

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

Zoom Web Conference Platform

JULY 20, 2021, 8:30 a.m.

I. CALL TO ORDER

Chair Palmer called the meeting to order at 8:37 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
X		Gene Oster
	X	Terry Caster
	X	Aaron Mullen

Staff Present: Community Development Director, Jason Gottgetreu

II. APPROVAL OF MINUTES

Member Freilinger made a motion to approve the minutes from the meeting held on June 15, 2021. Member Delmar seconded the motion. There was no discussion and the motion passed unanimously (7-0).

III. PUBLIC COMMENT – None

IV. DISCUSSION/ACTION

4.1 Continued discussion on System Development Charges (SDCs)

Community Development Director Jason Gottgetreu gave a presentation to continue the committee's discussion on System Development Charges (SDCs) methodology changes regarding the process and legal implications. He provided an overview on what System Development Charges (SDCs) can be used for and how much is charged related to Single Family homes. He explained the committee has been looking for ways to establish fees on an individual basis to relate it to the size of the home.

In addition, he explained the Task Force members looked at basing the SDCs on the number of bedrooms. He reviewed numbers on correlating the number of bedrooms to water usage. He went on to explain the legal implications on changing the basis for the SDCs methodology from the City Attorney's response to the process. The City Attorney advised to update the previous report that takes the new basis into account using the CIPs from the original report and he explained what would be involved in the

process with updating the SDCs. He explained that the City of Newport adopted the square footage methodology for their process.

Director Gottgetreu shared input from Member Smith that if the committee were to go with a tiered category methodology based on square footage, the lowest tier should not include dwellings over 1,000 square feet.

Member Delmar asked if the City of Newport has faced any challenges to their new mythology. Director Gottgetreu explained he did not know of any challenges.

Member Oster pointed out that any basis that is used for the methodology there will be similar legal challenges and justifications with either method.

Member Freilinger asked if the calculations include garages. Director Gottgetreu clarified that living areas do not include garage or basement areas. Member Freilinger recommends that garages should have an impact on the fees.

Director Gottgetreu explained that next steps would be to contract out work for an updated report and will do some research on what the cost would be for that update and the committee was in support.

Member Johnsen has been working with the home builders association on codes and recommended that the City reach out to them for advice.

Director Gottgetreu brought up previous discussion regarding irrigation for single family homes and what the committee thought about that. Member Freilinger wanted to clarified that SDC's are no charged on additions of homes and brought up adding irrigation systems later so there are ways around that requirement. Member Delmar thinks the square footage method may capture the higher users without adding in an irrigation charge. Member Dumitrescu wanted to know what was the City of Newport's reason for changing their methodology and Director Gottgetreu did not know. She is questioning incentive methods and Member Johnsen explained there are risks for the City to do incentives but ways to do it.

V. ADJOURNMENT

Member Freilinger made a motion to adjourn and Chair Palmer adjourned the meeting at 9:15 a.m.

Respectfully submitted by:

/s/Sheena Lucht, Assistant Finance Director