

**CITY OF SILVERTON  
PLANNING COMMISSION MINUTES**

**7:00 P.M.**

**JUNE 8, 2021**

The Planning Commission of the City of Silverton met through the virtual meeting platform Zoom on June 8, 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 Ammon Saboe
<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>	Rich Piaskowski

**STAFF PRESENT:**

City Manager, Ron Chandler; Community Development Director, Jason Gottgetreu; and, Planning and Permit Assistant, Kate Schlee.

**II. APPROVAL OF THE MINUTES:**

Commissioner Saboe moved to approve the minutes of the May 11, 2021. Commissioner Piaskowski seconded the motion and it passed with six in favor and Commissioner Olivas-Leyva abstained.

**III. BUSINESS FROM THE FLOOR:**

There were no comments.

**IV. AGENDA ITEMS:**

**1. Case:** Conditional Use Applications for 313 Monitor Road, Silverton, OR 97381  
**Filed by:** Craig & Patricia Jensen, Property Owners/Applicants, 313 Monitor Rd, Silverton, OR 97381  
**Planning Department File No.:** CU-21-02

Chairman Flowers opened the hearing at 7:07 p.m., by outlining the public hearing guidelines and asked for declarations of conflicts of interest. No Commissioners abstained or declared

conflicts of interest or ex parte contacts. Chairman Flowers stated that he viewed the site.

Director Gottgetreu presented the Conditional Use application to construct a 1,500 square foot accessory structure at 313 Monitor Road. The new structure will replace an existing 864 square foot accessory structure. Accessory structures larger than 800 square feet require conditional use approval. The application will be reviewed following the criteria found in Silverton Development Code section 4.4.400.

Commissioner Olivas-Leyva asked if the approval of the application would restrict the applicant to the stated building materials in the application. Director Gottgetreu responded that the Planning Commission is reviewing the application with consideration of the materials stated

**Applicant Testimony:**

Craig & Patricia Jensen, Property Owners, 313 Monitor Rd, Silverton, OR 97381

Craig Jensen stated that they do not want to put up a steel building, which is why they proposed a stick built building. They want it to look good and look like the house.

Mr. Jensen asked what the time frame is if the application is approved. Director Gottgetreu provided the

Commissioner Piaskowski asked the applicant if he had any intention of converting any of the accessory structure to an accessory dwelling unit (ADU). Mr. Jensen responded that they did not intend to convert to an ADU.

**Public Testimony:**

**Proponent Testimony:** None.

**Opponent Testimony:** None.

**Neutral Testimony:** None.

**Written Testimony:** None.

**Rebuttal:** None.

Commissioner Matzka made a motion to close the public hearing. Commissioner Saboe seconded the motion and it passed unanimously.

The public hearing was closed at 7:25 p.m.

Commissioner Saboe made a motion to approve application CU-21-02, conditional use application to construct a 1,500 square foot accessory structure at 313 Monitor Road. Commissioner Olivas-Leyva seconded the motion and it passed unanimously.

**Amendments to conditions:** None.

**2. Case:** Design Review Performance Option with Variance for 410 N Water Street  
**Filed by:** City of Silverton, Applicant, 306 S. Water St., Silverton, OR 97381  
**Planning Department File No.:** DR-21-03

Chairman Flowers opened the public hearing at 7:28 p.m. No commissioners abstained, declared a conflict of interest or significant ex parte contact. Chairman Flowers stated that he has viewed the site and that he is a temporary ODOT employee, but his role would not conflict with the process.

Director Gottgetreu introduced the Design Review Performance Option with variance for a new civic building that will house the Silverton Police Facility, Municipal Court/Council Chambers, and City Hall with associated site improvements at 410 N Water Street. The application will be reviewed following the criteria found in Silverton Development Code section 4.2.510 & 5.1.700.

Director Gottgetreu handed the presentation to Cathy Bowman the project manager and architect from MacKenzie Engineering. She provided the Planning Commission with a brief timeline of the process. Brian Varricchione and Montgomery Hill of MacKenzie Engineering also contributed to the presentation.

Commissioner Huebner asked the reason for the two-tone brick for the building. Montgomery Hill responded by showing examples within downtown and stated that it was intended to transition between the downtown classic architecture and the residential area around the site.

Commissioner Huebner stated that she thinks that there is a disconnect between what people stated they liked in the public survey and the design that has been presented. Mr. Hill responded with examples about the features that were incorporated in the design.

Commissioner Huebner stated that she believes that since the parks fund paid for half of the site that the green space on the site should be revisited.

Commissioner Jones had no questions.

Commissioner Matzka asked how much the giant sequoia and large fir tree impacted the design and placement of the building. Montgomery Hill responded that the area where the two trees are located is a little bit of a triangle and it did not significantly impact the design. Commissioner Matzka stated that he has concerns about the condition of the douglas fir and the length of time that the structure should be on the site.

Commissioner Olivas-Leyva had no questions.

Commissioner Piaskowski stated that he likes a lot of features of the building. He asked what materials are intended for the plaza area along N. Water Street. Montgomery Hill responded that it would be a combination of concrete and concrete pavers that would not only reflect some light and be a harder surface that would hold up with a lot of traffic.

Commissioner Piaskowski asked if there would be any moving water in the storm swale. Mr. Hill responded that the intention is to keep people from playing in the storm swale and there has been discussion for water features in the future park on the other portion of the site.

Commissioner Piaskowski asked if any consideration was given to having parking along N. First Street and N. Water Street. Mr. Hill stated that the streets are ODOT streets and directed the question to Cathy Bowman. Ms. Bowman explained some of the factors related to adding diagonal parking along ODOT streets.

Commissioner Piaskowski asked Director Gottgetreu if the Planning Commission would be looking at the interior design of the building. Director Gottgetreu responded that the design code does not cover the interior of the building so this would be the review by the Planning Commission.

Commissioner Saboe asked if it is decided that this option is not affordable for the City to build, if the application would go before the Planning Commission again.

Commissioner Saboe asked for the estimated lifespan of the building. Cathy Bowman responded that the lifespan is estimated at 50 years.

Commissioner Saboe asked for the lifespan, the energy production, the cost savings, etc. of the solar panels. Cathy Bowman responded that she does not have that information on hand, but that an analysis was performed in conjunction with Energy Trust of Oregon and that she can get that information to Director Gottgetreu to pass on to the commission members.

Chairman Flowers had no questions.

**Proponent Testimony:** None.

**Opponent Testimony:** None.

**Neutral Testimony:** None.

**Written Testimony:** Included in the meeting packet.

**Rebuttal:** None.

Commissioner Olivas-Leyva made a motion to close the public hearing. Commissioner Saboe seconded the motion and it passed unanimously.

The public hearing was closed at 8:42 p.m.

Commissioner Huebner stated that she feels that this is a missed opportunity based on the survey. She thinks that the design team took elements of the area, but overall it is boxy and utilitarian.

Commissioner Jones stated that he likes the design, the angle of the roof for solar, the orientation

and thinks it looks great.

Commissioner Matzka stated that he has mixed feelings. From a design standard he doesn't necessarily like it, but accepts it. He thinks that the long-term maintenance of the plants are a concern. He further stated that the design seems to be lacking something.

Commissioner Olivas-Leyva stated that she likes the design and building materials.

Commissioner Piaskowski stated that he likes a lot of what has been presented and that the building is approachable and where it sits. However, he agrees with some of the statements that Commissioners Huebner and Matzka brought up such as how boxey it is. Further, if the public has concerns about the design, they needed to show up tonight.

Commissioner Saboe stated that he has been deeply disappointed and frustrated on the City's spending process on this project. He thinks that the proposed design is a beautiful building, but he doesn't like the scale of the building. He echoed the comments of other commissioners that this is a missed opportunity and that with the cost of building materials right now, the City will run into financial problems.

Chairman Flowers asked Director Gottgetreu to put up a picture of the masonic building in downtown Silverton so that he can reference it for his comments. He stated that he likes the design, the building and thinks that the variances are appropriate. He responded to comments that people don't want a boxey building, but the masonic building and Maps Credit Union are very boxey. He further stated that part of the Planning Commission's goal is to represent the public.

Chairman Flowers stated that he would vote in favor of the application.

Commissioner Jones made a motion to approve application DR-21-03 for the Design Review Performance Option with variance for a new civic building that will house the Silverton Police Facility, Municipal Court/Council Chambers, and City Hall with associated site improvements at 410 N Water Street. Commissioner Olivas-Leyva seconded the motion and it passed 6-1 with Commissioner Huebner voting against approval.

## **V. REPORTS AND COMMUNICATIONS**

Director Gottgetreu announced that the June 22<sup>nd</sup> work session will be in person in the city council chambers. The July 13 regular meeting will take place at the Silverton High School library.

Director Gottgetreu announced that the City Council met last night and approved the planned unit development and did the first reading of the development code amendment with no modifications. The second reading will be on June 21<sup>st</sup>.

Commissioner Huebner asked what part of the tree ordinance was waived in the aftermath of the ice storm and what is the process for determining if fines should be applied to people who took down trees that should have been permitted. Director Gottgetreu stated that he will look closer at

the tree ordinance, which is fairly new and hasn't had to be applied very often since it was instated.

Commissioner Saboe stated that he thinks that it is unprofessional and rude to speak over and interrupt other commissioners.

Chairman Flowers stated that he will not be in town for the September and October regular meetings.

**VI. ADJOURNMENT**

Chairman Flowers adjourned the meeting at 9:21 p.m.

Respectfully submitted,

/s/ Kate Schlee,  
Planning and Permit Assistant