

**April 12, 2017
Public Hearing
City of Gaston**

Present: Mayor Tony **Hall**, Jerry **Spaulding**, David **Meeker**, Bill **Martin**, Chris **Jeffries**, and Don **Richter**

Absent: Rod **Hale** (excused)

Staff: City Recorder Wenonah **Blanchette**, Public Works Director Brent **Whittaker**, City Clerk Sharon **Bregante-Candau**, Washington County Deputy Bobby **Wormington**

PUBLIC HEARING

Mayor Tony **Hall** called the quasi-judicial hearing on Gaston Heights, Phase 2, Extension Request (Continued) to order at 7:00 P.M.

HEARING DISCLOSURE STATEMENT: Mayor **Hall** read the hearing disclosure statement.

Mayor Hall: Again, this is a quasi-judicial public hearing. It's a continuation from last month. Is the applicant here? Tim McDonald? Okay. Are there any conflicts of interest from the Council or ex parte contact or any personal bias? Let the record reflect that there is none.

STAFF REPORT

Mayor Hall: As I recall at the last meeting, we issued the staff report. We discussed and reviewed the staff report at the last meeting. We had individuals here who were proponents and opponents, so, we'll start with that.

APPLICANT'S REPORT

Mayor Hall: The applicant's here, so, if you have an Applicant's report at all?

Tim McDonald: I don't.

Mayor Hall: We had some questions last meeting; I believe from Dale Smith. Dale Smith is present today. Would you like to go ahead and ask the applicant your question?

Dale Smith: Yes. I had basically two questions. How much longer until they start on the process up there of the second phase, and what is the progress on there? How many more lots are left to sell or deal with before we move on to the next phase? Has any movement been made on connecting to Olson Road from Trail Street? Have Yamhill County and the State come to an agreement on putting a stoplight on Olson Road and Hwy 47? I guess that would be the main concerns, I guess. The Council also—this Church Street is another part of that original agreement—or not agreement, discussion—about the Gaston Heights project. Seeing how that seems to have, I don't know, I guess find out what the report is on the Church Street improvement. Whether anybody has heard on whether we're going to get

Church Street improved or whether it's done or what I guess, those are my concerns at the moment.

Mayor Hall: Would the applicant like to answer the first part of those questions? I can answer the last part of Church Street.

Tim McDonald: Okay. We'll start with Highway 47 and a light at Olson Road and Highway 47. That will be determined by warrants and a traffic study when we get there. So, if there aren't enough warrants, there won't be. If there are warrants, there will be. That's just an ODOT calculation that's made by a traffic engineer. So far, it's my gut feeling there won't be a light there for a while until some more homes get built up there. But, it'll probably get determined that, at some point, when so many lots have been built out that we'll have to revisit that with a traffic engineering study to look at the traffic study again to see if the warrants are met to put a light in.

Trail Street going down there, yes, we're trying to get funding for Trail Street to go in in the next phase down to Olson Road, as well as the sewer. We have three lots left up on top over there. That's not holding up the next phase. What's holding up the next phase is the funding of the offsite improvements. Offsite improvements being the completion of Trail Street from the existing termination down to Olson Road, sewer and utilities down and into Trail Street, and then sewer down Olson Road to Hwy 47 connection, down over there. Right now, we have funding for—well, we don't really have funding because we have to do Trail Street. I have the access to funding to do the next phase; however, I don't have access to do the offsite improvements. That was one of the things that the two major players—builders that are interested in buying those lots and building want to see happen. They want the sewer down Olson Road, and they want an entry monument on Olson Road to the new Trail Street for people who come up Trail Street that way and have that finished off. So, in the future, as they get going, they can pick where and when they want the next phases to go. There were some other questions in there.

Dale Smith: Church Street, Mr. Hall's going to do. If he could enlighten us on that.

Mayor Hall: Yes. This year we applied for an MSTIP 3E Grant through Washington County Transportation Department. That was for, I believe, \$780,000 or \$700 and something, I don't remember the exact number at this point. We made it to the final selection process and did not get selected, so, that's on the back burner. It's a four-year window. We plan to reapply again. I believe they'll go through the process again in four years. We need some further development engineering wise. That was the main reason why we weren't selected on the first ask.

Dale Smith: What was the development they needed?

Mayor Hall: We needed some engineering development on Church Street. Specifically? There's not enough room to put—we had submitted plans for—

Tim McDonald: It's mainly for right-of-way stuff over there.

Mayor Hall: Right-of-way stuff and there was not enough room to put in two curbs, two, 5-ft sidewalks, and green spaces, which was a requirement.

Dale Smith: I got you.

Mayor Hall: So, we have to reengineer that. And we only have room for one sidewalk.

Dale Smith: And a bike path?

Mayor Hall: And a bike path, that's right. So, we have to do some engineering work to show exactly what we plan to do.

Dale Smith: I got you, instead of the standard Washington County right-of-way. What is Church Street, at the light there?

Mayor Hall: We're debating that. So, that was a debating issue because it does connect Church Street, it goes into South Road and connects. If you take all the right roads, you can go clear to the coast. We get all the logging trucks and gravel trucks and everything else.

Dale Smith: So, what's it now?

Mayor Hall: I think it's identified as a . . .

Dale Smith: Local?

Mayor Hall: I think it is a collector. I'll have to check on that. Is it a collector?

Tim McDonald: I believe so. So, that's why I said, because they were looking for a 74 or some foot right-of-way.

Mayor Hall: And we have about 45 feet there. When I went out and measured from fence to fence that are actually there, I only got 37.

Dale Smith: That was the concern of most of the neighbors that I talked to. Said, there was just no room to put what they were requesting.

Mayor Hall: That's correct.

Dale Smith: So, there was almost no support locally for it.

Mayor Hall: There were five people against it. I reviewed the input that was on the website. So, that's on Third Street. So, let's move on. Dale, you were a proponent or an opponent or were you just asking general questions?

Dale Smith: It hangs on the answer, I guess. I really don't have an opinion one way or the other as far as whether to go forward or not. I would just like to have a lot of questions, or things a little more firm before we go forward on this thing, which I think we may have. I mean, this is just an extension. We'll have to revisit this again somewhere down the road. So, I think maybe at that time we'll have to nail down some more of the answers maybe, but at this point, that's down the road.

PROPOSERS

Mayor Hall: Thank you. Clinton Nelson.

Clinton Nelson: I don't have anything related to the subject right now. I would yield my time until I can speak freely on another matter.

OPPOSERS

Mayor Hall: All right. Opponents. Any other opponents? Who else is in here? Dale Smith. Okay, that takes care of the proponents and opponents.

ADDITIONAL COMMENTS

Mayor **Hall:** Any additional comments? Any questions from the Council?

APPLICANT'S REBUTTAL

Mayor **Hall:** Applicant, do you have any rebuttal?

Tim **McDonald:** No.

HEARING CLOSURE: Mayor **Hall** closed the hearing at 8:30 p.m.

DELIBERATIONS

Mayor **Hall:** Do you have a copy of the staff report? The Council has their—What page was the motion on?

Recorder **Blanchette:** I'm looking. I don't know.

Councilor **Jeffries:** They're not in here.

Recorder **Blanchette:** Well, they're really just the recommendations from the last one.

Mayor **Hall:** At this time, the Chair would entertain a motion to approve the request for a time extension on File No. 14-01 Gaston Heights, Phase 2, Preliminary Subdivision Plan.

Councilor **Jeffries:** I make a motion to extend the approval of the 34-lot preliminary subdivision plan for two years from their original approval date of February 11, 2015.

Councilor **Martin:** I second.

Mayor **Hall:** The motion's been made by Councilwoman Jeffries and seconded by Councilman Martin. Any further discussion? No further discussion. All in favor? All opposed?

Motion passed unanimously. Aye: Spaulding, Meeker, Hall, Jeffries, Richter, Martin. Nay: 0

Tim **McDonald:** So, two years from February 17?

Recorder **Blanchette:** February 11.

Tim **McDonald:** 2017, not 2015.

Recorder **Blanchette:** Oh, 2017, yes. Sorry.

Tim **McDonald:** I was just kind of wondering there.

Mayor **Hall:** Make sure you make a note of that. It's February 2017.

Councilor **Jeffries:** Yes, this needs to be corrected too.


Tim **McDonald:** Just to be clear.

Mayor **Hall:** Go ahead. The Chair recognizes the applicant.

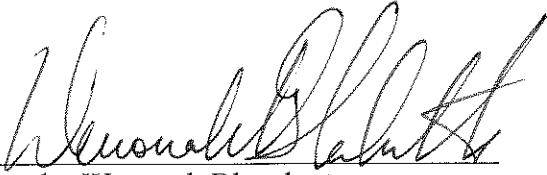
Tim **McDonald:** When we actually filed for construction drawings, we won't go back . . . we'll adhere to the current Codes. Codes have changed from 2015 to 2017 or something like that. Normally we adhere to the current code when we submit, not the one we actually apply under. So, in case there's a question on the Council about that. That's what we intend to do. I'm not sure there's any difference, but there could be.

Mayor **Hall:**

Okay. Thank you. This hearing is adjourned at 7:16 P.M.



Mayor Tony Hall

Attest: 

City Recorder Wenonah Blanchette