

**MINUTES OF THE WORK SESSION OF THE GERVAIS CITY COUNCIL
COUNTY OF MARION, STATE OF OREGON
HELD AT GERVAIS CITY HALL AT 6:30 PM ON DECEMBER 7, 2017**

1. Call to Order

Mayor Platt called the work session to order at 6:30 pm.

2. Roll Call

Councilor Micky Wagner	Present
Councilor Baltazar Gonzalez	Present
Council President Michael Gregory	Present
Councilor Wes Leiva	Absent, excused
Councilor John Harvey	Present
Mayor Shanti Platt	Present

Staff Present: City Manager Susie Marston, City Recorder Tim Rhyne, Police Chief Peter Spirup, Public Works Superintendent Pat Claxton

Others Present: Holly Byram, MWVCOG

3. Announcements:

- a. Additions/deletions to the agenda - None

4. Discussion on amending the Gervais Development Code to comply with rule changes from Senate Bill 1051; allowing and setting standards for Accessory Dwelling Units

Susie Marston introduced Holly Byram to the council and stated that she will be the new city planner for the City of Gervais. Holly Byram gave a brief history about her background as a city planner. She then proceeded to discuss some changes found in SB1051, namely those surrounding accessory dwelling units (ADUs). Cities larger than 2500 in population are required to adjust their local land-use regulations to make allowances for ADUs. The current population of Gervais is approximately 2565. The local jurisdictions have the right and ability to create parameters and regulations for ADUs. Holly discussed the definitions of an ADU as well as potential regulations for the design and location of an ADU in Gervais. The council and Holly Byram discussed various ADU regulations. Councilor Harvey suggested that the council have a work session at a later date to discuss which regulations it would like to put into place regarding ADUs. This would give the council time to read over the information before making those decisions. In response to her question about information she could provide to the council, Councilor Harvey asked that Holly bring example regulations from other similar-sized cities to the next work session. There was a short discussion about the date for the next work session.

5. Discussion on adjusting storm drain charges for non-residential customers

Susie Marston talked with the council about adjusting the method for calculating storm drainage rates for non-residential customers in Gervais. The current method for calculating the fee is a fixed method.

Susie and the council discussed how to best calculate storm drain charges. There was also a short discussion about the retention ponds surrounding the Dollar General store. Susie stated that she would like to bring a resolution to the January council meeting to define how these charges will be calculated. Mayor Platt talked about the need for business licenses in Gervais.

6. Adjourn

The work session was adjourned at 7:14 pm.

I, TIM RHYNE, DO HEREBY CERTIFY THAT THE FOREGOING MINUTES OF SAID MEETING OF THE GERVAIS CITY COUNCIL HELD ON DECEMBER 7, 2017 ARE, TO THE BEST OF MY ABILITY, CORRECT AS RECORDED.

ATTESTED:

Timothy Rhyne, City Recorder

Shanti M. Platt, Mayor