could be a good opportunity to put in alternative housing.

Commissioner Olivas-Leyva stated that she thinks parks are great and that neighborhoods need parks, but pointed out that there is another park within 1000 feet of this proposed park location. She further stated that she is not in favor of the modification.

Commissioner Piaskowski stated that he agrees that parks are nice, but the city has made the decision to not add pocket parks and thinks that Option B is a good option.

Chairman Flowers stated that he is not in favor of either option presented in this modification.

Commissioner Piaskowski made a motion to approve the modification application MO-20-03 to modify SU-18-02 to modify the lot layout and increase the number of lots in the Pioneer Village Phase VI subdivision from 36 single-family detached lots to 37 lots with two tracts for parks and open space per city agreement or with a recommendation to City Council to add those lots into the Comprehensive Plan and open space by agreement with the City or to create 38 single-family lots.

Commissioner Benedict seconded the motion.

The motion passed 5-2 with Commissioner Benedict, Commissioner Huebner, Commissioner Jones, Commissioner Matzka and Commissioner Piaskowski voting in favor and Chairman Flowers and Commissioner Olivas-Leyva voting in opposition.

Amendments to conditions:

VI. REPORTS AND COMMUNICATIONS

Director Gottgetreu announced that the February meeting will be a presentation by the city engineer of the Water Master Plan.

VII. ADJOURNMENT

Chairman Flowers adjourned the meeting at 9:56 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant