

CITY OF SILVERTON  
**AFFORDABLE HOUSING TASK FORCE MINUTES**

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**Zoom Web Conference Platform**

**June 15, 2021, 8:30 a.m.**

**I. CALL TO ORDER**

Chair Palmer called the meeting to order at 8:30 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 ( <i>departed at 9:00 am</i> )
X		Rebecca Delmar
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 Smith announced a potential conflict of interest, because she is employed by a new construction firm that could be doing business that would be impacted by the work of this Task Force.

Member Freilinger made a motion to approve the minutes from the meeting held on May 18, 2021. Member Smith seconded the motion. There was no discussion and the motion passed unanimously (10-0).

**III. PUBLIC COMMENT – None**

**IV. DISCUSSION/ACTION**

**4.1 Continued discussion on System Development Charges (SDCs)**

Community Development Director Jason Gottgetreu provided an overview on the work the Task Force has been reviewing regarding SDCs. He reminded members about the discussion on basing SDCs on water usage per home size which showed the larger the house the more water was used. In addition, the Task Force members looked at basing the Transportation and Parks SDCs on the number of bedrooms. He reviewed his work on correlating the number of bedrooms to water usage. Discussion ensued on using the bedroom verses square footage approach for water and sewer usage.

Member Delmar asked if the bedroom option would be opened up to creative interpretation by a developer. She also asked about looking at the lot size to base SDCs on as it is associated with irrigation.

Larger lot sizes could mean the household would use more water to water their property. It could be based on if the plan has an underground sprinkler system as well.

Councilor Freilinger asked about the legality of SDCs being scaled by square footage. Ultimately the Task Force would like to charge less SDCs for smaller houses and more for larger homes. Councilor Freilinger referred to an email sent to City Council regarding the SDC methodology (attachment 1).

Member Dumitrescu said the Task Force is trying to incentivize a variety of housing diversity and types in Silverton. She said SDCs is not the only way to do that and asked how other communities are providing incentives for ADUs and smaller housing types. Director Gottgetreu said there have been other identified approaches in the housing strategies.

Member Caster said he agrees with incentivizing SDCs, not doing this has caused the average home in Silverton to 2,300 square feet. He explained why it is not feasible to build a smaller home due to the regressive nature of SDCs.

Councilor Freilinger noted the City Council delayed the increase in SDCs at their last meeting. The City Council is waiting for the Task Force to complete their work on the methodology. Director Gottgetreu said the next steps for this process would be to get a legal expert to assess the sliding scale for SDCs. Member Smith does not see the point in hiring a consultant to redo the methodology.

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

Staff would like to reach out to property owners that could potentially be redeveloped at a higher usage. At the last meeting staff reviewed four potential properties. He reviewed language for a proposed letter to property owners to rezone their property. He explained there could be incentives to property owners, such as waiving the zone change fee.

Member Delmar asked what staff is thinking will happen after this letter is sent out. Recommended starting how the owner could continue in the process.

Discussion ensued on whether to send this letter stating this is being driven by the Affordable Housing Task Force rather than the City Council. This might encourage more people to reach out to the Community Development Director verses it playing out at the City Council level. Member Caster explained multifamily housing public hearings are very emotional at the City Council level. Staff will revise the draft letter to be from the Task Force and will have less solid incentives, but it would at least start the process to see which properties might be interested in. Member Smith asked if they can give staff the authority to send the letter before the next meeting.

Staff will email the members to ensure there are no red flags in the letter. If there is something that needs to be changed substantively then it would need to be brought back to the Task Force at the next meeting. Member Smith made a motion directing staff to put together a solicitation letter to select property owners for potential up zoning. Member Dumitrescu seconded the motion. There was no discussion and the motion passed unanimously.

#### **4.3 Update on Development Code updates**

The code has been presented to City Council and the second reading will occur on Monday. The ordinance will have an emergency clause to take effect prior to House Bill 2001.

## **V. ADJOURNMENT**

Member Smith made a motion to adjourn and Chair Palmer adjourned the meeting at 9:49 a.m.

Respectfully submitted by:

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