

May 9, 2018
Work Session
City of Gaston

Present: Mayor Tony **Hall**, Jerry **Spaulding**, David **Meeker**, Don **Richter**, Bill **Martin**, Rod **Hale** and Jon **Wismer** arriving at 6:45pm.

Absent: City Clerk Sharon **Bregante-Candau**.

Staff: City Recorder Wenonah **Blanchette**, Public Works Director Brent **Whittaker**,

Mayor Tony **Hall** called this meeting to order at 6:00 PM.

Roll Call: City Recorder **Blanchette** conducted the roll call:

Councilor Jerry **Spaulding**, present

Councilor David **Meeker**, present

Councilor Bill **Martin**, present

Mayor Tony **Hall**, present

Councilor Jon **Wismer**, present

Councilor Rod **Hale** present (*arriving at 6:25pm*)

Councilor Don **Richter** present

Tim McDonald-Gaston Heights:

Tim **McDonald** was present to broach the topic to City Council changing zones for properties in the Gaston Heights area from R-2 and change to R-3 which would allow higher density homes. Discussion heard on compliance with the Transportation Master Plan and parking conditions allowing higher density homes would present. Mayor **Hall** clarified to Council that changing zoning would require public hearings and wanted to know what the Council's position for changing the zone might be. **McDonald** clarified that he would not propose apartments for the area but to provide affordable housing for what he called "tall-skinnyes;" 30 x 90 ft. lots with 2 story houses- not attached. This would provide Gaston with affordable houses for new first-time home-buyers. Current lots for sale at Gaston Heights range from \$275,000 to \$350,000 and typically that price range is not within first time home-buyers. This would increase the City's population, tax base and provide additional rentals, for which the City is very limited with. Once properties in Gaston go up for rent, they are almost immediately rented with no vacancies whatsoever. Mayor **Hall** clarified typically once students graduate from High School, they move back within 10 years and want to buy a home in Gaston, but there are no entry level homes to move into. Councilor **Martin** declared that those who move out of Gaston don't want to commute that far. People in Gaston generally commute as jobs are closer to the Portland area with **McDonald** rebutting the commute from Gaston is much easier and faster than the commute from Tigard driving Hwy 26 to Intel. People would much rather drive from Gaston to Intel instead of from Tigard. That is why Gaston is an ideal place to build homes, not only for the location, but for the commute. **McDonald** proposed maybe forty to fifty high density homes within walking distance to and from the school increasing enrollment could positively impact the school. Further discussion heard on parking as parking is a difficult situation in Gaston and agreed, parking must meet the demands and requirements of the code. Most streets proposed will remain the same as the original Gaston Heights subdivision proposed. Mayor **Hall** clarified the term "tall-skinnyes" are also called town houses. The ones proposed by **McDonald** would not be attached, which is the difference between town houses and "tall-skinnyes." **McDonald** also

stated he is wanting to stay with the double-car garage so there would be two parking spots for each home. Mayor **Hall** stated the R-3 zone does allow for apartment complexes and with apartments complexes brings about other concerns as well.

At this time, the Recorder provided Council with the city zone codes for R-2 and R-3 from the City's current zone code.

Councilor **Wismer** discussed having CCR's (Covenants, Conditions and Restrictions) which **McDonald** stated for the state of Oregon, is required to have for any subdivision. Gaston Heights have CCR's and will move toward utilizing those as more homes are built. Further discussion heard toward allowing CCR's to restrict single-family dwelling homes and not allow for multi-dwelling homes or apartment complexes. It may be possible to include such wording within the HOA (Home Owners Association) to prohibit the building of apartment complexes. **McDonald** indicated more research may need to be done to see if that is possible. **McDonald** indicated that within a ten-mile radius of Gaston, there are zero homes that are less than \$300,000 in asking price.

At this time Councilor **Hale** arrived at the work session.

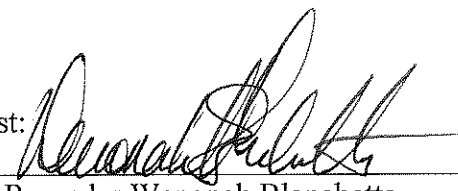
Tim **McDonald** asked the Council if they were in favor of the zone change with Council's response all in favor of the zone change with Mayor **Hall** updating Councilor **Hale** with recent discussions heard potentially changing Gaston Heights zoning for the second phase from R-2 to R-3. Mayor **Hall** wanted the Council to be aware changing the zone would permit apartment units increasing the density of the properties. This would be applicable for anyone building in that specific zone. Councilor **Hale** asked if allowing this zone change would increase the number of homes from 300 to 350? **McDonald** replied with yes, it would be approximately 50 additional homes.

McDonald reiterated his intention proposing homes to first time home buyers that are cheaper than \$300,000 with that amount as the current asking price for the homes in the Gaston Heights area. **McDonald** indicated he will prepare to submit his plan for a zone change application and have it reviewed by Carole (city planner), submit to the Recorder and will have review at a meeting to discuss further. Mayor **Hall** called for further discussion amongst the Council. None heard.

Mayor **Hall** called for other issues or items not included in the original work session agenda. Councilor **Spaulding** stated with the Ace Tavern being open, parking has become an issue for city related parking especially during Council meetings. Mayor **Hall** directed the Public Works Director to order signs for reserved parking. Councilor **Spaulding** stated he would like to have signs stating, "Reserved for City Council Parking" or something similar. Discussion heard on parking on the neighboring property and gaining use of the parking on the south side of City Hall that is at this current moment, fenced and unable to access. This negotiation is in the works.

ADJOURNMENT: Mayor **Hall** asked for any further questions, none heard. Work Session adjourned at 6:57PM.

Attest:



City Recorder Wenonah Blanchette



Mayor Tony Hall