

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

FEBRUARY 11, 2020

The Planning Commission of the City of Silverton met at the Silverton Community Center on February 11, 2020 at 7:00 pm. with Chairman Flowers presiding.

I. ROLL CALL:

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

STAFF PRESENT:

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

II. APPROVAL OF THE MINUTES:

Commissioner Jones moved to approve the minutes of November 12, 2019. Commissioner Matzka seconded the motion and it carried unanimously. Commissioner Jones moved to approve the minutes of December 10, 2019 as presented. Commissioner Matzka seconded the motion and it carried unanimously.

III. BUSINESS FROM THE FLOOR:

There were no comments.

IV. DISCUSSION/ACTION

4.1 Appoint a Chairman

Commissioner Matzka moved to appoint Commissioner Flowers as Chairman. Commissioner Jones seconded the motion. Commissioner Matzka, Commissioner Jones, Commissioner Huebner and Commissioner Benedict voted in favor of the motion. Chairman Flowers abstained.

4.2 Appoint a Vice Chairman

Commissioner Jones made motion to appoint Commissioner Piaskowski as Vice-Chairman. Commissioner Huebner seconded the motion and it carried unanimously.

V. AGENDA ITEMS:

Case: 14479 and 14437 Evans Valley Road Annexation
Filed by: Ken Roth, 14479 Evans Valley Road, Silverton, OR 97381
Planning Department File No.: AN-19-02

Director Gottgetreu announced that the applicant requested a continuation to the March 10th Planning Commission meeting.

Chairman Flowers opened the public hearing at 7:09 pm and requested a motion to continue the public hearing to the March 10th.

Commissioner Huebner made a motion to motion to continue the public hearing for AN-19-02. Commissioner Jones seconded the motion. The motion passes unanimously.

Chairman Flowers closed the public hearing at 7:11 pm.

Case: 806 N 1st Street Conditional Use
Filed by: Ken Roth, 14479 Evans Valley Road, Silverton, OR 97381
Planning Department File No.: CU-19-02

Chairman Flowers opened the hearing at 7:12 pm and asked for declarations of ex parte contacts, conflicts of interest, and site visits. No Commissioners declared ex parte contacts or conflicts of interest. Chairman Flowers declared that he has viewed the site.

Director Gottgetreu presented an overhead presentation of the staff report for the conditional use application to construct a 2,299 square foot retail sales and service building that will be a coffee shop with drive-through and a concurrent partition application to re-plat six lots on the site into two lots. The site is located on the northeast corner of North First Street and D Street at 806 North First Street.

The drive-through component of the site is the cause for the conditional use application and review. There are also special design standards specific to drive-through uses in the drive-through commercial zone.

Commissioner Benedict brought up a concern about the location of the ordering kiosk because it is only two car lengths in from the access.

Chairman Flowers asked for the applicant's testimony at 7:38 pm.

Applicants Testimony:

Curt Fisher, AKS Engineering & Forestry, LLC 3700 River Road N, Suite 1, Keizer, OR

Mr. Fisher introduced himself and went through a PowerPoint presentation.

Mr. Fisher addressed comments made by commissioners regarding placement of the ordering kiosk. He stated that they were given feedback by the Starbucks design team instructing them to place the kiosk where it is in the application, but that he did not think they were married to the kiosk placement.

Mr. Fisher stated that this Starbucks design is similar to one that was recently opened in downtown Salem at Church Street and Ferry Street. The distance between the ordering kiosk and the pick-up window at the Salem location is shorter and does not cause issues.

Mr. Fisher addressed the applicant's responses to the conditions of approval.

Commissioner Matzka asked if Roth's would maintain their coffee drive-thru. Mr. Fisher responded that Roth's has an agreement with Starbucks that each business will serve specific items.

Commissioner Jones asked if the parking lot will be completely done except for the location of the office building. Mr. Fisher responded that it will be done, but he is unsure of whether the office building location will have a concrete slab or dirt until it is built in the second phase of this project.

Chairman Flowers asked for confirmation that the windows showed in the concepts were actual windows. Mr. Fisher stated that they are going to be actual windows.

Public Testimony:

Proponent Testimony:

Gene Oster, 6182 Cascade Hwy NE, Silverton, OR 97381

Mr. Oster stated that he thinks this will be a positive addition to the community.

Commissioner Matzka asked for Mr. Oster's opinion on potential backup and traffic on D Street. Mr. Oster responded that he doesn't think that very many people use D Street to begin with.

Opponent Testimony: None

Neutral Testimony: None

Written Testimony:

Written testimony is included in the meeting packet.

Director Gottgetreu stated that he would be okay with amending Condition 12 to strike the ten foot number and read “a public utility easement per public works design standards shall be dedicated along the property’s frontage”; and, striking section M.1 in Attachment G.

Rebuttal: None.

Commissioner Huebner made a motion to close the public hearing. Commissioner Matzka seconded the motion and it passed unanimously. Chairman Flowers closed the public hearing at 8:10 pm.

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

Commissioner Jones stated that he agreed with Commissioner Huebner.

Commissioner Benedict stated that he thinks that it is going to bring jobs to Silverton, it is going to be attractive and a great location for retail space. He also expressed the concern that the kiosk needs to be moved up to prevent negative traffic impacts.

Chairman Flowers asked Director Gottgetreu if a modification could be made to the conditions of approval requiring the kiosk be moved to car position number four.

Commissioner Matzka reiterated the concern about the kiosk placement. His suggestion was that there are two ordering spots if moving the kiosk is a concern.

Chairman Flowers stated for the record that the comments made by the public about negative effects to other businesses are not something that the Planning Commission can consider.

Commissioner Matzka made a motion to approve the application, as amended. Commissioner Huebner seconded the motion and the motion passes unanimously.

Amendments to conditions:

Updated Condition 12 to strike the ten foot number and read “a public utility easement per public works design standards shall be dedicated along the property’s frontage”; Remove section M.1 in Attachment G; and add a condition for moving placement of the kiosk from car position number two to position number four.

VI. REPORTS AND COMMUNICATIONS

Director Gottgetreu welcomed Ammon Benedict as a new Planning Commission Member.

The City Council denied the Westfield zone change.

The City Council approved the annexation and partition for 148 Cambridge.

The Planning Commission's joint session with the City Council will be April 20, 2020 at 6:00 pm.

Chairman Flowers provided the group with information from recent trainings that he attended and announced that he will not be at the March meeting.

VII. ADJOURNMENT

The Meeting adjourned at 8:44 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant