

**CITY OF SILVERTON  
CITY COUNCIL WORK SESSION MINUTES**

**Silverton Community Center – Council Chambers – 421 South Water St.**

**May 20, 2019, 6:00 PM**

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

Mayor Kyle Palmer called the Work Session to order at 6:08 p.m.

<b>Present</b>	<b>Absent</b>	
X	_____	Mayor Kyle Palmer
X	_____	Council President Jason Freilinger
X	_____	Jim Sears
X	_____	Matt Plummer
X	_____	Dana Smith
X	_____	Laurie Carter
X	_____	Crystal Neideigh

Staff Present: City Manager, Christy Wurster; Community Development Director, Jason Gottgetreu; Chief of Police, Jeff Fossholm; Assistant to the City Manager/HR Coordinator, Elizabeth Gray; Finance Director, Kathleen Zaragoza; and Assistant to the City Manager/City Clerk, Angela Speier

**II. PROCLAMATION**

**2.1 National Bike Month**

Mayor Palmer read the proclamation and declared May as National Bike Month.

**III. DISCUSSION ITEMS**

**3.1 SMC Chapter 1.08 General Penalty**

Chief of Police Jeff Fossholm explained that Council discussed wanting to review the general penalty code in November 2018. The penalty amount in the Silverton Municipal Code is not to exceed \$2,500. Included in the Council packet is a list of the cases that have been sent to the Municipal Court with the general penalty fine from 2017 and 2018. Mayor Palmer noted that the full general penalty amount rarely gets upheld. Councilor Smith said this was likely prompted by the Environmental Management Committee (EMC) who received feedback that the standard \$2,500 fine seemed excessive. They would like to see some different language such as \$0 to \$2,500. Council discussed the idea of setting a minimum violation; however, Chief Fossholm pointed out that would likely cause a full re-write of the code. Council decided they like the flexibility that the current language gives the judge and to keep the language as is.

**3.2 Eugene Field Commons Concepts**

Community Development Director Jason Gottgetreu explained the public outreach effort that has taken place to date regarding the future use of Eugene Field Commons. He reviewed the four draft concepts and explained the purpose of tonight’s work session is to get feedback from City Council with regards to the site elements. He will then take the ideas and create two preferred designs which will help inform what that final site concept will look like. The four options were released for public comment and Council

has received all comments that have been submitted to date. Council was asked to provide feedback on the following elements.

**Building layout together/separate and one versus two-story**

Director Gottgetreu explained that by having the buildings together there can be economies of scale with shared facilities and all City services would be located under one roof. When they are separate there is more flexibility for location. The police facility needs to be built to a higher seismic standard than city hall.

Councilor Carter asked about the seismic standards and why there is a difference between the city hall and police station. Councilor Smith explained that the police station needs to meet the essential facilities standards which are more stringent than typical seismic standards. Councilor Carter said in three of the concepts it appears that the construction could damage the tree roots of the douglas fir and sequoia located on the corner.

Councilor Smith explained that if the buildings are separate there would be a number of redundant facilities involved and a combined facility would allow for shared spaces, such as the lobby, restrooms, and conference rooms. She would like to see the parking below the facility in order to get the police station off the ground and above the inundation zone of 7.5 feet.

Councilor Plummer said having the buildings together would be nice, but realistically the police facility will likely get built first.

Councilor Carter would like to see wider sidewalks in front of the building and less impermeable surface in the common area.

Councilor Freilinger would like to see a two story building, because it will allow for more open space and the construction will be more cost effective. He likes the synergy and space sharing concepts with the combined building and likes the L-shape, but in the concepts they are too close to the street and sensitive trees. The L-shape design would allow for the buildings to be constructed in phases and still be attached eventually. He would only like to see the secure police parking onsite and does not want to see parking in the open space, which is why he advocated for the diagonal street parking.

Mayor Palmer would like to see the building face Water Street, because it has always felt like the face of downtown. He doesn't mind the L-shape, but it doesn't need to be. He sees the front facing ground level space being saved for retail or non-profit. He also feels that City staff should have onsite parking in addition to the police secure parking and the public has expressed their desire for public parking. He does not want to see the facilities separated.

Director Gottgetreu explained that the on street diagonal parking will need to be approved by ODOT, since it is an ODOT highway. He explained the six criteria that the City must meet to get approval. He explained that the area is between the Downtown Commercial District and the Downtown Commercial Fringe. If it were in the Downtown Commercial District there would be no onsite parking requirements. There is for the Downtown Commercial Fringe and the Public Overlay. Council could choose to rezone the property or if the City can prove that the on street parking can meet the parking needs it can appeal to the Planning Commission.

Councilor Sears stated there should be onsite parking, because the downtown business owners have concerns about parking. He likes the separate buildings and how number three is laid out. He would like to see the police facility closer to First Street, leaving the area to the south open for future development, whether commercial or a future aquatic center.

Councilor Carter would prefer to see a two story building and explained how the University of Oregon's campus has smaller parking lots for faculty that seem to blend into the green space making them more attractive.

Councilor Neideigh said she likes concept three and indicated that the community (through the stakeholder meeting and online) has voiced their support for having the policy facility separate from city hall.

### **Building location**

Director Gottgetreu explained that two concepts located the building in the northwest corner, one located in the southeast, and one located it in the dog park/ball field area.

Councilor Smith asked staff to display pictures she took of the trees located in the northwest corner of the site. She took these pictures to show Council their proximity to the street, there are powerlines going through them, the roots are damaging the sidewalks and will eventually damage the road as well. She said eventually the trees will need to come down and it would not be an appropriate time to do that after the municipal buildings are built. She listed the impacts that trees can cause to buildings if they are too close. Since the plan is to fully develop the site, it makes sense to plan for their removal prior to the construction of a new building.

Councilor Plummer said the concepts showing the building close to the northwest corner do not make sense to him. He doesn't think that would be a good view for people entering town. He would prefer city hall be built closer to First and A Street.

Councilor Carter disagreed with Councilor Smith and reported on the lifespan of these tree types. The trees are very large and sequester large amounts of carbon. It would not be very popular at all if they came down. She doesn't like the first view of someone coming into town being the building.

Mayor Palmer said he would like the building to be located further south, away from the trees and would not build it away from oncoming traffic.

Councilor Smith said the City has an opportunity to make a strong architectural statement with the design and it has been suggested that we honor the timber roots with a strong timber statement. Seeing the building coming in on Water Street will make a statement about the town. It could also be a nod to the current City Hall or the Palace Theatre with an art deco flavor. She would like to know the current age of the trees and that their life span in an urban environment will be different than in a national forest.

Councilor Carter indicated she is favoring the L-shape, but it would need to be two stories and set back off the street.

Council discussed the possibility of vacating A Street and how the concepts could be redesigned to have the buildings straddle A Street and use it as a pedestrian area. Councilor Smith asked about the backfill of the basement material, because it could mean that geotechnical soil amendments are necessary to get a good foundation. Discussion ensued on the building placements and where the open space entrance would be. Director Gottgetreu said ODOT has indicated they would grant an additional access away from the intersection, if A Street was vacated.

### **Parking lot or little open space elements, how much**

Director Gottgetreu displayed overhead pictures of Eugene Field Commons, Independence Civic Center, and Keizer Civic Center sites. Currently the Silverton City Hall, the Chamber, and the Community Center have a total of 75 parking spaces. The Keizer Civic Center (63,000 sq. feet) has 75 parking spaces for police and 180 spaces for the public. The Independence Civic Center (39,000 sq. feet) has 70 parking spaces.

He reviewed the high to low rates for the number of parking spaces verses offices and asked Council what ratio they would prefer for the Eugene Field Commons site. Director Gottgetreu distributed a concept that staff talked about that would cut into the south side of the site to add diagonal parking on Park Street and on the site. The trees would remain and provide green space between the two parking areas. This would help to minimize the parking onsite. Councilor Carter said she is favor of the minimum parking ratio. Councilor Freilinger said he would prefer to see the parking on the north side of the site and

to maximize the street parking as much as possible. Councilor Neideigh spoke in favor of creating more open space for kids to play in and would like to see the on street parking maximized as much as possible. Councilor Sears liked the concept Director Gottgetreu distributed because he does not feel ODOT will grant the City the diagonal parking on Water Street and this concept places the parking on the south end closer to the downtown businesses that say they need more parking. Mayor Palmer supports Councilor Carter's idea of the smaller parking lots surrounded by green space. He feels that the concept handed out visually disconnects the site from the downtown and he would like to see it more connected with the buildings to the south. Councilor Freilinger would like to see parking in the northeast corner.

Councilor Smith addressed the idea of small lots and indicated that she likes the idea, but is concerned with the amount of space it would utilize. She would rather see the onsite parking below the buildings to allow for larger open spaces for public events. The parking could have a nice façade with obscure windows so you couldn't even tell they were parking structures.

Chief Fossholm said the secure parking lot should have a sally port for access to unload a prisoner into the building. The police parking needs to be incorporated into the design and attached to the building. City Manager Wurster said the current Silverton City Hall is about 12,000 square feet. There has not been a space needs analysis performed for city hall; it has been budgeted for the next fiscal year.

Councilor Carter said she is supportive of placing the police facility on the north side of the vacated A Street.

Council took a break at 7:38 p.m. and returned to regular session at 7:51 p.m.

### **Open Space Needs**

Director Gottgetreu reviewed the concepts and their open space. He would like feedback on how much of the site should be dedicated to open space and at what ratio.

Councilors Carter and Neideigh expressed their support for making the entire southern half of the site green space. It might need to be sold down the road, but in the meantime it should be used as an additional park area for kids. The police would have a better ease of movement on the northern end.

Councilor Plummer does not want to see any portion of the site sold; there are other properties that should be sold before this one. He sees a need for some public parking, but the green space should be optimized. The police parking should be towards the north.

Councilor Freilinger said he is leaning towards using 60 percent of the site for green space. He would like to see the City hold on to the space for a future civic need.

Mayor Palmer agrees with the 60 percent, he would prefer to see the open space on the north end, because it seems like there will be a disconnect from the downtown with an undeveloped open space. He would prefer to see the Civic Center more connected to the downtown area.

Councilor Sears would prefer to see the buildings to the north with the pedestrian amenities and the parking to the south. He does not want to see any portion of the site sold for commercial purposes anytime in the near future.

Councilor Smith voiced her support for leaving the northern block alone, because it seems like the most fiscally responsible thing to do. The buildout should take place on the Eugene Field proper site with combined buildings to allow for shared facilities and under the building parking.

Councilors performed a dot exercise and indicated their preferences for the percentage of open space and what open space elements should be included, such as amphitheater, play structure, basketball court, etc. They also indicated their preference for the number of onsite parking spaces, the building layout, and the building location. Photos of the preferences are attached to these minutes.

## **Next Steps**

Director Gottgetreu said this exercise will lead to the prioritization of the site elements. Staff will take the feedback from tonight and craft two refined concepts that show the police facility in the dog park area with the City Hall parallel to A Street and one that is L-Shaped located in the northern area away from the trees. *[Note: After reviewing the dot exercise staff changed the second concept to be oriented on the southern end of the property].* There will be minimal parking that is somewhat hidden and then allow enough green space for the elements selected. These concepts will be presented to the public for feedback and presented to Council at the June 3, 2019 meeting. From there hopefully a preferred concept will be chosen and can be provided to MIG for final design.

Councilor Sears distributed information that he would like Council to consider regarding the City holding an architecture competition for the building design and possibly the landscaping. This would allow the City to evaluate a number of different proposals and not just ideas from one firm. He explained that the competition would take place after MIG provides their final conceptual rendering which is not going to provide the architectural components for the Civic Center. This would be a more refined and detailed design.

**IV. CITY MANAGER UPDATE – None.**

## **V. COUNCIL COMMUNICATIONS**

Councilor Freilinger reminded everyone to vote by tomorrow and that ballots need to be dropped off.

Councilor Plummer followed up on his suggestion last month regarding the possibility of banning single use plastic utensils and plastic straws. The majority of Council agreed to allow Councilor Plummer to begin researching regulations from other cities.

Mayor Palmer thanked everyone who attended the Pet Parade over the weekend.

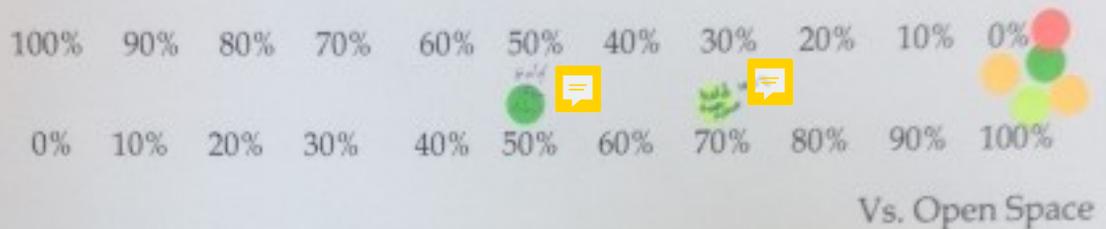
## **VI. ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

Respectfully submitted by:

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

Future Development: Sell on open market no restrictions  
 Sell with restrictions, Dev. Agr.



## Open Space Elements

Splash Pad / Fountain

Gathering Space

- Murals
- Farmers market
- Dog park
- Pickleball
- Amphitheater
- Sculptures/Art
- Band stand

Outdoor bathrooms

• Picnic Area

• Bocce Ball

• Gym

• Play Structure

• Information center

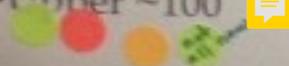
• Edible Landscape

• Drinking Fountain

• Basketball court

# On Site Parking

- Current = 75
  - City Hall & PD = 33, Comm. Center = 27, Library/Chamber = 15
  - Keizer 63,000 sq. ft. w/180 public & 75 PD
  - Independence 39,000 sq. ft. w/ 70
- Top ~150 spaces
- High ~125
  - Keizer rate
- Upper ~100
- Mid ~ 75 (typ. Office)
- Low ~50
  - Ind. Rate
- Bottom ~ 25



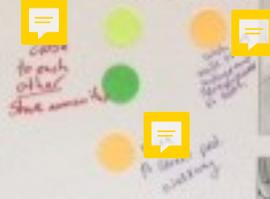
# Building Layout



Together



Separate



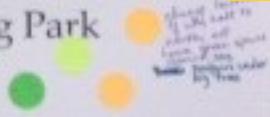
# Building location



NW



Dog Park



SE

