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**RECORD OF PROCEEDINGS**

Minutes of the Silverton Planning Commission  
Held Thursday, March 16, 2017

The Silverton Planning Commission met in Council Chambers at 6:00 p.m. on Thursday, March 16, 2017. Mayor Smith called the meeting to order.

**ROLL CALL:**

* Mayor John Smith Present
* Dolline Colter Present
* Frank Sylvester Absent
* Jeff Thien Present
* Ted Wanstrath Present

**Also Present:**

* Tom Carroll, Village Manager
* Bryan Pacheco, Village Solicitor

**Approval of Minutes:**

Ms. Colter motioned to approve the minutes from the February 16, 2017 Planning Commission Public Hearing. Mr. Thein seconded the motion. Motion carried by a unanimous voice vote.

**Items for Review:**

*Case #2017-2 C-3 Sign Code Public Hearing*  
At 6:03 p.m., Mr. Wanstrath motioned to open the public hearing. Mr. Thien seconded the motion. Motion carried by a unanimous voice vote.

There was no public comment.

Mr. Pacheco explained the updates to the sign code are in response to a recent court case that limited the size of a political sign. Mr. Pacheco’s recommendation is to submit a baseline size for all signs to Council, no matter the content of the sign. This will limit the number of all signs and size of all signs, in any zoning district in the Village, and will not discriminate based on content.

The Commission agreed with Mr. Pacheco’s recommendation and feels this will be easier to enforce village-wide.

At 6:10 p.m., Mr. Thien motioned to close the public hearing. Mr. Wanstrath seconded the motion. Motion carried by a unanimous voice vote.

Ms. Colter motioned to recommend to Village Council that the sign code be amended where needed so that all signs are limited to a certain size and number. Mr. Thien seconded the motion. Motion carried by a unanimous voice vote.

*Case #2017-2 C-2 Residential Public Hearing*

At 6:12 Mr. Thien motioned to open the public hearing on the proposed C-2 Residential Single Family Home text amendment. Mr. Wanstrath seconded the motion. Motion carried by a unanimous voice vote.

There was no public comment.

Mr. Carroll explained that staff is recommending there be a text amendment that will allow single family dwellings as a conditional use in the C-2 district. This will allow a current resident to build an addition on his existing home in the C-2 district. Any applications for a brand new single family dwelling would have to come before the Planning Commission for approval.

At 6:13 Mr. Thien motioned to close the public hearing on the proposed C-2 Residential Single Family Home text amendment. Mr. Wanstrath seconded the motion. Motion carried by a unanimous voice vote.

After a brief discussion, the Planning Commission agreed that allowing single family homes as a conditional use in the C-2 zoning district is the most straightforward way to handle the situation. The homeowner of the existing single family home will not need permission from the commission, since the home will already be a conditional use once passed by Village Council, however, all other building and zoning regulations must be met, and will be addressed during the normal permitting process.

Mr. Thien motioned to allow residential single family homes as a conditional use in the C-2 zoning district. Ms. Colter seconded the motion. Motion carried by a unanimous voice vote.

Mr. Wanstrath motioned to excuse Mr. Sylvester and was seconded by Ms. Colter. Motion carried by a unanimous voice vote.

**ADJOURNMENT:**

Mr. Thien moved for adjournment and was seconded by Mr. Wanstrath. A roll call vote was taken. All members present voted aye. Motion carried. Meeting adjourned at 6:18 p.m.

Respectfully submitted,

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Meredith L. George

Clerk of Council