



## **City of Mosier**

### **Public Hearing for City of Mosier Surplus property TL-1600**

#### **Mayor Burns opens public hearing at 6:30**

**AUGUST 29<sup>th</sup> 2022**

Attendance: Acasia Berry, Witt Anderson, Mayor Burns, Ron Wright, Matt Potter, Peny Wallace, Lynn Smith, Jayme Bennett, John Grim (City of Mosier), Todd Reeves (Mosier Fire), Chris Longinetti, Matt Potter, Charlie Cannon, Kim Kovalich, Jonah Peskin, Brian KD Landlord, Mike Glass, Mark Neuman

Brenna Campbell (Absent Excused), Charlie Cannon (Absent Excused)

Longinetti: Reviews staff report produced and presented at previous meetings.

Grim: Reviews water project and rate impact information metrics.

Burns: Have you made progress on affordable housing review, and can you speak to cost overrun, what happens if we don't use the water utility asset to fund water utility?

Grim: It is pure speculation: we don't know how over budget we are going to be, and we don't know what if any financing options there – we must have more data. I want to remind the council we are in the second year of 11% increases – next year 10% in those 3 years we have a 30% increase. Sewer rates are already very high.

Longinetti: Of the parcels available for suitable work force housing and subsidized housing, this is the least of the 3 or 4 parcels that is appropriate for that type of housing (because development costs on this lot make it expensive). This is a lot for single family housing, as it is surrounded by single family housing as well.

Grim: We have city standards for new home construction for everyone, and we don't know what the subdivision CC&R are. We have lighting, maximum impervious surface construction, tree protection, and while you can require strict covenants more than our standards, but that is not appropriate with this location, because there is only an opportunity to do 2 homes. It will significantly impact the revenue we receive if we restrict the deed.

Witt Anderson: How big are the lots compared to the neighbors?

Grim: The neighboring homes are on the minimum standard lot size. Some naturally came out bigger because of the slope and non-buildable areas.

Acasia: Could you speak a little about the trees/impervious surface please?

Grim: We do have minimal protection standards; these are more typical for subdivision.

**PUBLIC COMMENT:**

Emily Stranz: Qualifies that she is sharing her personal opinion- we should be prioritizing public space for our community in Mosier and natural space.

Todd Reeves: Grim knows best, but all the other lots are about the same size, so why not get 3 or evaluate it on 3 and let someone buy the whole thing and do what they please.

Grim: Steep lots, and access makes it difficult.

Any other people have public comment? No

6:53 Close public hearing

Acasia: Can we restrict the deed to preserve 10" trees etc?

Maybe (There are 3 trees that large) – favor of trees – native species are essential.

Anderson: An option to replant for 100 years of benefits to offset –give mitigation option to proposed restriction. It is hard to build a house around a tree, creates a unique process.

Peny: I want to think about what the diameter of the tree is – over 10? (They are 12"-18"). Peny would add that designing around a tree is an option in some circumstances.

Ron: I would like to vote on the tree separate from the vote for the sale. It is difficult to restrict and expect to sell the property.

Mayor Burns: Going forward we can make sure we do this legally and properly to protect trees.

*Kate Gray joins*

**Motion: Witt Anderson:** *"I move to declare it necessary and convenient to sell the City's property on Fifth Avenue, for the reasons presented tonight, and to authorize the sale of the property."*

**2<sup>nd</sup>: Peny Wallace**

**Any more discussion on the motion:**

**Vote on the motion: Witt, Ron, Peny, Charlie in Favor, Acasia Abstains**

**Motion: Ron Wright:** *“I move to authorize Jayme Bennett to negotiate and enter into a contract with a real estate broker, to facilitate the sale of the City’s property on Fifth Avenue.”*

**2<sup>nd</sup>: Witt Anderson**

**Discussion:**

Acasia is asking that there are restrictions on trees in the contract – (sales agreement)

**Grim:** We are talking about partitioning already. The partition map will have conditions on it. Todd Reeves suggests an independent appraisal as well. Plat map would provide the protection.

If the council wants, staff could bring the map to council for approval.

Council gives staff direction what we would like to see the proposed offset and tree preservation recommendation, and the offset is essential. Staff come back with proposal on how to protect.

Anderson continues ...this is property we own, let’s be reasonable and not confuse this with property we don’t own. Let’s not invent this tonight.

Acasia: If there is a way to divide it in a way that would innately protect the trees

Peny: The lots were looked at for feasibility of access mostly

(Subject to partition)

Staff has direction, and we will move ahead.

Mayor Burns thanks everyone for showing up and helping with our livable community etc.

**7:53PM**