

**MINUTES OF THE WORK SESSION OF THE GERVAIS CITY COUNCIL
COUNTY OF MARION, STATE OF OREGON
HELD AT GERVAIS CITY HALL AT 7:00 PM ON FEBRUARY 22, 2018**

1. Call to Order

Mayor Platt called the meeting to order at 7:00 pm.

1. Roll Call

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

Staff Present: City Manager Susie Marston, City Recorder Tim Rhyne, Police Chief Peter Spirup

Others Present: Holly Byram, Mid-Willamette Valley COG

2. Announcements:

- a. Additions/deletions to the agenda - None

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

The council held continued discussions about accessory dwelling units (ADUs) in Gervais. Holly Byram assisted the council in creating regulations for ADUs for residential lots in Gervais. Holly mentioned that the last meeting about ADUs was held on December 7th. She mentioned that the purpose of Senate Bill (SB) 1051, which created additional laws regarding ADUs, was to create additional housing for Oregonians. All cities in Oregon with populations of 2500 or more must comply with SB 1051. To be compliant, Gervais must make changes to its city code by July 2018 to be in compliance. Holly distributed a staff memo to the council to assist during the meeting.

Holly proceeded to give details about SB 1051 and its effects relating to ADUs, particularly relating to Gervais. As per the council's instruction to Holly, she brought examples of what other similar cities have used for regulations for ADUs. Councilor asked if allowing ADUs in Gervais would cause an issue with homeless people. The council talked about the difficulty of monitoring ADUs as rentals. Holly proceeded to review potential regulations that could be adopted by the city council. There was discussion about converting a garage into an ADU. Holly also talked with the council about ADU standards relating to items such as design standards, location, driveways, parking, occupancy regulations and utility SDCs. The council held a discussion about variations of regulations for ADUs in Gervais. The council gave direction and ideas to Holly for use in creating ADU regulations.

4. Adjourn

The meeting was adjourned at 8:11 pm.

I, TIM RHYNE, DO HEREBY CERTIFY THAT THE FOREGOING MINUTES OF SAID MEETING OF THE GERVAIS CITY COUNCIL HELD ON FEBRUARY 22, 2018 ARE, TO THE BEST OF MY ABILITY, CORRECT AS RECORDED.

ATTESTED:

Timothy Rhyme, City Recorder

Shanti M. Platt, Mayor

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