

CITY OF SILVERTON
AFFORDABLE HOUSING TASK FORCE MINUTES

Zoom Web Conference Platform

May 18, 2021, 8:30 a.m.

I. CALL TO ORDER

Chair Palmer called the meeting to order at 8:34 a.m. The task force members and staff were present through the virtual meeting platform Zoom consistent with House Bill 4212.

Present	Excused	
X		Kyle Palmer
X		Dana Smith
X		Jason Freilinger
	X	Sarah DeSantis
X		Hilary Dumitrescu
X		Kari Johnsen
	X	Bonnie Logan
X		Laurie Chadwick
X		Sarah White
X		Rebecca Delmar (<i>arrived at 8:38 am and departed at 9:30 am</i>)
X		Gene Oster
	X	Terry Caster
	X	Aaron Mullen

Staff Present: Community Development Director, Jason Gottgetreu and Assistant to the City Manager/City Clerk, Angela Speier

II. APPROVAL OF MINUTES

Member Freilinger made a motion to approve the minutes from the meeting held on April 20, 2021. Member Smith seconded the motion. There was no discussion and the motion passed unanimously (8-0).

III. PUBLIC COMMENT - None

IV. DISCUSSION/ACTION

4.1 Continued discussion on System Development Charges (SDCs)

Community Development Director Gottgetreu provided a background on SDCs and reminded members of their discussion regarding possible changes to SDC calculations related to water and wastewater. This meeting will focus on looking at possible modifications to Stormwater, Transportation and Parks SDCs. Currently, in Silverton developers will pay \$23,815 in SDCs to build a single family home. He explained it is harder to know how much a single family home uses parks and how many trips they actually take. The average size of home built in Silverton over the last three years is 2,293 square feet. In order to determine occupancy Director Gottgetreu started with the number of bedrooms in the newly built homes. On average the new homes had 3.73 bedrooms. He explained there is not a lot of difference in size between the four and three bedroom homes built over the last three years. While the City does not have complete data on the number of bedrooms for every house built the smallest house was a three bedroom. Member Smith theorized the reason one and two bedroom homes are not being built is due to the high SDC costs.

Director Gottgetreu explained how Transportation SDCs are calculated based on the PM peak hour trips. This means it is based on how many vehicles are either entering or leaving a site between 5:00 and 6:00 pm. For a single family home they figure on average one car would be entering or leaving during the peak travel hour which equates to \$3,760. He looked at the revenue if the Transportation SDC was based on \$1,008 per bedroom which would mean a house with more bedrooms would pay more in Transportation SDCs. This methodology could also be applied to Parks SDCs. Director Gottgetreu explained Stormwater SDCs are based on the per square foot of impervious surface. He explained the possible issues with using the number of bedrooms to base SDCs on, including people using spaces not defined as a bedroom for a bedroom such as a den. Councilor Freilinger said the City could include offices, bonus rooms and dens in the bedroom total. He asked if this methodology could be applied to Water and Sewer SDCs as well.

Councilor Smith asked how the trip generation is established for multifamily housing. Director Gottgetreu said it is based on average traffic counts at multifamily developments throughout the country. Discussion ensued on the proposed methodology and justification for making these changes.

4.2 Continued discussion on criteria and characteristics of properties prioritized to up zone

Director Gottgetreu reviewed a number of properties for the Task Force to consider up zoning. The first property discussed was on South Water Street near Silver Loop and Fenne Lane. This property is 2.63 acres, has planned sidewalks and utilities are available. He explained not all of the 2.63 acres is developable, but it could be partitioned from the structure located on the site. The second site was multiple properties near Brown Street, but there are storm water constraints on that site. The property owners are interested in developing this area to a higher density use. Discussion ensued on possible reimbursement for Storm Water SDCs on this site. The third site was located near B and North 3rd Street which is a vacant portion of a church property that has expressed interest in doing a development. The last property discussed was located on W Center Street and is about 0.5 acres. This property is near the hospital and shopping and currently has a house on it, but the land is worth more than the structure.

Member Freilinger said all the properties discussed deserve consideration and asked about the next steps in the process of up zoning. Member Oster asked if the City is going to up zone these properties in order to be compliant with the Comprehensive Plan. Director Gottgetreu explained land use applications can be initiated by order of the City Council, by Planning Commission resolution, by the Community Development Director and/or the property owner. He explained there are two ways to pursue a zoning map amendment, the first is a quasi-judicial process and the second is a legislative amendment. The quasi-judicial process is more individualized and the legislative process looks at larger policy issues. The City Council could initiate the zone change and apply a legislative process to the City's zoning, but that would probably not be the most effective strategy, the better course would be to reach out to the property owners to see if they would be interested in up zoning their property. If they are interested the City Council could still initiate the application process for the property owner. Member Oster agreed the property owner should show interest, because if the City Council picks a property and then they are not interested a development would likely not occur for 20 or 30 years. He said the top priority for picking properties to up zone would be the availability of services to support the up zone. He also supports the concept of spreading out the multifamily zoning throughout the City instead of finding a 20 or 30 acre piece of property to develop. Member Freilinger agreed with Member Oster and feels the City should publicize it's deficiency in land zoned multifamily and would like to see 12 potential properties identified to up zone. The City could try and simplify the process for the property owners of the 12 identified parcels and even consider waiving the application fees. Member White asked if the City has or could develop a kit for the property owners who come forward willing to up zone their property that could include examples of what good incremental development looks like. Director Gottgetreu said moving forward he sees interested property owners discussing their ideas for their property with the Affordable Housing Task Force who would then recommend the application to City Council and the City could initiate the application process for the property owner. Chair Palmer would not want the City to force any property owner to up zone. He said finding willing partners is essential and the potential process discussed by Director Gottgetreu sounds like a good starting point to move forward. In addition, he likes Member White's idea to show potential property owners examples of smaller incremental development supported by the Task Force. Member Freilinger would like to see if there is a majority buy-in from the City Council

soon before the Task Force goes too far down this road. Member Smith asked about the process and Director Gottgetreu explained a zone change would go before the Planning Commission as well, but City Council is not bound by the Planning Commission decision. Any changes in SDCs would go before the City Council only. Director Gottgetreu explained he could send a letter to all the property owners of the green and orange parcels located on the map after City Council signs off on the process discussed today.

4.3 Update on Development Code updates

Director Gottgetreu said the Planning Commission reviewed the development code changes during their May 11, 2021 meeting and are recommending approval to the City Council. The City Council will hold a public hearing at their June 7, 2021 meeting.

V. ADJOURNMENT

Member Smith made a motion to adjourn and Chair Palmer adjourned the meeting at 9:54 a.m.

Respectfully submitted by:

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