

**CITY OF SILVERTON  
PLANNING COMMISSION WORK SESSION MINUTES**

**7:00 P.M.**

**JANUARY 22, 2019**

The Planning Commission of the City of Silverton met at the Silverton Community Center on January 22, 2019 at 7:10 p.m., with Chairman Flowers presiding.

**8I. ROLL CALL:**

Present	Absent	
<u>  X  </u>	<u>      </u>	Chairman Clay Flowers
<u>  X  </u>	<u>      </u>	Vice-Chairman Gus Frederick
<u>  X  </u>	<u>      </u>	Tasha Huebner
<u>      </u>	<u>  X  </u>	Chris Mayou
<u>      </u>	<u>  X  </u>	Rich Piaskowski
<u>  X  </u>	<u>      </u>	Morry Jones
<u>  X  </u>	<u>      </u>	Peter Matzka

**STAFF PRESENT:**

Community Development Director, Jason Gottgetreu; Planning and Permit Assistant, Kate Schlee

**BUSINESS FROM THE FLOOR:**

There were no comments.

**AGENDA ITEMS:**

**3.1 Case: Discuss Development Code Amendments related to Broadband Internet**

**STAFF REPORT:**

Community Development Director, Jason Gottgetreu presented a PowerPoint presentation to the committee addressing one of the city council goals to explore ways to increase high speed data options in the city by removing barriers to entry in the city's code for the installation of high speed wired or wireless data networks and additional broadband facilities.

Director Gottgetreu explained that the current code very broadly defines radio frequency transmission facilities, the accessory uses of those facilities and the exceptions. He went over the zoning district allowances for those facilities.

The potential methods would include adding and allowing special use standards through the conditional use procedure, which would be the Planning Commission public hearing.

After the commission last met, Director Gottgetreu contacted Adaptive Broadband, which is the company that presumably would bring their service into Silverton. Director Gottgetreu also contacted the Jefferson Planning Department, where he was notified that Jefferson does not have a planning department. Therefore, there will probably not

1 be much information from Jefferson regarding what they did to prepare for Adaptive  
2 Broadband expanding in Jefferson.

3  
4 Director Gottgetreu showed pictures of example antennas used by Adaptive Broadband  
5 and described the system as having larger antennas that transmit to other stations that  
6 then bounce the signals to repeaters and then send the signal to customers who have a  
7 smaller antenna on their house, which receives the signal.

8  
9 The changes to the code would not be made to only cater to this specific provider, but to  
10 define the standards of what should be allowable for any company providing a similar  
11 service within Silverton. One of the factors that should be defined is the allowable height  
12 of an antenna above the roof in order to prevent other carriers from trying to co-locate  
13 on an antenna and being able to add an undesirable height to the antenna. The style of  
14 antenna also needs to be considered including stand-alone towers with longer  
15 antennas, dish style antennas and antennas with 3 antennas on one.

16  
17 Some standards that Director Gottgetreu recommended that the commission consider  
18 included: allowing antennas only on existing structures; limiting the size of antennas to  
19 10 sq. ft. cumulative per site; limiting the number of antennas on a structure; limiting  
20 how far from the facade the projection is from the structure; cabling, brackets and not  
21 allowing logos, stickers or brand names; limiting noise; not allowing the emission of  
22 light; and, not allowing battery cabinets unless the batteries are not visible from the right  
23 of way.

## 24 **IV. REPORTS AND COMMUNICATIONS**

### 25 26 **4.1 Small Lot Developments**

27  
28 At a previous meeting, Commissioner Mayou brought up an idea to allow small lots in  
29 standard subdivisions in order to try to facilitate more affordable housing through a  
30 market based approach. The idea is to allow two small houses to be built on smaller lots  
31 that would equal the size of one standard lot.

32  
33 It would be up to the Planning Commission to decide what the building size and footprint  
34 would be, as well as the driveway, garage and fencing locations.

35  
36 Director Gottgetreu went through setback requirements and explained a possible option  
37 for a 1,000 sq. ft. house next to 900 sq. ft. house, both with single car garages.

38  
39 Commissioner Huebner asked if the Planning Commission is concerned about schools  
40 and adding more people without the infrastructure in place. Chairman Flowers  
41 responded that the school district is a separate governmental body and it is not the  
42 concern of the Planning Commission. Director Gottgetreu added that it is his  
43 understanding that the school district is not concerned with adding extra students and  
44 that the superintendent and the city council are planning a joint work session.

45  
46 Director Gottgetreu reminded the commission that there is still a six dwelling unit per  
47 acre restriction for the R-1 zone. This option is not rezoning, but is adjusting standards

1 to allow for 20% of homes in a subdivision to be duplexes or small lots.

2  
3 However, the Oregon legislature might be considering a bill prohibiting single-family  
4 zoning making any lot in a city larger of more than 10,000 people would allow up to 4  
5 houses on a normal lot.

6  
7

8 **4.2 Announcements**

9

10 The Eugene Field community outreach meeting is on January 31st at 6:00 p.m., in the  
11 high school cafeteria.

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13

14 **IV. ADJOURNMENT**

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16 The meeting adjourned at 8:31 p.m.

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18 Respectfully submitted,

19

20

21 /s/Kate Schlee,

22 Planning and Permit Assistant