

STAFF & AGENCY COMMENTS

1129 11/20/19
Coastal Shore Special
-D-5D

DRAFT - ORDINANCE NO. ____

AN ORDINANCE RELATING TO THE PRESERVATION OF DUNES AND NATIVE VEGETATION AND PROVIDING AN EMERGENCY BUFFER ZONE AND AMENDING THE CITY OF GEARHART ZONING ORDINANCE

Whereas, the City of Gearhart recognizes the importance of maintaining stabilized dunes and to protect the fragile nature of the dune and interdune areas by ensuring that noxious vegetation is allowed to be removed.

Whereas, the City of Gearhart finds it is in the public interest to provide a buffer zone along the fire road to aid in emergency service access and fire protection.

Whereas, the City of Gearhart finds it in the public interest to amend its Zoning Ordinance to allow the removal of noxious vegetation that threatens the stability, and health and safety of the area of the City within the Beaches and Active Dunes Overlay District.

The City of Gearhart ordains that the Gearhart Zoning Code shall be modified as provided below.

Section 1. AMEND ZONING CODE ARTICLE 3 SECTION 3.1240 BEACHES AND DUNES OVERLAY ZONE SUB-SECTION D (1) AND ADDING SUBSECTIONS (5) and (6) AS FOLLOWS (New language underlined, deleted language stricken):

D. Pruning and Trimming of Vegetation

(1) Except as allowed under subsection (5) and (6), ~~the~~ removal, destruction or uprooting of vegetation shall be prohibited.

(2) Trimming or pruning of vegetation shall be the minimum necessary to protect views and prevent a fire hazard while maintaining the vigor of the plants to be trimmed. The amount of thinning or pruning shall not exceed 50% of the plants present growth.

(3) Pruning and trimming shall occur only after a specific program which specifies the vegetation to be trimmed and the extent of trimming proposed has been approved by the City.

(4) The requirements of this sub-section (2) (D) of Section 3.1240 shall not apply to that portion of the B.A.D. Overlay District lying east of Neacoxie Blvd. and east of the building line between Pacific Way and 3rd Street.

(5) The removal, destruction or uprooting of noxious weeds as defined by the Oregon Department of Agriculture will be allowed is permitted. Removal activities shall not lower the elevation of the foredune.

(6) The removal, destruction or uprooting of vegetation will be allowed is permitted -along the Neacoxie Blvd. ROW and on both sides of the established fire road providing for as needed to provide- a safety buffer zone of a minimum of 30 feet wide and/or up to 1 ½ times the height of the surrounding vegetation, will be allowed whichever is greater.

(7) If the removal of noxious weeds in any location encompasses a contiguous area of more than 2,000 square feet, any resulting open sand areas shall be stabilized through vegetation or other means to restore or further increase the area's stability. Revegetation shall consist of plantings of native or non-native beach grasses or other native vegetation appropriate to the site, including but not limited to seashore lupine, evergreen huckleberry, salal, shore pine, kinnikinnick, Pacific rhododendron, wax myrtle and coast strawberry.

Passed by the City Council of the City of Gearhart this ____ day of XXX 2017

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Signed and approved by the Mayor of the City of Gearhart this ____ day of XXX 2017.

Matt Brown, Mayor

ATTEST: _____



698 PACIFIC WAY • P. O. BOX 2510 • GEARHART, OREGON 97138 • (503) 738-5501

March 14, 2017

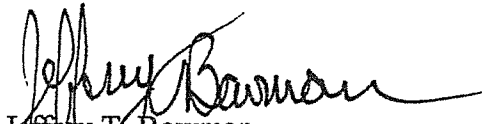
TO: CAROLE CONNELL, CITY PLANNER

FROM: CHIEF OF POLICE

SUBJECT: AMEND ZONING CODE ARTICLE

Concerning Public Safety issues that currently exists in the Dune area in the south section of the city, I'm in favor in amending the zoning code. As the dune area now exists, there is a real public safety concern with the limited access for emergency vehicles. And there is a perceived safety issue with campers using this area for lodging purposes. Law Enforcement has yet to respond to any active criminal activity that would be considered a "serious" crime. We have responded to incidents such as unattended campfires, unlawful lodging, illegal fireworks, minors in possession parties and other minor disturbances.

I will not go into great details as they have already been expressed at the public hearing. Emergency Services to this area is very limited at present time and corrections to this issue alone needs immediate attention.


Jeffrey T. Bowman
Chief of Police

Cheryl Lund

From: Bill Eddy
Sent: Friday, March 17, 2017 4:45 PM
To: Cheryl Lund
Subject: RE: Amend Zoning Code

Amend Zoning Code Article 3 Section 3.1240 Beaches and Dunes Overlay Zone Sub-Section D (1) and Adding Subsections (5) and (6)

The addition of "Subsection" 5 & 6 will greatly enhance the safety for any firefighting or emergency incident operation in this part of the dunes and I am very much in favor of the proposed changes.

Bill Eddy
Fire Chief
Gearhart Fire

From: Cheryl Lund [mailto:planning@ci.gearhart.or.us]
Sent: Friday, March 17, 2017 4:31 PM
To: Bill Eddy
Subject:



Oregon

Kate Brown, Governor

Department of Transportation

District 1/Area 1

350 West Marine Drive

Astoria, Oregon 97103

Phone: (503) 325-7222

Fax: (503) 325-1314

March 30, 2017

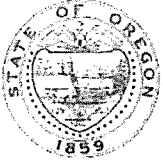
TO: Cheryl Lund, City Planning
FROM: Ken Shonkwiler, ODOT Transportation Planner
SUBJECT: Beach and Dune Overlay District (#17-005ZTA)

Thank you for the opportunity to comment on this proposed text amendment.

The Oregon Department of Transportation (ODOT) routinely comments on planning proposals that may have an impact on state highways. If a plan amendment is involved (including overlay districts), ODOT makes itself available to assist local governments in complying with the requirements of OAR 660-012-0060 (known as the Transportation Planning Rule). This requires that local governments amending adopted plans and regulations demonstrate that the amendment will not significantly affect existing or planned transportation facilities (both state and local) or that such amendments are concurrent with local and state plans.

ODOT has policies involving endangered plants and the extraction of noxious weeds within our Right of Way (ROW). These policies are documented in ODOT's Restricted Activity Zones, which outline geographic areas where plant extraction must involve approval of ODOT Vegetation staff. However, it appears that this proposed text amendment does not involve ODOT ROW. Due to this, ODOT does not have a comment that would be applicable to this proposed text amendment.

If you have more questions on ODOT policies involving vegetation, endangered plants, and noxious weed removal, please contact Will Lackey, ODOT Region 2 Vegetation Management Coordinator at the following email address: William.LACKEY@odot.state.or.us



Oregon

Kate Brown, Governor

Department of Forestry

Astoria District

92219 Highway 202

Astoria, OR 97103

(503) 325-5451

Fax (503) 325-2756

April 24, 2017

Chief Bill Eddy
670 Pacific Way
Gearhart, Oregon 97138



"STEWARDSHIP IN FORESTRY"

Dear Chief Eddy,

I am writing this letter in regards to the fire access road and fire break of the dune area in the City of Gearhart.

In my professional opinion, I find that the guidelines for a fire access road and fire break in the proximity of Neacoxie Boulevard right-of-way, west of the structures on Ocean Ave, and south towards Little Beach as referenced in the email from Chief Eddy on April 20th, 2017 to be adequate and reasonable.

I hope that this information is helpful. Please let me know if you need any additional information.

Thank you.

Sincerely,

Neal Bond
Protection Unit Forester
Astoria District, Oregon Department of Forestry

FW: Gearhart beach fire lane

Bill Eddy to me

10:28 AM

From: Pedersen, Tad [mailto:tad.pedersen@state.or.us]
Sent: Wednesday, April 26, 2017 10:13 AM
To: 'shkloepfer@gmail.com'
Subject: Gearhart beach fire lane

Ms. Kloepfer,

Thank you for contacting the Astoria office of the State Fire Marshal, it was my pleasure to assist you.

During our conversation, you requested that I summarize my position and my suggestions to you. First, I would encourage you to contact and work with the local authority having jurisdiction, in this case that would be the Gearhart Fire Department, they are the experts in their protection area.

As you, and your Dune Protection Committee move forward, I would take into account the following items, this is not meant to be a complete list: I would consider: The fuel model and it's seasonal volatility, the topography and wind patterns and their effect on fire behavior and fire spread, I would look at defensible space, both for the homeowners as well as for safety zones for the firefighters. I would also encourage you to look at the available fire resources and response times, as well as availability of heavy firefighting resources such as aircraft, both helicopter and fixed wing. The last thing I would encourage you to look at is the fuels themselves, are they an Indigenous plant or an invasive species, as well as the potential growth, the estimated flame length is 1.5 times the height of the fuel.

I realize this is a broad list of things to consider and a decision cannot be taken lightly.

Best of luck to you and your committee,

Tad

Randolph "Tad" Pedersen
Deputy State Fire Marshal
Office of the State Fire Marshal
Oregon State Police
2320 SE Dolphin Ave.
Warrenton, OR 97146
Office: [971-673-4007](tel:971-673-4007)
Cell: [503-791-1568](tel:503-791-1568)
Fax: [503-861-0356](tel:503-861-0356)

DATA SOURCE

Gearhart Foredune Noxious Weeds

Species	Presence	Method	Material	Timing
Scots Broom, Cytisus scoparius (Fabaceae)	Extensive patches between city and first dune crest to west; few widely scatter clumps farther west	Mow; let regrow (2-3 years); spray; repeat	Garlon 4 (upland, oil-based formula)	Mow fall-winter; spray summer-early fall
Bull thistle, Cirsium vulgare (Asteraceae)	Numerous small clumps throughout site	Several herbicides work well; might take several treatments	Milestone	Summer, pre and during flowering
Canada thistle, Cirsium arvense (Asteraceae)	Few small clumps throughout site	See above	See above	See above
Tansy ragwort, Jacobaea (Asteraceae)	Numerous plants across entire site; most easily seen and pulled when flowering	Hand pull when in flower		Find and pull when in flower
Himalayan blackberry, Rubus armeniacus (Rosaceae)	Scattered small plants, several large thickets	Mow, then let resprout, spray; repeat if needed	Garlon 4 (upland, oil-based formula)	Mow fall-winter; spray fall
Cut-leaf blackberry, Rubus laciniatus (Rosaceae)	Scattered small plants	See above	See above	See above
Japanese knotweed, Fallopia japonica (Polygonaceae)	One clump near Pacific Way on west slope of dune	Spray; or hand pull all shoots 2x per year for up to 3 -4 years to remove plants completely	Imazapyr, 6 py/acre (1% solution)	Summer, full leafout. Need to confirm species; Bohemian knotweed is much harder to remove; check young leaf hairs in spring to determine which species
Atlantic Ivy, Hedera hibernica (Aquifoliaceae)	Scattered vines, on trees	Pull small vines out of ground; cut large vines down, treat bases		

English holly, <i>Ilex aquifolium</i>	Scattered small to large trees	Cut down trees, shrubs, treat bases		
Cotoneaster species (Rosaceae)	Scattered plants	Cut down, treat bases		
Bamboo	Patch along north side of city park	Spray, let die down, mow, repeat	Imazapyr, 6 py/acre (1% solution)	

Other

Leaves grasses alone; will kill other dicots

Milestone is an upland formula, leaves grasses alone; can leach into groundwater, water soluble formula

See above

Put plants in trash; do not compost or leave on the ground in the dunes; seeds may ripen on stalks weeks after pulling

Leaves grasses alone; will kill other dicots

See above

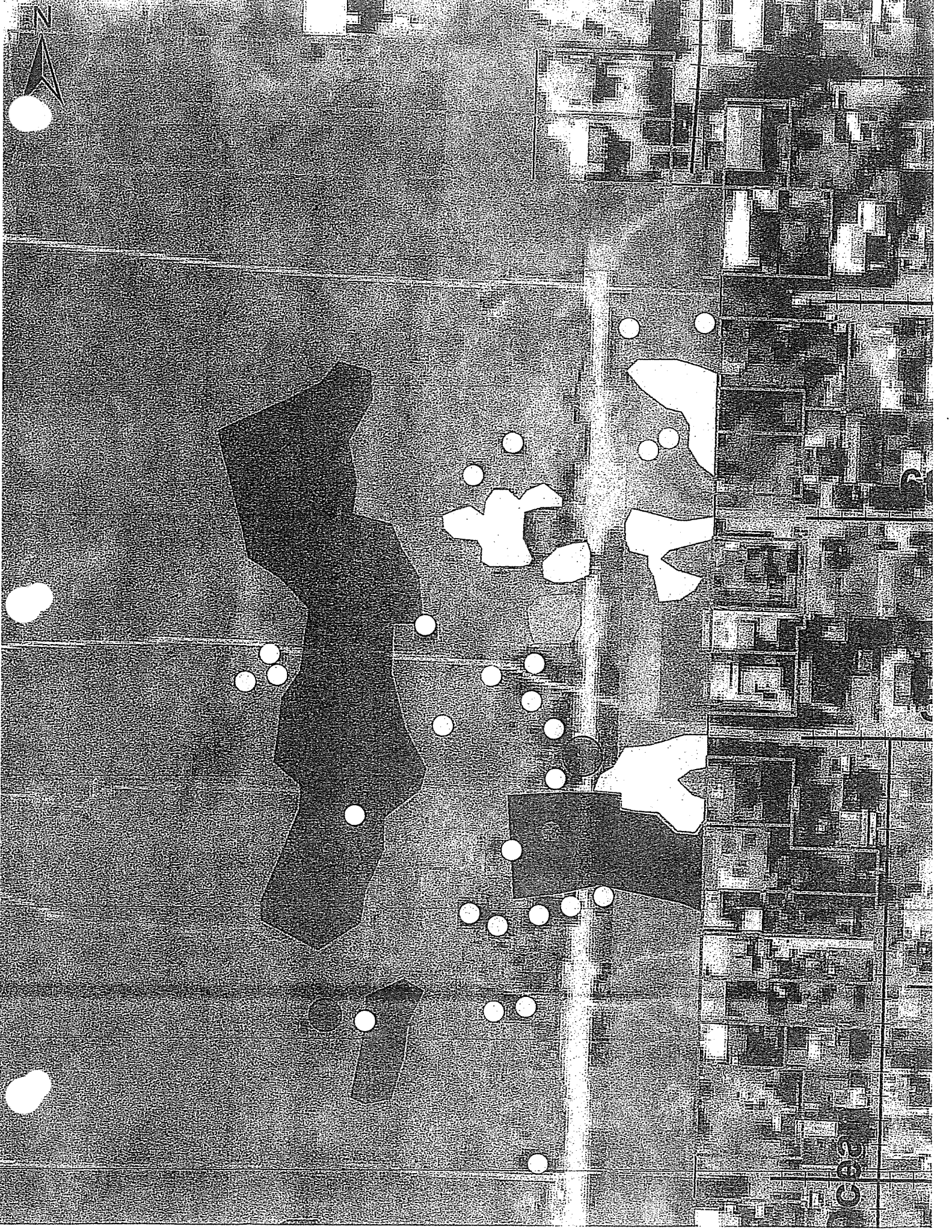
Kills all vegetation. Note that no shoots should be allowed to sprout; dry and shred, or send to landfill

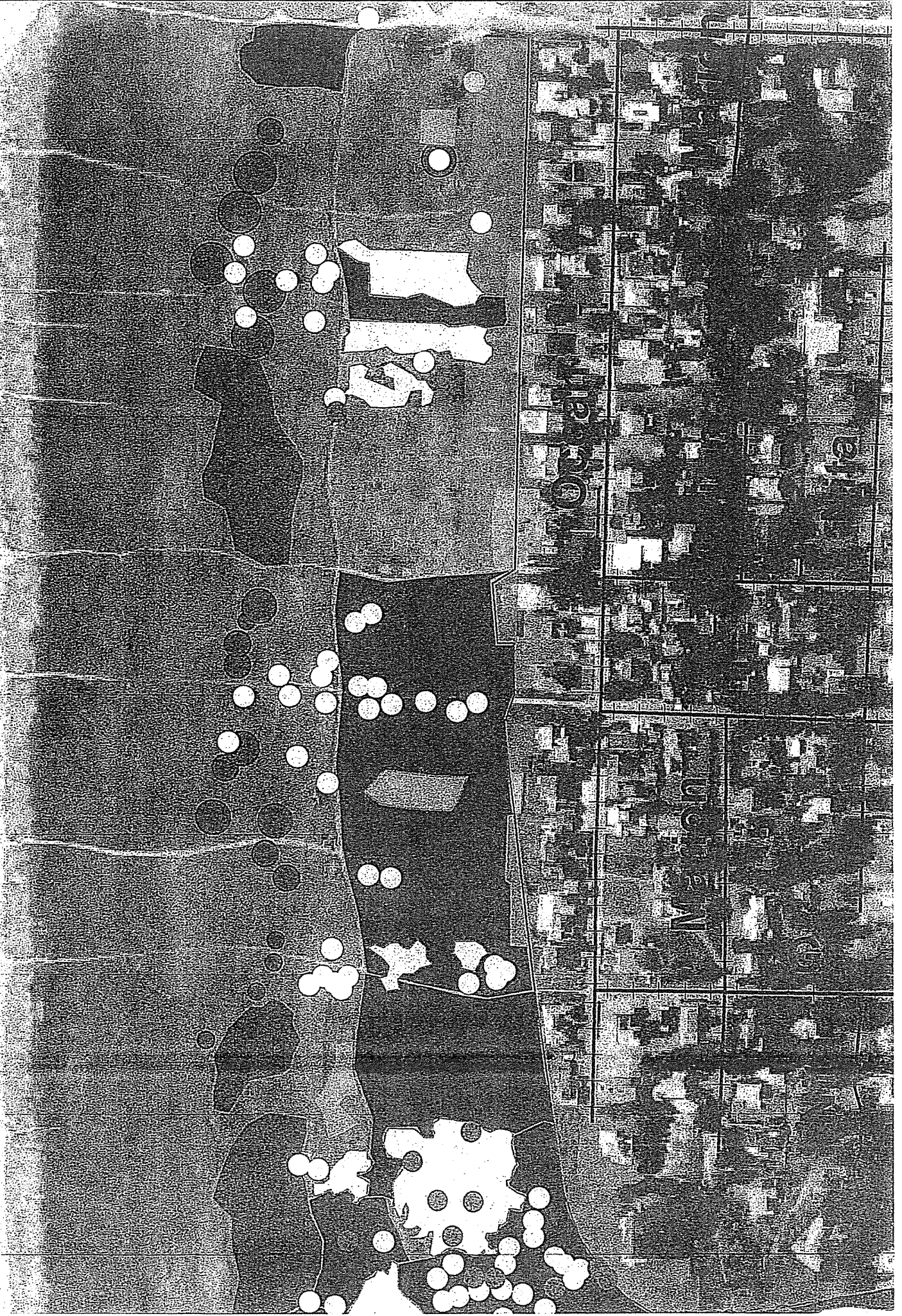
Kills all vegetation

Total	Mapped Areas	Management
20.83 acres	Trees (Includes Pine, Spruce, Alder and non-native tree species)	Cut and stump removal
129 Units	Individual Trees (not in a large grouped area; average of two trees per single unit)	Cut and stump removal
1.68 acres	Trees+Large Scotch Broom Areas	Cut and stump removal/mowing
32.40 acres	Scotch Broom Management Areas	Heavy mowing twice a year (fall and spring) with spot spraying regrowth in summer
1.48 acres	Scotch Broom Management Areas Lite	Mowing/spraying/hand cutting. Not as many plants as other areas
0.9 acres	Scotch Broom Hillslope Area	Includes hillslope along little beach dune. Hand cutting/spraying only
9.81 acres	Native Conservation Areas (Includes high density of native dune and prairie vegetation)	Mowing/spraying around edges and to keep non-native and invasives species out of the area.
8.85 acres	Large Blackberry Patches	Includes large patches with greater than and less than 50% cover. Mowing and spot spraying
3.39 acres	Individual small Blackberry Patches	Patches ranging from 5ftX 5ft to 200ftX200ft in size. Hand cutting/mowing/spot spraying
56 individuals	Crabapple (<i>Malus fusca</i>)	Leave
35 individuals	Twinberry (<i>Lonicera involucrata</i>)	Leave
0.05 Acres	Japanese Knotweed (<i>Fallopia japonica</i>)	Summer Spraying
7.77 acres	100 ft Fire Buffer South of Pacific Ave. to Little Beach access trail	Taken from edge of property line or 150 ft from S. Ocean Ave. Mow/maintain for fire safety
4.72 acres	100 ft Fire Buffer North of Pacific Ave.	Taken from edge of property line. Mow/maintain for fire safety

All the above mapped areas were mapped from Little Beach Access on Wellington Street southwest to the tip of the dune grass and north to end of 7th St. Areas were mapped using a Garmin 62stc and Esri ArcGIS 10.3 software. This is should not be considered an approved survey by the state of Oregon.

Calculations are based on both aerial survey and on the ground mapping and should not be considered final.





Gearhart Foredune Woody Vegetation
Ecological and Management Options Matrix

Gearhart Ecological and Management Options Matrix	No Action: Woody species dominate	Partial Clearing: Some woody species remain in clusters	Maintain Grassland, no woody species
Large Animals	high usage	high usage	high-moderate usage
Small Animals	moderate to high usage	high usage	moderate usage
Birds	moderate usage	high usage	moderate usage
ESA-listed Species	NA [young forest]	NA	low
ESA-listed Species	low [old forest, > 100 yrs old]	low [old woodland conditions]	low
Plant Diversity	low [forest conversion]	moderate	moderate to high [with use of native dune species]
Noxious Plants	high [more woody species may enter when forest is well established]	moderate	low
Wetlands	NA	NA	NA
Human-Animal Hazardous Interactions	high [good cover for many animals]	high to moderate [some cover]	low [no cover]
Human-Human Hazardous Interactions	high [good cover]	high to moderate [some cover]	low [no cover]
Adjacent Resident Hazards	high [good cover]	high [some cover]	low [no cover]
Woody fuel for fire	highest woody fuel level	high to moderate fuel level	low woody fuel level [maintain mown strip each summer]
Potential for fire to move into residential areas	Highest	high to moderate	moderate to low [maintain mown strip each summer]
Ocean views	Low to no viewscape potential	Low to some viewscape	Highest viewscape potential

Gearhart Foredune Woody Vegetation
Management

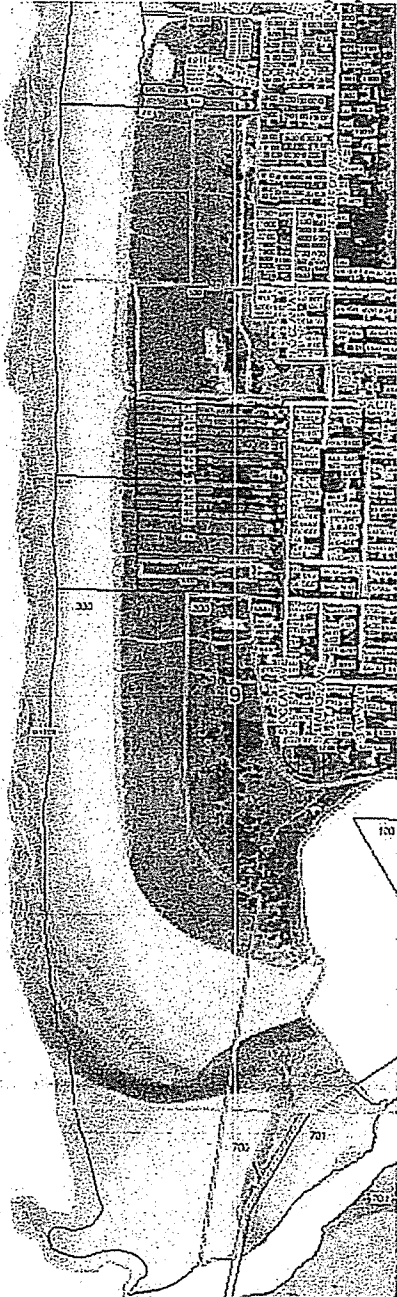
Kathleen Sayce
Shoalwater Botanical
ksayce@willapabay.org
August 20, 2016

Gearhart Foredune Vegetation Management

Purpose

The purpose of this paper is to provide the City of Gearhart and residents with an understanding of dune ecology and vegetation management options for the foredune, west of the residential area, with three management options, a no action option, a woodland option (leaving some woody vegetation), and a grassland option (mowing all woody vegetation).

The area discussed in this paper is bordered by 7th Avenue on the north end, the Necanium Estuary on the south, residences on the east side, and the Dune Hazard line on the west side. See map for reference, showing City of Gearhart property overlays in green, on aerial of foredune, 2014.



Introduction

Dunes in Gearhart, Oregon have undergone rapid changes in the past two hundred years, transforming from diverse prairies to grass monocultures. Today, the dunes are grasslands. Remnants of the historic, diverse dune prairie live in small patches, well back from the present foredune near the west line of buildings.

At the same time, land management practices changed from small, fairly regular fires to largely suppressed fire. This allowed both native and introduced woody species to rapidly colonize soils behind the outermost dune.

Sediment management at the Columbia River Entrance also changed, and altered the sand accretion rate from several millimeters per year to many feet per year. In the 1950s there were no dunes west of the west line of residences. Accretion of sand formed a series of dunes westward. European beachgrass (*Ammophila arenaria*) and other plants moved naturally into these new dunes.

This presents several management situations for the City of Gearhart.

- First, the volume of wood that can fuel wildfires has increased significantly as shore pine, Sitka spruce, Scots broom and other woody species spread.

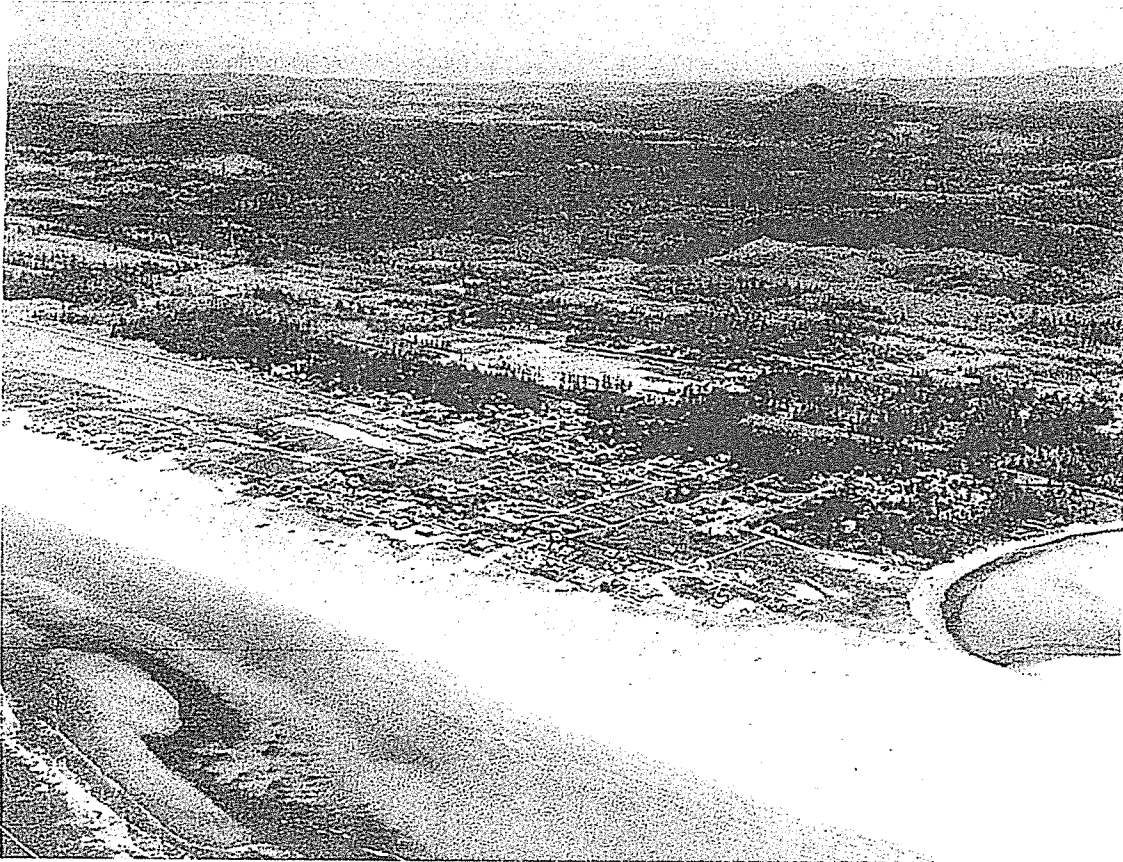
- Second, some plant species are state-listed noxious species that should be controlled.
- Third, food resources and cover have been created for many animals, including Roosevelt Elk and Black-tailed Deer, so that these species live immediately adjacent to and in the urban residential areas. Interactions with these species have increased.
- Fourth, the young coastal forests present increased opportunities for human-human and human-wildlife interaction hazards. Public safety has declined.
- Fifth, for coastal residents, visitors and others in the City of Gearhart, ocean views are vanishing into the new coastal forest.

The following matrix compares ecological values and Gearhart community values for three management options.

Gearhart Ecological and Management Options Matrix	No Action: Woody species dominate	Partial Clearing: Some woody species remain in clusters	Maintain Grassland, no woody species
Large Animals	High usage	High usage	High to moderate usage
Small Animals	Moderate to high usage	High usage	Moderate usage
Birds	Moderate usage	High usage	Moderate usage
ESA-listed Species	NA [young forest]	NA	Low, unless prairie is created in grassland areas
ESA-listed Species	Low [old forest, > 100 yrs old]	Low [old woodland conditions]	Low, and see comment above
Plant Diversity	Low [forest conversion]	Moderate	Moderate to high; highest if coastal dune prairie species are used
Noxious Plants	High	Moderate to high	Low
Wetlands	NA	NA	NA
Human-Animal Hazardous Interactions	High [cover for many animals]	High to moderate [some cover]	Low [no cover]
Human-Human Hazardous Interactions	High	High to moderate [some cover]	Low [no cover]
Adjacent Resident Hazards	High	High [some cover]	Low [no cover]
Woody fuel for fire	Highest woody fuel level	High to moderate fuel level	Low woody fuel level [also maintain mown strip each summer]
Potential for fire to move into residential areas	Highest	High to moderate	Moderate to low [maintain mown strip each summer]
Ocean views	Low to no viewscape potential	Low to some viewscape	Highest viewscape potential

Past Conditions

Historically, the dunes in Gearhart were a fire-maintained landscape. In this climate, except on very wet or very thin dry soils, prairie and grassland plant communities naturally advance to forest. Fire is the key disturbance to this process that resets plant communities to prairie or grassland conditions.



Aerial of City of Gearhart, 1950, shows small area of foredune west of city, and wide summer beach to west, composed of open sand. A small remnant prairie composes the vegetation west of the city in 1950, with forest on the east side of town.

This region is part of the Coastal Temperate Rainforest Biome, a conifer-tree-growing region that grows trees more rapidly than most of North America, and stores more carbon in the soil, on the surface and in standing living and dead trees, than all other forest types in the world. It is also part of the largest, most diverse belt of conifers in the world, extending from Mexico to Alaska. Left to grow without disturbance (wind throw, logging, fire), conifer trees flourish here.

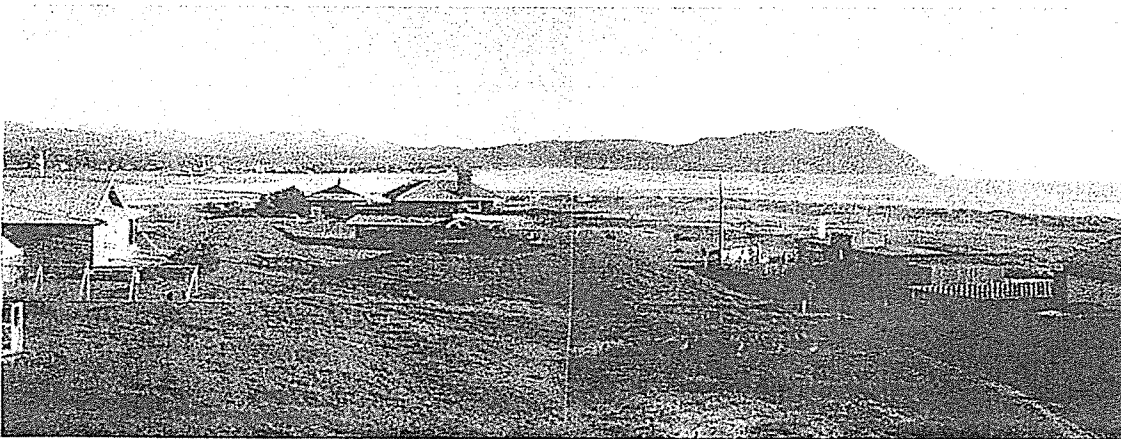
The Clatsop Tribe lived on the Plains for thousands of years, and had summer villages in several locations, typically close to freshwater streams. Keeping the Plains in prairie vegetation kept elk and deer close to the villages, and also promoted useful plant species

for food, fiber and medicine that prefer prairie conditions. Fire was their management tool. Occasional wildfires in the forests also occurred, probably started by lightning during dry seasons. The result was a patchwork of old growth and young forests in the hills, and coastal dune prairie along the ocean beaches.

Early 19th century explorers noted extensive “undulant grasslands” backed by dense forests in the hills to the east, and extolled the virtues of the Clatsop Plains for agriculture in letters, journals, reports and books, including members of the Lewis & Clark Expedition, James Dana of the Wilkes Expedition, and James Graham Cooper, naturalist and physician with the Northern Pacific Railway Survey. Cooper was the first early visitor to see the coastal dunes in May and June, when in full flower, and he wrote about it in glowing terms.

The outermost dunes supported wildflowers, sedges and grasses, growing in a luxuriant mixture. In late spring to early summer, this area was covered with wildflowers. A few hundred yards east of the beach, other grasses formed a denser meadow, growing with taller wildflowers over several dune ridges. This mix of grasses and wildflowers continued to the forest edge. Late 19th and early 20th century botanical explorers, including Lewis Henderson, T.J. Howell, Morton Peck and others wrote about this diversity and collected plants in the historic dune prairies along the North Coast.

Prior to jetty construction at the Columbia River Entrance early in the 20th century, sand accretion on ocean beaches was measured in millimeters per year. Afterwards, it was and is measured in tens of feet per year, occasionally alternating with periods of erosion, or retrograde movement of the beach face east into the dunes. This situation will persist so long as sediment management continues for the shipping channel in the river, and the jetties remain intact. The foredune west of the City of Gearhart will continue to build west as long as near-shore sand from the Columbia River is available in the surf zone.



September 1971, looking southwest towards Tillamook Head, foredune area is now grassland with a few small pines. West edge of city is still unforested.

Present Conditions

Fire suppression is now the normal condition for the foredunes. This means that woody species, including shore pine (*Pinus contorta* var. *contorta*), Sitka spruce (*Picea*

sitchensis), and introduced shrubs such as Scots broom (*Cytisus scoparius*), evergreen blackberry (*Rubus armeniacus*), and many native shrubs, thrive between homes and ocean beach. See Appendix One for a plant list for the present foredune area.



This image, left, shows the present foredune and city. Dark green areas are trees in foredunes and in the city. The canopy linkage between these areas is increasing. Reducing woody fuel is now important. Areas that are light green-beige from the westernmost line of homes to the beach are locations where trees have already been removed.

Broom patches do not show in this image, but reducing this shrub is particularly problematic for fire management, because it is nearly as combustible as gorse (*Ulex europeaus*), and grows in dense stands, shading out many other species and providing, in the case of wildfire, a fuel link between grasslands, homes and forest areas.

Rapid accretion of sand has continued to this day, and provides European beachgrass with ideal conditions to continue to dominate the western foredune.

As the vegetation line moves west, older soils to the east mature enough to support woody species, including shore pine, Sitka spruce, black twinberry (*Lonicera involucrata*),

Pacific wax myrtle (*Myrica californica*), evergreen huckleberry (*Vaccinium ovatum*) and red alder (*Alnus rubra*). These species form the first, young coastal forest in the dunes. This forest is wind, salt and drought tolerant. It is also capable of regenerating after fire.

With increasing cover by woody vegetation comes an important public safety issue: Predators and people can hide more easily in dense cover than in open grasslands. Perception of safety in public areas varies with age and sex, and is a subconscious decision that we all make all the time when in public spaces. The most important test of safety for a community is to know where women with young children do and do not feel safe. They will not enter an unsafe area, unless there is no other option. Elders with diminished physical capacity have a similar reaction. This standard is used by planners world wide to design and improve public areas for their communities.

Options For Foredune Management—

No Action—Management Notes

The foredune near the western edge of the city is a patchwork of Scots broom, blackberry thickets, and young coastal forest, with some areas of mixed grasses among these patches. It is transitioning from woodland (mostly open land between patches of trees) to forest (densely covered with trees, with little to no open land).

There are animals that thrive in dense forests, but many species prefer a more open, woodland condition. At this time, the transitional woodlands are optimal for elk, deer and other large animal species.

The greatest impacts for city residents are increased wildlife interactions, increased fire hazard, and impaired public safety, followed by loss of ocean views. Animal-human interactions are becoming more frequent as people, in yards and in the dunes, encounter wildlife in the densely vegetated areas. Negative human-human interactions are also more likely as cover increases in the wooded areas.

Uncontrolled fires are a significant safety hazard. During my site visits over the past few years, it is apparent that many residents have taken some steps to reduce wood fuel near residences, but this is not consistently applied across the dune landscape. See the last figure on page 6, which shows clearly which areas have been kept clear of woody species and which have not. The young forest is dark green, and patches of dark green show up throughout the foredune near residences.

At the least, a fire safety buffer should be implemented between western residences and wooded areas, where all woody species are removed. See the third option, Maintain Grassland, page 9 below, for specifics on fire safety buffers.

Partial Clearing—Woody Vegetation Management Notes

There are several ways to manage woody vegetation. A key reason to undertake woody species management is to improve fire safety and public safety. No woody vegetation

should grow within fifty feet of structures. Beyond this perimeter, trees should be limbed to reduce the ability of a grass fire to move into a tree canopy, and trees should be thinned, to reduce the ability of a canopy fire to move from tree to tree. There should be a canopy break between foredune forests and urban trees in the city, so that fires cannot easily spread into the city.

The foredune area provides habitat for many animals. Management activities in fall and winter generally reduce disturbance to animals.

The approach to management depends on the community's needs. For the partial clearing option:

Reduce fuel loads by thinning trees so that their canopies do not touch, cutting at ground level, then limbing up a minimum of six to eight feet. This method creates and maintains a woodland of widely spaced trees, instead of clusters of very dense forest. Limbing opens up the trees, spatially separating the canopies from the grassland. It creates a landscape where people feel safe: they can see easily through the trees, and the trees are widely spaced. Fires that start in the grass may reach some tree canopies, but with well-spaced trees, fires cannot spread easily from tree to tree.

If all woody vegetation is to be removed:

1. Remove tall woody species throughout the site by cutting down trees, removing logs more than 8 inches in diameter, chipping logs and branches under 8 inches in diameter, and grinding stumps. Bringing in any equipment from other sites carries the risk of introducing new weedy species if equipment is not properly cleaned between sites. See Equipment and Vectoring in of new species, below, and the brochure about cleaning vehicles and equipment.
2. Downed wood can be chipped on site, or removed. Chip layers should not exceed six inches in depth when initially spread, and no logs should be left on site. The cleared forest area should be well separated from the residential area: A minimum of two hundred feet is probably a safe distance. Chipping is best done with a chipper on site to reduce traffic in the foredune. There are already trees with diameters of more than twelve inches in the foredune [circumference of 38 inches or more at 4.5 ft from the ground, or DBH—diameter at breast height].
3. Fire is an alternative to reduce the volume of wood to chip. Use controlled burning to reduce standing wood, then clear out the dead wood afterward. This may reduce the standing volume of woody debris by half or more, and if hot enough, will almost completely remove small trees. The same cautions about clean equipment and vehicles apply. In addition, if partially burned wood is handled, workers must protect their lungs from fine soot particles and sooty dust. However, this brings smoke hazards to local residents and anyone downwind of the fire.
4. Where trees are young, under four feet tall, they can be mown with a tractor based flail mower ("brush-hog") or clipped at ground level. Mowing is particularly useful if young trees are mixed with Scots broom, as both can be mown at the same time.

5. Stump grinding will ensure that future mowing can be done safely in the formerly timbered areas. As with other equipment, it's important that each grinder be cleaned before coming to this site to reduce introduction of new noxious species.

6. Isolated low shrubs of native plant species may be retained in the foredune for bird and small mammal habitat.

Maintain Grassland Option—Management Notes

Dry season fires are an all too common hazard for dune residents. Important guidelines for improving fire safety are to remove all woody plants within fifty feet of structures, creating a fire safety zone, and to mow that fire safety zone each year at the start of the dry season.

This reduces available fuel for fires moving east from open land to buildings, and improves the odds that fire protection teams can arrive in time to keep structures from burning. Mowing a summer fire-safety buffer—fifty feet from structures to grasslands—should be done as the dry season starts and grasses slow their growth.

Outside the fire safety buffer, mow regularly to reduce Scots broom and other woody species. Timing for this mowing is important. Ground-nesting birds and mammals have active nests and young during spring and summer. This area should be mown only in fall or winter—October to early March.

. There are two approaches:

1. Mow all of the foredune grassland areas once every three years. The areas to mow are where Scots broom, or other woody species grow, including shore pine. Leave the foredune alone for two years; then mow again. There is no need to mow areas that have only wildflowers and grasses.
2. Mow one third of this foredune grassland area every year, leaving two thirds alone each year. As with #1, mow only those areas with woody species.

Both approaches allow perennial wildflowers to grow and flower in the grassland, and give resident birds and animals refuge areas in two out of three years during spring and summer. The areas to mow are those with numerous tree seedlings, blackberry thickets and Scots broom patches. There may be other areas (including those with Canada and bull thistle) that should also be mown regularly to make other control methods more effective. Work with Clatsop Soil and Water Conservation District on optimal control methods for these species, patch by patch.

Noxious and Problematic Plants

Several state-listed noxious species, and problematic plant species are already present in the foredune area. Noxious woody species include Japanese knotweed, Scots broom and others. Herbaceous species include tansy ragwort, Canada thistle, bull thistle, and

blackberries. Most species are best mown or cut down in winter, and treated with herbicides in summer. Work with Clatsop Soil and Water Conservation District on optimal control methods for this site.

Knotweeds are capable of completely excluding native species, including trees, and form dense thickets that spread outward in all directions each year. Gearhart should work with the conservation district to remove this species from the foredune, and monitor this area to keep it from returning.

Scots broom grows in dense thickets, shading out most plants. A typical broom thicket has mosses and a few grasses growing on the ground. It is a fire hazard. Broom seeds live fifty to seventy years, so keeping this woody shrub down is a long-term project. Seeds are explosively thrown from pods in mid to late summer, carried off and cached by mice and voles in underground stores, and also in buildings. Minimizing disturbance to the upper soil layer helps reduce seed germination once the mature shrubs are gone.

Tansy ragwort (*Jacobaea vulgaris*) is toxic to livestock and wild grazing species, including deer and elk. There are insect biological controls being used in Oregon, but these are not always effective along the immediate coast. In the foredune area, the most effective control method is to pull plants when in flower and before seed set, and dispose of them in municipal waste. They should not be composted. Drying stalks with ripening ovaries can still mature seeds. Like other daisies, ragwort seeds have plumes that loft in the air to disperse them.

Canada thistle (*Cirsium arvense*) and bull thistle (*Cirsium vulgare*) are stout perennial thistles that grow in dense thickets, and like ragwort, have plumed seeds spread through the air. Native species that grow in the dunes are edible or Indian thistle (*Cirsium edule*) and short-styled thistle (*Cirsium brevistylum*). The latter two species grow as single stems or very small clumps, and are not management problems, and all species are easily identified when flowering. The native thistles should be left to live in the dunes. Canada thistle and bull thistle will become more and more dominant if not removed. Work with the local conservation district to find effective control methods for these species.

Atlantic ivy (*Hedera hibernica*), the larger-leaved cousin to English ivy (*Hedera helix*), is a pest of woodlands adjacent to urban areas. Ivy vines circle tree trunks, slowly killing trees through girdling. Mature vines occupy the upper tree canopy, shading the tree's leaves, and flowering. Fruits are edible to birds, which spread seeds widely. Forest Park, Portland, has a No Ivy League that has been clearing canopies and digging out roots for many years. Ivy is salt tolerant, and grows on seacliffs, shrubs and trees along the dunes in many places on the Pacific Northwest coast. I did not see ivy during visits to the Gearhart foredunes, but it is important to keep watch for it, and remove it when it appears.

Introduced blackberries in the dunes include Himalayan blackberry (*Rubus armeniacus*) and cut-leaf blackberry (*Rubus laciniatus*). Both grow in dense thickets of arching vines, heavily armed with spines, and produce edible berries that birds, deer, coyotes and other

animals eat. Seeds live a few years in the soil, so these species may reappear years after parent plants were removed. Mowing followed by herbicides on sprouting crowns is an effective control method. Past years' woody vines may take several years to decompose, so thickets can be important fire fuel locations. Many small animals use thickets for cover, and elk and deer browse the young leaves. Birds use the thickets in winter for shelter. Himalayan blackberry is a listed noxious species.

Problematic Species (not yet listed as noxious by the state):

1. Cotoneasters (*Cotoneaster* sp.) are a large genus of ornamental woody shrubs with small showy flowers and edible fruits. Birds eat the fruits and spread the seeds. Several species have naturalized in this area, and some look very like evergreen huckleberry when not in flower. They can grow into dense thickets, and like Scots broom, will exclude other plant species. No cotoneasters have achieved noxious weed status in Oregon yet, though several species are approaching a formal listing. Hand pulling small plants, and use of herbicides on stumps and larger plants is effective. Seeds may live a few years in the soil, so complete removal may take some time. There are several patches of cotoneaster in the foredunes.
2. English holly (*Ilex aquilifolium*) is an evergreen tree with fruits that birds eat and disperse. The leaves have sharp spines; leaves on young plants have more spines than on older plants. Holly stumps re-sprout when cut down, so herbicides or stump pulling are used to remove them. There are several holly trees in the foredunes.
3. Cherry Laurel (*Prunus lauroceras*) is an evergreen tree with fruits that birds eat and disperse. Deer and elk browse the leaves. Trees grow forty feet wide and high. This species is a popular hedge material due to its fast growth, but because it has edible fruits, it spreads easily into open areas, where it quickly forms dense clumps. I removed a seedling during my site visit in August 2016.

It is likely that other problematic species are now living in the foredune area, and should be included in long-term management of this area.

Improving Native Species Diversity

Removal of listed noxious plant species and regular mowing to reduce woody introduced shrubs will maintain the foredune as grassland. To promote other native prairie species, consider spreading seeds of flowering species already present in the foredune area, including yarrow (*Achillea millefolium*), pearly everlasting (*Anaphalis margaritacea*), and seaside tansy (*Tanacetum camphoratum*). See Appendix Three for a list of native species to consider for dune prairie planting.

The restoration of a low open highly diverse prairie community is a time consuming undertaking. First, the beachgrasses and other patch-forming introduced grasses will need to be removed. At this time, the recommendation is to control the woody species, and

promote tall, vigorous wildflowers that can compete with European beachgrass, mentioned above.

Timing of Control Methods to Protect Wildlife

Wildlife, including insects, mammals and birds that live in the foredune area, reproduce each spring and raise young during the summer. This means that control activities should take place outside this period, in fall and winter.

Equipment and Vectoring in of new Plant Species

See pamphlet from NOAA on cleaning vehicles.

Appendix One: Common Plant Species of the Gearhart Foredune

List compiled from site visit, August 2016; this is not a complete species list for the foredune area.

Introduced species (*)

Grasses, rushes, sedges

Aira caryophyllea, silky hair grass (*)
Aira praecox, common hair grass (*)
Ammophila arenaria, European beachgrass (*)
Ammophila breviligulata, American beachgrass (*)
Anthoxanthum odoratum, sweet vernal grass (*)
Carex brevicaulis, short-stemmed sedge
Carex macrocephala, big-headed sedge
Carex obnupta, slough sedge
Carex pansa, sand-dune sedge
Dactylis glomerata, orchard grass (*)
Festuca rubra, red fescue
Holcus mollis, creeping velvet grass (*)
Juncus balticus, Baltic rush
Juncus falcatus, sickle-leaf rush
Juncus bufonius, toad rush
Juncus leseuerii, salt rush
Leymus mollis, American dune grass

Woody Plants (trees and shrubs)

Alnus rubra, red alder
Arctostaphylos uva-ursi, kinnikinnick
Crataegus monogyna, European hawthorn (*)
Cytisus scoparius, Scots broom (*)
Fallopia japonica, Japanese knotweed (*)
Hedera helix, English ivy (*)
Hedera hibernica, Atlantic ivy (*)
Ilex aquifolium, English holly (*)
Lonicera involucrata, black twinberry
Malus fusca, Pacific crabapple
Malus x domestica, apple (*)
Myrica californica, Pacific wax myrtle
Picea sitchensis, Sitka spruce
Prunus lauroceras, cherry laurel (*)
Pinus contorta var. *contorta*, shore pine
Rubus armeniacus, Himalayan blackberry (*)
Rubus laciniatus, cut-leaf blackberry (*)
Rubus spectabilis, salmonberry
Rubus ursinus, Pacific blackberry
Sambucus racemosa, red elderberry

Thuja plicata, western red cedar
Vaccinium ovatum, evergreen huckleberry

Perennials (herbaceous, including wildflowers)

Abronia latifolia, yellow sand-verbena
Achillea millefolium, yarrow
Anaphalis margaritacea, pearly everlasting
Armeria maritima, sea thrift
Cardionema ramosissima, sand bur
Fragaria chiloensis, beach strawberry
Hypochaeris radicata, hairy cat's-ear (*)
Lathyrus japonicus, beach pea
Lupinus littoralis, beach lupine
Maianthemum dilatatum, Pacific lily of the valley [woodland-forest species]
Polygonum paronychia, black knotweed
Solidago canadensis, Canada goldenrod
Solidago simplex var. *spathulata*, coast goldenrod
Sonchus species, sow-thistle (*)
Spiranthes romanzoffiana, ladies twisted stalk
Symphyroicarpos subspicatus, Douglas aster
Tanacetum camphoratum, dune tansy
Vicia gigantea, giant vetch

Appendix Two: Noxious and Nuisance plants of the Gearhart Fore dune

Contact Clatsop Soil and Water District about control methods; some may require herbicides in addition to or instead of mowing. This is a preliminary list. Other noxious plant species may be present in the fore dune area.

Noxious Plants

Cirsium arvense, Canada thistle

Cirsium vulgare, bull thistle

Cytisus scoparius, Scots broom

Fallopia japonica, Japanese knotweed

Hedera hibernica, Atlantic ivy

Jacobaea vulgare, tansy ragwort [formerly *Senecio jacobaea*]

Rubus armeniacus, Himalayan blackberry

Rubus laciniatus, cut-leaf blackberry is not listed as a noxious weed, but has the same behavior as *R. armeniacus*

Nuisance Plants

Cotoneaster species

Ilex aquifolium, English holly

Prunus lauroceras, cherry laurel

Appendix Three: Perennials native to coastal dune prairie, Gearhart and Clatsop Plains

Use this list as a reference for planting to increase diversity of herbaceous species.

✓ indicates species is present in Gearhart foredune area.

Grasses, rushes and sedges

Agrostis exarata, spike bentgrass
Agrostis scabra, rough bentgrass
Calamagrostis nutkensis, Pacific reedgrass
Carex brevicaulis, short-stemmed sedge ✓
Carex pansa, sand-dune sedge ✓
Danthonia californica, California oatgrass
Festuca rubra, red fescue ✓
Leymus mollis, American dunegrass ✓
Poa confinis, dune bluegrass
Poa macrantha, seashore bluegrass

Perennials

Achillea millefolium, yarrow ✓
Allium cernuum, nodding onion
Anaphalis margaritacea, pearly everlasting ✓
Angelica hendersonii, sea-coast angelica
Agoseris apargioides, seaside agoseris
Armeria maritima, sea thrift
Artemisia campestris, silky field wormwood
Artemisia suksdorfii, coast wormwood
Aster chilensis, California aster
Cardionema ramosissima, sand-bur ✓
Castilleja affinis,
Cerastium arvense, field chickweed
Cirsium brevistylum, short-styled thistle
Cirsium edule, edible thistle
Erigeron glaucus, beach fleabane, or beach daisy
Fragaria chiloensis, beach strawberry ✓
Fritillaria affinis, chocolate lily
Lathyrus japonica, beach pea ✓
Lotus formosissimus, seaside birds-foot trefoil
Piperia elegans, coast piperia
Polygonum paronychia, black knotweed ✓
Ranunculus occidentalis, western buttercup
Solidago canadensis, Canada goldenrod ✓
Solidago simplex var. *spathulata*, coast goldenrod ✓
Spiranthes romanzoffiana, hooded lady's-tresses ✓
Tanacetum camphoratum, dune tansy ✓
Trifolium wormskjoldii, coast or springbank clover
Triteleia coronaria, harvest brodiaea
Triteleia hyacinthina, white brodiaea
Vicia americana, American vetch
Vicia gigantea, giant vetch ✓

Kathleen Sayce
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EDUCATION:

Graduate studies (Botany) Arizona State University, Tempe AZ, 1979-1980.

Master of Science (Botany) Washington State University, Pullman WA, 1978.

Bachelor of Science (Biology) Fairhaven College at Western Washington University, Bellingham WA. 1975.

WORK:

1987– current, principal, Shoalwater Botanical, doing ecological services, including wetland delineations, species assessments, habitat assessments and ecological surveys.

1998 – 2010: Assistant Vice President, Science Officer, ShoreBank Pacific, Ilwaco Washington. Major focus: develop mission assessment process, using The Natural Step as the basis, applied to business clients. Worked with clients to improve process, operate businesses more efficiently. Other tasks: public speaking, writing for bank. Consulting work: Wetland delineations, mitigation plans, mitigation monitoring, ecological assessments, more than 50 clients in 10 years.

1996 -1998 – Science Director, Willapa Alliance, South Bend WA. Produced Willapa Indicators for Sustainable Community, chaired Willapa Science Group and organized annual local science conference, maintained biotic inventory, and developed science related programs for the Alliance, including library, GIS, and monitoring programs.

1995-6 – Wetland Educators Institute, Seaside, OR. Botanical instructor for week-long program; trained teachers in wetlands science methods and to focus on goals instead of curriculum in developing programs. Funded by USFWS; organizer, Neal Maine, North Coast Land Conservancy, Seaside, Oregon.

1996-1997 – Instructor, Clatsop Community College. Taught stewardship class, continuing education.

1993 - 1995 – Project Coordinator, Willapa Watershed Volunteers, WSU Cooperative Extension stewardship group. Pacific County, WA. Responsibilities: Scheduled, coordinated and taught classes, organized ongoing field trips and coordinated volunteer activities.

1993-1995 – Toxic phytoplankton monitoring, Washington Department of Health, Shellfish Program. Multiple sampling sites on Willapa Bay and ocean beaches. Funding US FDA.

1992-93 – Fellowship, Ecotrust, Portland, OR. Phytoplankton of Willapa Bay. Organized network of samplers for Willapa Bay and Columbia River, ongoing maintenance of database was part time in 1994-5, partially supported by Washington Department of Health during 1993-1995 to continue data set. Determined that bloom origination for several dinoflagellate and diatom species was not in nearshore coastal environments, which led eventually to the discovery of offshore origination in gyres around Cobb Seamount by NOAA team.

1990-1992 – Ecological field work, including flight period surveys for Oregon silverspot butterfly on Long Beach Peninsula; sites covering six miles of old coastal dune prairie; Washington Department of Fisheries and Wildlife. As part of this work, 12 acres of prairie was acquired for habitat restoration.

- 1991-1996 – Contractor, mitigation plan for Airport Improvement Project, City of Westport, WA. Worked with Lou Messmer, designed and implemented mitigation plan for the city's airstrip expansion program.
- 1988-92 – Library Associate, Timberland Regional Library. Managed Ilwaco and Ocean Park branches of TRL system. Supervised five staff and twelve volunteers, represented library to Ilwaco city library advisory board and Peninsula Friends of Library board.
- 1987-88 – Contractor, Willapa National Wildlife Refuge, Ilwaco WA. Ecological study of smooth cordgrass, *Spartina alterniflora* in Willapa Bay. Digital copy of report available on Friends of Willapa NWR website. This was the first paper on impacts of spartina on estuaries in the Pacific Northwest.
- 1975 – Field worker, USFWS, Willapa National Wildlife Refuge, Ilwaco, WA. Timber-cruised Long Island stands, timberland-for-land-and-private-timberland trade between USFWS and Weyerhaeuser Co. Long Island was eventually purchased by USFWS; the western red cedar grove that triggered the original logging controversy in 1972, and which drove this acquisition, remains the largest lowland/coastal old-growth cedar stand in the Pacific Northwest.

COMMUNITY PARTICIPATION:

- 2014 – Ongoing: President, Filipendula Chapter of Native Plant Society of Oregon, on the north coast of Oregon and south coast of Washington, including Pacific, Clatsop and Tillamook Counties.
- 2012 – Ongoing: President of Board, South Pacific County Community Foundation. Mission: To improve the quality of life in south Pacific County.
- 2002 – 2014: Board member, Confluence Project. Member for south Pacific County. Built 5 public art installations by 2010, designed by Maya Lin, as part of the bicentennial activities for the Lewis & Clark Expedition. Locations are along the Snake and Columbia Rivers. Local site is at Cape Disappointment.
- 2001 – 2004 Board member, Lower Columbia River Estuary Partnership. Financial sector member; LCREP works to unify both states and local communities to improve water and habitat quality along the Columbia River west of Bonneville Dam.
- 1984-ongoing: Volunteer, Willapa National Wildlife Refuge.
- 1990-ongoing: volunteer weed identification for WSU-Long Beach Coastal Research Station, Long Beach, WA.
- 1987-ongoing: Vascular plants of Columbia Coast, site lists and background information posted at: <http://users.reachone.com/columbiacoastplants/>

PUBLICATIONS & WEB POSTINGS (Partial List):

- 2015 Sayce, Kathleen and Roche, Cindy. Plant of the year: Sea Bluff Bluegrass (*Poa unilateralis*), in Kalmiopsis 21, pp 32-38.
- 2012 – current, Natural History Column, Chinook Observer, Long Beach WA, and reposted on blog, Columbia Coast Natural History.
- 2010 Sayce, Kathleen. "Oregon Plants, Oregon Places: Botanizing in the Swala-Iahos Floristic Area," Kalmiopsis, Vol 17, pp 17-28.
 "Legacy Bulbs," Pacific Bulb Society, <http://www.pacificbulbsociety.org/pbswiki/index.php/LegacyBulbs>
 Discusses bulbs that outlive their original gardeners in temperate to subtropical climates around the world.
- 2007 Brennan, Kirsten and Sayce, Kathleen. "Noteworthy Collections—Washington: *Abronia umbellata* at Leadbetter Point, Pacific County, Washington." Madrono Vol. , pp.

2005. Civile, J.C., Sayce, K., Smith, S.D. & Strong, D.R. "Reconstructing a century of *Spartina alterniflora* invasion with historical records and contemporary remote sensing." Ecoscience, Vol 12(3): 367-375.
2004. Sayce, Kathleen. "Columbia Coast Plants." URL: www.reachone.com/columbiacoastplants. Website was assembled by and is maintained by Bev Arnoldy; content is author's responsibility. Includes site lists for eight state and national parks, regional plant list, and essays on local plant habitats.
2002. Sayce, Kathleen. "The last straw." Beachcomber's Alert, Spring 2002. Edited by Curt Ebbesmeyer, Seattle, WA.
1998. Sayce, Kathleen, editor. Willapa Indicators for a Sustainable Community - 1998. Willapa Alliance, South Bend, WA.
1997. Sayce, Kathleen, Dumbauld, Brett, and Hidy, James. "Drift potential for *Spartina alterniflora* stems, spikes and leaves." Proceedings of second International Spartina Control Conference, March 1997, Olympia, WA.
1997. Sigleo, Anne & Sayce, Kathleen. Poster, "Nutrient Source Assessment for Willapa Bay, Washington." Annual Estuarine Research Society Conference, October 1997, Providence, Rhode Island.
1997. Text sections and slides on *Calamagrostis*, *Spartina alterniflora*, *S. anglica*, *S. patens* and *Phragmites communis* for Wetlands Plants of Western Washington, produced by Washington Native Plant Society, editor, Sarah Spear Cooke.
1996. "Local Science in Willapa Bay, Washington," a case study, in The Rain Forests of Home: Profile of a North American Bioregion. edited by Peter Schoonmaker, Bettina von Hagen and Edward C. Wolf. Island Press.
1996. Sigleo, Anne & Sayce, Kathleen. "Runoff, nutrient, and phytoplankton variations in Willapa Estuary, Washington." abstract for conference presentation, AGU ASLO 1996 Ocean Sciences Meeting, February 12-16, 1996, San Diego, California.
1996. Poster, "Dinoflagellate blooms in Willapa Bay, 1992-1996." World Aquaculture Conference, Seattle WA.
1996. Sayce, K. & Horner, R. "*Pseudo-nitzschia* spp. blooms in Willapa Bay, Washington, 1992-1993." International Symposium on Toxic Phytoplankton. Paper presented as poster session at conference in Japan, summer 1995 by Rita Horner, junior author.
1995. "Assessing the risks smooth cordgrass and its control pose to wildlife in Willapa Bay, Washington." Grue, Christian E, G.R. VanBlaricom, F. L. Pavaglio, K.M. Kilbride, J.A. Hidy, J.C. Civile and K. Sayce. Paper presented at Wildlife Society Annual Conference, 1995 by C. Grue.
1995. "Phytoplankton of Willapa Bay, Washington, 1992-1994." Fellowship report to Ecotrust, Portland, OR, the Willapa Alliance, South Bend, WA, and The Nature Conservancy, Seattle, WA. Details two years of weekly phytoplankton species surveys and general water conditions, historical survey of related research.
1993. "Burrowing shrimp Integrated Pest Management Plan" finalized in committee. Revised draft available for public distribution, 1994.
1993. Spartina Management Plan for Willapa Bay, Washington. Draft prepared for WDA, used as starting draft for Pacific County's SMP, 1994.
1993. "Surface and vertical tows to determine zooplankton volumes in Willapa Bay, Washington, from winter to summer solstices, 1993." Report prepared for Willapa Alliance, South Bend, WA. 7 pages plus graphs.

1991. "Survey and management of Oregon silverspot butterfly habitat on Long Beach Peninsula, Washington." Washington Dept. Wildlife, 5 pp.
1991. "Species displaced by *Spartina* in the Pacific Northwest." pp. 26-27, in Spartina Workshop Record, Eds. T. Mumford, P. Peyton & J. Sayce. Spartina Workshop, November 14-15, 1990, Seattle, WA. Washington Sea Grant Program, College of Ocean and Fishery Science, University of Washington, Seattle, WA. 73 pp.
1990. "Evaluation and proposed management of Oregon silverspot butterfly habitat on Long Beach Peninsula, Washington." Washington Dept. Wildlife, 22 pp.
1988. Introduced cordgrass, *Spartina alterniflora* Loisel., in salt marshes and tidelands of Willapa Bay, Washington. USFWS contract # FW51-87058 (TS). July 1988, 70 pp. Digital copy is posted on Friends of Willapa NWR, website, www.willapabay.org/~fwnwr, in spartina section, spartina studies



Clatsop Soil and Water Conservation District
750 Commercial St. Rm 207
Astoria, OR 97103
503-325-4571
cswcd@clatsopswcd.org

August 4th, 2016

Attn: Chad Sweet
City of Gearhart
698 Pacific Way
Gearhart, OR 97138

Re: Little Beach Dunes and Invasive Species Removal

Dear Mr. Sweet,

This letter is in support of addressing invasive species such as scotch broom and introduced shore pine along the Necanicum River estuary and the associated Gearhart dunes.

Clatsop SWCD has been treating noxious weeds throughout Clatsop County for many years. Our noxious weed control funding comes from the Oregon Weed Board and limited based on species; determined by the Oregon Department of Agriculture noxious weeds ranking system. We received funding for 2016-2017 to continue our efforts to control and monitor a specific list of species.

This unfortunately leaves us unable to address other noxious and invasive weed found throughout the county. Scotch Broom in particular has maintained a strong hold throughout our region, efforts to combat this species is only on a volunteer basis. Scotch broom directly affects the soil and water quality of our region by increasing nitrogen levels in low nutrient based soils. These low nutrient soils commonly found in our dune system and around the estuary maintain native vegetation that has adapted to the low nutrient substrate. When changing the soil chemistry through non-native influences such as nitrogen fixing plants (scotch broom), this allows for other non-natives to establish and take over. Therefore out competing native plants adapted to the native low nutrient soils.

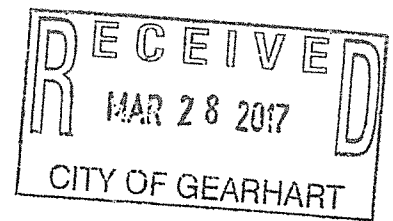
Other non-native species such as the introduced shore pine and European beach grass also affect the plant life and ecology of the dune system. These introduced species can out compete other native plants, changing soil chemistry and structure along with the historic ecological functionality of the system.

Sincerely,

Austin Tomlinson
District Technician

CORRESPONDENCE

**COMMISSION
PUBLIC HEARING
OF 4.13.17**



March 25, 2017

To: The Gearhart City Planning Commission

From: Gearhart Committee for study of Dune Mgt, (dissolved 3/23/2017)

Subject: Revised City Ordinance for consideration at 4/13/2017 Public Hearing
Beaches and Dunes Overlay Zone, Noxious Weeds

We are submitting, for your consideration, an "Alternate Draft Ordinance" to amend Article 3 Section 3.1240, Beaches and Dunes Overlay Zone,

We strongly urge you to consider this alternative ordinance for the following reasons:

1. **The draft ordinance as put forward by the City Manager is over-reaching:** The 70-80 foot allowed clearing at Neocoxie Blvd and the 70-80 foot swath suggested for the fire road, a total of 140-160 feet allowed clearing, is both destructive to existing habitat and unnecessary for fire suppression and public safety. Research into standard operating practice for WA, OR and CO indicates that recommended width for cleared firebreaks or roads is 15-30 feet. Fuel breaks, where trees are merely pruned and thinned can be 60-100 feet and is an adequate and recommended buffer zone.
2. **The above mentioned draft ordinance is ill-timed:** A city proposal exists to contract CREST to work with a citizen committee in developing a vegetation management plan and assist in developing updated language for City ordinances related to dune vegetation management. Adopting an amended ordinance prior to this work undermines the work of the citizen committee and creates a negative relationship between the City and residents.
3. **A draft ordinance should be developed as part of an overall plan.** A fire mitigation plan as related to vegetation control should be included in the context of an ecologically responsible all-encompassing Dune Management Plan.
4. **The information presented and available to the public is incomplete:** There has been a request to consider impact on wildlife in addition to the plant community; this has not yet been studied or discussed. Alternative viewpoints in the form of letters to Council and Planning have not been made available to the public on the web site, (as of 3/25/2017).
5. **Approval of the draft ordinance being considered is not urgent:** Because of constraints in the Migratory Bird Treaty Act of 1918, the working window for vegetation removal is the Fall and Winter seasons. The ecologist hired by the City prepared the "Foredune Woody Vegetation Management Report". Page 11 specifically designates the working window to be Fall and Winter. This window allows Crest and the Citizen committee time to prepare recommendations and ordinance language for dealing with dune vegetation management prior to the first available time for action. Hasty adoption is unnecessary and potentially harmful.

Thank you for your consideration,
Members of the recently dissolved Citizens Committee
Sharon Kloepfer, PO Box 2512, Gearhart 97138
John Green, PO Box 2597, Gearhart 97138
Margaret Green, PO Box 2597, Gearhart 97138

Sharon Kloepfer
John + Margaret
Green

DRAFT – ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE PRESERVATION OF DUNES AND NATIVE VEGETATION AND PROVIDING AN EMERGENCY BUFFER ZONE AND AMENDING THE CITY OF GEARHART ZONING ORDINANCE

Whereas, the City of Gearhart recognizes the importance of maintaining stabilized dunes and to protect the fragile nature of the dune and interdune areas, ~~by ensuring that noxious vegetation is allowed to be removed.~~

Whereas, the City of Gearhart finds it is in the public interest to provide a buffer zone along the fire road to aid in emergency service access and fire protection.

~~Whereas, the City of Gearhart finds it in the public interest to amend its Zoning Ordinance to allow the removal of noxious vegetation that threatens the stability, health and safety of the area of the City within the Beaches and Active Dunes Overlay District.~~

The City of Gearhart ordains that the Gearhart Zoning Code shall be modified as provided below.

Section 1. AMEND ZONING CODE ARTICLE 3 SECTION 3.1240 BEACHES AND DUNES OVERLAY ZONE SUB-SECTION D (1) AND ADDING SUBSECTIONS (5) AND (6) AS FOLLOWS (New language underlined, deleted language stricken):

D. Pruning and Trimming of Vegetation

- (1) Except as allowed under subsection(5) and (6), the removal, destruction or uprooting of vegetation shall be prohibited.
- (2) Trimming or pruning of vegetation shall be the minimum necessary, ~~to protect views and prevent a fire hazard~~ while maintaining the vigor of the plants to be trimmed. The amount of thinning or pruning shall not exceed ~~50%~~30% of the plant's present growth. Thinning of trees to 10 feet between trunks will be allowed within the designated fuel break area.
- (3) Pruning and trimming shall occur only after a specific program based on sound ecological principles which specifies the vegetation to be trimmed and the extent of trimming proposed has been approved by the City.
- (4) The requirements of this sub-section (2)(D) of Section 3.1240 shall not apply to that portion of the B.A.D. Overlay District lying east of Neacoxie Blvd. and east of the building line between Pacific Way and 3rd Street.
- (5) The removal, destruction or uprooting of noxious weeds as defined by the Oregon Department of Agriculture will be allowed. Grading and herbicide use will not be permitted.

- (6) The removal, destruction or uprooting of vegetation will be allowed along the Neacoxie Blvd. ROW and on both sides of the established fire road providing for a safety buffer zone not to exceed 30 feet in total width. of a inimum of 30 feet wide and/or up to 1 ½ times the height of the surrounding vegetation, will be allowed.

Passed by the City Council of the City of Gearhart this _____ day of XXX 2017

YEAS:

NAYS:

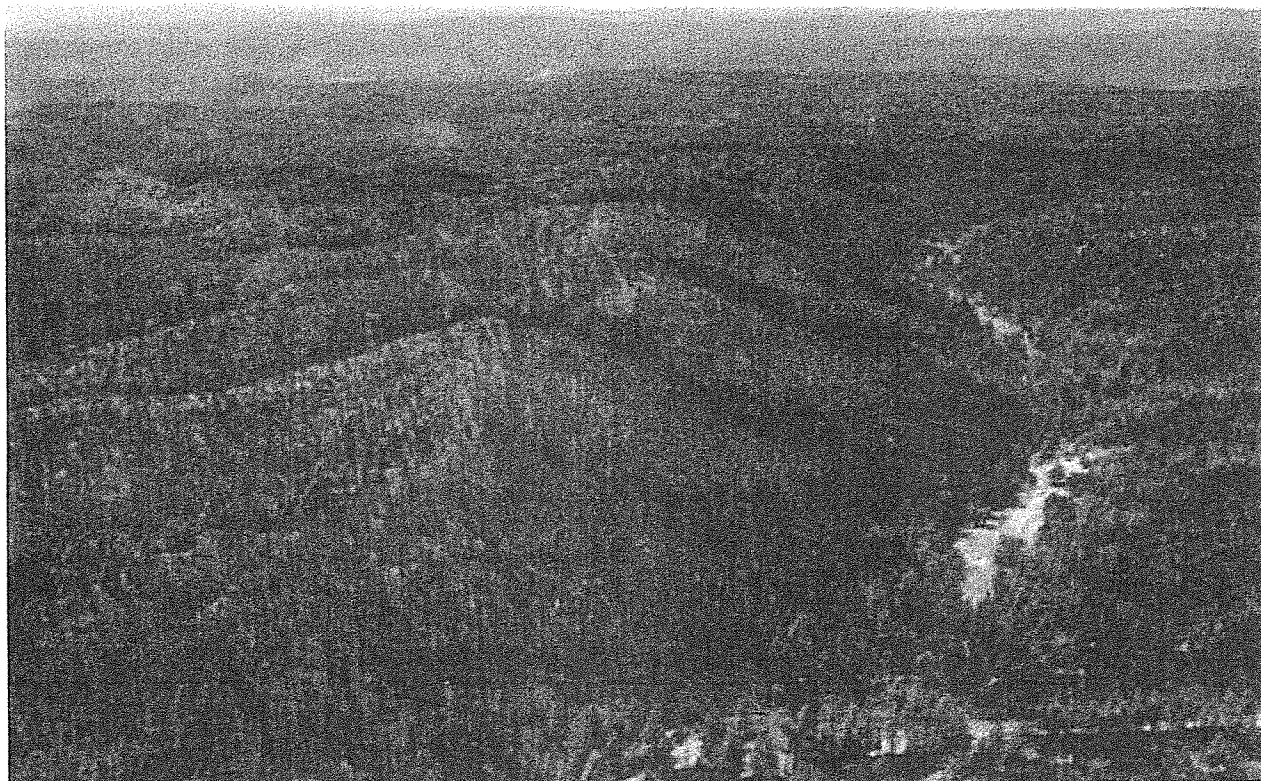
ABSENT:

ABSTAIN;

Signed and approved by the Mayor of the City of Gearhart this _____ day of XXX 2017

Matt Brown, Mayer

ATTEST: _____



Fuelbreak Guidelines for Forested Subdivisions & Communities

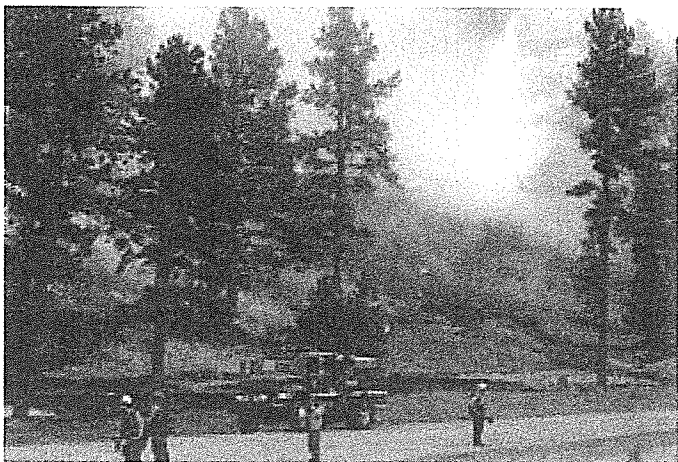
By

Frank C. Dennis

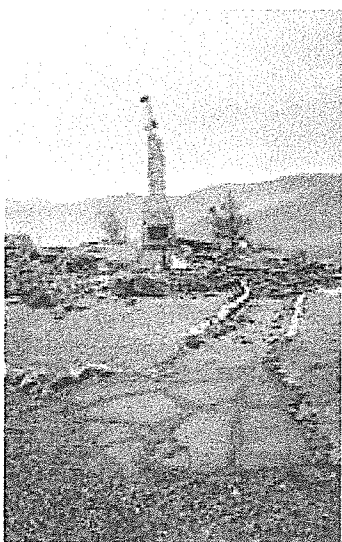
Colorado
State
FOREST
SERVICE

Knowledge to Go Places

This publication was developed for use by foresters, planners, developers, homeowners' associations and others. Implementation of these measures cannot *guarantee* safety from all wildfires, but will greatly increase the probability of containing them at more manageable levels.



Inadequate fire planning can result in loss of life or property and costly suppression activities.



Colorado's forested lands are experiencing severe impacts from continuing population increases and peoples' desire to escape urban pressures. Subdivisions and developments are opening new areas for homesite construction at an alarming rate, especially along the Front Range and around recreational areas such as Dillon, Vail, and Steamboat Springs.

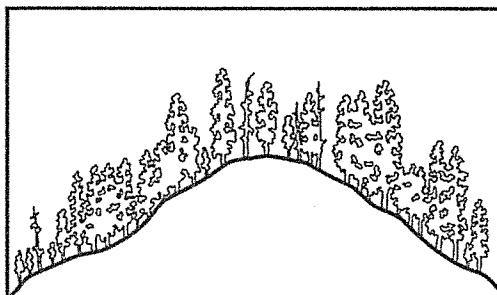
But with development inevitably comes a higher risk of wildfire as well as an ever-increasing potential for loss of life and property. Methods of fire suppression, pre-suppression needs, and homeowner and fire crew safety must all be considered in the planning and review of new developments as well as for the "retrofitting" of existing, older subdivisions.

Fuelbreaks should be considered in fire management planning for subdivisions and developments; however, the following are guidelines **only**. They should be customized to local areas by professional foresters experienced in Rocky Mountain wildfire behavior and suppression tactics.

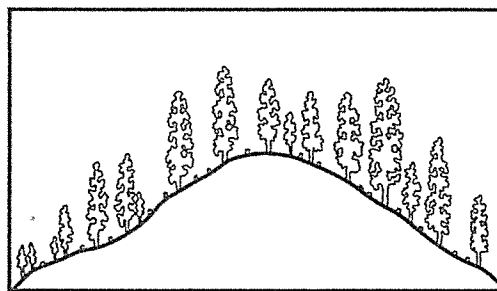
Fuelbreak vs Firebreak

Although the term fuelbreak is widely used in Colorado, it is often confused with firebreak. The two are entirely separate, and aesthetically different, forms of forest fuel modification and treatment.

- A firebreak is strip of land, 20 to 30 feet wide (or more), in which all vegetation is removed down to bare, mineral soil each year prior to fire season.



Above, cross section of mixed conifer stand before fuelbreak modification. Below, after modification.



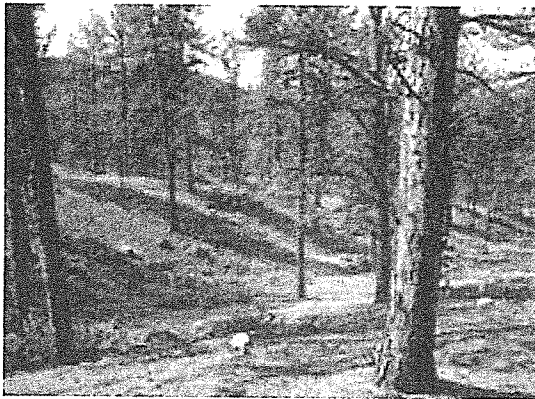
- A fuelbreak (or shaded fuelbreak) is an easily accessible strip of land of varying width (depending on fuel and terrain), in which fuel density is reduced, thus improving fire control opportunities. The stand is thinned, and remaining trees are pruned to remove ladder fuels. Brush, heavy ground fuels, snags, and dead trees are disposed of and an open, park-like appearance is established.

The following is a discussion of the uses, limitations, and specifications of fuelbreaks in wildfire control and fuels management.

Fuelbreak Limitations

Fuelbreaks provide quick access for wildfire suppression. Control activities can be conducted more safely due to low fuel volumes. Strategically located, they break up large, continuous tracts of dense timber, thus limiting uncontrolled spread of wildfire.

Fuelbreaks can aid firefighters greatly by slowing fire spread under normal burning conditions. However, under extreme conditions, even the best fuelbreaks stand little chance of arresting a large

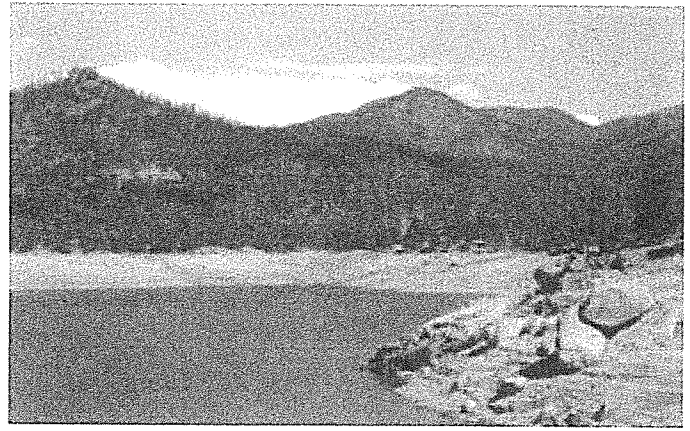


Before and after photos of a forest stand thinned to reduce fuel loads.

fire, regardless of firefighting efforts. Such fires, in a phenomenon called "spotting," can drop firebrands 1/8-mile or more ahead of the main fire, causing very rapid fire spread. These types of large fires may continue until there is a major change in weather conditions, topography, or fuel type.

It is critical to understand: A fuelbreak is the line of defense. The area (including any homes and developments) between it and the fire may remain vulnerable.

In spite of these somewhat gloomy limitations, fuelbreaks have proven themselves effective in Colorado. During the 1980 Crystal Lakes Subdivision Fire near Fort Collins, crown fires were stopped in areas with fuelbreak thinnings, while other areas of dense lodgepole pine burned completely. A fire at O'Fallon Park in Jefferson County was successfully stopped and controlled at a fuelbreak. The Buffalo Creek Fire in Jefferson County (1996) and the High Meadow Fire in Park and Jefferson Counties (2000) slowed dramatically wherever intense forest thinnings had been completed. During the 2002 Hayman Fire, Denver Water's entire complex of offices, shops and caretakers' homes at Cheesman Reservoir were saved by a fuelbreak with no firefighting intervention by a fuelbreak.



Burned area near Cheesman Reservoir as a result of the Hayman Fire. Note the unburned green trees in the middle right of the photo, a treated fuelbreak.

The Need For A Fuelbreak

Several factors determine the need for fuelbreaks in forested subdivisions, including: (1) potential problem indicators; (2) wildfire hazard areas; (3) slope; (4) topography; (5) crowning potential; and (6) ignition sources.

Potential Problem Indicator

The table below explains potential problem indicators for various hazards and characteristics common to Colorado's forest types. All major forest types, except aspen, indicate a high potential for wildfire hazard.

Fuel Type	Characteristics			Hazards			
	Aesthetics	Wildlife	Soil	Wildfire	Avalanche	Flood	Climate
Aspen	2	3	3	2	4	3	2
Douglas-fir	2	2	3	5	2	2	3
Greasewood-Saltbrush	4	2	2	2	1	3	3
Limber-Bristlecone Pine	3	2	4	3	4	2	5
Lodgepole Pine	2	2	3	5	4	2	4
Meadow	5	4	4	2	3	4	3
Mixed Conifer	2	1	1	5	3	1	3
Mountain Grassland	5	3	4	3	3	2	4
Mountain Shrub	3	5	4	4	2	2	3
Piñon-Juniper	2	3	4	4	2	3	2
Ponderosa Pine	2	3	1	5	2	2	3
Sagebrush	4	4	3	3	3	2	3
Spruce-Fir	2	3	3	4	5	3	4

Legend: 5 – Problem may be crucial; 4 – Problem very likely; 3 – Exercise caution; 2 – Problem usually limited; 1 – No rating possible

APPENDIX H – Road and Driveway Specifications for Emergency Access

Roads serving one dwelling unit shall meet the following:

- A. Roadway shall be a total of 14' in width, including a 10' all-weather travel surface and 2' shoulders (each side). Curves and turn a rounds should have a minimum of a 30' radius at centerline.
- B. Road grade should generally not be over 7 percent. A maximum grade 10 percent to 12 percent grade would be acceptable for short distances not over 150 feet.
- C. If the driveway is less than 50' the above (A and B) do not apply.
- D. If the length of the road exceeds 150', a turnaround shall meet (template 1 or 2) standards.

Roads serving more than one dwelling shall meet the following:

- A. Roadway shall be a total of 20' in width, including a 16' all weather travel surface and 2' shoulders (template 3) to 16 units, or a total width of 14', including a 10' travel surface, with 2' shoulders on either side and pullouts at 150' intervals in accordance with (template 4).
- B. A total roadway width of 24', including an 18' paved surface and 3' shoulders in accordance with (template 3) for roads serving 16 or more dwellings, or one or more non-residential units.
- C. Grades shall be the same as for one dwelling roads/driveway identified above.
- D. If the length of the driveway is less than 50' then A and B above does not apply.
- E. If the length exceeds 150', a turnaround shall be provided in accordance with (template 1 or 2).

Driveway approaches and private road intersections with public roads shall meet the following:

- A. Driveway approaches and private road intersections with public roads must comply with (template 5).

4. Firebreaks and Shaded Fuelbreaks

You often hear the terms firebreak and shaded fuelbreak used interchangeably, but there is a big difference between the two (Table 4).

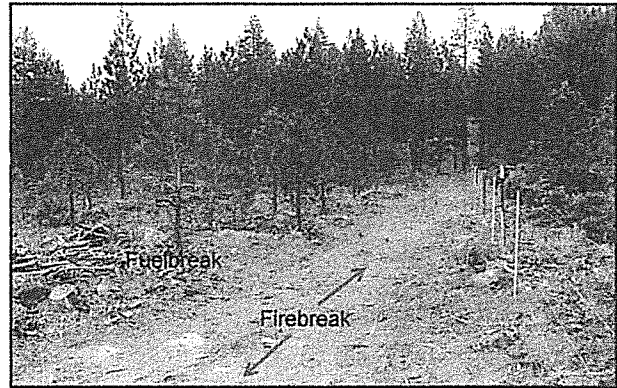
Firebreak

A firebreak is an area where all vegetation and organic matter is removed down to mineral soil, thereby removing the fuel leg of the fire triangle. The purpose of a firebreak is to deny a fire any combustible material. Firebreaks are used to prevent advancing surface flames from coming in direct contact with outbuildings or other important resources on your property. A firebreak may be 2 to 15 feet wide. A firebreak should be two to three times as wide as the height of the nearest surface vegetation (fuel), such as grass and shrubs (Figure 13a). Firebreaks may require annual maintenance (removal of invading vegetation). In addition, because mineral soil is exposed, there is a high probability of creating conditions for invasive weeds to establish.

To prevent weeds from establishing in a firebreak and to reduce future maintenance, consider using a landscape fabric in the cleared zone and placing a layer of crushed or ornamental rock on top of the fabric. This reduces the germination of invasive plants, prevents erosion, and reduces maintenance, and the rock provides a fireproof mulch that is much more attractive than mineral soil (Figure 13b). This option is particularly useful in protecting structures on your property.

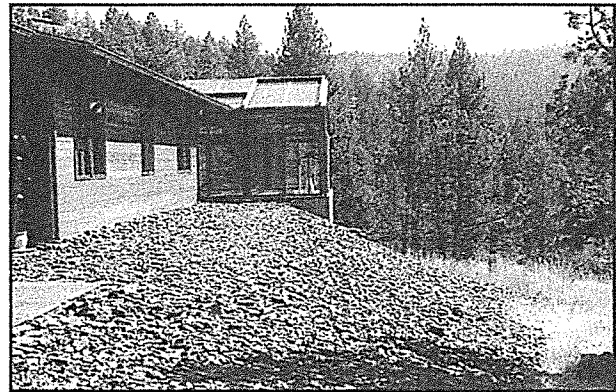
Shaded fuelbreak

A shaded fuelbreak is a strip of land where fuel (for example, living trees and brush, and dead branches,



Stephen Fitzgerald, Oregon State University.

Figure 13a. A perimeter dirt road serves as a firebreak. The area immediately to the left is a fuelbreak where young pine have been thinned and flammable shrubs have been mowed.



Stephen Fitzgerald, Oregon State University.

Figure 13b. Firebreak next to house.

needles, or downed logs) has been modified or reduced to limit the fire's ability to spread rapidly (Figure 14a).

Table 4. Pros and cons of constructing fire- and fuelbreaks.

Firebreak	Shaded fuelbreak
<p>Pros</p> <ul style="list-style-type: none"> • Deprives the fire of fuel and reduces radiant and convective heat transfer. • Prevents flames from coming in direct contact with structures. 	<p>Pros</p> <ul style="list-style-type: none"> • Aesthetically pleasing. • Less costly to construct on per area basis. • Sale of merchantable trees can offset costs. • Tree health and vigor are improved.
<p>Cons</p> <ul style="list-style-type: none"> • Expensive to construct and maintain on a per area basis. • Invasive weeds may establish unless non-combustible mulch (e.g., crushed rock) or herbicide is used. • Aesthetically, they look unnatural. 	<p>Cons</p> <ul style="list-style-type: none"> • Fires can burn through the fuelbreak, although at reduced intensity and rate of spread. • Effective shaded fuelbreaks need to be much wider than firebreaks. • Need to be retreated approximately every 10 years depending on site productivity.



Sandy Shaffer.



Sandy Shaffer.

Figure 17. Road (a) before and (b) after treatment. Note that slash has been chipped.

Oregon’s SB 360 requirements and the International Fire Code (Figure 16):

- Create a fuelbreak that extends 10 feet from the centerline of a roadway. Ensure the ground cover adjacent to the road is substantially reduced (Figures 17a and b).
- Provide a minimum vertical clearance of 13.5 feet in the driving area. This provides an unobstructed view for firefighters and rids the road or driveway of obstructions that might prevent access by firefighters.
- Provide a minimum horizontal clearing distance of 12 feet in the driving area.
- Thin and prune trees and shrubs adjacent to the road.

6. Road maintenance. Access roads require maintenance to keep them functioning properly.

- Gravel and dirt roads need periodic grading to keep the surface in good shape, particularly when used heavily.
- Drainage structures such as water bars, ditches, and culverts should be regularly inspected to be sure they are clear of obstacles and able to function effectively. Blocked ditches and culverts can result in substantial damage to the road when water flows across it. And this isn’t just a winter weather problem. Summer thunderstorms can both cause wildfires and damage roads at the same time due to intense rains and lightning.
- Road cut-banks may need to be seeded with grass or other vegetation to stabilize the soil, prevent damage to the road from erosion, and minimize movement of sediment into nearby streams. Clear downed logs and other obstacles from the roadway and brush from the edges of the road.

Table 6. Minimum road design standards for structural and wildlife fire-fighting vehicles.

Item	Structural fire vehicles	Wildland fire/initial attack vehicles
Road width	20–24 feet	12 feet
Road grade	< 5–10%	< 15%
Surfacing	Packed gravel or asphalt	Gravel or dirt
Turnarounds (Figure 15)	45–55 foot radius	45–55 foot radius
Bridges (weight limits)	40–70,000 lbs	40–70,000 lbs

Note: Roads and bridges must be able to support heavy equipment loads, including bulldozers carried on a truck.

5. Roads & Access Considerations

Roads provide critical access to your property so that firefighters can extinguish wildfires while they are still small and do the least damage. Fire and fuelbreaks can be more effective if anchored to a good road system. If you live on your forested property, roads also are critical for your escape and for fire trucks to get to and protect your home.

Here are some proven design criteria to consider for your road system.

1. Plan and design an access strategy for your property. Your property may already have roads on it. Do these roads provide access to all parts of your property? Are they in good enough condition that firefighting equipment can negotiate them? If not, begin developing adequate access to all areas of your property. Be sure you know your county's standards and guidelines on roads, bridges, and so on. Talk to your local fire chief to get advice on building a transportation system that meets all your needs. A good map or aerial photo of your property will help. You can draw preliminary roads on the map and check them in the field to see if the locations make sense. Because road construction is expensive, road development can be done gradually as time and money permits. Income from timber harvests can help offset the cost of constructing new roads. Check with your state forestry agency about rules regarding road construction before you begin.

2. Develop exit routes. Fires can easily make a road impassable, so make sure you have at least two good exit routes. This is especially important if you live on your forest.

3. Make it easy to find your property. A quick response from firefighters can make the difference between disaster and being safe. If firefighters can't find you, critical time will be lost. To facilitate getting

firefighters to your property in the event of a wildfire, you should do the following:

- Always check with your fire chief for local sign standards.
- Post road name or numbered nonflammable signs so they are easy to see and read. Every road intersection should be visibly signed with reflectorized signs.
- If you have a residence at the property, post your address at the beginning of your driveway or on your house if it is easily visible from the road.
- Make sure your road names are not duplicated elsewhere in the county.
- Post road restriction signs such as dead-ends and weight and height limitations.
- Gates are important for restricting unwanted visitors and reducing the potential for human-caused ignition, but be sure firefighters can get through. Provide them with a key or use a double-lock arrangement.

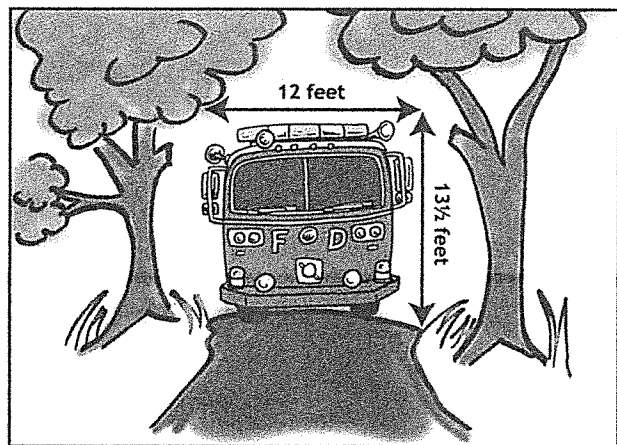
4. Design a good road system. Your road system should allow quick access for emergency vehicles to your home and all other parts of the property. Table 6 provides minimum road design standards for structural and wildlife fire-fighting vehicles. The latter are capable of traversing roads accessible by pickup trucks. For initial attack engines the primary concerns are keeping roads free of obstacles such as downed logs and heavy encroachment of brush into the roadway.

5. Treating vegetation along roads. Firefighters might not enter even a well-designed road if it is overgrown with vegetation. To create a fire-safe road or driveway that allows firefighting equipment to access the area and also helps slow the fire's spread, a landowner should consider the following guidelines from



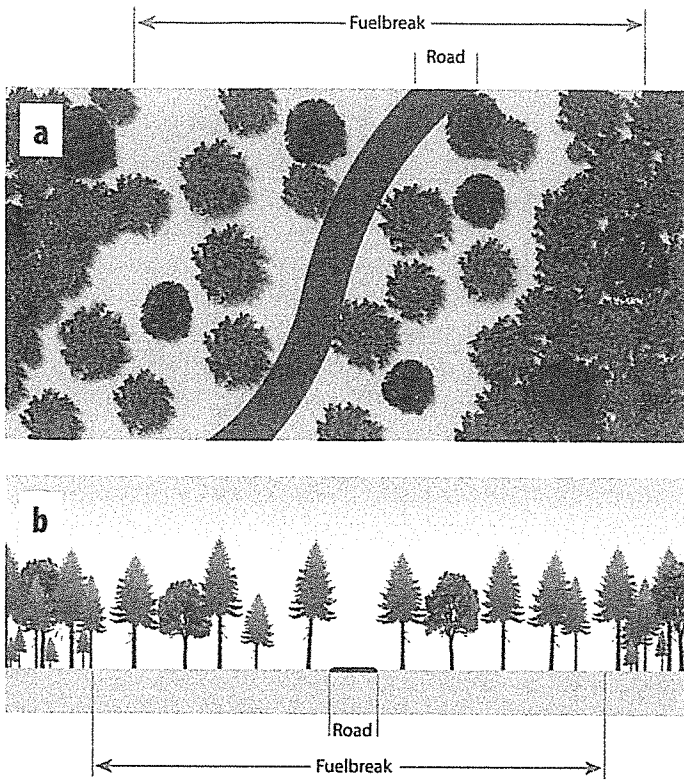
Bob Parker, Oregon State University.

Figure 15. Turnaround adequate for fire pumper.



Oregon Department of Forestry.

Figure 16. Driveway standards for SB 360.

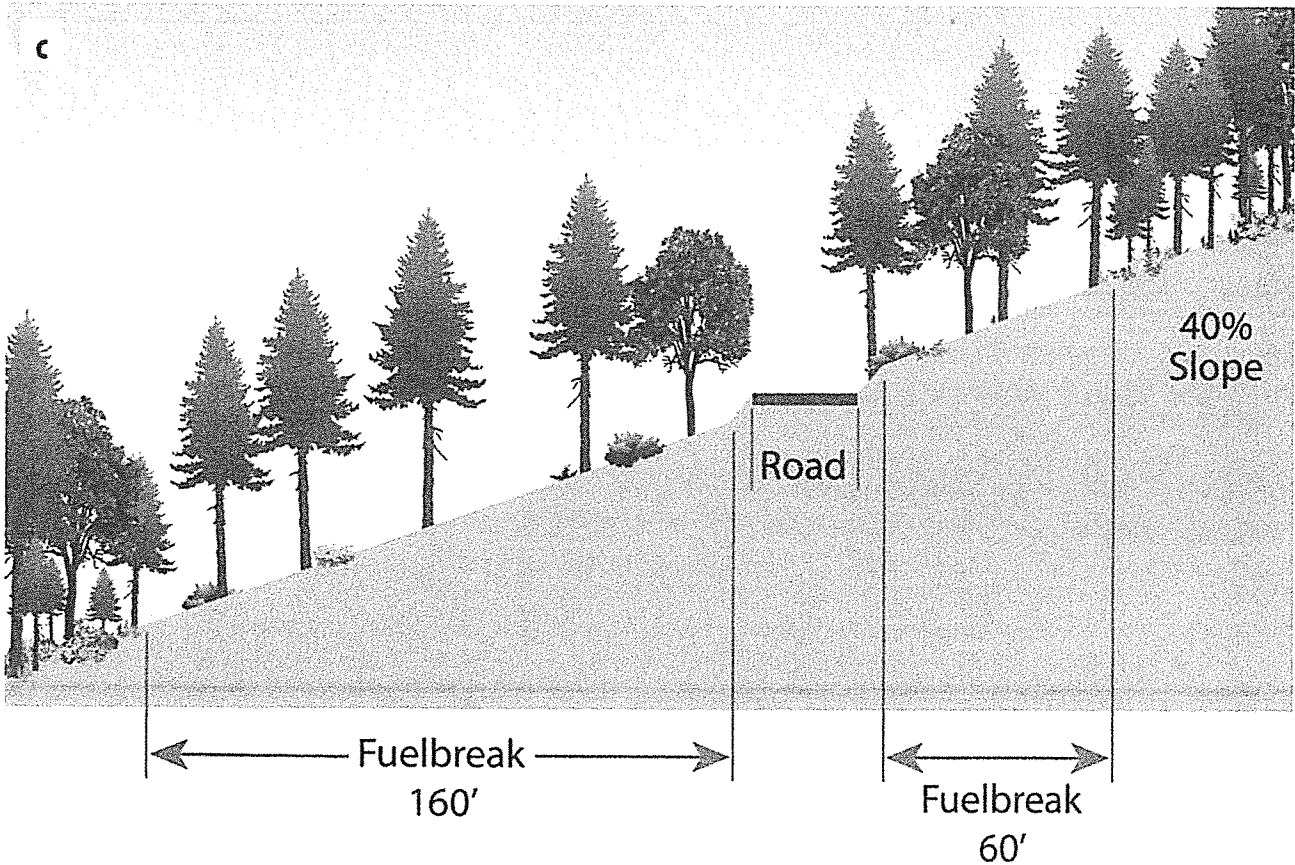


In addition, shaded fuelbreaks maintain cooler and moister understory conditions and understory vegetation remains greener longer into the growing season. This helps to reduce fire spread within the fuelbreak.

The need for a shaded fuelbreak on your property and its width depends on the following:

- The potential or risk of ignition either from people in subdivisions, roads, railroads, and so forth, and homes below or adjacent to your property, or from lightning in your area.
- The type of forest (Douglas-fir vs. ponderosa pine), stand density, amount and arrangement of fuels.
- Slope and terrain.

Within the shaded fuelbreak, overstory trees are thinned to reduce crown-to-crown overlap, particularly between conifers. Some crown overlap may be acceptable. Thinning can be done just in the fuelbreak area or as part of a larger thinning operation in adjacent stands. In the area of the shaded fuelbreak (for example, the first 100 feet from the edge



Stephen Fitzgerald, Oregon State University.

Figure 14. Fuelbreak, (a) bird's-eye and (b) ground-level views. (c) Fuelbreak above and below a road.

of the stand), space trees (thin them) wider than the rest of the stand. In addition, within the shaded fuelbreak, understory trees and combustible shrubs (e.g., ladder fuels), heavy ground fuels, and snags should be reduced or removed. Thinning and cutting small trees and shrubs can create a lot of slash, so for an effective shaded fuelbreak, remove this fire hazard (refer to the “Fuel Reduction Methods” section).

In western Oregon and Washington, deciduous hardwood tree species such as red alder, bigleaf maple, and Oregon white oak are often present within Douglas-fir forests. These species are generally fire resistant because of high water content in their leaves. It takes a lot of heat to drive off water within a hardwood tree’s canopy, and the biomass left in shriveled leaves does not contribute much in the way of additional fuel to the fire. A hardwood canopy can absorb and deflect a lot of radiant heat and possibly reduce the potential of crown combustion of conifers, which have more flammable foliage. In western Oregon and Washington forests, consider leaving, or even planting, hardwoods in your fuelbreak. Some understory deciduous shrubs, such as vine maple, can be left for the same purpose, adding to the diversity and naturalness of your fuelbreak.

Shaded fuelbreak width depends on the type of forest, fuel loading, and terrain steepness. To improve their effectiveness and to take advantage of a noncombustible road surface, shaded fuelbreaks are usually placed above and below existing roads (Figure 14c) or in other strategic areas, such as adjacent to wet meadows, streams, and rocky outcroppings. In drier forests in parts of eastern Oregon and Washington and in Idaho, the minimum recommended width for a shaded fuelbreak is approximately 200 feet. Topography matters: On a steep slope of 40 percent, for example, a fuelbreak of 160 feet below and 60 feet above a road should be created. In flat

terrain, a shaded fuelbreak of 100 feet on both sides of a road may be sufficient. Table 5 provides recommendations for above- and below-road shaded fuelbreak widths given the percent of slope. In very steep areas with heavy fuels, consider increasing the shaded fuelbreak beyond 200 feet.

Specific shaded fuelbreak guidelines have not been developed for western Oregon and Washington. Forests in western Oregon and Washington are much taller and denser than forests in eastern Oregon, Washington and Idaho; because they are often in very steep topography, consider a shaded fuelbreak of 300 feet or more. These are only general guidelines. Consult your state stewardship forester for advice on shaded fuelbreak widths for your particular situation.

Under moderate weather conditions, shaded fuelbreaks can provide easy access and a good line of defense for firefighters. Shaded fuelbreaks under normal or moderate weather conditions can slow an advancing fire (fire spread) and reduce fire intensity. For example, in a number of recent wildfires that have burned into shaded fuelbreaks or other areas where fuels have been reduced, the fire dropped to the ground where it was more easily suppressed by firefighters. Shaded fuelbreaks also provide important areas for firefighters to attack and suppress a wildfire. For example, fire lines can be anchored or tied into your shaded fuelbreak.

Shaded fuelbreaks must be maintained periodically. How often you need to retreat your shaded fuelbreak depends on your forest’s productivity (which affects how fast fuels re-accumulate) and how open a condition you want to maintain. Maintenance of a shaded fuelbreak may include cutting, piling, burning, grazing, or herbicide treatments to reduce or prevent fuel accumulation. Develop a retreatment plan and do a little maintenance every year.

Table 5. Minimum fuelbreak distance uphill and below road depending on percent slope.¹

Percent Slope (%)	Uphill Distance (feet)	Downhill Distance (feet)	Total Fuelbreak Width (feet)
0	100	100	200
10	90	115	205
20	80	130	210
30	70	145	215
40	60	160	220
50	50	175	225
60	40	190	230

¹ Measurements are from the toe of the fill for downhill distances and above the road cut for uphill distances. All distances are measured along the slope. The minimum recommended fuelbreak is approximately 200 feet. Because fire spread and intensity increase as slope increases, however, the fuelbreak width must also increase. Adapted from “Fuelbreak Guidelines for Forested Subdivisions” (Dennis 1983).

Cheryl Lund

From: jgreen2317@aol.com
Sent: Thursday, February 09, 2017 6:25 PM
To: mayorbrown@cityofgearhart.com; councilorjesse@cityofgearhart.com;
councilorsmith@cityofgearhart.com; councilorcockrum@cityofgearhart.com;
councilorlorain@cityofgearhart.com
Cc: chadsweet@cityofgearhart.com; planning@cityofgearhart.com
Subject: Gearhart City Dune Magagement Plan

To our Honorable Mayor and Council Members,

We attended the recent town hall meeting concerning dune management for invasive and other plant species. Since April 2016, we have been fulltime Gearhart residents but have been property owners since 1989 and regular visitors since 1983. Our decision to become full time residents was inspired by our love for the natural coastal environment and the small community feel of Gearhart. We also have been avid bird watchers for 20 years and active members of Willapa Hills Audubon for 15. Though bird watching is our passion, we enjoy all wild life viewing.

We walk the dune paths from 10th to the Necanicum estuary almost daily so we are quite aware of much of the flora and fauna found there. We believe it is important the council consider more than just the plant species present when studying the issue of dune management. The current "non-plan" approach has created a habitat for many species which are now established and consider it home. These are enjoyed by many human residents who walk the paths. Changing the dynamics of the plant community on the dunes will impact these species.

Below is a list of the bird species we have been observing over the past several months (these have been recorded on the citizen science web site "EBird"). Also to be considered, but not in our area of expertise, are the mammals, reptiles, and insects, such as butterflies and native bees, that may inhabit the area. Some of those observations are included in our list. We strongly believe this fauna cannot be ignored when considering a plan. It is imperative that a baseline study of all species be done and evaluated prior to making any change to ordinances or the Comprehensive Plan.

Thank you for your consideration.

Please feel free to contact us for questions or discussion.

Best regards,
John and Margaret Green
PO Box 2597
Gearhart, OR 97138
360-430-8569

Birds Observed:

Turkey Vulture, Northern Harrier, Sharp-Shinned Hawk, Cooper's Hawk, Red-tailed Hawk, Bald Eagle, Osprey, Peregrine Falcon, Snowy Plover, Ring-necked Pheasant, Mourning Dove, Eurasian Collared Dove, Rock Pigeon, Band-tailed Pigeon, Barn Owl, Short-eared Owl, Anna's Hummingbird, Rufous Hummingbird, Northern Flicker, Stellar's Jay, Common Raven, American Crow, Northwest Crow, Marsh Wren, Bewick's Wren, Pacific Wren, Ruby-crowned Kinglet, Golden-crowned Kinglet, Bushtit, Black-capped Chickadee, Chestnut-backed Chickadee, Western Bluebird, American Robin, European Starling, Orange-crowned Warbler, Yellow-rumped Warbler, Common Yellowthroat, Fox Sparrow, Song Sparrow, Savannah Sparrow, Lincoln Sparrow, Gold-crowned Sparrow, White Crowned Sparrow, Red-winged Blackbird, Western Meadowlark

Mammals Observed:

Elk, Deer, Coyote, Douglas Squirrel, Voles, Mice, Skunk, Bats

February 8, 2017

From Stewart T. Schultz
Department of Ecology
University of Zadar
Zadar, Croatia 23000

To the Gearhart Planning Commission
698 Pacific Way
Gearhart, OR 97138, USA

Dear Gearhart Planning Commission:

I am writing to comment on your recent review of vegetation management within the Gearhart dunes, and specifically to comment on statements regarding Scotch broom (*Cytisus scoparius*) as a noxious weed.

I am Stewart T. Schultz, professor of biology at the University of Zadar, Croatia. I have a Ph.D. in botany from the University of British Columbia (1993) and am intimately familiar with the Gearhart dunes, having spent every summer of my life in Gearhart from 1957 to 1977, and I continue to spend significant time in the city every summer, including time on the beaches and dunes. I am author of *The Northwest Coast, A Natural History*, a textbook on coastal ecology of Oregon, Washington, and northern California that I and several regional universities have used for teaching field courses in coastal ecology.

As I am not able to attend, I kindly request that this letter be printed and presented to commissioners for consideration during the meeting today at 6PM, which I understand includes a discussion on methods for removal of Scotch broom.

In this letter I will make the following major points: 1) Scotch broom is not a fire hazard and there is no urgency whatsoever in its removal from the Gearhart dunes. 2) Its removal would likely not have a net positive effect on native species. 3) The current foredune is an exotic community that did not exist in Oregon prior to the 1950s. 4) The easiest way to manage the Gearhart dunes for native species is to allow natural succession, which will eliminate Scotch broom, and replace it with a woodland or forest similar to that now present in Gearhart along Neahcoxie Creek.

I will support these statements with arguments regarding published research and personal experience with all species currently in the Gearhart dunes.

Sincerely,

Stewart T. Schultz
Ecology Department
University of Zadar
23000 Zadar, Croatia

1 Flammability of Scotch Broom

In the document *Gearhart Foredune Woody Vegetation Management* prepared by Kathleen Sayce, several errors are made. For example, she states the following (p. 6):

Broom patches do not show in this image, but reducing this shrub is particularly problematic for fire management, because it is nearly as combustible as gorse (*Ulex europeaus*), and grows in dense stands, shading out many other species and providing, in the case of wildfire, a fuel link between grasslands, homes and forest areas.

The statement that broom is combustible, in fact nearly as combustible as gorse, is very unfortunate and incorrect. The only study of the flammability of Scotch broom was published just last year (Wyse et al., 2016), and produced the result shown in Figure 1.

To measure flammability, Wyse et al. (2016) took a sample of living tissue, air dried it at room temperature for 24 hours, placed it on a grill set to 150°C, waited until the sample warmed to that temperature, then briefly ignited the tissue with a blowtorch and monitored three components of flammability: the length of time the sample burned (sustainability), the maximum temperature reached in the sample (combustibility), and the percentage of the sample that was consumed by the burn (consumability). These three measures were then converted statistically into a single index of flammability, and each of 60 species was plotted on this index in Figure 1.

As shown in the figure, Wyse et al. (2016) found that gorse has a very high flammability, in a class by itself, significantly more flammable than any of the other 59 species. Scotch broom, on the other hand, had a flammability right in the midrange, between a classification of moderate/high and moderate. This result directly contradicts the above statement of Ms. Sayce, and indicates that Scotch broom is neither “nearly as combustible” as gorse, nor is it even highly flammable.

Anybody can verify the non-flammability of broom easily on a grill or in a fireplace, by using the same methodology as Wyse et al. (2016), using a lighter or blowtorch. You will find that even dried broom does not ignite easily, and when ignited, the fire dies after a few seconds. Broom can be burned only in the presence of extra fuel with high flammability.

2 Fire hazard of Scotch broom

Is Scotch broom a fire hazard? A fire hazard is defined by two requirements: 1) a high volume of fuel, and 2) high flammability. As shown above, dried Scotch

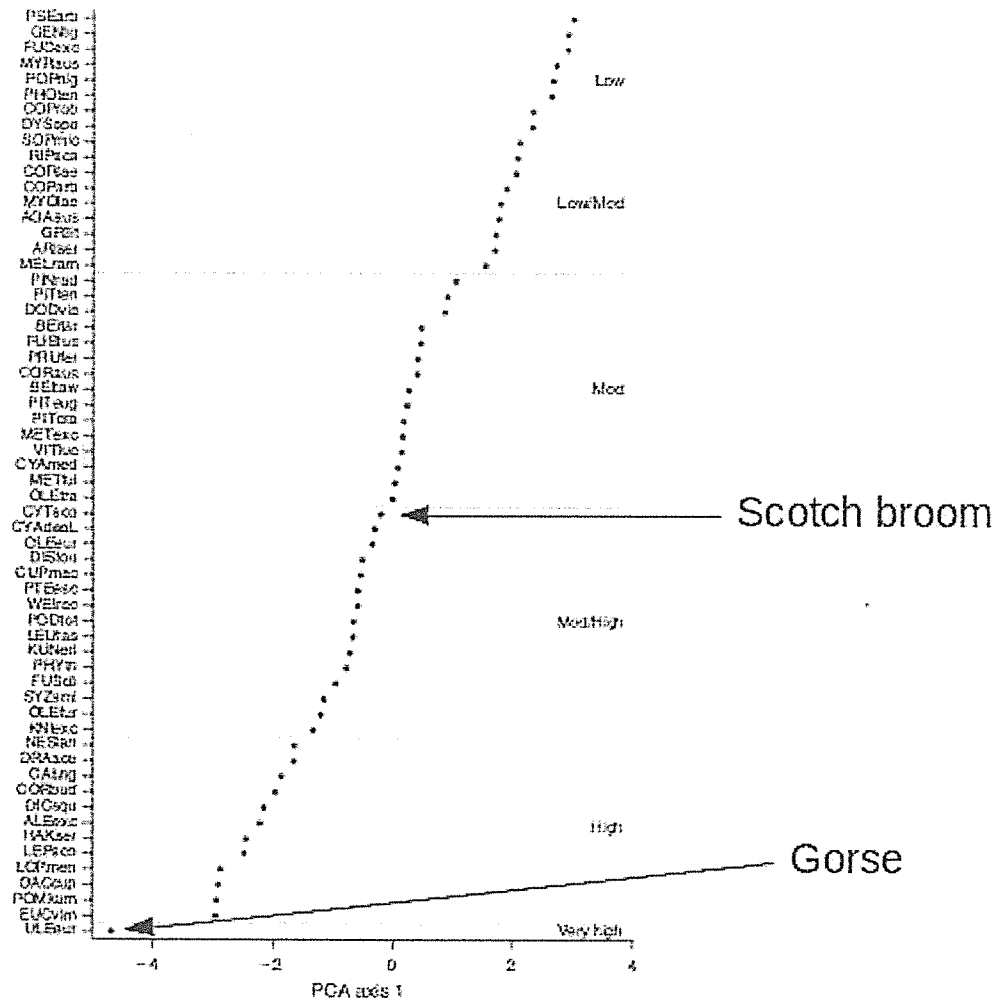


Fig. 2. Flammability rankings for the study species determined by the first axis of a principal components analysis (PCA). The PCA was computed using the flammability variables maximum temperature, burn time, burn biomass and ignition frequency (and is shown in Fig. S3). The first PCA axis was negatively correlated with all measured flammability variables and explained 80% of the variation in the data. Flammability categories were determined using k-means clustering. See Table 1 for definitions of species codes.

Figure 1: Flammability of 60 shrub species, sorted from low to very high; this is Figure 2 taken directly from Wyse et al. (2016).

broom does not have a high flammability, and therefore, Scotch broom, by itself, is not a fire hazard. Most of the year broom is saturated with water, and even maintains high water content during the drought of late August.

Unfortunately, the falsehood that this species is a “fire hazard” or that its flammability is similar to that of gorse, has been repeated many times in the gray literature of government agency reports, without any cited evidence. The basis for this assertion appears to be simply the superficial morphological similarity between broom and gorse, creating a false equivalency which Ms. Sayce regrettably has contributed to in her report for the City of Gearhart.

There is no published evidence anywhere that indicates Scotch broom is a fire hazard. Why, then, is this falsehood repeated in managers’ and consultants’ reports? I tracked down the very first statement in the botanical literature and it is Mobley (1954), in which a California state employee, Lowell Mobley, Agricultural Commissioner of El Dorado County, states without any evidence whatsoever, during a conference on weed management in Sacramento, California, that Scotch broom is a “fire hazard.” Every referenced statement that broom is a fire hazard can be ultimately traced back to this one informal talk in 1954. This statement has been subsequently quoted on numerous agency reports over the intervening 60 years, often exaggerated with an additional detail, again created without any evidence whatsoever, that Scotch broom has a flammability similar to that of gorse, presumably due to the superficial similarity of the species, both of which are leguminous shrubs with yellow flowers. Occasionally an additional detail is added, namely that broom and gorse contain mysterious “volatile” and “flammable oils” that have never been identified or quantified, but giving the impression that the atmosphere surrounding these plants is essentially a natural gas leak that can be ignited with a match.

The source of the “flammable oil” belief seems to be the offhand comments of vacationer D.H. Woomer of Bandon, Oregon, as he observed the Bandon fire of 1936 (Allen, 2006), which was a forest wildfire that eventually engulfed Bandon:

That Irish hedge [gorse] was the worst thing – when the fire hit it right across from my house, the flames shot up high into the air. It was just as though there had been gasoline poured on the fire. And water was just no good against it – wouldn’t touch it! The stuff seemed just full of oil!

Woomer is referring to gorse, not broom, but the two have become conflated due to their morphological similarity. The result is the unfortunate common belief among management interns with little or no field experience that Scotch broom is a serious fire hazard, with volatile flammable oils that will ignite into an explosive fireball if a match is held to its stem.

The reality, however, is that Scotch broom is not at all burnable, as anybody can demonstrate at home quite easily.

Probably the authoritative statement on the fire risk of *Cytisus scoparius* was that given by the U.S. Forest Service within its fire effects information system (Zouhar, 2005):

Fire hazard potential: The available literature does not provide a clear picture on the potential fire hazard of broom stands. Several reviews (e.g. [17,34,88,148,160]) indicate that dense broom stands are a fire hazard (also see Fire Ecology). [All the above references to the hazard potential of broom are traceable back to that single informal remark by Lowell Mobley (Mobley, 1954).] Furthermore, descriptions of the structure and composition of Scotch broom monocultures (see Growth form and stand structure) support the contention that dense, mature stands of broom could be highly flammable. Specifically, as Scotch broom stands age, the ratio of woody to green material also increases, and dead wood accumulates [149]. Scotch broom's frequent location on steep slopes adds to its fire hazard potential [160].

The reason the US Forest Service does not have a clear picture on the potential fire hazard of broom stands is that there is no known example anywhere the US, at any time, in which a wildfire was triggered by broom. If there were such an example, the necessary and sufficient conditions for such a hazard might be quantifiable.

Further, the above quote, from the year 2005, is negated by the more recent flammability study of Wyse et al. (2016), which shows indisputably that even dried broom material is not highly flammable. This indicates that the reason there is no known example of a wildfire triggered by broom is simply that broom is not flammable enough to trigger such a fire.

There is one convincing field demonstration of the non-flammability of broom, reported in the literature. This is Odion and Haubensak (1997), a study in which two fire specialists attempted to create a controlled burn of a dense, old stand of French broom. This experiment was conducted in plots on the eastern slope of a hill in the Marin Municipal Water District Watershed lands in Marin County, California. Here the broom stand was 15 years old, with 88 broom plants per square meter. It was an extremely dense, old broom stand with a maximum density of woody stems and potential fire fuel. Here are their results:

Results and Discussion

Burn Characteristics

Temperatures and relative humidities ranged from 25 to 28° C and 30 to 35 percent when plots were burned both years. Despite these high temperatures and low humidities, the uncut old broom stand did not burn either year, and the young uncut stand had spotty combustion. The soil surface was characterized as unburned in these plots. Under conditions where prescribed burns typically are conducted, it can be expected that combustion of live, standing broom will be difficult without artificially increasing fuels.

Thus, even under the best possible burn conditions, high temperature and low humidity, with maximum fuel density in a 15 year-old stand, a field of French broom could not be burned by controlled burn experts. If fire experts cannot

initiate a burn of a broom species under the best possible conditions, then it is safe to conclude that species is not a fire hazard.

So, to summarize, there are two indisputable facts: First, dried Scotch broom is not highly flammable, and second, a natural stand of French broom cannot sustain a burn even under optimal conditions of high temperature, low humidity, and high fuel density. Those are the only known facts relevant to the fire hazard potential of broom. Anything else is speculation and imagination. The conclusion is that Scotch broom is not a fire hazard, and any fears regarding fire and broom are completely unfounded.

3 Reasons for Scotch broom removal

3.1 Native species

It follows, then, that there is no urgency whatsoever to the removal of Scotch broom from the Gearhart dunes, as it is not a threat to any human property. This species has been present in the dunes from Gearhart to Hammond for nearly 80 years, since the Clatsop Plains were stabilized by plantations of beachgrass, broom, shorepine, and Monterey pine. At no time during those 80 years has anybody suggested that there is an urgent need for broom removal anywhere in the Clatsop Plains, and at no time has there been a fire documented to have been triggered by broom. The current climate of urgency of broom removal to eliminate any risk to the human population at Gearhart has absolutely no basis whatsoever in historical fact or scientific evidence.

Is there any remaining reason for the removal of broom from the Gearhart dunes? There is plenty of published evidence documenting the negative effects of broom on native plant populations in the Pacific northwest. Briefly, broom is a nitrogen-fixer that permanently alters soil chemistry and physics in a way that facilitates the invasion of exotic species and suppresses the coexistence of native species (Slesak et al., 2016; Shaben and Myers, 2010; Caldwell, 2006; Rodriguez-Echeverria et al., 2012; Dukes and Mooney, 2004). These studies, however, have all been conducted in non-dune environments, typically on well-developed soils of the coast ranges of California, Oregon, Washington, and British Columbia. There is no published study demonstrating that removal of Scotch broom from an Oregon dune site causes an increase in the population of any native species.

Is there any reason to believe that removal of Scotch broom will benefit native plants in the Gearhart dunes? The Gearhart dunes are already a community completely dominated by two exotic beachgrass species, *Ammophila breviligulata* and *A. arenaria*, respectively American and European beachgrass, which are competitively dominant nitrogen-fixers in the foredune, and very effectively reduce the populations of native dune plants and insects (David et al., 2016, 2015; Zarnetske et al., 2015; Mitchell et al., 2006; Wiedemann and Pickart, 1996).

If Scotch broom is eliminated in any area of the dunes, space will be opened for colonization by surrounding species, and the most abundant surrounding

species on the Gearhart dunes are the two beachgrasses. The likeliest outcome of broom removal is replacement of the broom by beachgrass, and reversion to the exotic beachgrass community that the broom supplanted in the first place. The beachgrasses would continue to exclude native species as before, with the net effect being the replacement of one exotic nitrogen-fixing shrub with two exotic, nitrogen-fixing grasses, without any net benefit to native plants.

While the negative effects of broom on native plants receive most attention, the positive effects of broom on native and introduced bees (such as honeybees) is usually ignored (Johnson et al., 2006; Mayer et al., 2012). Flowers of Scotch broom produce abundant pollen, which is sought after by many Hymenopterans, whose populations can benefit by the presence of the broom, and who have a positive role in helping to pollinate native plant species of the dunes. So the impact of broom on native species is not entirely negative.

To summarize the facts, there are no published studies documenting the net effect of Scotch broom removal on the population dynamics of native plants or animals within the dune community of the Northwest coast. However, it is clear that many species of native bees forage on the abundant pollen produced by Scotch broom flowers. We do not know how broom removal would impact native dune species, but the likeliest scenario is that the broom would simply be replaced by exotic beachgrasses that would continue to exclude native plants, while eliminating an abundant food source for native bees and honeybees.

3.2 Aesthetic

Many people have a negative aesthetic reaction to any exotic species, and that certainly includes Scotch broom, despite its production of dense displays of bright yellow flowers during the spring. Elimination of broom will satisfy this aesthetic preference. However, it is worth remembering that the foredune environment itself is a wholly exotic environment, and the beachgrasses that are a defining feature of the foredune are exotics that were never a part of the Oregon coast prior to the 1930s. It is not clear what is aesthetically preferable: an exotic shrub with a bright floral display, or a pair of exotic grasses with no floral display. It seems that there is really no obvious aesthetic benefit to either of these two alternatives.

4 How should the Gearhart dunes be managed?

The overall management of the dunes is a larger question than I cannot fully address here, but I would like to point out some biological considerations that have not been clearly appreciated in the recent workshop.

First, it is not true that a natural “prairie” can be maintained anywhere in the Clatsop Plains by regular burns of the forest, and there is no evidence that the Clatsop Indian population used fire to maintain forage for deer and elk. According to pollen stratigraphy on Taylor Lake in the Clatsop Plains (Long and Whitlock, 2002), a major fire occurred in this area on average every

240 years from 2700 years ago to the present. Thus the natural vegetation community on the eastern margin of the Clatsop Plains sand dunes was not grassland but a patchwork of forest including mature, old growth Sitka spruce and western hemlock, interspersed with lakes and ponds in the swales, where western redcedar occurred. Major canopy-destroying burns on a dune substrate will not create a grassland, rather they will more likely reactivate the sand, creating active, blowing sand dunes (Wiedemann and Pickart, 1996) that might remain active for several decades before being replaced by a forest by natural succession beginning in stable swales close to the water table. Such succession is occurring at present within the Oregon Dunes National Recreation area, in the deflation plains to the east of the foredune, as can be seen clearly on aerial or satellite photos of the area.

Second, when the first pioneers arrived at Clatsop Plains, they burned the area in order to remove the forest with the intent of creating grasslands for sheep farming. This failed miserably, as the burns simply reactivated the underlying dunes, creating a broad expanse of active, blowing sand that was impossible to farm and prevented development of the area.

Third, this active dune was the reason that the US Soil Conservation Service began dune stabilization efforts in the 1930s, planting the Clatsop Plains dunes with exotic beachgrass. These efforts were successful in completely stabilizing the Clatsop Plains from Hammond to Gearhart by the end of the 1950s, converting the active sand to beachgrass, which then succeeded to upland grasses and forbs which could be permanently maintained as pasture by grazing cattle. In some areas Scotch broom and shorepine were also planted, and these became pine woodlands, as at the town of Surf Pines, and ultimately natural succession has proceeded from pine to mature spruce and hemlock forests in many areas, with trees as old as 80 years in places. This natural spruce and hemlock forest was the original community from the Ridge Path eastward in Gearhart, which is itself a former foredune that was formed about 450 years ago, but gradually succeeded to a forest as the beach was pushed further westward by Columbia River sediment. The beachgrass and Scotch broom, however, remain in the open areas receiving active sand close to the beach in Gearhart and throughout the Clatsop Plains.

Fourth, the natural dune environment of the Clatsop Plains is unique in the world due to Columbia River deposition. This is a naturally prograding shoreline (with progradation greatly accelerated by the south jetty), in which new parallel dune ridges form as the beach is pushed westward. The result is a west-east successional chronosequence of vegetation communities from open sand and sparse pioneers at the foredune, to dune meadows, pine woodland, and mature spruce forest a few hundred meters inland, on a landscape of parallel ridges in which lakes, (seasonal) ponds, and creeks are common in the swales. This was the original condition of Gearhart prior to settlement, with the mature spruce forest developing eastward of what is now Cottage Avenue and continuing past Neahcoxie Creek to the mountain front. Active foredune sand buried beachfront houses every winter well into the 1950s. Gearhart (and the Clatsop Plains) has always been a patchwork of forest and woodland inland, and open

rolling dune meadows close to the ocean. This is the natural condition of this prograding area. The Gin Ridge houses are now as far from the ocean as the Gearhart Post Office was when the town was founded, and the current Gearhart dunes have grown wider than the golf course. Progradation will continue as it has in the past, and if left alone the dune meadow will always exist, just move ever more westward as it follows the retreating beach and active sand, and the forest will follow the meadow on the east.

Fifth, the meadow portion of the Gearhart dunes is not a natural environment, it is dominated by exotic eco-engineering species that have shaped the dunes and eliminated native plants and animals. It is possible to eliminate the beachgrass within the meadow without chemicals or machinery, as has been done at the Lanphere Dunes at Humboldt National Wildlife Refuge (Pickart, 1997). This project however, is labor intensive, costs approximately \$30,000 per acre, which comes to over \$3 million total for the Gearhart dunes. Mechanical and chemical methods are certainly cheaper, but if this is done for the benefit of native species, then mechanical/chemical methods are completely inappropriate as they will kill native plants and animals indiscriminately. Absent beachgrass, the foredune would then revert to an area of active, blowing sand with sparse cover by native dunegrass and sand verbena. The foredune is now over 350 meters from the oceanfront houses and so likely no longer represents a burial threat to any developments in Gearhart. Reclamation of native dune species, however, is necessary only in the open meadow areas near the foredune, because more eastern areas will always succeed naturally to upland native forest as they have been doing in the Clatsop Plains for at least the last 5000 years.

Given the above context, it would seem that the easiest way to manage the Scotch broom and the Gearhart dunes in the eastern margins near the developments would be to allow it to succeed naturally to the pine – spruce – hemlock woodlands that are the natural vegetation community of the Clatsop Plains. Such succession will eliminate both the exotic beachgrass, and the exotic broom, replacing it with native forest vegetation and understory, including what all Gearhart residents are familiar with along the Ridge Path, e.g. red huckleberry, twinberry, salmonberry, evergreen huckleberry, salal, may lily, etc. interspersed with spruce and hemlock trees. This however will allow exotics to remain in the meadows close to the ocean, absent the labor above.

And as far as fire risk is concerned, such a community is no more a fire hazard than the current forest community along the Neahcoxie Creek, which surrounds hundreds of houses from Little Beach to the Highlands. If Gearhart is not concerned about the fire risk of its existing forest within the residential developments (and it should not be) then certainly it should not be concerned about any fire risk within the current Gearhart dunes, where the fuel load is less than 1/20th that of the Neahcoxie forest and does not surround houses.

So in summary, my opinion on the Scotch broom/Gearhart dunes management issue is the following:

1. Essentially the dunes can be managed to minimize fire risk, to maximize native species, or minimize camping/crime. The last I consider a non-issue.
2. Scotch broom is absolutely not a fire hazard in the Gearhart dunes, and there is no urgency whatsoever in removing this species.
3. Removing this species will likely have little or no positive effect on native species or aesthetics, because it will simply be replaced by exotic, competitively dominant beachgrasses.
4. Managing the dune meadow for native species is an enormous and expensive project that encompasses far more than management of Scotch broom.
5. Scotch broom and inland beachgrass will naturally disappear if left alone, as they will be shaded out by trees that will colonize during the natural course of succession (except where sand is active on and near the foredune).
6. If Gearhart is not prepared to transform the dunes to a community of native species, but still desires to reduce Scotch broom, then the simplest management plan is to allow natural succession to occur, which will eliminate the broom and beachgrass, and convert the eastern margin of the dunes to a woodland similar to those currently existing along the northern upper bank of Little Beach and along the Ridge Path.
7. Such a woodland would be no more fire hazard than the currently existing woodlands along the Neahcoxie and along the northern margin of Little Beach, and indeed the dense spruce forests throughout the Clatsop Plains, as in Warrenton and Hammond.

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Marcia McCleary

to me

↕

10:43 AM

⋮

Dear Mr. Sweet,

Most of our neighbors have been allowed to remove all of the trees, scotch broom, and blackberries from their property, including very recently. That leaves our property as one of the very few remaining thickets of these plants for individuals to occupy who want to do illegal activities such as drug use and have public sex. They could use flames to ignite drugs or cigarettes and to start a campfire that could spread all over while being invisible to us. We are installing a modern sewerage system and have planned to use this opportunity to also remove the before mentioned plants. We have been informed by the City that we will not be allowed to do what most of our neighbors have been allowed to do. We feel that just because we waited to do the brush removal at the same time as the sewerage modernization we are being penalized and worse yet put in a dangerous situation. The City regularly sends out notice to property owners they are required to remove the scotch broom and other invasive species growing on their property and now suddenly just the opposite is true.

I say dangerous to us, our visitors and our homes for several reasons. First the scotch broom and dead pine debris are very prone to intense and rapidly spreading fires during the dry season. A wind blown fire in the thicket on our property could be easily spread to nearby homes including our home of sixty seven years. who would be liable for the damage done? the City? We are not being allowed to limit our liability for a fire started on our property by people who have not been given permission to be on our property.

Similarly by not allowing the removal of brush on private land the City is creating the possibility of outlaws using the brush as cover to harass or attack us as we walk on our property to access the beach. We know the City is aware of criminal activities that occur within the brush covered areas of the dunes. We are a multi-generational family with older women and young children who enjoy walking and playing on our property. With the City's recent decision to ban removal of brush we won't feel safe when using our many decades old path to the beach or even to maintain it. We are helpless against any outlaw who wants to commit his crimes upon us or in front of us while we are on our own family property. It is simply not fair for the City to suddenly now decide that those that property owners who have not yet removed the brush are forever doomed to be the keepers of the "bad lands" for the benefit of the criminals intent on doing us and the general public harm.

In a similar but substantially different vein, the brush would also allow the elk herd now living in Gearhart to hide within the now limited brush areas. These are very large animals who can be very aggressive during the summer months when the calves are young. It is very dangerous to walk close to these animals during this time of mother calf dependency. Once surprised by the sudden appearance of a person there is no telling what physical and mental damage these large wild animals might inflict upon our family's older women and young children. With the brush removed the animals are more visible to us and we are more visible to them which eliminates the surprise

factor which often causes them to attack people. This is a very real threat to life and limb that the City is now exposing us to every time we use our property.

It is our very strong belief that the City should rethink their thoughts on what is important to protect our residents in the best way possible.

Marcia McCleary
Trustee

Melody Hatch
Co-Owner

From: Nancie Clark

To: Chad Sweet and Planning Commissioners

Date: 11/06/16

Subject: Dune Vegetation Management

This letter is regarding the Proposed "Dune Vegetation Management". Our predecessors put in place an ordinance to protect the dunes from human destruction from cutting and clearing. Now, we are dealing with the threat they were concerned about. So far the current ordinance has accomplished that. We have all been enjoying the benefits from this. But now the threat is looming.

The current proposal brought forth to the City Council was from a small group of homeowners, represented by Craig Weston with the intent to cut trees for a view. When they realized that the view cutting might not gain traction with the Council it changed to "Dune Vegetation Management" with obviously the same results intended-cutting trees for a view. They needed to lay the ground work. Instilling fear into the community has taken several avenues now.

1. Fear of Bears and Cougars in wooded areas
2. Vagrants living there
3. Danger for the Elderly
4. Danger for Women and Children (what about men?)
5. Fire (what about better firework management, other treed areas of Gearhart could have fire danger besides the dunes)
6. Sentimental memories of 50+ years ago of what it used to look like. Hey folks, it's called global warming and change. It affects all areas of the planet not just here. Accept it and get used to it. A riverbed created the Grand Canyon and Mt St. Helens was a beautiful round top mountain. Locally here, look at Cannon Beach. I lived in a house on the ocean front that had 3 flights of stairs to the beach. Now there is nothing. Almost flat out to the beach with little or no protection from the wind/surf.
7. Scotch Broom/Invasive plants-very expensive to remove. Must be done pulling out by the roots. No Herbicide or pesticides can be used because our drinking water, air, birds, soil and more could become toxic and polluted. An excellent and affordable solution is Volunteer Work Parties that are organized and used extensively in the Northwest. We have a lot of wonderful people who might be interested in helping on this.

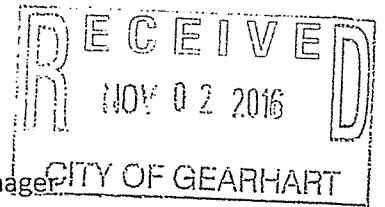
These are all the various avenues we have gone down for "Dune Management/View Management". As far as the wildlife affected from cutting and mowing, there is a long list which is more than just the "Snowy Plover".

The trees offer a protective buffer from powerful storms that could seriously damage homes and totally erode the dune area. If trees are removed the sand will start to blow and accumulate

against homes on the outer edge and will present an entirely new problem that no one has talked about. Walk into the estuary on the South end of the beach and look at the hillside and how it is now eroding at a rapid pace. Taking out those trees will only escalate that threat. Human intervention in environmental change does not always work without negative consequences. Do we want to take that chance? There is a saying in Real Estate "If you want a view, you have to own the view" and not try to control others.

If there is a town hall meeting I strongly advise getting non biased opinions from professionals who are not paid by or associated with certain property owners. Keep in mind those are only opinions. If regulations are not properly kept in place think what a nightmare it will turn into for the city to manage-the constant agenda of people always wanting to cut or clear in the dunes. Also think about all the people who vacation here regularly who enjoy walks in the dunes on the trails among the trees and wildlife. How are they going to react? Maybe they won't enjoy their stay here as much anymore and will go elsewhere. Our responsibility is to protect this very special area where we live for future generations to come, and not to destroy it for our own self interests. We have a legacy to pass on. Let's not be misled by the politically correct terminology "Dune Vegetation Management" which in this case is view cutting in disguise. Hopefully the City and Planning Commission will take all of this under consideration and not be pressured into a bad decision that could have serious lasting consequences for generations to come.

Respectively,
Nancie Clark
PO Box 2132
Gearhart, OR 97138



Truman Seely, Manager

Keeler Home LLC

1020 Fairway Drive

Aberdeen, WA 98520

October 29, 2016

Mr. Chad Sweet

Gearhart City Manager

P O Box 2510

Gearhart, OR 97138

Dear Mr. Sweet:

We understand that Gearhart is working on an ordinance to permit vegetation control, especially trees on the dunes adjacent the ocean beach and the estuary. Our LLC supports this effort.

My first encounters with the dunes date from the mid 1950's when my aunt and uncle built a home at 833 S. Marion. This home now belongs to our family's LLC.

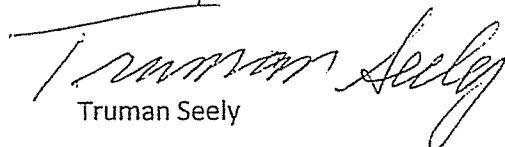
In the 1950's vegetation was sparse on the dunes, trees were essentially nonexistent and even beach grass did not extend as far as it does now. The view from our property was unrestricted by trees, brush and scotch broom. While deer occasionally wandered thru, elk were not present. The vegetation was not dense enough to present much of a fire hazard.

Today's situation is different and concerning. Without intervention the trees and brush will continue to grow, choking out the beach grass, obstructing views, encouraging the elk which have become a nuisance in recent years, restricting potential plover habitat and creating significantly increased fire danger.

Managing the habitat to maintain a beach grass environment with relatively few trees or bushes would be a sensible approach. We support and encourage your efforts.

Thank you.

Yours truly



Truman Seely

Cheryl Lund

From: jgreen2317@aol.com
Sent: Monday, April 10, 2017 6:50 AM
To: planning@cityofgearhart.com; planning@ci.gearhart.or.us
Subject: 1 of 2 Planning Commission Hearing April 13, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Cheryl,

I am submitting this testimony for the Planning Commission hearing on April 13 for the record. It is possible this may be read on my behalf, but would like a copy presented to the Commission members in case that doesn't happen. Please confirm receipt. (sent to both addresses to insure its arrival. Sorry for double post.)

Thank you.

Planning Commission Hearing
April, 13, 2017
John Green
PO Box 2597
Gearhart, OR

For better or worse, we have created a habitat in the dunes to which a myriad of animal life including mammals, birds and insects have adapted. These include elk, coyote, deer, owls, hawks, many songbirds, bees, and butterflies. The City is hiring CREST in conjunction with volunteer Gearhart citizens to evaluate this habitat and make recommendations for a Dune Management Policy which would include Ordinance language. It makes no sense to me to remove an unknown amount of vegetation up to 90 feet wide swaths along the Neocoxie ROW and fireroad, taken together to be as much as 180 feet. If these numbers are wrong, I have misunderstood and the language is too vague. It seems much more appropriate to define the allowed amount of removal by specifying the MAXIMUM amount allowed for removal. The same result could be achieved by thinning the pine and spruce in the dunes and limbing up to 8 feet from the ground level to remove the fuel burden. This would protect the habitat for wildlife and give sightlines for security and fire prevention. The homes west of Ocean Avenue and east of Neocoxie ROW already have an effective fire barrier in the form of extensive green lawns, many of which exceed the 90 foot requested barrier. Proper yard maintenance of this barrier as recommended on many government web sites, will offer the home owners protection.

The City is concerned about snowy plover habitat which does not occur in the area being discussed for vegetation removal. They are ignoring 45 other bird species which live and breed in the effected areas. No mention is made of other wildlife species such elk, deer, coyote. The bird species include ground nesters such as Northern Harrier pairs observed nesting in the past and continue to hunt in the dune area. These birds as well as the two owl species observed benefit the citizens of Gearhart by controlling rodent populations through their feeding habits. Some species of song birds are also ground nesters and others use shrubs and trees for nesting.

Lastly, again, we should allow the citizens committee and CREST to develop a Dune Management Plan which could also cover 6 other items on the Planning Commissions Action List. It seems that a comprehensive plan would be of more benefit to people and wildlife than one that is piece-mealed. All these items are related and can be treated as one all-encompassing plan.

Cheryl Lund

From: jgreen2317@aol.com
Sent: Monday, April 10, 2017 6:57 AM
To: planning@cityofgearhart.com; planning@ci.gearhart.or.us
Subject: 2 of 2, April 13, 2017 Planning Commission Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Cheryl,

I am sending this written testimony for the Planning Commission to consider for the hearing on Thursday, April 13, 2017 and for the record. There may be someone available to read this at the hearing, but wanted to send this in case that doesn't happen and for you to have a copy. Please let me know that this has arrived. (sent to both addresses to insure that it is received.)

Thanks,

Planning Commission Meeting, April 13, 2017
Ordinance Revision for Dune Vegetation - Hearing
To be read on behalf of:
Margaret Green
PO Box 2597
Gearhart, OR

I am one of the Gearhart residents who enjoys walking the dunes and observing the wildlife that resides there. I also forage for mushrooms beneath the pine trees in the overlay zone where vegetation removal is being considered. I realize that we must be cognizant of citizens' concerns for safety but also must consider Gearhart residents' quality of life issues such as enjoyment of wildlife and walking paths. At the January 5, town hall, I heard many other residents express their enjoyment for walking and concern for the wildlife that lives in the dune area.

The amount of allowed clearing being proposed, a minimum of 80 plus feet on both the Neocoxie ROW and the fire road will alter the habitat to the detriment of the wildlife utilizing the vegetation for foraging and breeding and therefore reduce viewing opportunities. This is not a small amount of clearing. These animals will need to move elsewhere to meet their needs. The Birdy Beach Path, named by local school children, will no longer live up to its name. Rather than furthering recreation opportunities for residents and visitors, (Goal 8), we are reducing them. This reduces our enjoyment of the "Gearhart experience".

The city has hired CREST to form a volunteer citizen's committee to develop a dune management plan including dealing with vegetation issues. This committee has not yet met for the first time. It does not make sense to finalize a revised ordinance before this committee is allowed to study the issue. In fact it has the potential to be demoralizing to citizens who care deeply about the issue and Gearhart. I am sure a way can be found to incorporate residents' safety concerns as well as protect the non-human inhabitants of the dunes. Rushing the process has the potential for damaging results.

Cheryl Lund

m: Margaret Marino
Sent: Tuesday, April 11, 2017 9:51 AM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com; Carole Connell
Subject: Public Hearing April 13, 2017 Proposed Zone Code Text Amendment - File #17-005ZTA

Please consider amending the proposed zoning change to incorporate the existing provision and code that currently exists for removal of noxious weeds.

The Gearhart City code has a Nuisance Ordinance for removal of noxious weeds. The City of Gearhart Zoning Ordinance for Riparian Vegetation also adheres to the City's nuisance ordinance for removal. For consistency and clarity, application of this same ordinance provision that already exists should be considered.

Following reference from City documents published on www.cityofgearhart.com :

1. The City of Gearhart: Zoning Ordinance with amendments through October 2016
2. City of Gearhart, Oregon Code of Ordinances 2009 S-1

The City of Gearhart: Zoning Ordinance

Article 6 Supplementary Provisions

Section 6.175 Riparian Vegetation

Riparian vegetation adjacent to streams and lakes in Gearhart shall be protected

3. For area described in (1) above all vegetation shall be retained within the areas listed with the following exceptions:

D. The removal of noxious weeds as defined by the City's nuisance ordinance.

Gearhart City Code

City of Gearhart, Oregon

Code of Ordinances

CHAPTER 92: NUISANCES; WEEDS

92.32 Noxious growths prohibited

(A) *Noxious growths*. No owner or person in charge of real property shall allow noxious growth on the property. Noxious growths are hereby declared a nuisance.

(B) *Abatement*. It shall be the duty of any owner or person in charge of real property to abate noxious growths from property.

Sincerely,

Richard and Margaret Marino
202 G Street
Gearhart, Oregon 97138

PO Box 2353
Gearhart OR
97138

Cheryl Lund

m: Robin Cavendish
Sent: Wednesday, April 12, 2017 6:52 PM
To: planning@cityofgearhart.com
Subject: Letter in Opposition to Zone Code Text Amendment

The big question is "Why is an amendment required to the existing Gearhart Zoning Ordinance". The City has apparently decided that after over 100 years of non-incidents, they must bull doze all "noxious weeds" and create roads that were never before needed and/or wanted. In an effort to appear democratic, they pulled together a panel of so-called experts (where Neal Maine was actually the only expert in the room), to push through this ill-advised and poorly supported ruling. Even Neal Maine was not in support of bull-dozing the dunes down. If you cared anything about Gearhart, why would you be in favor of bull-dozing the dunes?

The City has always had the ability, the access rights, and the wherewithal to clean up those areas they needed to. They just never did. Why do they need a zone change now? Just take a crew down and selectively clean up the area. No zone change is needed.

The City administration is acting like a malignant iceberg, pushing forward slowly but surely, to the death of that Gearhart way of life that so many have treasured. Why the subterfuge? Why the urgency? Why the rash decisions? Just running around like Chicken Little, doesn't mean the sky is really falling. Why is the City trying so very hard to make the citizens of Gearhart think that it is?

Robin Buzzard Cavendish



Virus-free. www.avast.com

PO Box 597
Banks OR 97106

Tara L. Sinclair
90181 Lake Shore Ct Warrenton, OR 97146

13 April, 2017

City of Gearhart Planning Commission
PO Box 2510
Gearhart, OR 97138

Re: Zone Code Text Amendment-File #17-005ZTA

Dear Planning Commission:

I would like to share my concerns with the proposed Code Text Amendments. The trees and Scotch Broom did not grow up overnight. Why has this "problem" become such an immediate concern?

The firebreak is to go along the existing fire road. This is not to include private property, but the fire road was put into existence on private property and without any notice to my mother who owns a house with the fire road now dissecting her path.

I see that the plan is to begin replanting immediately as allowed with native species. how will those introductions fare with the existing foliage that will remain?

The dunes are fragile. A 60' razing to the ground seems extreme and precarious to the areas affected.

I would like to reiterate my objections to this decision and the haste in which the decision was reached. I would like to suggest further discussion before permanent actions are taken and cannot be reversed.

Gearhart is unique; it requires effort on the part of everyone to keep it that way.

Sincerely,
Tara Sinclair

Cheryl Lund

m: trumanseely@comcast.net
Sent: Thursday, April 13, 2017 8:16 AM
To: planning@cityofgearhart.com
Subject: Support for proposed amendment to Article 3 Section 3.1240 (D)

The Keeler Home LLC owns the property at 833 S Marion in Gearhart. The members of the LLC unanimously support the proposed amendment.

1020 Janway Drive
Aberdeen WA 98520

Cheryl Lund

From: Robert
Sent: Thursday, April 13, 2017 11:20 AM
To: planning@cityofgearhart.com
Subject: Beach road submission for tonight's meeting

To Whom it May Concern,

My family's home of 4 generations could be impacted by this decision and as such I would like to list a few salient points as well as my complete disapproval.

First I would like to state that the methods being deployed in this and similar recent situations seems to be endemic of a much larger, and unrelated, problem. There is a strong impression of sneaking in votes for "fait accompli" without giving enough time or consideration to all those potentially impacted by these decisions. That coupled with the very one-sided mock science and partisan terminology reeks of backroom deals benefiting the few without consideration to the whole community. This has been quite evident since much of this has come to light and observation of public opinion in the media, and needs to change.

As to the details of this motion. As of yet I have not really heard of any real issues from the fire department requesting these changes or why there seems to be such urgency attached. I actually have some firefighting background from my military time and can't imagine this being a particularly well thought out solution or something that needs to be decided without much more input and consideration. Instead it sounds like a premise to encroach into this beach front for other, future commercial, reasons. In addition, the vaguely threatening tone of the motion seems to belie its actual intent – that of the benefit of the few versus the community.

I truly hope public scrutiny can nip these sorts of shenanigans in the bud, this time and into the future. Gearhart is a wonderful community in its own right and, for many of us, a legacy for our future generations.

I thank you for your time,
Robert D Buzzard III

PO Box 2174
Gearhart OR
97138

April 13, 2017

From Stewart T. Schultz
Department of Ecology
University of Zadar
Zadar, Croatia 23000

To the Gearhart Planning Commission
698 Pacific Way
Gearhart, OR 97138, USA

Dear Gearhart Planning Commission:

I am writing to comment on the proposed amendment to the zoning ordinance Article 3 Section 3.1240(D).

My major comment is that no changes should be made to the zoning ordinance whatsoever until a formal Master Plan is prepared and publicized for the management of the Gearhart Dunes in perpetuity, and approved by all citizens who have a right to the use and enjoyment of this public land. This Master Plan must also pass review in scientific rigor by independent experts in dune geology, in fire prevention and ecology, and in plant ecology. All stakeholders and their interests need to be represented in this Master Plan, transparently, and the goals need to be publicized and evaluated in terms of their impacts on all stakeholder groups. This needs to be done before any changes are made to the zoning ordinance.

Following are my more detailed reasons for the above conclusion, and comments on the staff report of 4.7.2017 prepared by Ms. Carole Connell.

1. There is no urgent fire hazard presented by any plant species in the Gearhart Dunes. A fire hazard requires three components: 1) large fuel accumulation, 2) high flammability, and 3) proximity to human development (Hardy, 2005). None of these three are met in the Gearhart Dunes. The highest biomass species, shorepine, *Pinus contorta* ssp. *contorta* var. *contorta* is a taprooted species, with deep taproot directly submerged in the permanent water table that lies at sea level (COUTTS and NICOLL, 1991). Every shorepine tree in the Gearhart dunes is fully saturated with water 365 days of the year regardless of the length of any summer drought, otherwise they would not survive in the dunes. These trees have negligible flammability when in contact with the water table.

The only shrub in the dunes with substantial biomass accumulation is Scotch broom, *Cytisus scoparius*. This species is not highly flammable, and also is nearly impossible to burn even under conditions of low humidity and high temperature (Zouhar, 2005; Wyse et al., 2016). As I detailed in my last letter to the Planning Commission, controlled burn experts are unable to maintain a burn in a related broom plant with a blow torch under hot and dry conditions in California. If control burn experts cannot

sustain a fire of a broom stand with a blow torch, then this plant cannot be a fire hazard.

Finally, beachgrass *Ammophila breviligulata* though easily burnable when it is dried out, has trivial aboveground biomass, and does not burn hot enough or long enough to cause any hazard, especially when the neighboring trees are saturated with water every day of the year. There is no known instance in the 100-year history of the state of Oregon in which *Ammophila* has caused a forest or woodland fire; indeed there is no evidence as far as I can find that it has done so anywhere in the world.

2. There is no logical rationale provided for the need of a cleared fire road in the Gearhart Dunes. If a fire is so hot that a 20-foot wide road is not passable, then no volunteer Gearhart fireman should be anywhere near that fire or trying to drive anything through that soft sand in the middle of that burn. In the case of a serious fire in the dunes all assembly should be on Ocean Avenue, between the houses and the fire. The idea that fire crews should be in the middle of the dunes, mired in dry sand, looking back at the houses, with the fire able to move at anytime on either side of the crew, seems absurd. The purpose of that fire road is to deal with occasional beachgrass flareups and patrol for illegal activity, and it is more than sufficient for this purpose.
3. The proposed text is too vague to inform the public how many trees are to be removed, where they are to be removed, what acreage will be converted from woodland to grassland, from invasive to native species, or how much bare sand will be exposed and the extent of resulting sand stabilization programs. Are all the trees to the east of Neahcoxe Blvd. and the fire road to be clearcut? Anywhere from a third to a half of all trees in the Gearhart Dunes could be clearcut depending on the interpretation of the meaning of that text.
4. Maintaining those dunes in a permanently landscaped early successional state would be extremely costly for Gearhart, and if this is being done to placate a few property owners who want a view, then this purpose needs to be acknowledged and made transparent to the community so that they know exactly what they are paying for and who it is benefiting and why, and decide whether this purpose justifies the expense.
5. For the above reasons, citizens and stakeholders cannot make an informed decision about the logical rationale, or ecological and recreational impact of the proposed tree removal and permanent tree management and its cost to the city of Gearhart.

In conclusion, the Gearhart Dunes are an incomparable value to the citizens of this city. They deserve a careful Master Plan that is transparent, responsive to and approved by all people who value and enjoy this open natural space by the ocean.

Sincerely,

Stewart T. Schultz
Ecology Department
University of Zadar
23000 Zadar, Croatia

140 NW 20th Avenue
Rockaway Beach OR

References

- COUTTS, M. P., and B. C. NICOLL. 1991. Orientation of the lateral roots of trees .1. upward growth of surface roots and deflection near the soil surface. *New Phytologist* 119:227–234. doi:10.1111/j.1469-8137.1991.tb01025.x.
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- Wyse, S. V., G. L. W. Perry, D. M. O'Connell, P. S. Holland, M. J. Wright, C. L. Hosted, S. L. Whitelock, I. J. Geary, K. J. L. Maurin, and T. J. Curran. 2016. A quantitative assessment of shoot flammability for 60 tree and shrub species supports rankings based on expert opinion. *International Journal of Wildland Fire* 25:466–477. doi:10.1071/WF15047.
- Zouhar, K. 2005. *Cytisus scoparius*, *C. striatus*. in: Fire effects information system, [online]. Technical report, U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer), <http://www.fs.fed.us/database/feis/> Accessed Feb. 8 2017.

To: Gearhart Planning Commissioners
From: Sharon Kloepfer PO BOX 2512 Gearhart
Date: 4/13/17
Re: City Revised Ordinance Proposal

Adoption of the draft ordinance under consideration will result in the removal of 50% of the trees in the dune area from E street south to the Estuary. Besides important habitat destruction, other complications will be produced including opening up more acreage conducive to scotch broom growth, altering air flow patterns which, as per the Gearhart Comprehensive Plan, affect dune stability, and diversion of monies toward creation and maintenance of this clear cut area, which would be better spent on the new fire house and refurbishment of city hall.

Undertaking such an extensive project and exacting such a significant change over many acres of dunes should only be entered into after careful thought and study. Any action taken in the dune area needs to be part of a comprehensive dune management plan that takes into account long range ecological and monetary impacts. I ask that the Citizens Committee under the guidance of CREST personnel be allowed to do it's job.

Planning Commission Meeting April 13, 2017

Ordinance Revision for Dune Vegetation-Hearing

Nancie Clark, PO box 2132, Gearhart

My husband and I and our blue heeler walk daily in the dunes and have done so for years. She loves that area so much she fights us to go on the beach. Have you ever heard of that?

After going over Margaret Green's letter because I was going to read it tonight I also saw the letter they submitted on February 9th 2017. Wow, talk about amazing people-they walk daily in the dunes also and they put together a list of bird species they have observed out there and recorded it on "EBird". I counted 45, and this was just birds. There are mammals, reptiles, insects butterflies and bees out there too. If you don't spend time in the dune area you probably don't realize how much wildlife is out there and this has become their home. We need to do a baseline study of all species and evaluate it prior to making any ordinance changes. We strongly disapprove of the City's proposed legislative amendment Zoning Ordinance for Beaches and Active dunes Overlay regarding Noxious Weed Removal and safety buffer along Neacoxie Blvd.

You know our society has come a long way. The new generation cherishes a lot more than in the past generations. They embrace areas like Gearhart that goes way beyond just "playing on the beach." They now call it "The Gearhart Experience" and this directly relates to dune walks on all the paths with people enjoying watching and viewing all the wild life, educating children about everything that exists out there from hawks and eagles that dive before their eyes to the elk grazing. This experience is the first time in their life for many that don't live around anything like this. It is very special.

The new society that has emerged would probably build on this whole experience and do fund raisers for a small wildlife center in town where volunteers would have flyers and materials for visitors and school fieldtrips for the children. That's

the new thinking. Why should the City's decision be to destroy this? Lets work as hard as we can to keep "The Gearhart Experience " going full force for everyone to enjoy for generations to come.

Planning Commission Meeting, April 13, 2017
Ordinance Revision for Dune Vegetation–Hearing
Thad Clark
PO Box 2132, Gearhart , Ore.

The letter I am submitting today regarding the Revised Ordinance for Dune Vegetation is a request for the planning commission to do further research beyond what is summarized in the Staff Report of April 7, 2017. This is a very important decision with far reaching consequences. There is a lot of information missing or being ignored that contains important and pertinent data in that Staff Report. The missing data I am referring to is the “Stewart Schultz” letter dated 2/8/17 and his 12 page report. In the city’s Staff Report, under # IV. “Agency & Citizen Comments”, it is missing. In that section there is also the Data Sources that have been used to draw up this ordinance and his information is not there either (page 3). Additionally, in the Data source there is a reference to a “vegetation inventor”—What is that? Yet Stewart Schultz who is a University Professor with a PHD in botany from the University of British Columbia, a well known, respected author of “The Northwest Coast”, a text book on coastal ecology of Oregon, Washington and Northern California that several regional universities have used for teaching field courses in coastal ecology, is being ignored and or is omitted for what I believe are obvious reasons. Just because he attached a letter with his 12 pages of information should not be a reason to discredit it as data and categorize it as just a letter. And yet it is still not even included as a letter or Citizen Comments on the City staff report. You can only find his information on the city website under correspondence. There is no acknowledgement or reference to any of the credible, documented evidence that he has provided us for dune management. So, I am going to acknowledge it here. I am only going to briefly summarize because it is a very lengthy 12 page report. I encourage everyone here if you have not done so go on the website under correspondence and get this report. (I have a copy here if someone would like to pick one up.) All of the information that he put together on dune management is backed up by credible references.

So to start with, he reveals several errors in Kathleen Sayce’s report on Vegetation Management. First topic is Scotch Broom. Scotch Broom is not highly

flammable (she states that it is). There is no published evidence it is a fire hazard (details in report)

Second, Fire Risk in Dune–The dune area is no more of a fire hazard than the current forest communities along Neacoxie Creek to the Highlands. If Gearhart isn't concerned about risk of fire in its existing forest within residential development (and it should not be) then it should not be concerned about any fire risk within the current Gearhart dunes (where the fuel load is 1/20th of the Neacoxie forest and DOES NOT SURROUND HOUSES. (details in report)

I have only touched on a small amount of the credible information and statements he provided, all which is backed with published research and personal experience with all species currently in the Gearhart dunes.

After reviewing all the data that has been available to me my conclusion is that the fire danger is being overstated significantly and the proposed clearing that has now grown to a huge swath of a total of 140–160 ft. is excessive, destructive and unnecessary for fire suppression. But it does make sense as an avenue for “view cutting” by individuals that have gone down several other avenues and have not got any traction. What also makes this evident is that we recently volunteered to be on the Crest Citizens Committee to help develop a dune management plan. (This group has not even met yet). So what would be the purpose of this committee if the city quickly circumvents their efforts to work on dune management with an over aggressive clearing plan that is extremely detrimental to the wildlife and their habitat? It would be a waste of time and effort.

A final thought, with the city needing a new fire house so urgently isn't this draft ordinance with this destructive and excessive clearing in a beloved walking trail area ill timed? It could be very controversial and not supported. Tax payers may not want their tax dollars spent on this. Then at the same time you are also asking them for support and tax dollars for a new fire house. It might be too much for voters to support all of this at once. Placing the burden of this ordinance on the back of the fire department could cost them a “yes” vote for their new fire house.

Cheryl Lund

From: WillCorti@aol.com
Sent: Wednesday, April 26, 2017 10:56 AM
To: chadsweet@cityofgearhart.com; mayorbrown@cityofgearhart.com;
councilorsmith@cityofgearhart.com; planning@cityofgearhart.com
Subject: Written testimony for Proposed Zone Code Text Amendment---File #17-005ZTA

April 25, 2017

RE: Public Hearing May 3, 20187 Proposed Zone Code Text Amendment---File #17-005ZTA

I am submitting this written testimony to the city council for the public hearing on May 3, 2017.

To: Chad Sweet, city manager

Matt Brown, mayor

Kerry Smith, councilman

Cheryl Lund, planning commissioner

I am one of the owners of 815 S. Ocean Ave. in Gearhart. The property has been in my family since 1935. I have been coming to the property throughout my life (60 years). I support the code amendment providing for better fire safety in the dunes along the fire road and the Neacoxie Road ROW. However I ask the city council to consider amending the proposed code change to include the removal of trees in Section A.D.(6). To create a safety buffer zone along the fire road and Neacoxie Road ROW in front of my property, trees will need to be removed. Under the Gearhart Zoning Ordinance, Section 6.195, a tree is defined as "any tree greater than twelve (12) inches in diameter as measured four and one half (4 1/2) feet above the existing grade." Trees larger than a foot wide will need to be removed along the fire road and the Neacoxie Road ROW in front of my property to create a safety buffer zone of 60 feet in width. Section A.D.(6) should include "the removal, destruction or uprooting of vegetation and **trees**..."

The dunes throughout my area have changed considerably in the last 20 years. The vegetation and trees will continue to grow in size and volume, creating a greater fire danger. I support the amendment to remove the noxious weeds including scotch broom throughout the dunes. Now is the time to take control of the vegetation and trees in a proper and planned manner to provide for better safety for the public and property owners for the years ahead.

Bill Corti
3963 SE Lake Rd.
Milwaukie, Oregon 97222

Cheryl Lund

From: wayne meucci
Sent: Wednesday, April 26, 2017 8:52 AM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Subject: Current Proposal for Invasion Plant Control in Dune Area

To the Gearhart City Council:

As non-resident tax paying property owners in Gearhart, (Surfside condo unit 201) we are in strong support of the current proposal to control the unchecked growth of invasive plants in the dunes. Our HOA (Surfside Condominiums) has long abided by the prescription of chapter 92 of the City of Gearhart code of Ordinances which assigns responsibility for eradication of noxious growth to owners or persons in charge of real property. ("Ordinance #92.32 NOXIOUS GROWTHS PROHIBITED. (A) Noxious Growths. No owner or person in charge of real property shall allow noxious growth on the property. Noxious growths are hereby declared a nuisance.") Failure to abide by this ordinance subjects neighboring properties to seeds and starts that continue the cycle of invasion.

Our HOA's property is a perfect example of this noted nuisance. Another condo association with property directly adjacent to ours has allowed scotch broom, blackberries and a stand of invasive trees to flourish. In addition to fostering new growth requiring abatement on our property, this has created a protected area for elk and beach campers as well as "bathroom seekers".

We favor enforcement of the existing ordinance and action on the advice of Gearhart's emergency professionals (police and fire) to clear the safety lane for responding vehicles.

Thank you for your consideration of our input.

Regards,

Wayne Meucci & Jane Schott
Surfside Condominiums
1250 No. Ocean Dr. #201
Gearhart, Or. 97138
P.O. Box 2189
Gearhart, Or. 97138

11405 S.E. 65th St.
Bellevue, Wa. 98006

Cheryl Lund

From: lh email
Sent: Wednesday, April 26, 2017 7:13 AM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Subject: Support for Proposed Zone Code Text Amendment File #17-005ZTA.

To Whom it May Concern, including Gearhart city leaders:
Mayor Brown, Chad Sweet, Councilor Smith and Kerry Smith:

I am writing to express my support for the Proposed Zone Code Text Amendment File #17-005ZTA.

My family owns property at 815 S. Ocean Avenue in Gearhart, Oregon. We are concerned about the risk of fire from the vegetation to the nearby homes, as well as the increased use the woods for illegal camping. We are also concerned for the safety of open walking by these woods and coming upon elk.

Sincerely,

Linda Hoard
13095 Princeton Ct
Lake Oswego, OR 97035
hoardl@comcast.net

April 24, 2017

From Stewart T. Schultz
Department of Ecology
University of Zadar
Zadar, Croatia 23000

To the Gearhart City Council
698 Pacific Way
Gearhart, OR 97138, USA

Dear Gearhart City Council:

On April 13, 2017, the Gearhart Planning Commission approved changes to the Gearhart zoning ordinance that regulates vegetation removal from the Gearhart Dunes, despite overwhelming opposition expressed in citizen testimony.

I am urging the Council to respect this opposition and its expert reasoning by reversing this vote. Following are my reasons.

1. The proposed text is too vague and broad. The original purpose of the revision was to allow removal of Scotch broom along the fire road in the south dunes. However, the text was not written carefully enough to restrict vegetation removal to Scotch broom. Instead, it is so broadly worded that it technically allows clearcutting of approximately a third to one-half of all the native trees in the south dunes.
2. The proposed text mistakenly allows vegetation removal on two separate and parallel swaths: the fire road, which exists as a jeep trail, and the Neahcoxie Blvd. right of way, which exists in the south dunes only as a paper map segment. There is no logical rationale to any clearings along this abstract map segment and none has ever been provided let alone debated.
3. The vote was premature. The city hired an independent entity, CREST, to create a Gearhart Dune Advisory Committee, consisting of citizens and stakeholders. The purpose of the DAC is to work with the city to formulate a plan for vegetation management, and to assist in revising the city ordinance as necessary to implement the plan. However, the Gearhart Planning Commission voted on the proposed ordinance revision eleven days before the first meeting of the DAC. Why this vote was allowed 11 days before the first meeting of the group charged to advise the city on the very text being voted on, has yet to be explained.
4. There is no urgency to any vegetation removal in the Gearhart Dunes. There are two reasons for this. First, fire danger in the dunes is minimal. This is because the only appreciable plant biomass accumulation occurs in the swales within a few feet of the underlying dune aquifer. As Marshall

Kinney pointed out in his first advertisement for Gearhart Park in 1890, "there is abundant fresh drinking water just below the ground surface". This vegetation is therefore water saturated throughout the year. The species with highest biomass, shore pine, is taprooted, in contact with the aquifer 365 days of the year, and mostly absent near any developed property. Controlled burn experts have difficulty maintaining a fire in this environment under any conditions, and have not been able to induce an unassisted burn in old broom populations with a blow torch. Second, no vegetation removal should occur during spring and summer when wildlife populations are nesting and foraging and native plants are flowering and fruiting. The vegetation report contracted by the city specifies that any vegetation removal occur in fall and winter.

5. This absence of any urgency leaves plenty of time for the city to work with all interested citizens to develop an acceptable master plan. Given the time, a plan can be developed that is transparent, scientifically informed, and balances all concerns, including recreation, wildlife, and the risk of fire and reactivation of sand.

I urge the City Commission to vote against the original proposed changes to the ordinance text, so that these revisions can be postponed until an acceptable master plan is approved by the DAC and the city.

In case any text is approved at this meeting, I have enclosed a sample of draft revisions that incorporate my points above.

Sincerely,

Stewart T. Schultz
Ecology Department
University of Zadar
23000 Zadar, Croatia

140 NW 20th Avenue
Rockaway Beach OR

DRAFT – ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE PRESERVATION OF DUNES AND NATIVE VEGETATION AND PROVIDING AN EMERGENCY BUFFER ZONE AND AMENDING THE CITY OF GEARHART ZONING ORDINANCE

Whereas, the City of Gearhart recognizes the importance of maintaining stabilized dunes and to protect the fragile nature of the dune and interdune areas. ~~by ensuring that noxious vegetation is allowed to be removed.~~

Whereas, the City of Gearhart finds it is in the public interest to provide a buffer zone along the fire road to aid in emergency service access and fire protection.

~~**Whereas**, the City of Gearhart finds it in the public interest to amend its Zoning Ordinance to allow the removal of noxious vegetation that threatens the stability, health and safety of the area of the City within the Beaches and Active Dunes Overlay District.~~

The City of Gearhart ordains that the Gearhart Zoning Code shall be modified as provided below.

Section 1. AMEND ZONING CODE ARTICLE 3 SECTION 3.1240 BEACHES AND DUNES OVERLAY ZONE SUB-SECTION D (1) AND ADDING SUBSECTIONS (5) AND (6) AS FOLLOWS (New language underlined, deleted language stricken):

D. Pruning and Trimming of Vegetation

- (1) Except as allowed under subsection (5) and (6), the complete removal, ~~destruction or uprooting~~ of vegetation shall be prohibited.
- (2) Trimming or pruning of trees shall be the minimum necessary, ~~to protect views and prevent a fire hazard~~ while maintaining the vigor of the trees to be trimmed. The amount of thinning or pruning shall not exceed ~~50%~~20% of the tree's present growth.
- (3) Pruning and trimming shall occur only after a specific program based on sound ecological principles which specifies the vegetation to be trimmed and the extent of trimming proposed has been approved by the City. The proposed and approved program shall occur only in Fall and Winter.
- (4) The requirements of this sub-section (2)(D) of Section 3.1240 shall not apply to that portion of the B.A.D. Overlay District lying east of Neacoxie Blvd. and east of the building line between Pacific Way and 3rd Street.
- (5) The removal, destruction or uprooting of noxious weeds as defined by the Oregon Department of Agriculture will be allowed. Grading, earthworks, and herbicide use will not be permitted.

- (6) The removal, destruction or uprooting of noxious weeds will be allowed along the Neacoxie Blvd. ROW and on both sides of the established fire road providing for a safety buffer zone not to exceed 20 feet in total width. ~~of a minimum of 30 feet wide and/or up to 1 1/2 times the height of the surrounding vegetation, will be allowed.~~
- (7) The existing fire road needs to be defined by a certified survey. Boundary points must be delineated and recorded for future reference.

Passed by the City Council of the City of Gearhart this _____ day of _____ 2017

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Signed and approved by the Mayor of the City of Gearhart this _____ day of _____ 2017

Cheryl Lund

From: jgreen2317@aol.com
Sent: Sunday, April 23, 2017 3:36 PM
To: planning@cityofgearhart.com; mayorbrown@cityofgearhart.com;
councilorjesse@cityofgearhart.com; councilorsmith@cityofgearhart.com;
councilorcockrum@cityofgearhart.com; councilorlorain@cityofgearhart.com
Subject: Gearhart City Council Hearing May 3, 2017 - written comment/testimony

Please find below, my comments for:
Gearhart City Council Hearing
May 3, 2017, Revised Ordinance Beaches and Dunes Overlay Zone
John Green
PO Box 2597
Gearhart, OR

For better or worse, we have created a habitat in the dunes to which a myriad of animal life including mammals, birds and insects have adapted. These include elk, coyote, deer, owls, hawks, many songbirds, bees, and butterflies. The City has hired CREST in conjunction with volunteer Gearhart citizens to evaluate this habitat and make recommendations for a Dune Management Policy which would include Ordinance language. It makes no sense to me to remove an unknown amount of vegetation up to 60 feet wide swaths along the Neocoxie ROW and the fire road, taken together to be as much as 120 feet. Also, the ordinance language is vague about actions being allowed. The same result could be achieved by thinning the pine and spruce in the dunes and limbing up to 8 feet from the ground level to remove the fuel burden. This would protect the habitat for wildlife and give sightlines for security and fire prevention. The homes west of Ocean Avenue and east of Neocoxie ROW already have an effective fire barrier in the form of extensive green lawns, many of which exceed the 60 foot requested barrier. Proper yard maintenance of this barrier as recommended on many government web sites, will offer the home owners protection.

The City is concerned about snowy plover habitat which does not occur in the area being discussed for vegetation removal. They are ignoring 45 other bird species which live and breed in the effected areas. No mention is made of other wildlife species such as elk, deer, and coyote. The bird species include ground nesters such as Northern Harrier pairs observed nesting in the past and continue to hunt in the dune area. These birds as well as the two owl species observed benefit the citizens of Gearhart by controlling rodent populations through their feeding habits. Some species of song birds are also ground nesters and others use shrubs and trees for nesting.

Lastly and again, we should allow the citizens committee and CREST to develop a Dune Management Plan which could also cover 6 other items on the Planning Commission's Action List. It seems that a comprehensive plan would be of more benefit to people and wildlife than one that is piece-milled. All these items are related and can be treated as one all-encompassing plan. Please allow CREST and the citizens' committee to finish their work and present additional information and recommendations.

Bill Berg

TESTIMONY TO GEARHART CITY COUNCIL ON PROPOSED ZONE AMENDMENT
REGARDING DUNE VEGETATION MAY 3, 2017

The Planning Commission approval on April 13, 2017 of the Zoning Ordinance amendment regarding dune preservation came as a surprise to most citizens. Since then, more and more of us have come to realize what is at stake if that amendment is finalized by the City Council. I therefore urge you to consider the following facts:

- 1) The amendment was passed by the Planning Commission before the proper citizens' body (the Gearhart Dune Advisory Committee newly appointed by the city) had had their first meeting on April 24. We don't understand why that Committee was not allowed a chance to offer the advisory input that is the basis for its existence.
- 2) The written expert testimony submitted by Prof. Stewart Schultz (author of *The Northwest Coast: A Natural History*), including the many authorities he cites, was evidently ignored by the Planning Commission, which apparently accepted the erroneous testimony of a privately hired consultant who confused the low flammability of Scotch Broom with the high flammability of its look-alike, Gorse, and neglected to mention that the shore pines of Clatsop Plains have tap roots in constant contact with the water table, even in the driest season (which is one reason why there has never been a forest fire in Clatsop Plains, even under Japanese fire-bombing during World War II); and, finally, that allowing those trees to mature will lead to the natural die-out of Scotch Broom.
- 3) The area most likely to be impacted by the ordinance changes (the south end of the fire road through the dunes) is one of the most attractive recreational areas in the city. The terms "enchanted" and "inspirational" are not adequate to describe the experience of walking along that path, rain or shine. Allowing two maximum 60-foot-wide clearcuts to exterminate forest and wildlife habitat there ought to be unthinkable. The amendment, as currently written, makes such an atrocity thinkable.

The fears of many citizens can be relieved through the following changes to the zone amendment. I urge you to make them:

- If the point of the amendment is to allow for more thorough eradication of Scotch Broom (as it should), then the term "Scotch Broom" should be substituted for the more vague and inclusive term "vegetation" in new

sections (6) and (7) of the amendment. The only noxious plant in that area is, and always has been, Scotch Broom.

- In new section (6) of the amendment, the phrase "— along the Neacoxie Blvd. R[ight] O[f] W[ay] and" should be deleted. What is the point of having two parallel fire roads, allowing for the possibility of two 60-foot-wide areas cleared of habitat? For over 100 years, "Neacoxie Boulevard" has been only a broken line on paper, an imaginary "street." Clearing it in reality could help define it as a real street, making it (as some of the public fear) a twinkle in the eye of some real estate speculator.

The above-mentioned changes to the proposed amendment would alleviate fears that the city is willing to accommodate its laws to the attempts of private parties to change natural landscapes located beyond their own properties, to the detriment of the public interest, in order to suit their own personal interests. The suggested changes would also help to insure that members of our heroic Volunteer Fire Department, who advocate the amendment because of a genuine concern for public safety, are not seen as complicit in supporting those private interests. The GVFD, especially in view of its current need of new facilities, deserves as much community support as possible.

Respectfully submitted,

Bill Berg
698 2nd Street
Gearhart

Tel.: 503-738-6144

Submitted * 04/21/17
Margaret Marino

Staff Report Findings: The City finds the code amendment supports the goal to conserve, preserve and protect open space and natural resources, enhancing native species growth, while also improving emergency access and fire protection in the dunes. The amendments are limited to clarifying existing language so the 1) noxious weeds can be removed, destroyed or uprooted and 2) removal, destruction or uprooting of vegetation will be allowed along the Neacoxie Road right-of-way fire road, and on both sides of the road a minimum of 30 feet and/or up to 1 ½ times the height of the surrounding vegetation.

PROPOSED AMENDMENT TEXT updated from Public Meeting April 13th

A. GZO Article 3 B.A.D. Section 3.1240 (D) (new language is underlined)

D. Pruning and Trimming of Vegetation

(1) Except as allowed under subsection (5) and (6) and (7), ~~The~~ removal, destruction or uprooting of vegetation shall be prohibited

(2) Trimming or pruning of vegetation shall be the minimum necessary to protect views and prevent a fire hazard while maintaining the vigor of the plants to be trimmed. The amount of thinning or pruning shall not exceed 50% of the plants present growth.

(3) Pruning and trimming shall occur only after a specific program which specifies the vegetation to be trimmed and the extent of trimming proposed has been approved by the City.

(4) The requirements of the sub-section (2) (D) of Section 3.1240 shall not apply to that portion of the B.A.D. Overlay District lying east of Neacoxie Blvd. and east of the building line between Pacific Way and 3rd Street.

(5) The removal, destruction or uprooting of noxious weeds as defined by the Oregon Department of Agriculture is permitted. Removal activities shall not lower the elevation of the foredune.

(6) The removal, destruction or uprooting of vegetation will be allowed along the Neacoxie Blvd. ROW and on both sides of the established fire road providing for a safety buffer zone of not to exceed a maximum of 60 feet.

(7) If the removal of noxious weeds in any location encompasses contiguous area of more than 2,000 square feet, any resulting open areas shall be stabilized. Revegetation shall consist of planting of native or non-native beach grasses or other native vegetation appropriate to the site, including but not limited to kinnikinnick, Pacific rhododendron, wax myrtle and coast strawberry.

Cheryl Lund

From: CJS
Sent: Thursday, April 20, 2017 3:56 PM
To: mayorbrown@cityofgearhart.com; chadsweet@cityofgearhart.com;
councilorsmith@cityofgearhart.com; planning@cityofgearhart.com
Subject: Legislative Zone Code Text Amendment regarding Noxious Weed Removal in B.A.D. Zone, City File #17-005ZTA

Dear Mayor Brown, City Administrator Sweet, Dune Management council representative Smith, and Planning Commission:

We are definitely in favor of the proposed zone change approve by the City of Gearhart Planning Commission to legislate an amendment to the Zoning Ordinance Article 3 Section 3.1240(D) Beaches and Active Dunes Overlay District in order to allow for limited removal of noxious weeds and create a safety buffer along the Neacoxie Blvd. right-of-way and fire road. We would be happy to see the noxious, non-native growth removed and replaced with native or non-native vegetation as proposed. Scotch Broom in particular is a blight on the dunes and surrounding areas and we would like to see it all go away. Having a comprehensive plan for maintaining the dunes and other areas of the city is the only way to keep native plants and wildlife, as well as residents, safe and thriving in our own surroundings.

Very sincerely,

Charles J. Swindells
Caroline H. Swindells

372 South Ocean Avenue
Gearhart, Oregon 97138

Mailing address:
25 NW 23RD PL STE 6, PMB 481
PORTLAND OR 97210-5580

Cheryl Lund

From: Joanne Conway Personal
Sent: Wednesday, April 19, 2017 1:38 PM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Cc: Morrie Conway ICE
Subject: Support for Public Hearing May 3rd - Proposed Zone Code Text change

Dear Chad,

I am sending this written testimony, for the record, to the Planning Commission to be considered at the public hearing council meeting on Wednesday May 3, 2017.

Proposed Zone Code Text Amendment File #17-005ZTA

I am writing to support the zone change ordinance for tree removal in the Dunes.

I am an owner of a home located at 815 South Ocean Avenue in Gearhart. My grandfather bought this home in the 1930's. Last summer I presented to the City Council pictures from our family photo albums showing how the dunes have accreted and changed over the decades. This historical perspective is for those who say they want to preserve the native state of the dunes and the wildlife therein. The south jetty was completed in 1913. Accretion of the dunes has occurred over the decades since then. Oregon State University has done studies on this subject. The pictures that i showed the council showed that there were no dunes in the 30's or 40's. The ocean waves used to be near the house and are now about a quarter mile away. As the dunes accreted beach grasses grew. The dunes continued to accrete and even as recently as the 1990's there are photos showing very little vegetation in the dunes aside from beach grass. The tall trees have grown since then. So, one could argue that the dunes were caused by a manmade jetty and the subsequent flora and fauna in the dunes are not native and are a result of manmade activities.

Having read the letters from concerned citizens i can understand all points of view and propose an action that might be a compromise for all to accept. Let's create a park with several groves of existing tall growth fir trees in the open swale where the elk, plovers, mushrooms, etc. can flourish. In between the groves can be open spaces of beach grasses that are clear of pine trees, scotch broom, blackberries, etc. People can safely walk to the beach without fear of startling a herd of elk or people camping illegally. It also controls fire from spreading into the nearby homes. This solution should keep everyone happy. It also means less maintenance costs for the city to preserve the park long term as there is less open space to maintain. This home has been part of our family history for about 90 years. As i look forward to the next 50 years I wonder if the dunes will continue to accrete or if there will be the major tsunami and how that all will affect the long term management plan for the Council's consideration.

Thank you for providing a forum for open dialogue.

Best regards,

Morrie Conway III
18508 East Agua Verde Drive
Rio Verde, AZ 85263
503-502-2055 Cell

Cheryl Lund

From: Chad Sweet
Sent: Wednesday, April 19, 2017 8:00 AM
To: Cheryl Lund
Subject: Fwd: Support Zone Change Ordinance for Tree Removal

----- Forwarded message -----

From: annagaffney@msn.com <annagaffney@msn.com>
Date: Wed, Apr 19, 2017, 7:03 AM
Subject: Support Zone Change Ordinance for Tree Removal
To: chadsweet@cityofgearhart.com <chadsweet@cityofgearhart.com>

Dear Chad:

I am writing to support the zone change ordinance for tree removal in the Dunes. I am an owner of 815 S. Ocean Ave. in Gearhart. I have grown up playing in the Dunes as a child and the entire ecosystem there has fundamentally changed. It is no longer a place of rolling dunes and tall grass, but rather a harsh environment for blackberries, scotch broom, and tall trees. I have witnessed an overnight camp with a couch and garbage nestled among the trees. I have come across Elk who have charged at children and elderly walkers. Common sense would dictate that a fire or other catastrophe would overwhelm the local resources of Gearhart. That is why I commend you and the City of Gearhart for addressing these concerns and working proactively

to remove the threats that face the residents of Gearhart.

Sincerely,

Chris Conway

15020 SW Scarlett DR

Tigard, OR 97224

--

Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

CONFIDENTIALITY NOTICE: Please do not read, copy, or disseminate this communication unless you are the intended addressee. This e-mail may contain confidential and/or privileged information intended only for the addressee. If you have received this in error, please notify me via return e-mail.

Cheryl Lund

From: Mark Gregoire
Sent: Wednesday, April 19, 2017 6:19 AM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Subject: Support for Public Hearing May 3rd - Proposed Zone Code Text change

Dear Chad,

I am sending this written testimony, for the record, to the Planning Commission to be considered at the public hearing council meeting on Wednesday May 3, 2017.

Proposed Zone Code Text Amendment File #17-005ZTA

My name is Mark Gregoire. My Grandfather, Morrison Conway, purchased our house at 815 Ocean Ave in the 1930's and since then, five generations of our family have enjoyed the peace and beauty of Gearhart. I support the proposed Zone Code Text Amendment File #17-005ZTA because I feel that the threat of fire fueled by the trees in the Dunes is a real one. I have seen evidence of illegal camping and cooking fires in these trees in the past and I am afraid we are one careless camper away from a very destructive fire.

Thank you for providing a forum for me to share my views.

Best regards,

Mark Gregoire
7 Rockywood Dr.
Sandy Hook, CT 06482

041717

Susan Workman
2351 NW Westover Rd., Unit 801
Portland, OR 97210

Chad Sweet,
Gearhart City Manager
PO Box 2510
Gearhart, Oregon 97138

Re: Proposed Zone Code Text Amendment File #17-005ZTA

To: Members of the Gearhart City Council, the Gearhart Planning Commission, Mayor of Gearhart, City Administrator, and Dune Management Council Representative

It is my understanding members of the Gearhart City Council will be voting on the above Zone Code Amendment after the Public Hearing on May 3rd. If my health allows, I will attend the meeting and offer my comments. If I am unable to attend, I ask that this letter be read at the meeting and included in the minutes.

I live in Gearhart approximately four months of the year. My home is located on the east side of S. Ocean Ave, 671 S. Ocean Avenue. My late husband and I bought our home in 2003, and we spent three years restoring it. It is my favorite place on earth. My husband was killed in March of 2007 when a drunk driver hit us as we were driving from Gearhart to Portland. I sustained permanent injuries. Since I have been widowed, I no longer walk to the beach from my home when I am alone. I have seen, experienced, and heard directly of things that make this no longer safe. Walking to the beach is one of my favorite things to do; yet I can no longer do this alone. I understand some community residents believe this to be unwarranted, but I speak for myself and other members of my family from direct experience.

My brother owns a small home on D. Street. My 82-year-old mother and my 61-year-old sister spend a lot of time there separately. I estimate the house is used about 6 months of the year. My 82-year-old mother walks five miles a day when she is in Gearhart, rain or shine. She no longer includes the beach on her daily walks because of safety concerns. My sister has reluctantly come to the same conclusion.

It is my understanding the Chief of Police, as well as the Fire Chief both support this proposal. There has been testimony and professional research by a respected local ecologist, Oregon Parks wildlife staff, and Clatsop County Weed control, who all support this effort. My concerns include noxious weeds, and invasive species, but my primary concern is safety. The limited view from my home will not be improved. Given the recommendations of the Police and Fire Chiefs, I ask the City Council for complete support of this amendment. I hope the City Council members truly believe the amendment as written will increase the personal safety of the town residents and that of my family members. I do. When something happens, be it, God forbid, a fire or a criminal act, the city council may or may not be held legally responsible. It is my understanding they may be held civilly responsible. I will hold them responsible in my heart.

Sincerely,

Susan R. Workman 

Susan R. Workman

FAX

**To: Cheryl Lund
City of Gearhart**

**From: Susan Workman
(503) 593-3533
susanrw60@gmail.com**

(503) 738-9385

2 pages including cover

Cheryl Lund

From: Susan Schnitzer
Sent: Sunday, April 16, 2017 8:05 PM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Subject: proposed zoning change approved

We are in favor of the proposed zoning change approved by the Planning Commission for the B.A.D. Section 3.1240 (d). The noxious weeds in the dunes will continue to grow and take over a large mass of the dunes. Removing and replacing, if necessary, with native plant material will encourage wild life and leave open shore lines appropriate for the Oregon Coast. Removing or thinning the pines will allow visibility of the ever increasing number of elk, and will keep the walking paths throughout the dunes safe. Many times there are elk in the pines, and it is dangerous to walk up to these animals unknowingly. Remnants from the homeless have been seen as well. The scotch broom is extremely hard on those with allergies and lung issues, and spreads continuously along the dunes. Regular maintenance of this noxious plant is a healthy exercise.

The dunes have been changing rapidly over the years, both size and plant material. Trying to update Gearhart's master plan of maintenance is needed as it is in any other city. Change happens and needs to be addressed. By maintaining the area thoughtfully both native animals and residents can be happy.

Thank you,
Greg Goodman and Susan Schnitzer

345 NW Hilltop Road
Portland, OR 97210

Cheryl Lund

From: Alix Meier Goodman
Sent: Monday, April 17, 2017 2:23 PM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Subject: Gearhart Proposed Zone Code text change

To the Gearhart Mayor, Commissioners and City Administrator -

Our family supports the proposed Zone Code Text Amendment, File #17-005ZTA, regarding Noxious Weed Removal.

Many neighboring and beautiful areas like the Columbia River Gorge and Skamania County in Washington already include similar language which specifically controls noxious plant material and weeds such as Scotch Broom and many others.

Previous letter writers and speakers note that change occurs naturally. Doing nothing, however, and letting invasives spread does not seem the ideal way to maintain Gearhart's beauty. This revision allows a modicum of control so native and desirable vegetation can flourish.

Our family has owned various homes in Gearhart for over 50 years and we appreciate the time and effort all are giving to maintain and preserve Oregon's coastal habitat in the best way possible.

Thank you. Tom & Alix Meier Goodman and Laura Meier

Local Property: 22 South Ocean Ave Gearhart, OR 97138

Mailing address: 1910 SW Montgomery Dr Portland, OR 97201

alix meier goodman | amg@easystreet.net

To: Mayor Brown, and City Councilors Jesse, Lorain, Cockrum and Smith
From: Dianne Widdop
Re: Gearhart Dunes

April 26, 2017

Attachment: Photos of the homeless camp and the forrest in the dunes taken in August 2016.

Thank you very much for all the hours of work you have put into studying and discussing the solution to the overgrown dune grass, noxious weeds and firetrap forrest in the dunes. This situation has been getting worse every year and will continue to do so until either something is done or there is the threat of a tragedy that is started by a camp fire set either in the dunes or in a homeless camp in the forrest.

There has been a citizen advisory group formed that is comprised of mainly biased individuals, three of which don't even live in Gearhart and members who are under the impression that they will be the ones setting policy for the dunes.

As with other controversial issues over the past several years, there is no shortage of lies, rumors and innuendos concerning the dunes. There is NO conspiracy among homeowners or other concerned residents to build a development in the dunes. In fact, it wouldn't even be legal. There is no evidence provided of overwhelming public opinion against getting rid of noxious vegetation in the dunes. It is illegal in other neighborhoods in Gearhart not to get rid of it. A "small" blackberry patch on the dunes consisted of 7 acres in 2016 and who knows how far it will spread if not gotten rid of this year.

The fire road is so overgrown that in the event of an emergency situation being either an accident or camp fire out of control, currently there is no means of dealing with the situation short of involving a Coast Guard helicopter if one is available. The fire road will not be macadam but it needs to be wide enough to have a fire break so that in the event of a fire, the homes on South Ocean Ave. will be protected and that the fire trucks will be able to access and put out the fire before it becomes totally out of control.

If you want to see what happens when noxious weeds are allowed to take over a property, just look at the property on either side of the Reed ranch on 101 that was not cleared by the North Coast Land Conservancy and ask yourself if this is what you want in Gearhart.

Dianne Widdop
1236 Fifer Heights
Gearhart, OR.



April 23, 2017

To: The Gearhart City Council & Mayor

From: Gearhart Committee for study of Dune Mgt,

Subject: Revised City Ordinance for consideration at 5/3/2017 Public Hearing
Beaches and Dunes Overlay Zone, Noxious Weeds

We are submitting, for your consideration, an example of an "Alternate Draft Ordinance" to amend Article 3 Section 3.1240, Beaches and Dunes Overlay Zone,

We strongly urge you to consider this alternative ordinance for the following reasons:

1. **The draft ordinance as put forward by the City Manager is over-reaching:** The 60 foot allowed clearing at Neocoxie Blvd and the 60 foot swath suggested for the fire road, a total of 120 feet allowed clearing, is both destructive to existing habitat and unnecessary for fire suppression and public safety. Research into standard operating practice for WA, OR and CO indicates that recommended width for cleared firebreaks or roads is 15-20 feet. Fuel breaks, where trees are merely pruned and thinned, can be an adequate buffer zone.
2. **The above mentioned draft ordinance is ill-timed:** A city proposal exists to contract CREST to work with a citizen committee in developing a vegetation management plan and assist in developing updated language for City ordinances related to dune vegetation management. Adopting an amended ordinance prior to this work undermines the work of the citizen committee and creates a negative relationship between the City and residents.
3. **A draft ordinance should be developed as part of an overall plan.** A fire mitigation plan as related to vegetation control should be included in the context of an ecologically responsible all-encompassing Dune Management Plan.
4. **There has been a request to consider impact on wildlife in addition to the plant community; this has not yet been studied or discussed.**
5. **Approval of the draft ordinance being considered is not urgent:** Because of constraints in the Migratory Bird Treaty Act of 1918, the working window for vegetation removal is the Fall and Winter seasons. The ecologist hired by the City prepared the "Foredune Woody Vegetation Management Report". Page 11 specifically designates the working window to be Fall and Winter. This window allows Crest and the Citizen committee time to prepare recommendations and ordinance language for dealing with dune vegetation management prior to the first available time for action. Hasty adoption is unnecessary and potentially harmful.

Thank you for your consideration,
Members of the recently dissolved Citizens Committee
Sharon Kloepfer, PO Box 2512, Gearhart 97138
John Green, PO Box 2597, Gearhart 97138
Margaret Green, PO Box 2597, Gearhart 97138
Thad Clark, PO Box 2132, Gearhart 97138
Nancie Clark, PO Box 2132, Gearhart 97138

DRAFT – ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE PRESERVATION OF DUNES AND NATIVE VEGETATION AND PROVIDING AN EMERGENCY BUFFER ZONE AND AMENDING THE CITY OF GEARHART ZONING ORDINANCE

Whereas, the City of Gearhart recognizes the importance of maintaining stabilized dunes and to protect the fragile nature of the dune and interdune areas. ~~by ensuring that noxious vegetation is allowed to be removed.~~

Whereas, the City of Gearhart finds it is in the public interest to provide a buffer zone along the fire road to aid in emergency service access and fire protection.

~~**Whereas**, the City of Gearhart finds it in the public interest to amend its Zoning Ordinance to allow the removal of noxious vegetation that threatens the stability, health and safety of the area of the City within the Beaches and Active Dunes Overlay District.~~

The City of Gearhart ordains that the Gearhart Zoning Code shall be modified as provided below.

Section 1. AMEND ZONING CODE ARTICLE 3 SECTION 3.1240 BEACHES AND DUNES OVERLAY ZONE SUB-SECTION D (1) AND ADDING SUBSECTIONS (5) AND (6) AS FOLLOWS (New language underlined, deleted language stricken):

D. Pruning and Trimming of Vegetation

- (1) Except as allowed under subsection (5) and (6), the complete removal, ~~destruction or uprooting~~ of vegetation shall be prohibited.
- (2) Trimming or pruning of trees shall be the minimum necessary, ~~to protect views and prevent a fire hazard~~ while maintaining the vigor of the trees to be trimmed. The amount of thinning or pruning shall not exceed ~~50%~~20% of the tree's present growth.
- (3) Pruning and trimming shall occur only after a specific program based on sound ecological principles which specifies the vegetation to be trimmed and the extent of trimming proposed has been approved by the City. The proposed and approved program shall occur only in Fall and Winter.
- (4) The requirements of this sub-section (2)(D) of Section 3.1240 shall not apply to that portion of the B.A.D. Overlay District lying east of Neacoxie Blvd. and east of the building line between Pacific Way and 3rd Street.
- (5) The removal, destruction or uprooting of noxious weeds as defined by the Oregon Department of Agriculture will be allowed. Grading, earthworks, and herbicide use will not be permitted.

- (6) The removal, destruction or uprooting of noxious weeds will be allowed along the Neacoxie Blvd. ROW and on both sides of the established fire road providing for a safety buffer zone not to exceed 20 feet in total width. of a minimum of 30 feet wide and/or up to 1 1/2 times the height of the surrounding vegetation, will be allowed.
- (7) The existing fire road needs to be defined by a certified survey. Boundary points must be delineated and recorded for future reference.

Passed by the City Council of the City of Gearhart this _____ day of _____ 2017

YEAS:

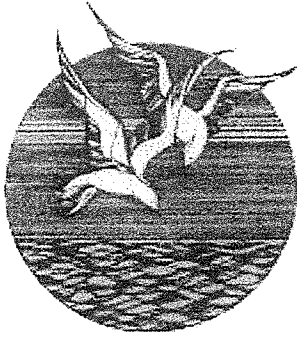
NAYS:

ABSENT:

ABSTAIN:

Signed and approved by the Mayor of the City of Gearhart this _____ day of _____ 2017

**PLANNING
COMMISSION
MINUTES OF
4.13.17**



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

April 13, 2017

MEMBERS: Carl Anderson, Jeremy Davis, Virginia Dideum, Terry Graff, Richard Owsley, David Smith and Russ Taggard

STAFF: Carole Connell, Chad Sweet and Chief Bill Eddy.

Minutes

The regular meeting of the Gearhart Planning Commission for Thursday, April 13, 2017 was called to order at 6:00 pm by President Virginia Dideum.

On **MOTION** by Taggard, 2nd by Owsley, the minutes of March 9, 2017 were unanimously approved.

The financial report of March 30, 2017 was as follows:

Planning Commission Expenses

Year to date 6040.78

Balance 2459.22

Planning Commission Secretary Expenses

Year to date 18,355.65

Balance 11,644.35

Anderson questioned no Secretary Expenses posted over the last month. Sweet will double check the numbers. On **MOTION** by Anderson, 2nd by Owsley, the financial report of March 30, 2017 was unanimously approved as is.

STAFF REPORTS

Connell reported at the April Council meeting Councilors affirmed the Planning Commission decision to deny installation of lottery machines in the pub by a vote of 3 – 1.

Connell reported there was no agenda item for the May Commission meeting.

Sweet reported the initiative to replace the short term vacation rental ordinance summary written by our attorney is being appealed to Clatsop County Circuit Court. After the summary is determined by the court the applicant will be able to begin collecting signatures. They will need to collect about 175 signatures by August to have the initiative placed on the November ballot.

COMMISSIONERS REPORTS

Smith report on the Transportation Systems Plan meeting held this afternoon. He noted the group has made interesting progress developing goals and policies. The 2 major areas are plans for highway 101 and South Ocean Avenue. Smith stressed there is a need for funding when it comes to transportation needs in the City.

GOALS LIST

Following discussion on the list the planner will have discussion points ready for the May Commission meeting for Flood Regulations Update and Parks and Trails.

Sweet will also make a report on the Fire Station Replacement at the May meeting.

CORRESPONDENCE

None

VISITORS COMMENTS

Jeanne Mark, P O Box 2627, Gearhart – reported on the fire house committee meeting, she said the process is moving along. There is a town hall planned for May 4th and they would like as much public input as possible.

PUBLIC HEARINGS

6:15pm Dideum opened public hearing #17-005ZTA to consider an amendment to allow for removal of noxious weeds and a safety buffer along the Neacoxie Blvd right-of-way and fire road. She read the disclosure statement into the record.

Dideum asked Commissioners if they had any conflict of interest, exparte contact or personal bias. None was declared.

She asked if there were any audience challenges to the commission hearing the application before the commission. None was voiced.

Connell reviewed the staff report noting the additional comments from DLCD.

Sweet presented an illustration showing the changes to the vegetation and fire road since the 70s and the impact on the area with the proposed 60 foot buffer. He explained the proposed width of the safety buffer zone for fire fighters with heavier material like scotch broom and trees generating a more intense fire with a higher fire load requiring the bigger buffer which can be accomplished with the, proposed 60 feet total measuring from the center line. The fire road was put in place about 20 years ago as a stop gap measure to create a buffer zone on the beach front side before homes would be threatened, the road could also be used as an escape zone for persons walking in the dunes. With occasional fires in the dunes the safety buffer could be used to save the trees that the public has express concerns to preserve.

The current ordinance only allows for removing up to 50% of any vegetation. Sweet pointed out Neacoxie Boulevard, a platted right of way just to the west of the ocean front homes.

Chief Eddy said he would be able to live with beach grass that could be mowed yearly; his concern is the City cannot afford to maintain the buffer yearly and would be seeing encroaching growth of about 4 feet a year estimating the road would only be cleared every 5 or 10 years. The department recently experienced \$1500 damage to a vehicle using a right of way where vegetation was allowed to grow and the road had not been maintained annually. 60 feet would be good if the right of way could be mowed annually. The area by the estuary with trees growing on the river bank may require the road be pushed over a bit as long as it is on City property. Eddy pointed out some vegetation on the fire road has grown so fast the road no longer exists. There are two fire seasons in Gearhart late summer to November and the dead of winter and 4th of July always being a concern. There have been recent times the department has not been able to get to a dune fire due to the pinch off point.

On **MOTION** by Anderson, 2nd by Owsley, by unanimous motion the commission accepted the verbage from the draft ordinance that has been provided which includes the DLCDC language.

Correspondence was entered into the record.

Sharon Kloepfer, P O Box 2512, Gearhart & John & Margaret Green, P O Box 2597, Gearhart – submitted alternate draft ordinance, stating the proposed ordinance is over-reaching, ill-timed, ordinance development should be part of an overall plan, information presented to the public is incomplete and the proposed ordinance as being considered is not urgent. Included Fuelbreak Guidelines from Colorado State Forest Service. 3-25-2017

John & Margaret Green, P O Box 2597, Gearhart – provided a list of birds and mammals observed on their daily walk in the dunes. 2-9-2017

Stewart Schultz, University of Zadar, 23000 Zadar, Croatia – he stated scotch broom is not a fire hazard, its removal would not have a net positive effect on native species, the foredunes did not exist prior to 1950, the easiest way to manage the dunes is to allow natural succession, 2-8-2017 letter summary.

Marcia McCleary & Melody Hatch, 25 NW 23RD PLACE PMB 157 #6, Portland, OR 97210 - concerned she is not allowed to remove plantings from her property leaving a dangerous situation this is also contrary to previous notices the City has mailed to homeowners requiring removal of scotch broom and invasive species. The policy creates a potential fire situation, increases homeowner liability, encourages use of the brush for criminal activity, and cover for Elk and calves putting them in harm's way. She encourages the City rethink what is important to protect residents in the best way possible.

Nancy Clark, P O Box 2132, Gearhart, OR 97138 – Said the current ordinance works, the proposal was brought by homeowners with the underlying intent to cut trees for views. The proposal has been generated by fear; animals, vagrants, fire. Wildlife will be affected by cutting and mowing, trees offer a protective buffer for homes and dune stabilization. Human intervention does not always work without consequences. She encourages non bias professional opinions, cautions about increased staff time to administer the proposed changes.

Truman Seely, 1020 Fairway Dr., Aberdeen, WA 98520 – in support of the proposed amendment, historically from the 1950s when dune vegetation was sparse to today trees and brush choke out beach grass, views are obstructed, elk herds are encouraged and fire danger has significantly increased. Managing the dune habitat would be a sensible approach.

John Green, P O Box 2597, Gearhart, OR 97138 – It makes no sense to remove an unknown amount of vegetation, he recommends change in text language to specify maximum amount of vegetation removal and limb trees up to 8 feet from ground to remove fire fuel, protect habitat and provide sightline for security. Wildlife species in the area have been ignored, allow citizens committee and CREST to develop a Dune Management Plan.

Margaret Green, P O Box 2597, Gearhart, OR 97138 – Be cognizant of citizens concerns for safety and quality of life, extensive clearing will alter habitat, rushing the process has the potential for damaging results.

Richard & Margaret Marino, P O Box 2353, Gearhart, OR 97138 – encourages incorporation of existing *nuisance ordinances* into the proposed amendment; Zoning Ordinance Section 6.175 Riparian Vegetation, City Code Chapter 92 Nuisances /Weeds.

Robin Cavandish, P O Box 597, Banks, OR 97106 – with over 100 years of non-incident why is an amendment required now? The City has the ability to just take a crew down and selectively clean up the area without the need for a zone change.

Tara Sinclair, 90181 Lake Shore Ct., Warrenton, OR 97146 - she objects to the decision and suggests further discussion before permanent actions are taken.

Truman Seely, 1020 Fairway Dr. Aberdeen, WA 98520 – The Keeler Home LLC owners /members unanimously support the proposed amendment.

Robert Buzzard III, P O Box 2174, Gearhart, OR 97138 – disapproval of the proposed amendment, he feels the proposal has not been given enough time or consideration to the potential impacts, he needs more information from the fire department regarding real issues.

Stewart Schultz, 140 NW 20th Ave, Rockaway Beach, OR/ Zadar, Croatia – he said no change should be made to the zoning ordinance without a formal Master Plan that is approved by all citizens, there is no urgent fire hazard, scotch broom is not highly flammable and nearly impossible to burn, there is no rational for a cleared fire road in the dunes, the proposed text is too vague, maintaining the dunes would be extremely costly for Gearhart, the dunes are an incomparable value to the city and they deserve a careful Master Plan.

Sharon Kloepfer, P O Box 2512, Gearhart, OR 97138 – adoption of the draft ordinance will result in removal of 50% of the trees in the dunes from E Street to the estuary, other impacts will occur to habitat, encouragement of scotch broom growth, dune stability, and diversion of City monies that could be better spent on a new fire house and refurbishment of City hall, a change should not be made without careful thought and study into long range ecological and monetary impacts.

Nancy Clark, P O Box 2132, Gearhart, OR 97138- there needs to be a baseline study of all species in the dunes, she disapproves of the City's proposed amendment, encourages working hard at keeping "The Gearhart Experience".

Thad Clark, P O Box 2132, Gearhart, OR 97138 – he requests the planning commission do further research because there could be far reaching consequences, he said there is missing information, the fire danger is being overstated and the proposed clearing has grown to a huge swath being used as an avenue for view cutting, the proposal is ill timed and could place the burden of the ordinance on the back of the fire department.

Testimony was open to proponents.

Craig Weston, P O Box 2838, Gearhart, OR 97138 – started out by thanking the staff for putting the document together, it is important to the City. He reported in about 1985 there were 4 dune fires on 4th of July, it would have been bad had the trees at the south end of the dune been there at that time. The safety issue needs to be considered if done responsibly humans as well as nature both can be protected without a disaster. In favor of the proposed amendment.

Testimony was open to opponents.

Pat Wollner, P O Box 2398, Gearhart, OR 97138 – read a letter submitted by John Green, P O Box 2597, Gearhart, OR 97138 – April 13, 2017 (see above).

Thad Clark, P O Box 2132, Gearhart, OR 97138 – read his letter dated April 13, 2017 (see above).

Sharon Kloepfer, P O Box 2512, Gearhart, OR 97138 – read her letter of April 13, 2017 (see above). She also read a letter from Stewart Schultz, 140 NW 20th Ave, Rockaway Beach, OR/ Zadar, Croatia – April 13, 2017 (see above).

Rita Fackrell, 776 Summit, Gearhart, OR 97138 – made reference to an October staff report, she is concerned with the use of spray that may harm animals.

Nancy Clark, P O Box 2132, Gearhart, OR 97138 – read a letter into the record from Margaret Green, P O Box 2597, Gearhart, OR 97138 - April 13, 2017 (see above) Clark read her letter into the record April 13, 2017 (see above)

Jim Furnish - P O Box 2013, Gearhart, OR 97138 – supports the overwhelming public opposition, it is a sensitive issue and no action should be taken until there is much more information.

Testimony was open to neutral comment.

Jeanne Mark, P O Box 2627, Gearhart, OR 97138 – said a citizens committee could be a good idea and move things along, she is concerned the committee needs to have a sense of urgency about fire access and a working plan for the fire department; she is concerned about access and habitat.

The public testimony was closed at 7:30pm.


Clarification was provided that the proposed amendment was directed from the Council over concerns of losing access for the fire department. Discussion followed on importance of local experience with regards to fire danger and emergency response in dune areas, the role of CREST as a facilitator in developing a dune master plan.

On **MOTION** by Graff, 2nd by Anderson, a motion was made to except the draft ordinance with amendment to #6 (line 3) *providing for a safety buffer zone not to exceed a maximum of 60' wide*. Motion carried 6-1. Anderson-aye, Owsley – aye, Graff – aye, Davis – nay, Taggard – aye, Smith – aye, Dideum – aye.

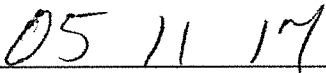
John Foundation Final Partition Plat

Carole summarized the final plat submittal and requested Planning Commission approval. On **MOTION** by Davis, 2nd by Owsley, by unanimous motion the final plats for file #15-002P & 15-003P for Lester & Regina John Foundation 999 Marion Avenue, further described as Assessors Plat 6 10 4DA, Tax Lot 900 & 1000 were approved for as presented.

On **MOTION** by Graff, 2nd by Anderson, the meeting was adjourned at 8 pm.



Cheryl A. Lund, secretary



approved

CORRESPONDENCE

**COUNCIL
HEARING OF
5.3.2017**

Cheryl Lund

From: Chad Sweet
Sent: Friday, May 05, 2017 3:13 PM
To: Cheryl Lund
Subject: Fwd: Dunes

----- Forwarded message -----

From: David Bowes <davidpbowes@yahoo.com>
Date: Thu, May 4, 2017 at 5:12 PM
Subject: Dunes
To: Chad Sweet <chadsweet@cityofgearhart.com>

Dear Chad,

Just wanted to let you know that I think the dunes are just fine the way they are, they need to be left alone.

I was also quite surprised at the amount of damage that had been done to walking paths recently, dues to dump truck and construction traffic using them to access building sites for south end beach front homes from the dunes.

Thank you for the consideration.

Regards

David Bowes

--

Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

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Cheryl Lund

From: Joe G
Sent: Thursday, April 27, 2017 6:29 AM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Subject: Subject: Support for Proposed Zone Code Text Amendment File #17-005ZTA.

I'm writing to offer my support for proposed Zone Code Text Amendment File #17-005ZTA.

My family owns property at 815 S. Ocean Avenue in Gearhart, Oregon. I add my voice to those concerned about the risk of fire from the vegetation that has grown in the dunes during my lifetime. As a child in the 1980's, I witnessed the power and speed of a large dune fire that started close to the northern end of Ocean Ave and spread down the dune to nearly in front of our home. Thanks to dry weather and a steady north wind, the fire spread rapidly, but was contained before property damage occurred, thanks to the fact that there was only beach grass growing in the dunes at that time. Had there been the high fuel-load currently in place in the dunes with the added height the flames would reach with burning trees, I believe the outcome would have been much worse. As this forest has grown in such a short time, removal and restoration to the original beach grass is the simplest way to ensure the control and prevention of fires and the safety of firefighters and property owners along our beautiful coast.

Thank you for your service to the community.

Joe Gregoire
Warwick, NY
914-391-6395
jmg10990@gmail.com

5 Linden Pl
Warwick NJ 10990

Cheryl Lund

From: hoardm@comcast.net
Sent: Thursday, April 27, 2017 7:18 AM
To: planning@cityofgearhart.com; chadsweet@cityofgearhart.com;
mayorbrown@cityofgearhart.com; councilorsmith@cityofgearhart.com
Cc: Michael Hoard; Linda
Subject: Support for Proposed Zone Code Text Amendment File #17-005ZTA.

Hello Gearhart City Planning,

I attended the City Planning Forum in January and spoke with several of you at the time. I mentioned that my Grand Mother, Mother and Aunts were in many of the photos you showed at the meeting. My Mom was in you first photo, the young lady in the bathing suite.

For Five Generations, our extended family has been coming to our Beach House at 815 S. Ocean Avenue in Gearhart, Oregon, since the early 1930s. I am one of the owners of the property.

I'm writing to offer my support for proposed Zone Code Text Amendment File #17-005ZTA.

I appreciate your effort to address the risk of fire from the vegetation that has grown in the dunes during the last decade especially. My family and I are also very active bird watchers, so we are very glad how you are approaching the issue. This is a real issue for the city to address, since we could potentially see a very large fire sweep through literally blocks of the city, as we have seen on the news in California for several years in a row. The risk is too great to wait and do nothing. We can not think that this could not happen here. Please keep up your good work and please address this with a long term management plan.

Thank you for your service to the community.

Michael Hoard
13095 Princeton Court
Lake Oswego, OR 97035
hoardm@comcast.net
Cell 503-407-0728

Cheryl Lund

From: Chad Sweet
Sent: Thursday, April 27, 2017 9:33 AM
To: Cheryl Lund
Subject: Fwd:

----- Forwarded message -----

From: ralph amato <ta7102@msn.com>
Date: Thu, Apr 27, 2017 at 9:20 AM
Subject:
To: chadsweet@cityofgearhart.com <chadsweet@cityofgearhart.com>

Chad,

I am in support of clearing and cleaning the safety lane for fire and police access to Little Beach.

Ralph Amato

Pacific Terrace 443.

--
Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

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Cheryl Lund

From: Chad Sweet
Sent: Thursday, April 27, 2017 9:38 AM
To: Cheryl Lund
Subject: Fwd: Letter from Jack Delaney to Gearhart City Council for May 3, 2017 Meeting

----- Forwarded message -----

From: Bonnie Delaney <bludelaney@hotmail.com>
Date: Wed, Apr 26, 2017 at 11:49 PM
Subject: Letter from Jack Delaney to Gearhart City Council for May 3, 2017 Meeting
To: chadsweet@cityofgearhart.com <chadsweet@cityofgearhart.com>, mayorbrown@cityofgearhart.com <mayorbrown@cityofgearhart.com>, gailcomo@cityofgearhart.com <gailcomo@cityofgearhart.com>

To the Gearhart City Council:

A recent letter to the Gearhart Planning Commission suggested the newly formed *Gearhart Sand Dune Advisory Committee* consider all stakeholders as they propose guidelines for dune management. Shouldn't there be an effort to engage representatives of all such groups on this committee? I certainly question the inclusion of committee members who neither live nor own property in Gearhart. Seaside residents who enjoy our dunes but have no tax burden for Gearhart dune maintenance should be required to yield their positions to Gearhart property owners.

Further, it is clear from previous meeting commentary, letters to the Planning Commission and posts on social media that the bulk of the current committee has already voiced opinion that no action for dune management is necessary. I am pleased to be a newly appointed member of the citizen group and believe a broader perspective is needed if we are to craft recommendations based on the wishes of the majority of Gearhart property owners. I encourage the City Council to seek additional representatives of varied stakeholder groups to assure a balanced committee open to considering all possible guidelines for dune management.

For the public meeting on May 3, 2017, I submit my family's support for work necessary to restore full access to a safety lane for emergency vehicles and to halt the rampant growth of noxious plants identified by the state, Clatsop County and multiple conservation groups.

Sincerely,

Jack Delaney

Full time resident

Surfside Condominium #217

PO Box 2187

Gearhart, OR 97138

--

Chad Sweet | City Administrator
City of Gearhart

98 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

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Cheryl Lund

From: Chad Sweet
Sent: Thursday, April 27, 2017 9:41 AM
To: Cheryl Lund
Subject: Fwd: Letter from Bonnie Delaney to Gearhart City Council for May 3, 2017 Meeting

----- Forwarded message -----

From: Bonnie Delaney <bludelaney@hotmail.com>
Date: Wed, Apr 26, 2017 at 11:33 PM
Subject: Letter from Bonnie Delaney to Gearhart City Council for May 3, 2017 Meeting
To: chadsweet@cityofgearhart.com <chadsweet@cityofgearhart.com>, mayorbrown@cityofgearhart.com <mayorbrown@cityofgearhart.com>, gailcomo@cityofgearhart.com <gailcomo@cityofgearhart.com>

To the Gearhart City Council:

As full time residents of Gearhart, my husband and I are fully in favor of allowing the City Council to act on the professional advice of the City's police and fire chiefs who both state the emergency access lane that once ran from 10th St. to the estuary has become impassable for emergency vehicles. We also believe the noxious weeds that have grown up in the dunes should be addressed immediately. The window of time for attacking invasive plants is small & imminent. A current City ordinance requires private land owners to eliminate problem plants. The City should be held to the same standard or another year will go by fostering even more invasive growth to be eradicated.

It is important to remember the dunes are the unnatural product of human intervention. Jetties at the mouth of the Columbia and invasive species of dune grass and, incredibly, scotch broom, installed for human benefit, continue to impact the breadth and height of the active dunes. That we have been slow to address the development of what is now a welcoming habitat for birds and beasts does not mean we should allow the growth to continue unchecked. What was once an open path to the beach is now a protective thicket for elk and transient campers alike. We, too, have walked the path in question only to round a bend and find ourselves in the middle of the elk herd. These are massive, wild animals; it is only a matter of time before such an encounter results in a serious injury. As for campers, one need only heed the growth of the homeless population in Astoria to know any protected area is a target for shelter. As cities become more hostile to transients, those transients surely migrate to areas of diminished supervision.

In reading through recent correspondence to the Planning Commission, we were struck by the amount of misinformation or misunderstanding that drove expressed opinions. Concerns for "clear cutting" swaths from 90 to 160 feet wide and "opening land for development" have spurred unwarranted opposition. It will be important for Council members to consider the actual parameters of

the proposed work and heed the advice of their professional police and fire personnel. The Gearhart Sand Dune Advisory Committee is assigned to formulate recommendations for a long term management plan but such a plan should never protect invasive species like scotch broom. Attention to noxious weeds and the restoration of the safety lane is work that cannot wait!

Sincerely,

Bonnie Delaney

Surfside Condominium #217

PO Box 2187

1250 N Ocean Ave

Gearhart, OR 97138

--

Chad Sweet | City Administrator

City of Gearhart

698 Pacific Way | Gearhart, Oregon 97138

Office: (503) 738-5501 | Fax: (503) 738-9385

chadsweet@cityofgearhart.com

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Cheryl Lund

From: Chad Sweet
Sent: Thursday, April 27, 2017 5:54 PM
To: Cheryl Lund
Subject: Fwd: Gearhart Dunes

----- Forwarded message -----

From: <eastcrc@aol.com>
Date: Thu, Apr 27, 2017 at 2:34 PM
Subject: Gearhart Dunes
To: <chadsweet@cityofgearhart.com>
Cc: <mayorbrown@cityofgearhart.com>, <gailcomo@cityofgearhart.com>

Chad,

We are sending a quick opinion on the Gearhart Dune Ordinance (formerly Clatsop Plains).

My wife and I have owned a Surfside Condo with limited ocean views for the past five years. During these few years we have seen the growth of dunes through the process of blowing sand collected by non native dune grasses. In just five years we have also the seen the dramatic spread and growth of pine forests in soil changed by scotch broom and non native plants.

We come to Gearhart to enjoy both the residential and vacation communities that are present. We purchased property specifically because of its proximity to the ocean, and the views that go with the location.

Gearhart today reminds me of Long Beach Washington where my parents took my family on many vacations 60 years ago. Long Beach in that era had already been affected by faster dune growth than the Oregon Coast due to blowing sand dredged from the Columbia River. We hiked through the dunes to the ocean, but there were very few pine trees. Now there are forests of pine trees in front of homes that formerly had ocean views. Many of those homes now have no views of dunes or ocean, and the walk through the forests range from a few hundred yards up to one half mile. If Gearhart Council Members have not been to Long Beach in recent years, a visit would be advisable.

We hope that Gearhart city leaders will take this opportunity to work on a comprehensive plan for the former Clatsop Plains in accordance with Oregon State law. The plan should include tree growth and spread, non native plants, and crest height of beach side dunes (28 feet) in accordance with state law. While it will never be possible or advisable to turn the clock back to 1900 or even 1970, it should be possible to retain some of Gearhart's ocean side roots for future generations.

Sincerely,

Clark Cumpston
Karyl Fox
Surfside Condo # 207

(503) 358-5636

--

Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

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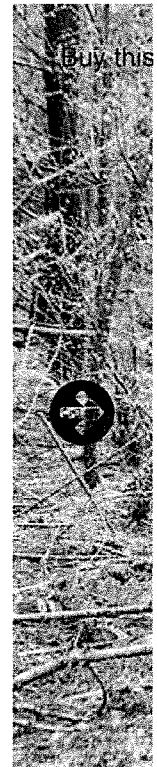


Beach pines cut for fire safety

Despite wet climate, forested dunes ripe for wildfires

Natalie St. John •

Published on April 26, 2017 9:34AM



Washington C
20. The corps
season this m

NATALIE ST. JOHN/NSTJOHN@CHINOOKOBSERVER.COM

Washington Conservation Corps members cleared brush at a site in Ocean Park on April 20.

PENINSULA — On April 20, a group of Washington Conservation Corps members listened attentively as their crew boss explained the finer points of using a chainsaw.

A few minutes later, a handful of the volunteers were felling trees in an overgrown patch of land in Ocean Park that stood between the beach and a private property. Others bucked logs and hauled out the brush they'd cut earlier in the week.

Washington State Parks Forester David Cass, who is overseeing the crews, said their work is part of a multi-agency campaign to prepare the Peninsula for fire season. Their efforts should reduce the risk of wildfire on the Peninsula — and limit the damage if one does occur, Cass said.

Spreading the word, not spreading fire

Conservation crews recently began clearing overgrown State Parks properties that are within 100 feet of homes and businesses. The work will continue through May, Cass said. Meanwhile, Pacific County Fire District No. 1 (PCFD) is reaching out to private property owners near the State Parks sites to offer them help preparing for fire season, Chief Jacob Brundage said on April 20.

"A lot of people don't think we have a wildfire risk," Brundage said. "It rains a lot, we're at the beach, it's foggy. But we do have a risk."

So far, Brundage said, homeowners have been receptive to their outreach efforts. In recent years, wildfires have become "bigger, more intense," Brundage said, and that has many people feeling "very concerned."

In summer 2015, drought conditions contributed to one of the worst fire seasons in Washington and Oregon history. More than 1,500 fires burned more than a million acres in Washington alone, according to the U.S. Forest Service.

In the aftermath of a season that exhausted Washington's firefighting resources, the state legislature dedicated some money to fire prevention. Fire departments all over the state began looking for ways to use this money to make their own communities safer, Brundage and Cass said. That led to the collaboration between Parks, the fire district and other agencies.

Creating 'defensible spaces'

Brundage and other local experts agree that the Peninsula badly needs more "defensible spaces" — cleared areas that separate buildings from the surrounding vegetation. These slow the spread of fires. They also give firefighters a safe place from which to fight a fire. Brundage contacted Parks, and the agencies worked out a plan to create defensible spaces and do public education in the Peninsula's areas of highest risk.

Many of these are in the unincorporated parts of the Peninsula served by PCFD, including Seaview, Klipsan, Ocean Park and Surfside, Brundage said. They tend to be places where development is more dense than it used to be, and vegetation has not been maintained.

Following guidelines from the National Fire Protection Association's "Firewise Communities" program, the corps members are clearing overgrown brush and removing the lower limbs from trees. Cass explained that these measures slow the spread of brush fires and prevent them from climbing "ladder" branches into the crowns of trees.

Last Thursday, the crews were also cutting down a few young trees that had been marked with blue spray paint. When there is a greater distance between trees, a fire is less likely to jump from crown to crown, Cass said. None of the felled trees had any timber value, Cass said. The crews planned to run them through a chipper later in the week.

Risk is real

In early June 2016, dry, windy weather caused a Surfside dune fire to consume about 12 acres in under three hours. The fire threatened 10 homes, with an estimated value of \$1.6 million. With some help from residents who ran garden hoses and mowed dune grass, firefighters from several local agencies extinguished the fire in time to save the homes.

That incident illustrated the local need for more defensible spaces, Brundage said. Peninsula wildfires often start in the dunes, where abundant dry grass provides an exceptionally hot, fast-burning fuel. These fires are relatively easy to extinguish, Brundage said — unless they spread to the small pines that grow at the edge of the dunes. With abundant pitch, the trees ignite quickly, and can act as kindling for house fires.

This year, the focus is on identifying and clearing the areas that need immediate attention. But the fire district is also creating "home defense kits," which it plans to distribute to police officers and selected property owners, Brundage said.

Creating a defensible space around every vulnerable home will likely take more than one season, he said, because the north end of the Peninsula has a high number of part-time residents, as well as some people who are not physically able to mow and clear brush and trees.

How to prepare

According to Brundage, citizens often want to prepare their properties, but aren't sure where to start, or what they're allowed to do. He said a good first step is to mow a 30-foot-wide break around homes and other structures. Emergency preparedness websites, such as www.ready.gov recommend other steps homeowners can take. These include cleaning roofs and gutters, removing firewood or debris stacked

against the sides of buildings, cutting down branches that overhang buildings and clearing out firewood or other flammable items from underneath porches. It's also a good idea to make sure garden hoses are in working order and review insurance policies to be sure that they are current and adequate.

Brundage encouraged people to get in touch with their local fire department if they're not sure what to do. He said PCFD staff can help residents of the district make plans for their properties.

"If they have questions, we will come out and help them identify the risk," Brundage said.

No work on private land

Cass said some citizens have expressed concerns about conservation crews going on to private property. There have also been a few spots where homeowners and Parks officials disagreed about the location of property boundaries.

The crews are using GPS units to make sure they don't stray onto private property, Cass said. They have been instructed to politely move on if a homeowner asks them not to work in a particular area.

Property owners who are concerned that the crews may be working on their land should share concerns directly with the crew, Cass said.

More information

Questions about the work can also be directed to Cape Disappointment State Park Manager Evan Roberts at 360-642-3078, or by emailing the Parks' stewardship program staff at stewardship@parks.wa.gov.

For advice about what to do in the event of a wildfire near your home, visit goo.gl/YXo5bc

MARKETPLACE

Homes Jobs Public Notices Vehicles

Featured



Celebrating 50 years as your community financial cooperative!

waunafcu.org

Checking & Savings Accounts, Credit Cards, Loans

Featured



Celebrate the delicious bounty of the Oregon Coast!

astoriacrabfest.com

Astoria Warrenton Crab, Seafood & Wine Festival

Featured



The Healing and Unifying Power of Divine Love

Christian Science Church

Your prayer can make a difference. Saturday, April 29th.



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CHINOOK  OBSERVER

BUILD OR RETROFIT YOUR HOME WITH NON-FLAMMABLE MATERIALS

Another line of defense to wildfire is the type of materials used on your home's exterior. Use the following guidelines to best protect your home:

- Use only Class A fire-resistant roofing materials tested in accordance with UL 790 or ASTM E 108.
- Box in the eaves, fascias, soffits and subfloors with fire resistant materials like fire retardant-treated (FRT) wood to reduce the vent sizes.
- Apply 1/4" non-combustible screening to all vent or eave openings.
- Install spark arresters in chimneys.
- Enclose the undersides of decks with fire-resistant materials.
- Cover exterior walls with fire resistant materials like stucco, stone or brick. (Vinyl siding can melt and is not recommended).
- Use double paned or tempered glass for all exterior windows.
- Make sure your address is visible from the street.

WHEN WILDFIRE THREATENS

- Become familiar with your community's disaster preparedness plans and create a family plan. Identify escape routes from your home and neighborhood and designate an emergency meeting place for your family to reunite if you become separated.
- Put together an emergency kit that includes a three-day supply of drinking water and food you don't have to refrigerate or cook, plus first aid supplies, a portable NOAA weather radio, a wrench and other basic tools, a flashlight, work gloves, emergency cooking equipment, portable lanterns, trash batteries for each piece of equipment, clothing, blankets, baby items, prescription medications, extra car and house keys, extra eyeglasses, credit cards and cash, important documents, including insurance policies.

PROTECT YOUR HOME AGAINST WILDFIRE DAMAGE

A well prepared home has the greatest chance of surviving a wildfire. This brochure contains just a few of the design criteria we recommend, but for more information, visit our website at www.ibhs.org or contact IBHS at (813) 286-3400 x241.

The Institute for Business & Home Safety has similar information about a variety of natural perils, the damage they can cause and methods to strengthen your home against each. Visit www.disastersafety.org to learn how to make your home safer.

Insurance Information Service of Oregon & Idaho (IISOI)

5100 SW Macadam Avenue
Suite 350
Portland, OR 97239

Phone: 503-241-1757

Toll Free: 800-457-8713

Fax: 503-241-3649

www.insuranceoregon.org

in Partnership with:

**INSTITUTE FOR
Business &
Home Safety®**

The Institute for Business & Home Safety, a national organization supported by insurance and reinsurance member companies, works to reduce social and economic losses caused by natural disasters.

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While no home is fireproof, there are precautions that you can take to lessen the likelihood of damage and loss from wildfire. This brochure presents tips for preparing your home and yard to better survive a wildfire.

The information and suggestions presented in this brochure range from simple weekend tasks to involved projects that may require professional assistance. Before starting on any activity, make sure you are comfortable with the required skill level. If you are uncertain, contact a professional engineer, architect, or building contractor.

GIVE YOUR HOME A SURVIVABLE SPACE THROUGH SMART LANDSCAPING

To wildfire, your property is a fuel source. Fire will only burn if fuel is present, such as your landscaping, woodpiles, decks, etc. To prevent your property from becoming a fuel source, you need to create a survivable space, which can slow down wildfire and possibly even direct it around your home. To create your survivable space, take the following steps within 30 feet of your home, 50 feet if you live in a heavily wooded area or 100 feet if your home is on a hillside.

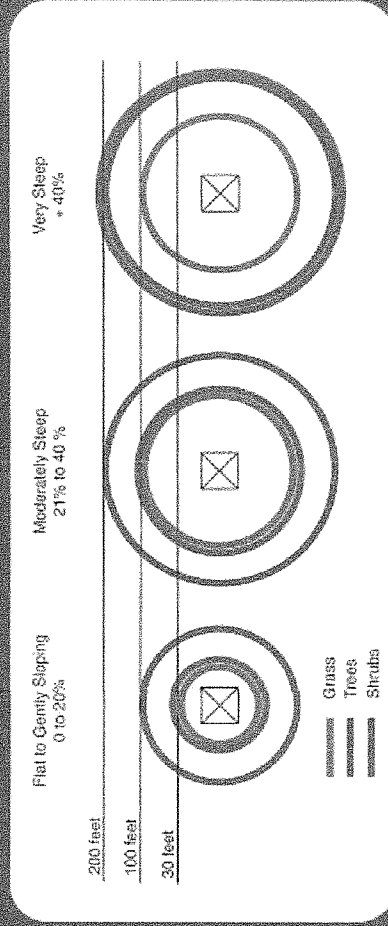
TIP: Work involving your home's structure may also require a building contractor, or a registered design professional such as an architect or engineer.

- Plant vegetation that is native to your region
- Space trees at least 10 feet apart.
- Remove dead or dying trees and shrubs.
- Keep trees and shrubs pruned. Branches should be a minimum of 6 feet from the ground and shrubs under trees should be no more than 18 inches high.
- Mow your lawn regularly and dispose promptly of cuttings and debris.
- Maintain your irrigation system.
- Clear your roof, gutters and eaves of debris.
- Trim branches so they do not extend over roof or near the chimney.
- Move firewood and storage tanks 50 feet away from home and clear areas at least 10 feet around them.
- Store flammable liquids properly.
- Do not connect wooden fencing directly to your home.

TIP: If you're handy with a hammer and saw, you can do much of the work yourself. Before making any structural changes to your home, check with your local building officials to be sure what you're doing complies with local building codes.

SURVIVABLE SPACE* - Recommended Distances Based on Steepness of Slope

- First, find the percent slope which best describes your property
- Next, find the type of vegetation which best describes the wildland plants growing on or near your property.
- Finally, locate the number of feet corresponding to your slope and vegetation. This is your recommended survivable space distance. Also consider larger setbacks away from the slope.



GRASS is defined as wildland grasses (such as cheatgrass), weeds and widely scattered shrubs with grass understorey
SHRUBS include shrub dominant areas such as sagebrush, gambel oak and pinyonjuniper.

TREES include forested areas. If substantial grass or shrub understorey is present use the values described above.

* A defensible space is an area where the potential for fire has been reduced by removing or pruning combustible vegetation.

Wildfire

May 2, 2017

City Council of Gearhart
698 Pacific Way
PO box 2510
Gearhart, Oregon 97138

Re: Planning@City of Gearhart.com

Dear Council Members,

It is my understanding that there will be a meeting Wednesday evening addressing vegetation/growth issues in the dunes. My biggest concern is the growth of pine trees in the dune areas and what that means with regards to fire danger. Please note I am not a property owner in Gearhart. But I feel other property owners may be affected by decisions you make. I have some thoughts and photos of areas in Surf Pines and Pinehurst I would like to share with the Council.

In 1951 my parents moved into the first house in Surf Pines. Barney Lucas, the SP developer was one of my Dad's best friends. In the spring of 1951, Barney, Dad, Jim Lucas and I started planting pine trees around the SP roads. I have enclosed a picture taken from my parent's driveway in 1958. We planted the trees on the lower road (Ocean Drive). Have any of you seen the growth of the pine trees lately-and how they have moved west of the existing houses on Ocean Drive?

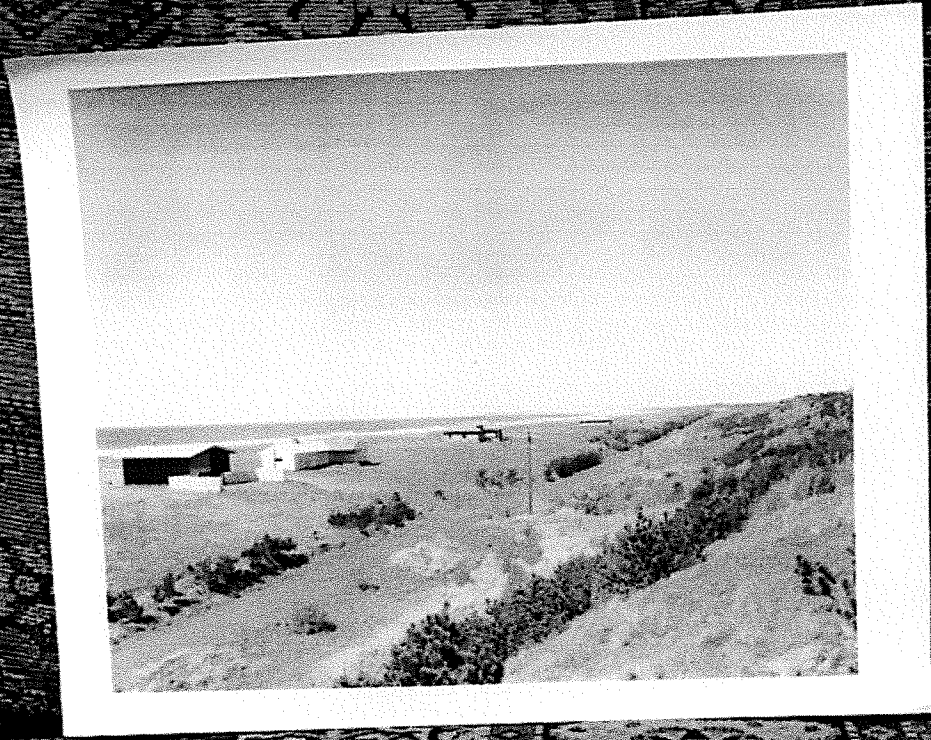
In 1989 I became part of a group trying to develop the ocean front land between the Del Rey Rd and Surf Pines (now known as Pinehurst Estates). At the time, the property had a restricted western building line which was put in place when the County did their comprehensive plan in the 1979-there is a wonderful article in The Oregonian dated 1/8/92 that describes how Leonard Palmer influenced the County's Comp Plan and moved a Clatsop Coastal Boundary without a hearing. The 1979 Comp Plan put numerous restrictions on ocean front properties. We were trying to get a building line that connected to the SP line and The Highlands. We hired several consultants and spent thousands of dollars. Our opponents were saying the dune area was unstable. That was our charge-we had to prove through science the dune area was stable. Our scientist surveyed all the plant life between SP and the Del Rey Rd- I have sent you copies of some of there work. They found lots of vegetation and plants which supported our position that the dune was stable. Twenty seven years later, with stable dunes, there are lots of pines trees in the dune areas up and down the coast line. If left to grow

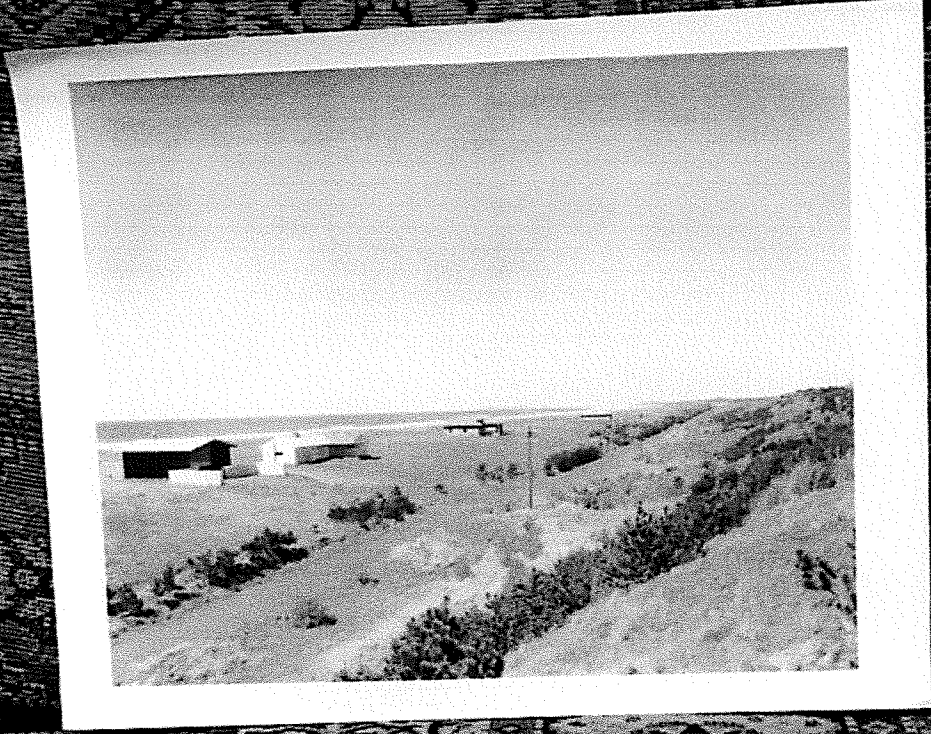
unchecked, in 50 to 60 years they will block lots of views and create numerous fire hazards. There must be a way for property owners to deal with unwanted trees. Not knowing anything about Gearhart's Comp Plan, it may be something you wish to review. If you want to explore that route, I strongly suggest calling Steve Pfeiffer, Perkin Coie.

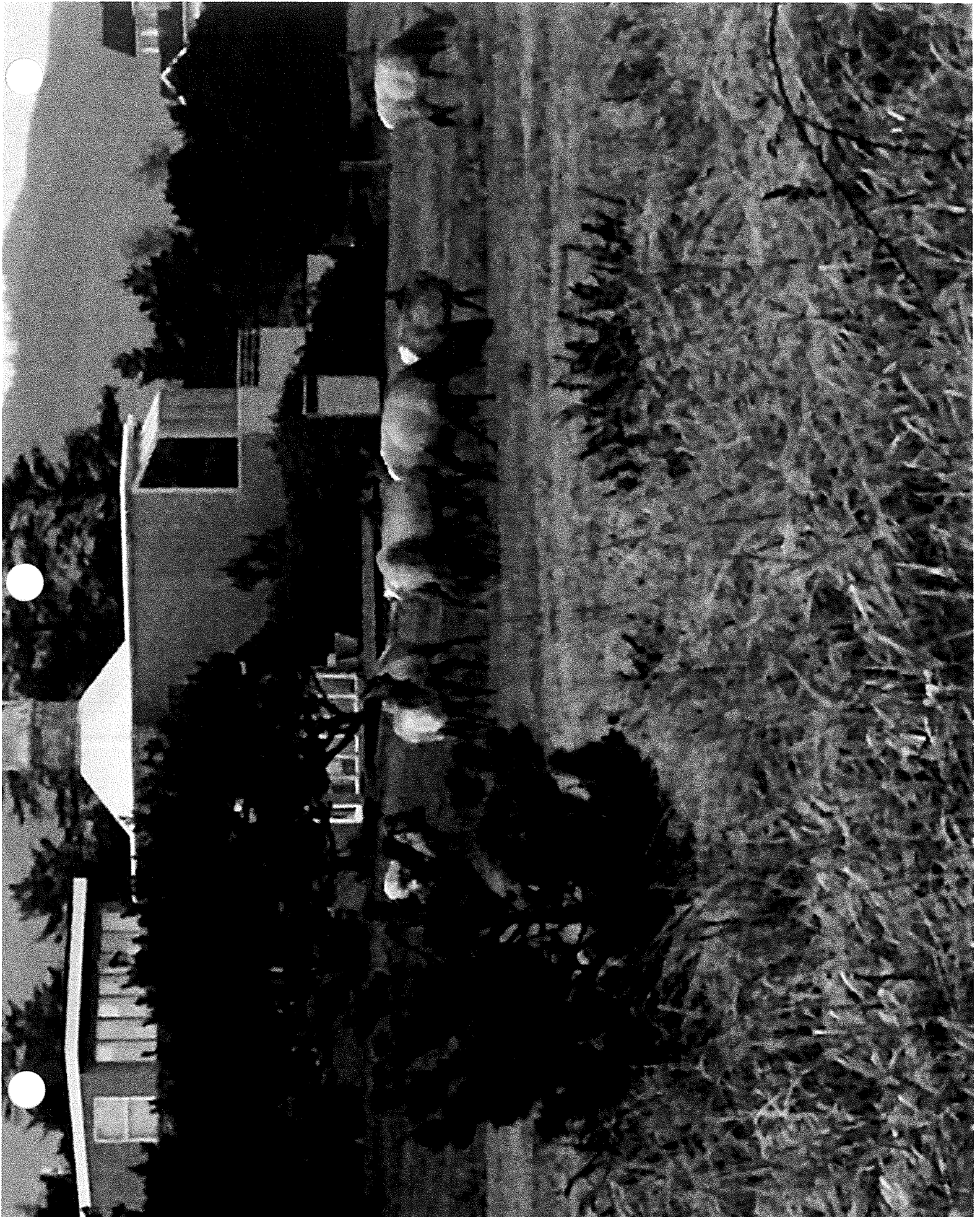
Sincerely,

Richard T. Schroeder
89018 Manion Drive
Warrenton Oregon 97146
503 307 6173

Ps If you would like to review the studies we contracted for I can make them available







A STUDY OF THE DUNE VEGETATION

AT DEL REY BEACH,

CLATSOP COUNTY, OREGON

Prepared For:

NORTHWEST GENERAL, INC.

Prepared By:

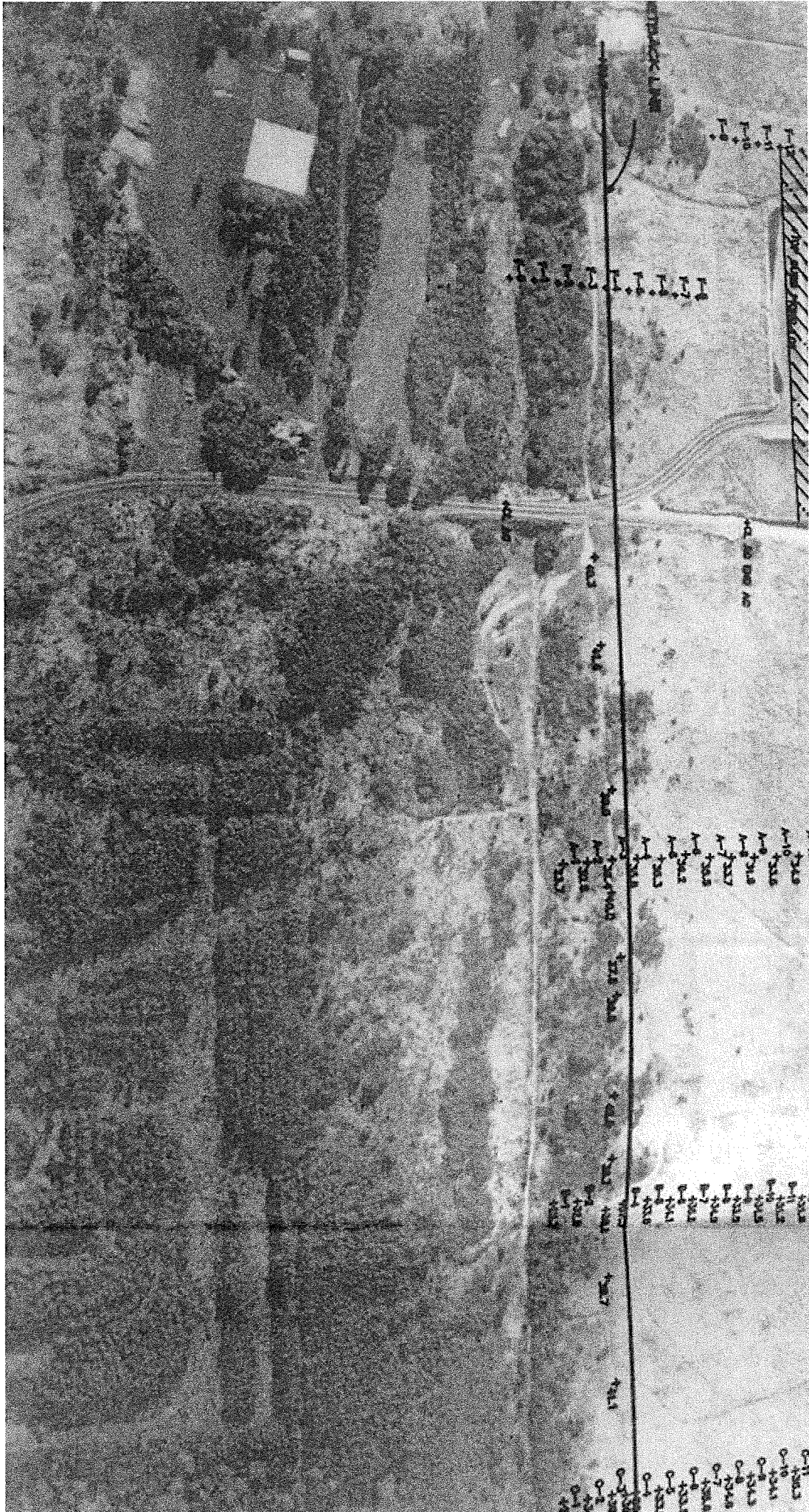
Edward R. Alverson and Thomas Duebendorfer

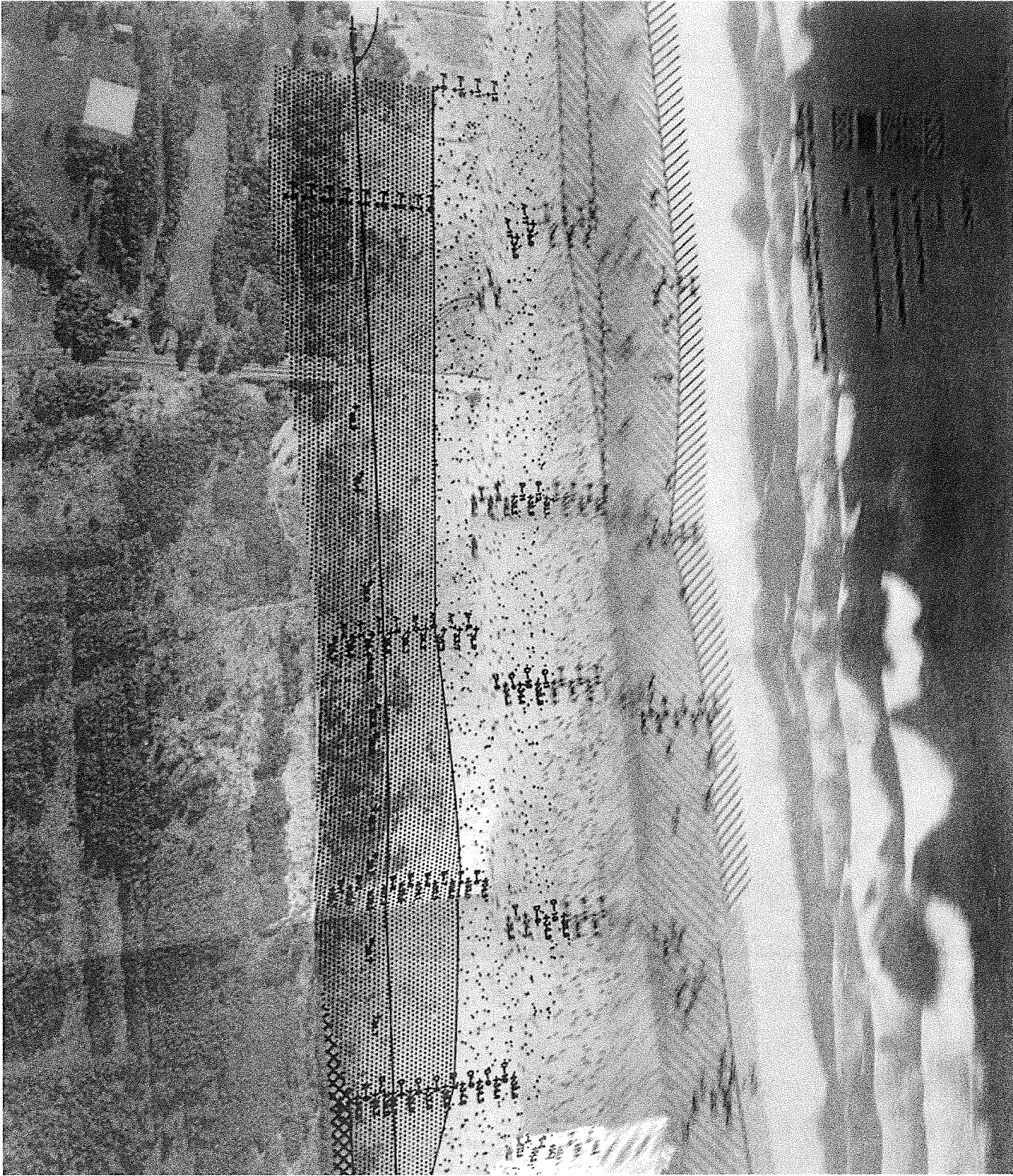
DAVID EVANS AND ASSOCIATES, INC.

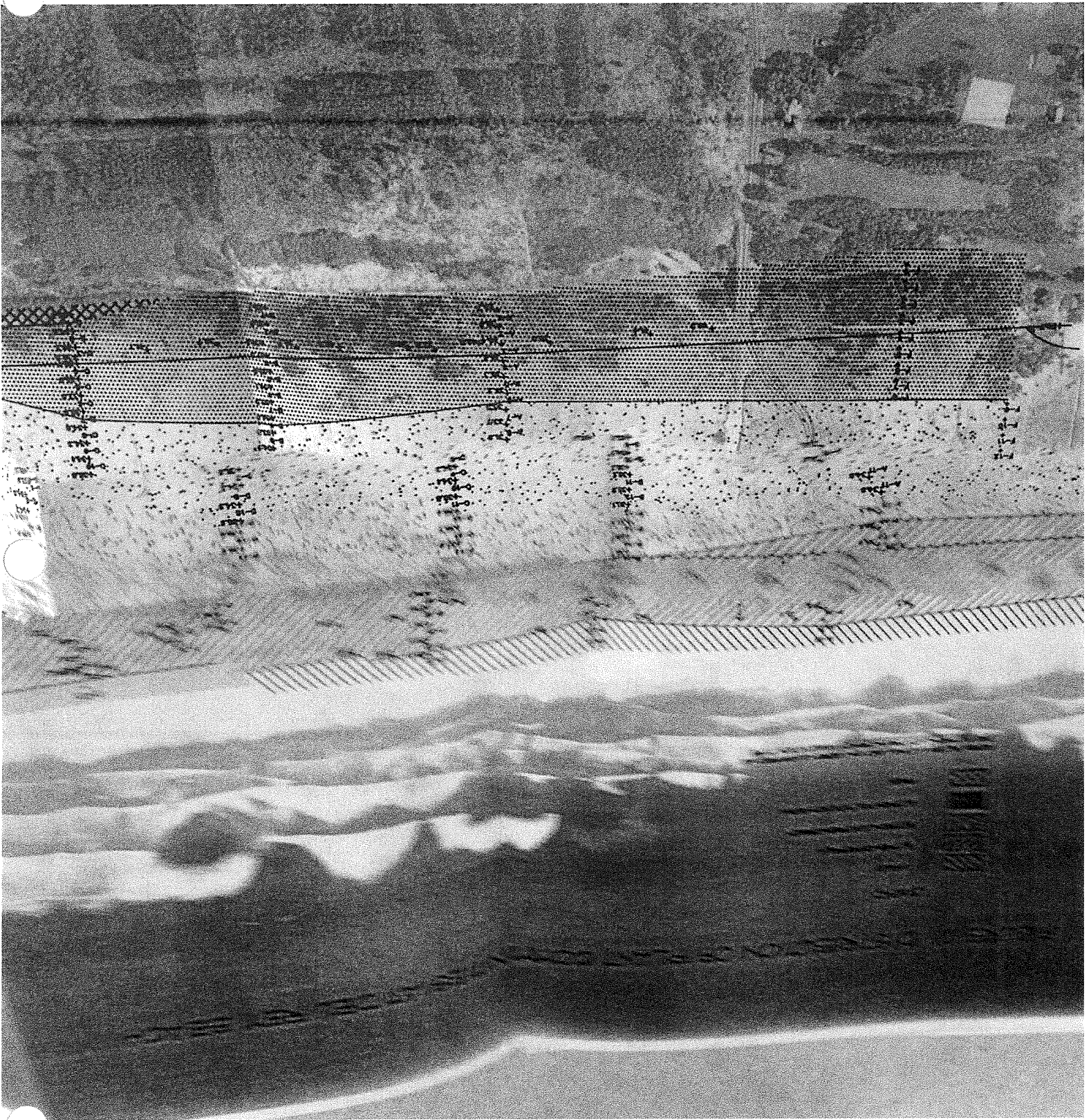
2828 SW Corbett Avenue

Portland, Oregon 97201

15 February 1991







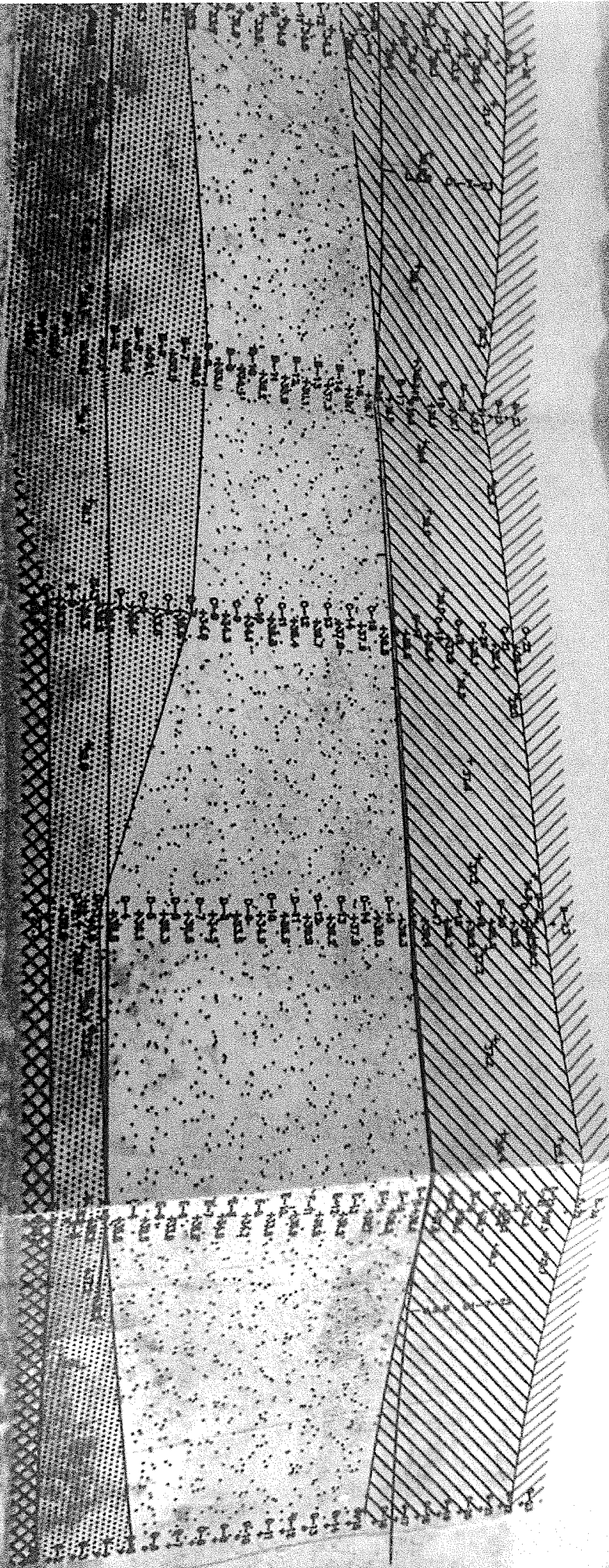
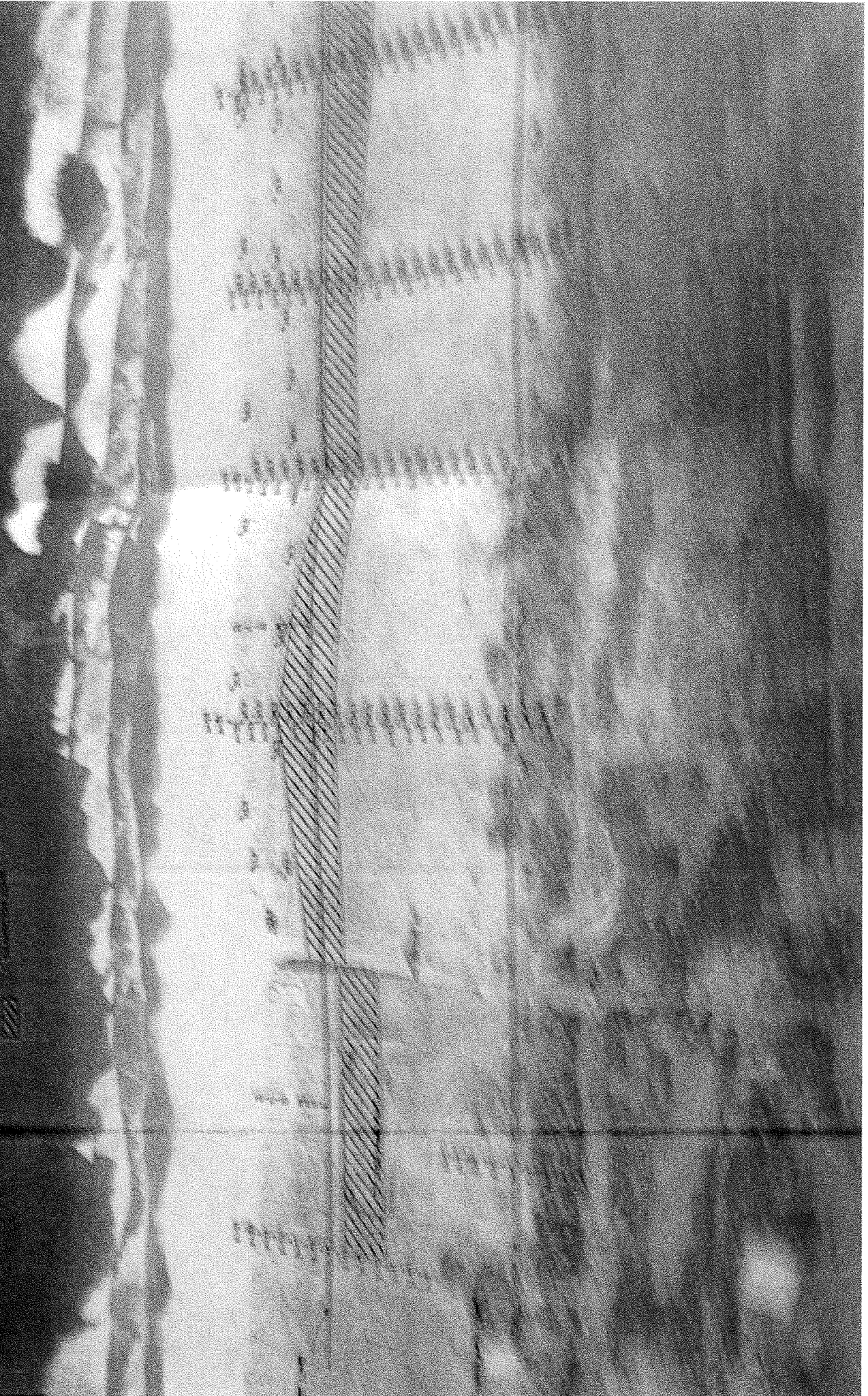


FIGURE 5. DUNE STABILITY AND SUBSTRATE PATTERNS AT DEL REY BEACH

1970
P. L. ...



DEL REY BEACH PROPERTY
CLATSOP COUNTY, OREGON
REVISED RESOURCE INVENTORY MAP,
COMPREHENSIVE PLAN MAP AMENDMENT,
AND
DISTRICT BOUNDARY CHANGES

For:

Northwest General, Inc.
2630 116th Avenue N.E., Suite 200
Bellevue, Washington 98005

By:

David Evans and Associates, Inc.
2828 S.W. Corbett
Portland, Oregon 97201

In Association With:

Geotechnical Resources, Inc.
Moffatt & Nichol, Engineers
Northwest Geological Services
Stoel Rives Boley Jones & Grey
Wave Beach Grass Nursery

May 10, 1990
Corrected: May 17, 1990

Cheryl Lund

From: Richard Schroeder
Sent: Tuesday, May 02, 2017 3:36 PM
To: Cheryl Lund
Subject: Fwd: Pinehurst CC&Rs View Restrictions

Cheryl. Please pass this along to your City Council. Thanks Rich

Sent from my iPhone

Begin forwarded message:

From: Richard Schroeder <schroederrts@gmail.com>
Date: May 2, 2017 at 3:34:28 PM PDT
To: "Richard T. Schroeder" <schroederrts@gmail.com>
Subject: Pinehurst CC&Rs View Restrictions

Ask the Expert

4.4 View Restriction. In the event any tree, shrub or other vegetation blocks or substantially obscures scenic vistas from any residence or is otherwise a nuisance or inharmonious with Pinehurst Estates, the owner of such impacted lot may petition the Architectural Committee to require the trimming, topping or removal of such tree, shrub or other vegetation. Upon receipt of such petition, the Architectural Committee shall investigate the matter and determine in its sole discretion whether said view is a significant view of an amenity and determine whether the objected to trees, shrubs or other vegetation is a nuisance or substantially inharmonious with the adversely impacted lot(s). If the Architectural Committee so determines, in its sole discretion, then the offending tree, shrub or other vegetation shall be trimmed, topped or entirely removed to restore the view or otherwise satisfy the objection to the satisfaction of the Architectural Committee. The owner of the offending tree, shrub, or other vegetation shall be entitled to elect within ten (10) days after receipt of written notice of the Architectural Committee's determination, as to whether the offending tree, shrub or other vegetation shall be trimmed, topped or removed, so long as such choice shall resolve the issue to the satisfaction of the Architectural Committee. In any event, the reasonable cost of trimming, topping and removal shall be the responsibility of the petitioning lot owner. The decision of the Architectural Committee may be appealed to the Board of Directors of the HOA by written notice to the President or Secretary of the HOA within 30 days after the decision of the Architectural Committee is reduced to writing and either hand delivered or mailed regular first class mail and certified mail, return receipt requested to the owner of the lot where the objected to view obstruction was located and to the objecting lot owner(s).

4.5 Landscaping Materials. The use of native material for landscaping is encouraged. The Architectural Committee shall review all landscaping designs as planned or as allowed to remain in its pre-existing condition, for purposes of compatibility, promoting fire protection for the lot on which landscaping exists and the surrounding lots in order to promote compatibility of all landscaping and to discourage spread of fire resulting from the landscaping materials. The authority of the Architectural Committee shall be subject to the following.

4.6 Fences and Hedges. No fences or hedges shall be installed up the front portion of the lot unless written application is made and written approval is obtained from the Architectural Committee which specifies the height, color or type of vegetation to be used for the fence or hedge. That application shall designate location and maximum height and width in order to

Sent from my iPhone



Sand Dune Vegetation Committee
Meeting Minutes
Gearhart City Hall April 24, 2017 5:00-6:15PM

Next Meeting: Saturday May 6th 10:00-11:30AM. Location: Gearhart City Hall.

At this meeting the

In Attendance: Jim Furnish, Reita Fackerell, Sharon Kleopfer, Mike Brackenbrough, Kerry Smith, Jan Lund, Bill Corti, Janet Ottem, and Margaret Marino

Committee meetings are open to the public.

- I. Introductions
 - a. Committee members and audience members introduced themselves.
- II. Purpose of the Committee
 - a. The purpose of the committee is to help the City identify a strategy to manage the vegetation on the dunes throughout Gearhart. This could include an update to City ordinance; specifically the Beach and Dune Overlay Zone.
- III. Review of Technical Information
 - a. Sayce and Schultz provided ecological reports regarding the natural history and current conditions of the dunes. With these reports, there is some conflicting information. Some of this could be because of semantics. The committee discussed the flammability of Scotch Broom and how it is unlikely that native vegetation, besides trees, would out-compete noxious weeds such as Scotch Broom. There was discussion about how fire was used to manage the landscape in the past.
 - i. Hannah will work on finding a method for a peer review of the reports and will report back at the next meeting.
 - b. The Woody Vegetation Matrix found in Sayce's report will likely be used in the future to align priorities with management strategies.
 - c. Other information presented at the January 2017 meeting was reviewed, including maps that were created by Clatsop SWCD.
- IV. Management Priorities
 - a. Committee members and audience members listed their priorities for managing the dune vegetation. Answers included:

Promote public safety	Represent all stakeholders	Manage vegetation growth and remove noxious weeds
No fire road (or any road)/ minimize fire road	Preserve life for animals	Limited grooming to maintain ocean views
Trim dead or dry vegetation	Maintain as much forest as possible, move fire road to preserve new forest	Eliminate Knot Weed and Scotch Broom
Minimum management of the dunes	No heavy equipment in the dunes	

May 1, 2017

To: Mayor Matt Brown
Gearhart City Council
Gearhart Planning Commission
Gearhart City Staff

From: Lisa Cerveny
524 F Street, PO Box 2368
Gearhart, Oregon 97138

This correspondence is in support of the Proposed Zone Code Text Amendment File #17-005ZTA.

My husband and I live on F Street in the south end of Gearhart and have enjoyed our walks on Little Beach, and the south end of Big Beach for 19 years. In the past 10 years we have seen a marked change in the south end of the dunes. The trees are becoming a forest. The scotch broom and noxious weeds are vigorously taking over. The experience of the beach has been radically altered.

I understand that nature takes its own course, but my primary concerns are personal safety and fire hazard. Between random encampments and the surprise of hidden elk and their calves, the southern dunes have become challenging.

During a family reunion in 2001, two of our family's young children went missing on their way to the beach. They lost their way and I reassured their parents that Gearhart and the dunes were entirely safe and to not worry about them. Today I, personally, would be concerned.

I attended the Town Hall Meeting where Chief Eddy was in support of controlling the vegetation due to fire hazard and the safety of the dedicated team of firefighters who defend our community. It appears the forest is currently too close to the fire road for safe passage. If for no other reason than out of respect for these individuals and their personal safety, as well as the safety of the homes that front the dunes, please support this amendment.

Thank you for your attention to this issue.

Best,
Lisa Cerveny

Cheryl Lund

From: Carole Connell
Sent: Wednesday, May 03, 2017 7:58 AM
To: Cheryl Lund
Subject: FW: We love the birds in the dunes
Attachments: IPAC Consult Code 01EOFW00-2017-SLI-003.pdf; Re_ IPAC letter from FWS[7763].pdf; IPAC Ebird comparison species impact.xlsx; Daily Astorian Invasive Plants Taking Over Gearhart January 2017.pdf

These are the docs I referenced in the supplemental staff report

From: Margaret Marino [<mailto:MMMARINO@msn.com>]
Sent: Monday, May 01, 2017 5:57 PM
To: mrchadsweet@gmail.com; Carole Connell
Cc: Jack Delaney; Dianne Widdop
Subject: We love the birds in the dunes

I'll reference a series of documents that I believe shows acknowledgment of the bird wildlife in the dunes and means to ensure the city recognizes. I'll take you through the logic.

1. Letters from the Greens. February letter list of observed birds (on record)
2. April letter reinforcement of the first letter along with identification that the area under discussion has no bearing on the Western Snowy Plover (on record)
3. IPAC report generated by Kerry Smith on October 4, 2016 (enclosed)
4. Correspondence from FWD to Chad Sweet in regards to the IPAC report (enclosed)
5. Kathleen Sayce report, page 12 of 16 with recommendation of the timing of control methods to protect wildlife directed at fall and winter (on record)
6. CSWCD maps identification of crab-apple trees for preservation for songbird habitat within the noxious weed maps (on record)
7. A summary chart of the birds identified by the Greens in EBIRD report (let me know if you'd like me to change it around)
8. Daily Astorian article Town Hall Meeting January with quotes from the wildlife biologist.

I keep reminding myself that a zone code change does not tell you how, or when to do something. It tells you what you can and cannot do. These documents recognize a generalized report of endangered, threatened or candidate species. The only overlap from EBIRD and IPAC is the Western Snowy Plover. Fish and Wildlife and the Greens both recognize there will be no impact based on the current discussion.

I know I am erring on the side of too much information here. But it's important to understand the documents on which I draw my conclusions. Let me know if you come to the same conclusions.

I've not written a summary page.

My conclusion is there is no impact to any identified endangered, threatened or candidate species of birds.

There is recognition there are species of birds identified that rely on the wild crab-apple trees. There is recognition of the timing of any control methods to protect wildlife. Both of these items will be addressed when the city goes forward with an implementation plan.

Let me know your thoughts.



Elbert, Daniel <daniel_elbert@fws.gov>

Resend - FW: IPAC letter from FWS

Elbert, Daniel <daniel_elbert@fws.gov>

Wed, Dec 28, 2016 at 2:24 PM

To: Margaret Marino <mmmarino@msn.com>

Cc: Laura Todd <laura_todd@fws.gov>, Chad Sweet <citymgr@ci.gearhart.or.us>, Justin Parker OPRD <Justin.Parker@oregon.gov>, Herman Biederbeck <herman.h.biederbeck@state.or.us>

Hi Margaret,

I had a chance to touch base with Chad about the upcoming meeting. Chad and I discussed the general project description, removal of noxious weeds and woody vegetation, which is generally consistent with coastal dune restoration efforts. I described to Chad that snowy plovers would not likely to benefit directly from this project, unless the project also involves removal of European beachgrass. In a similar phone call that you and I had, you relayed some information about city ordinances (e.g., Goal 18). It was my understanding that these city ordinances require further discussion before removal of European beachgrass could be considered, and that those discussions were beyond the scope of the Gearhart restoration project and the town hall meeting.

Chad and I also discussed the IPAC letter, and how IPAC generates species lists based on county boundaries. Often times, IPAC, generates a species list with species that will not be impacted by a particular project because the project action area does not overlap with the areas that a species occurs, or the type of habitat that a species utilizes. Take short-tailed albatross and the proposed restoration project at Gearhart, for example. Short-tailed albatross are a pelagic species, meaning that the closest distance they come to the shore is about 12 miles. Short-tailed albatross will not be impacted by the Gearhart restoration project. Since the Clatsop county boundary extends into the ocean, however, and short-tailed albatross could potentially overlap with the county boundary, IPAC included short-tailed albatross in the species list for this project. IPAC functions as an initial step to help project proponents ensure that a project is in compliance with the Endangered Species Act, but it is also a very conservative approach. The species lists that IPAC generates always require further review of the project by the project proponents to determine whether the project may have an impact on a listed species. Chad and I discussed the species list generated for the Gearhart restoration project, and that is was a reasonable conclusion that this project would not impact any of the listed species in that letter.

Based on our discussion about the limitations of the project to benefit snowy plovers, and the reasonable conclusion that the project would not impact a federally listed species, Chad did not think that it was necessary for me to attend the town hall meeting on January 5th, or that the town hall meeting was the best forum to move ahead with snowy plover objectives at Gearhart. To that end, Chad and I did talk about future opportunities to collaborate on snowy plover recovery efforts (the Pulling Together Initiative is a great one), and discussed setting up a time that I could come up and meet with Chad and city councilors, and other interested parties. The Necanicum Spit is a key piece to the snowy plover recovery effort that we are trying to implement on the Oregon coast. I'm hoping that setting up a plover meeting in the near future will help us find some common ground to move forward with recovery efforts.

Chad also asked me about a recommendation for someone who might be able to provide additional guidance on local wildlife issues, and I suggested Herman Biederbeck, Wildlife Biologist with ODFW, CC'd here.

Thanks,
Dan

Daniel Elbert*Fish and Wildlife Biologist, Endangered Species
Newport Field Office, U.S. Fish & Wildlife Service
2127 SE Marine Science Drive, Newport, OR 97365
541-867-4558 x239 (office) | 541-207-5248 (cell)*

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United States Department of the Interior



FISH AND WILDLIFE SERVICE

Oregon Fish and Wildlife Office

2600 SOUTHEAST 98TH AVENUE, SUITE 100

PORTLAND, OR 97266

PHONE: (503)231-6179 FAX: (503)231-6195

URL: www.fws.gov/oregonfwo/Species/Lists/RequestList.asp

Consultation Code: 01EOFW00-2017-SLI-0003

October 04, 2016

Event Code: 01EOFW00-2017-E-00001

Project Name: Gearhart Dunes

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to investigate opportunities for incorporating conservation of threatened and endangered species into project planning processes as a means of complying with the Act. If you have questions regarding your responsibilities under the Act, please contact the Endangered Species Division at the Service's Oregon Fish and Wildlife Office at (503) 231-6179. For information regarding listed marine and anadromous species under the jurisdiction of NOAA Fisheries Service, please see their website (http://www.nwr.noaa.gov/habitat/habitat_conservation_in_the_nw/habitat_conservation_in_the_n).

Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment



United States Department of Interior
Fish and Wildlife Service

Project name: Gearhart Dunes

Official Species List

Provided by:

Oregon Fish and Wildlife Office
2600 SOUTHEAST 98TH AVENUE, SUITE 100
PORTLAND, OR 97266
(503) 231-6179
<http://www.fws.gov/oregonfwo/Species/Lists/RequestList.asp>

Consultation Code: 01EOFW00-2017-SLI-0003

Event Code: 01EOFW00-2017-E-00001

Project Type: LAND - CLEARING

Project Name: Gearhart Dunes

Project Description: mowing and tree grinding in the dunes.

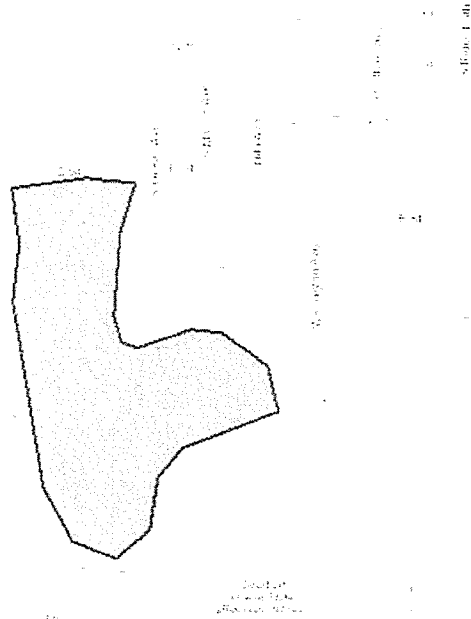
Please Note: The FWS office may have modified the Project Name and/or Project Description, so it may be different from what was submitted in your previous request. If the Consultation Code matches, the FWS considers this to be the same project. Contact the office in the 'Provided by' section of your previous Official Species list if you have any questions or concerns.



United States Department of Interior
Fish and Wildlife Service

Project name: Gearhart Dunes

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-123.92606019973756 46.02040468500907, -123.92530918121338 46.020374884493776, -123.92560958862303 46.01967456776084, -123.92571687698364 46.018542121934956, -123.92558813095093 46.01818450264502, -123.92526626586914 46.01810999833516, -123.9242148399353 46.01834841177335, -123.92359256744383 46.01831861014978, -123.92269134521484 46.01785668293077, -123.92245531082153 46.01721593878671, -123.92436504364015 46.01670929862582, -123.92483711242674 46.0162920620667, -123.92498731613159 46.015546988952345, -123.9256739616394 46.01514464529648, -123.92653226852416 46.01536816991113, -123.92711162567139 46.01614304824693, -123.92771244049072 46.01873583141791, -123.927583694458 46.01951066256367, -123.92773389816284 46.02028548285158, -123.92627477645874 46.02043448550829, -123.92606019973756 46.02040468500907)))

Project Counties: Clatsop, OR



United States Department of Interior
Fish and Wildlife Service

Project name: Gearhart Dunes

Endangered Species Act Species List

There are a total of 9 threatened, endangered, or candidate species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

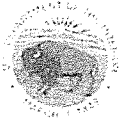
Birds	Status	Has Critical Habitat	Condition(s)
Marbled murrelet (<i>Brachyramphus marmoratus</i>) Population: U.S.A. (CA, OR, WA)	Threatened	Final designated	
Northern Spotted owl (<i>Strix occidentalis caurina</i>) Population: Wherever found	Threatened	Final designated	
Short-Tailed albatross (<i>Phoebastria (=diomedea) albatrus</i>) Population: Wherever found	Endangered		
Streaked Horned lark (<i>Eremophila alpestris strigata</i>) Population: Wherever found	Threatened	Final designated	
western snowy plover (<i>Charadrius nivosus ssp. nivosus</i>) Population: Pacific Coast population DPS&U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast)	Threatened	Final designated	
Mammals			
red tree vole (<i>Arborimus longicaudus</i>)	Candidate		



United States Department of Interior
Fish and Wildlife Service

Project name: Gearhart Dunes

Population: North Oregon Coast DPS			
Reptiles			
Leatherback sea turtle (<i>Dermochelys coriacea</i>) Population: Wherever found	Endangered	Final designated	
Loggerhead sea turtle (<i>Caretta caretta</i>) Population: North Pacific Ocean DPS	Endangered		
Olive Ridley sea turtle (<i>Lepidochelys olivacea</i>) Population: Except where endangered	Threatened		



United States Department of Interior
Fish and Wildlife Service

Project name: Gearhart Dunes

Critical habitats that lie within your project area

The following critical habitats lie fully or partially within your project area.

Birds	Critical Habitat Type
western snowy plover (<i>Charadrius nivosus ssp. nivosus</i>) Population: Pacific Coast population DPSâU.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast)	Final designated



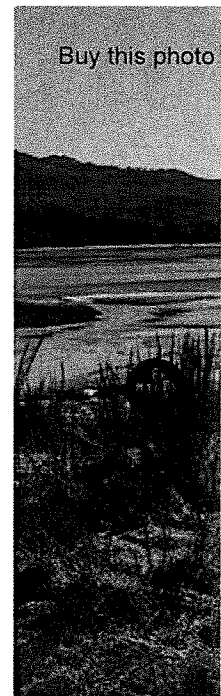
Invasive plants taking over Gearhart dunes

Safety, fire and invasive species among panelists' concerns

By Lyra Fontaine The Daily Astorian
Published on January 6, 2017 10:58AM
Last changed on January 6, 2017 3:17PM



DANNY MILLER/THE DAILY ASTORIAN



The Scotch broom pla

Gearhart City Administrator Chad Sweet points to thick growth of the invasive species Scotch broom along the Fire Trail on Tuesday in Gearhart. The city of Gearhart is looking at options for controlling the plant along the beach.

GEARHART — Residents have seen vegetation on Gearhart dunes west of Ocean Avenue and south of E Street multiply over the last two decades. The city now grapples with whether to address the noxious weeds, shore pine trees and other species covering the dunes with a management plan or continue to let the vegetation grow in the city park area.

"We have the 'no plan' plan, and I think that's one of the reasons why we ended up where we are today," City Administrator Chad Sweet said. The noxious weed Scotch broom covers the dunes, some up to 10 feet tall or higher.

Residents filled the Gearhart Fire Station on Thursday night for an education forum and town hall meeting on dune vegetation, where they listened to city officials, state parks representatives and other experts. The panel was organized by Margaret Marino, a resident who has expressed concerns about the vegetation at city meetings and reached out to state departments and ecologists for assistance.

While some residents enjoy the vegetation and worry that management practices could impact wildlife, others are concerned about public safety, fire hazards, invasive species and more.

"We've got many non-native species in there and we've got very invasive species, not just Scotch broom, but species such as thistle, blackberry vines that continue to spread due to birds," ecologist and panel participant Kathleen Sayce said. "I am interested in restoring the prairie that was there, which is a handful of native species of grass."

Sayce said the city taking a hands-off approach "leads you into a mess in the long term."

Safety, fire concerns

Gearhart Police Chief Jeff Bowman said the trees and other dune vegetation could lead to larger problems, from widespread camping violations to potential assaults, if the city does nothing.

"We, by not doing anything, are inviting people in to live, to camp," Bowman said. "It's bad for Gearhart to have all that, in my opinion, as a law enforcement officer. You can't see 5 or 6 feet in front of you half the time and I usually have my gun out because I don't know who I'm going to encounter."

Bowman has located campers, college students and homeless people staying in secluded areas in the dunes. It took him several days to find three people living in the area.

Gearhart Fire Chief Bill Eddy said he has watched the vegetation on the dunes grow over the past 20 years.

If a fire occurred in the dunes, the Fire Department would not enter the area because "the fuel load is so great out there that you don't want to get anywhere close to it."

"This site is probably never going to be what it once was, but it can be a managed natural landscape that works for safety, fire, city and animals, too," said panel participant Vanessa Blackstone, wildlife biologist with the Oregon Parks and Recreation Department.

Panel participant Neal Maine, naturalist and former science teacher, said a plan should involve figuring out the city's "ecological umbrella."

Luke Colvin, certified arborist and panel participant, said the trees would continue to grow quickly if left alone.

Management plan

Families and volunteers have pulled out Scotch broom in the area in past years, but the efforts have not made a major difference. A plan for managing the vegetation could be a "fight against Mother Nature" but is an option, Sweet said.

Managing the dunes would likely require a city code amendment. The dunes are in an overlay district, which requires that plants are not cut by more than 50 percent. The city could include an exception in the code that might allow further vegetation management if the council approves a report by a certified professional.

Potential changes would go through a public process at Planning Commission and City Council meetings.

"We're just trying to learn something," Sweet said. "We don't have a policy yet."

Some citizens expressed concerns about disrupting birds and wildlife in the area with potential management methods, such as mowing and herbicide spraying.

Sayce said management would be seasonally specific and not during nesting season.

Though some species will lose while others will benefit from the vegetation management, the species that use the area are common, not endangered, Blackstone said.

No cost estimates are known, but some mentioned the possibility of obtaining grants.

"I believe we have an opportunity," Marino said.

Fort Stevens Park Manager Justin Parker, another panel participant, said Oregon Parks and Recreation would be open to partnering with Gearhart on a dune vegetation project. "We definitely want to be a resource," he said.

Related Stories

World in Brief 01-06-2017

MARKETPLACE

Homes Jobs Public Notices Vehicles

Featured

Observed Birds EBIRD February 9th, 2017 John Margaret Green

IPAC Threatened, endangered or candidate October 2016

List	Species	Specific	Status		
IPAC	Albatross	Short-tailed	Threatened, endangered, or candidate		
Ebird	Blackbird	Red-winged			
Ebird	Bluebird	Western			
Ebird	Bushtit				
Ebird	Chickadee	Black-capped			
Ebird	Chickadee	Chestnut-backed			
Ebird	Crow	American			
Ebird	Crow	Northwest			
Ebird	Dove	Mourning			
Ebird	Dove	Eurasian Collared			
Ebird	Eagle				
Ebird	Falcon	Peregrine			
Ebird	Flicker	Northern			
Ebird	Harrier	Northern			
Ebird	Hawk	Sharp-Shinned			
Ebird	Hawk	Cooper's			
Ebird	Hawk	Red-tailed			
Ebird	Hummingbird	Anna's			
Ebird	Hummingbird	Rufous			
Ebird	Jay	Stellar's			
Ebird	Kinglet	Ruby-crowned			
Ebird	Kinglet	Golden-crowned			
IPAC	Lark	Streaked Horned	Threatened, endangered, or candidate		
Ebird	Lark	Western Meadow			
IPAC	Murrelet	Marbled	Threatened, endangered, or candidate		
Ebird	Osprey				
Ebird	Owl	Barn			
Ebird	Owl	Short-eared			
IPAC	Owl	Northern Spotted	Threatened, endangered, or candidate		
Ebird	Pheasant	Ring-necked			
Ebird	Pigeon	Rock			
Ebird	Pigeon	Band-tailed			
Ebird	Plover	Snowy			
IPAC	Plover	Western Snowy	Threatened, endangered, or candidate		
Ebird	Raven	Common			
Ebird	Robin	American			
Ebird	Sparrow	Fox			
Ebird	Sparrow	Song			
Ebird	Sparrow	Savannah			
Ebird	Sparrow	Lincoln			
Ebird	Sparrow	Golden-crowned			
Ebird	Sparrow	White Crowned			
Ebird	Starling	European			
Ebird	Vulture	Turkey			
Ebird	Warbler	Orange-crowned			
Ebird	Warbler	Yellow-rumped			
Ebird	Wren	Marsh			
Ebird	Wren	Bewick's			
Ebird	Wren	Pacific			
Ebird	Yellowthroat	Common			

*Green letter 4/17, not impacted area

*



SAFETY ZONES 1 (LCES)

Operational Engagement Category

A safety zone is a location where the threatened firefighter can find adequate refuge from an approaching fire.

- What is the difference between a safety zone and a deployment site?
 - The safety zone is the area where a firefighter can survive without using a fire shelter. The deployment site is used when fire conditions are such that escape routes and safety zones have been compromised.
- How do you identify a good safety zone?
 - Consider the distance from the escaped fire as well as topography, winds, fire behavior, and fuels in the area.
 - The best locations are usually "in the black;" those with a minimum of, or devoid of, ground/aerial vegetation; or large bodies of water.
 - Location is scouted and marked well for visibility at all times.
 - Location has been reassessed in relation to line work progress, fatigue, changes in fire behavior, and arrival of additional resources.
 - For radiant heat only, the distance separation between the firefighter and the flames must be at least four times the maximum flame height. This distance must be maintained on all sides, if the fire has ability to burn completely around the safety zone. Convective heat from wind and/or terrain influences will increase this distance requirement.
 - Take advantage of heat barriers such as lee side of ridges, large rocks, or solid structures.
- What should you avoid in selecting a safety zone?
 - Avoid locations that are downwind from the fire.
 - Avoid locations that are in chimneys, saddles, or narrow canyons.
 - Avoid locations that require a steep uphill escape route.

References:

Incident Response Pocket Guide
Interagency Standards for Fire and Fire Aviation Operations
"LCES and Other Thoughts" by Paul Gleason

Have an idea? Have feedback? Share it.

EMAIL | Facebook | MAIL: 6 Minutes for Safety Subcommittee • 3833 S. Development Ave • Boise, ID 83705 | FAX: 208-387-5250

To: City of Gearhart Mayor and Councilors

Date: 5/03/17

Re: City Council Meeting

Subject: Proposed Ordinance Change for Noxious Weed Removal and Fire Safety

HISTORY- I have spent over 30 years in the real estate profession, specializing in view properties. So what we have going on here in Gearhart is right up my alley. I have seen it all in large cities and smaller communities too. When it comes to a view people will do anything they can to get it even though they do not own it. I always caution people-where is that property line because there is no crossing it to get a view. You better own it out to the edge because anything can happen, no matter how unlikely you think it is. I've seen people trespass on to other people's land and cut trees and wind up in huge law suites. I've seen people build a beautiful house and suddenly someone builds right in front of them, even though they thought it wasn't possible and ruins their view. Seen people trespass onto city property to cut and cause huge landslides on a hillside. The stories are endless but it always turns out the same. The one word is always "lawsuits". If you don't own all the land in front of you, anything can block your view. Ocean Avenue is no different. You cannot expect a city and taxpayers to cut and maintain a view that is not your property. It's too expensive and is loaded with liability for all parties involved. This is a dangerous proposition for the city to get involved with. If it's that big of a deal move somewhere where you can control it, like the COVE or WATERFRONT somewhere. Then you aren't obsessing over it.

Now let's talk about the Neocoxie "ghost road". Where did that conveniently come from? Oh I see, it just happens to be right in front of Ocean Ave. and the amendment allows anything to be cut in a huge swath. We do not need this as those homes already have adequate buffers for fire protection if they maintain their yards properly. If there was a fire, with the fire trucks parked on Ocean Ave. with their hoses and their cleared back yards there shouldn't be any problem with fire at all. So get rid of this nonsense. But wait a minute, I'm feeling a real estate

deal brewing. It makes perfect sense here. But one thing: This makes the City look bad. In the current political climate this resembles the 1% controversy. This isn't the smartest thing to be taking on right now. My advise-tank this idea. You are looking for trouble.

So my suggestion is compromise: View protection is not the city or tax payers responsibility . So what is important from what I am hearing it is Fire Protection and Fear (of all the issues we have talked about). So under the proposed text for the for the Ordinance in front of you-

1. Throw out #6 entirely. (Neocoxie ghost road) . Nothing but problems.
2. Under (2) (trimming or pruning of vegetation) take out to "protect views" and change the destructive amount of trimming and pruning to 20% instead of 50%
3. Under (3) (the city approval for trimming or pruning) this is excellent because we have formed a Dune Management Committee to help the city with the pruning and trimming that needs to be done. This will eliminate all the fears that have come forth which I often refer to in my past letters and also keep vegetation away from the fire road. This is only good if the Dune Vegetation Committee that was just set up is allowed to do their work before decisions are made.
4. Defining the fire road: This needs to be described with exact square footage with a standard that is used (not some destructive, unnecessary amount.) 15-20 feet appears to be the norm. Having confusing text like 1 ½ times a tree's height is confusing and hard to manage. Make it simple and easy and DEFINE it exactly with a survey and markers. Then it's set in stone, not to ever be disrupted or messed with. Under number (2 & 3) above, will take care of keeping it maintained also.

So there you have it. You got a great fire road that is set in stone and accomplishes great access for the fire department. You have calmed all the fears with the trimming and pruning under 2 & 3. And you have kept in tact a very special wildlife area with trails for walking the dogs and kids (and ourselves!!!) Also you are preserving the enjoyment it provides for so

many of us here and all the visitors that come here for the "Gearhart Experience". Hopefully you will STOP and Listen right now and think about what you are doing. Showing that you are willing to compromise and listen to everyone and not just a few is the right decision.

Thank you

Nancie Clark

PO Box 2132

City Planning Commission meeting May 3, 2017