

**March 2, 2022**

**PUBLIC HEARING FOR THE PURPOSE TO CONSIDER THE PROPOSED GEARHART PARKS  
AND RECREATION MASTER PLAN DRAFT**

The public hearing was called to order at 6:06 p.m. by Mayor Cockrum. Present were Mayor Paulina Cockrum, Councilor Reita Fackerell, Councilor Kerry Smith, Councilor Brent Warren, Councilor Austin Tomlinson, City Administrator Chad Sweet, City Treasurer Justine Hill, City Planner Carole Connell, Executive Assistant Krysti Ficker, and Planning Assistant Angoleana Brien.

Mayor Cockrum opened the public hearing to consider file # 21-004 CP.ZTA amending the comprehensive plan, zoning ordinance and subdivision ordinance and read the disclosure statement.

Mayor Cockrum asked if there are any conflicts of interest that any councilors need to declare, or ex parte contact or personal bias? There were no declarations.

Mayor Cockrum asked if anyone in the audience had any challenges to the council's ability to make an impartial decision? There were no challenges.

**STAFF PRESENTATION**

Connell said this is a hearing to consider the current draft. She gave an overview of the purpose of the plan draft, and the codes that are relevant to the plan. References to the Transportation System Plan (TSP) will be added, which is a transportation system plan. There are several maps of bike and pedestrian trails, and all of their details and locations are in the transportation plan. It is important to understand that the TSP is relevant to this plan and could affect new development, such as a planned park that is being developed by the city as an addition to the park system. The current draft contains proposed zoning ordinance amendments that would be added to the parks and open space zone. An example is the Necanicum estuary requiring a 50 foot riparian vegetation setback, that's also required by this plan and by the existing comprehensive plan. The net effect is there's some city owned park land on the estuary around Wellington that would be subject to this 50 foot riparian vegetation setback. Connell gave a summary of the areas of importance and the park plans' connection to the Comprehensive Plan to help develop the city's parks in the future. Connell stated that the state granted an extension to complete the plan by the end of April.

Mayor Cockrum stated concern the plan appears to be missing information on the legends on page 40. The colored dashes do not describe the city names and need to be added. Also, the parks capital improvement plan, the future proposed parks section, and sections four and five, appeared to be a work in progress. Connell responded it is meant to be something the Council could update every year or two. In all cities, capital planning is fluid, and different funds are received that may match an ear-marked park plan from the document. The Capital Improvement Plan (CIP) identifies a long term, medium term, or short term goal for a proposed new park, or other activity that is on the list. Connell does not see any problem with this being a working document.

Mayor Cockrum said there was no applicant's report, then asked if there were any proponents who wish

to speak at this time on the Parks and Open Space Recreation Master Plan.

Mayor Cockrum opened testimony for proponents.

Michael Hoard - 13095 Princeton Court, Lake Oswego, OR

He wanted to reiterate the desire to keep the existing traffic patterns on the beach access, and that numerous times in the document, it talks about keeping things as they are, or that there's not an intentional plan for improvement at this time. He is advocating to keep the existing traffic patterns that the city has now, with regard to the beach access, and photos and maps, etc.

Carol Lucas - PO Box 2221, Gearhart, OR

She lives at third and Ridge Path. She was concerned that there is nothing expressing any concern about privacy, safety, or other concerns people living along the Ridge Path have, and would like to see something like that added in. She feels these things are very detrimental to those living on the path, because it increases the traffic. She suggested keeping the paths in town unconnected; so that they may be used, but are not attractions for long hikes. She was also wanting to know if there are extensions to be made, and the people that are located along the paths or next to these parks could be notified of these in a timely manner. She asked that in policy number 3.8, page 14, Section D. could strike the non-motorized bicycles that are in that phrase. She feels that is a mistake. She mentioned that several other places in the plan document, both point 2.4 and point 2.5, and the map in other places, refer to it as for foot traffic only. But even more importantly, it's very clearly stated in the original plat map of Gearhart that it's a pathway or footpath to be used for foot travel only. The bikes have done so much damage to the path. She believes they're dangerous to the walkers. She asked if that was intentionally put in there, and what she could do at this point to make sure that doesn't go through and get finalized. She thinks that would be a mistake, concerning the ridge path particularly, as it is connected around to the other road, and you've got the bike trail out there next to the golf course.

Mike Cranston - 5130 SW Windsor Ct, Portland, OR

Thanked the Planning Commission for their leadership, and for their interest in taking the entire community's interests into consideration, though it was tough. Regarding this plan, it was comprehensive, collaborative, and it showed a lot of leadership. He would endorse the plan the way it is, the way the planning commission delivered it, and hope it would be approved.

George Van Hoomissen - 276 N Ocean, Gearhart, OR

Thanked the Planning Commission, and people who participated during the planning commission process, for their help in moving it forward. He regrettably was not a part of the discussion, and didn't hear all of the discussion about the bikes on the Ridge Path issue. However, now that Carol Lucas has pointed out the issue where the draft allows non-motorized bicycles on the Ridge Path, he would agree with Carol Lucas. It is his view that the Ridge Path does not currently allow bicycles, and as a user of the Ridge Path, should not be changed to allow them. He suggests that the Council modify this draft.

Tom Thies - 292 Woodland Ave, Gearhart, OR

He believed that it probably would not be a good idea to have bicycles on the Ridge Path, given that the path is so skinny.

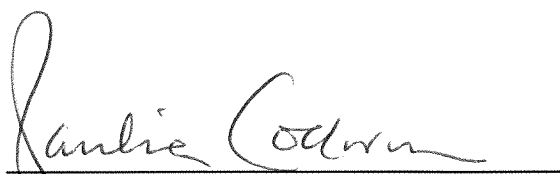
Mayor Cockrum opened testimony for opponents. There were none.

Mayor Cockrum opened testimony for neutral comments.

Peter Watts - City Attorney - Believes it to be really important that the demographic information in the plan reflects the most accurate census data, and that, in his opinion, having that accurate data will make the city more competitive as far as state grant dollars; particularly around population, which was significantly above the Portland State estimates. Also, the city would want the most accurate information in any of our plans.

Connell said that there is a letter with some recommendation options for wording, if interested, on page nine of the staff report.

On MOTION by Councilor Smith, 2nd by Councilor Tomlinson, to continue the hearing until March 29, 2022 at 6 p.m., the date of the previously scheduled worksession. Incremental improvements that have been identified as missing will be made so Council can deliberate on a more finalized document. Motion carried at 7:04 p.m.



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Paulina Cockrum, Mayor



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Chad Sweet, City Administrator