

Richard Piacentini to me

Jun 30

Hi Chad

It has come to my family's attention that the city has convened a committee to make recommendations with regards to the vegetation on the sand dunes in Gearhart, and that this committee is considering recommendations that would increase the amount of woody vegetation and trees in the dunes. My family has owned a home on S. Ocean Ave for almost 50 years and we strongly oppose any changes in the City's ordinances which have the intent of increasing the amount of woody vegetation and trees in the sand dunes.

Historically, the vegetation on the dunes has been beach grass. When our house was purchased in 1970, there were no pines or scotch broom on the dunes between S. Ocean Ave and the beach, and the vegetation in that area remained beach grass until about 20 years ago. It was only then that the woody species referred to by the committee, such as shore pines and scotch broom, began growing in that area. We have many old photos of Gearhart in our home and they too show that historically there has been only beach grass in the dune area between S. Ocean Ave and the beach.

The pines and scotch broom are not needed for dune stability since erosion is not a concern. In fact, if anything, the concern should be the opposite of erosion since the dunes continue to increase in size. Since we've owned our house, the dunes have become ever larger, with the distance from the street to the beach having increased significantly during that time. It's also worth stressing that scotch broom is non-native to the PNW and is considered to be a noxious, invasive species by the state of Oregon, which recommends its removal. Any recommendation that would seek to increase the amount of scotch broom would be in opposition to state policy.

We have seen numerous fires on the dunes and expect to see numerous more. A fire in the beach grass on the dunes is frightening, but those fires are much easier to control than a forest fire. When you consider the fire danger, a recommendation to increase the amount of woody vegetation in the dunes seems inconceivable. A grass fire is bad enough, but a fire fueled by trees can be a monster, one which could easily cause significant property damage and possibly the loss of life.

Woody vegetation in the dunes decreases light and makes the dunes dark, unwelcoming and unsafe. Walking to the beach through the grass is comfortable and safe because it is light and a person can see and be seen. The opposite is true when it's dark because of trees and woody vegetation.

People want to see the views of the water, the mountains and the sunsets. Allowing vegetation to grow in the dunes will block those views from public areas and from private residences.

Simply put, there is no reason to change the city's ordinances relating to vegetation in the dunes. Woody vegetation in the dunes provides no benefit, but has many detriments. Some of those detriments, such as fire and personal safety, create dangers and possibly liability for the city in the event of an unfortunate incident.

As someone who knows this area well, and speaking on behalf of myself and my many family members who love and enjoy Gearhart regularly, I strongly urge the committee not to make any recommendations which would act to directly or indirectly increase the amount of woody vegetation in the dune areas between Ocean Ave and the beach. The actions which we oppose include those such as requiring permits, approval or arborists to cut vegetation, limiting the amount of vegetation that can be cut or requiring the replanting of woody vegetation to replace vegetation that has been removed.

Thank you,

Richard Piacentini

Gearhart Dunes Vegetation

Neil Grubb to me

Jul 26

Chad - thanks for all of the thoughtful work the City Council has put in on the dunes vegetation issue. We haven't been able to join work sessions, but we have kept up on all of the meeting notes.

While we don't have the good fortune of a direct view of the dunes from our house, we walk the 3rd Avenue beach trail or the Little Beach point trail just about everyday we are in Gearhart. Over the past 20 years, we have seen the scotch broom and non-native pines take over parts of these trails. We are in support of the efforts to return these areas to dune grass by eliminating the scotch broom, pines, blackberries, etc.

Thanks very much for City's work on this matter.

Neil & Linda Grubb
329 North Cottage

...

Dunes-pines-Broom

Mark Madden to me, susan@sdspx.com, Mark

Jul 26

Chad

Please accept this letter as full support for the removal of all trees and broom from the dunes, commencing at the trailhead on Wellington Avenue. A complete removal of all growth on little beach up to private property, out to the ocean front and down to the beach access at the 10th Avenue road at the hotel is desired.

I have witnessed over the past five years fires, homelessness, trash and camping, loss of view and concealed persons attempting theft.

When I purchased my house I had a full view of the bay and there was not even a public parking lot between our property and little beach. Moving the parking from the east side location has caused a dramatic increase in noise, debris and 24/7 use. Unfortunately some of the increased public use has brought an undesirable element to our neighborhood and increased the risk for fire, homelessness and safe security for our home and family.

We feel threatened, and the vegetation growth only allows for a larger problem going forward.

Return the land to its original native dunes, remove the growth, and eliminate a majority of the danger for the community.

Thank you for your assistance.

...

Susan schnitzer and Greg goodman

Susan Schnitzer to me

Jul 25

Chad, are you available to meet me at our home tomorrow? My company leave around 10 am, and I'd like to chat about our property and what's in front of it before returning to pdx in the afternoon.

I'd also like to ask that our letter below be put on public record.

Thank you,

Susan

[503-781-8345](tel:503-781-8345)

Sent from my iPhone

Begin forwarded message:

From: Susan Schnitzer <susan@sdspx.com>

Date: April 16, 2017 at 8:05:10 PM PDT

To: "planning@cityofgearhart.com" <planning@cityofgearhart.com>, "chadsweet@cityofgearhart.com" <chadsweet@cityofgearhart.com>, "mayorbrown@cityofgearhart.com" <mayorbrown@cityofgearhart.com>, "councilorsmith@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

Dunes landscaping

Mary Murphy to me

Jul 27

Chad,

I am new to S. Ocean Avenue but my neighbors have filled me in on some of the controversy.

I am not in favor of the scotch broom or the shore pines. The elk attacks in the last month are disturbing and I am guessing that the pines are very attractive to the elk population.

I also witnessed a camp site on Memorial weekend on the night of the fireman's ball in the small grove of pines at the bottom of our beach trail. They had a small fire burning at the site and when my husband told them they can't burn a fire there, they assured us that they had permission. The police/fireman couldn't respond until many hours after we called, but they moved the homeless campers around 2 am.

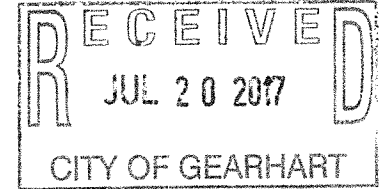
The most important reason that I'm not in favor of the shore pines is to keep my ocean view unobstructed. Our view to the south is already partially lost and our view to the north will be soon.

Thank you,

Mary Murphy

702 S. Ocean Avenue

DENNIS R. CONNER
CERTIFIED PUBLIC ACCOUNTANT
CLATSKANIE, OREGON 97016



July 20, 2017

To the Mayor and Council
City of Gearhart
Clatsop County, Oregon

I am engaged to audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Gearhart (the City) for the year ended June 30, 2017. Professional standards require that I provide you with the following information related to my audit. I would also appreciate the opportunity to meet with you to discuss this information further since a two-way dialogue can provide valuable information for the audit process.

My Responsibility under U.S. Generally Accepted Auditing Standards

As stated in my engagement letter dated June 26, 2017, my responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. My audit of the financial statements does not relieve you or management of your responsibilities.

Generally accepted accounting principles provide for certain supplementary information to supplement the basic financial statements. My responsibility with respect to the Management Discussion and Analysis (MD&A), which supplements the basic financial statements, is to apply certain limited procedures in accordance with generally accepted auditing standards. However, the MD&A will not be audited and, because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance, I will not express an opinion or provide any assurance on the MD&A.

I have been engaged to report on the budgetary comparison schedules and other financial schedules listed in the table of contents, which accompany the financial statements. My responsibility for this supplementary information, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Planned Scope, Timing of the Audit, and Other

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, my audit will involve judgment about the number of transactions to be examined and the areas to be tested.

My audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. I will generally communicate my significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. I will also communicate any internal control related matters that are required to be communicated under professional standards.

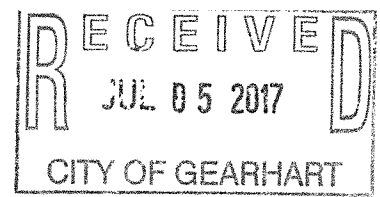
I expect to begin my audit within 30 days of receiving your data which I have requested and issue my report no later than December 31st. Dennis R. Conner is the engagement partner and is responsible for supervising the engagement and signing the report.

This information is intended solely for the use of the board of directors and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in black ink that reads "Dennis R. Conner".

Dennis R. Conner, CPA



The supporters of the Townsend initiative to repeal Gearhart's existing Short Term Rental Ordinance and replace it with their own version claim in their recent mailer it is necessary "to maintain the quality of life for our city."

Whose quality of life is maintained by allowing an unlimited number of vacation rentals in residential neighborhoods throughout the city?

Whose quality of life is maintained by allowing nine people over twelve plus an unlimited number of children under twelve in a three bedroom house?

Whose quality of life is maintained by not requiring rental owners to provide on site parking to help alleviate parking congestion on narrow city streets?

Whose quality of life is maintained by not requiring rental owners to demonstrate that they have a functional septic system capable of handling sporadic use by large numbers of occupants?

Whose quality of life is maintained if over worked septic systems fail at an ever increasing number of rental units lead DEQ to mandate a city wide sewage system that over time will be paid for by all property owners?

Whose quality of life is maintained by not requiring rentals to be inspected by the local building official, the only inspector permitted by law to evaluate life safety conditions?

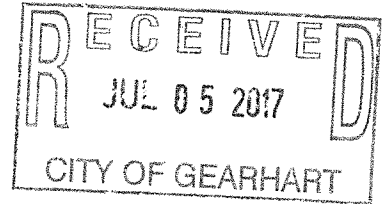
Whose quality of life is maintained by not requiring rental owners to provide for the trash created by their guests over a weekend to be safely stored until trash pickup day?

It seems that the only people whose quality of life will be maintained are the out of town investment property owners behind this initiative. They don't seem to realize that degrading the overall quality of life in Gearhart will eventually degrade their own properties as well as the rest of the town's.

I urge the Council to reject the initiative, place it on the ballot and allow the voters of Gearhart to vote it down in November.

Dianne Widdop
1236 Fifer Heights
Gearhart

Gearhart City Council
Regular Meeting, July 5, 2017
Citizen Comments
John Green
1250 N Ocean Avenue
PO Box 2597
Gearhart, OR



Judging from an email in the council's packet this month, there are some pretty wild rumors going around about the work of the Citizens' Dune Vegetation Committee. The following is my own view, as a resident of Gearhart and ~~not~~ not as a representative of the Committee.

As a participating member of the committee, I would like to assure you that the committee is not advocating the planting of woody vegetation to expand the forest. We are also not proposing to preserve vast swatches of Scotch broom. The Committee is seriously trying to trek the difficult road to compromise what seems to have become a struggle of ocean views versus views of trees and wildlife, practical vegetation management for the health of the trees and ecosystem as well as public safety. The issue is further complicated by involving various ownership scenarios including Gearhart public parkland, other public, as well as private ownership. We are hoping each can be accommodated but as in any democratic process, the end result will not make everyone totally happy. The committee members have been diligently researching tree health, scotch broom eradication practices, recommendations for defensible space around homes for protection from wild fires, to name a few. All of the documents are being posted to the web site for study. A vast array of information has been brought to the table for discussion. We hope to bring valid recommendations to the council for consideration.



Gail Como <info@ci.gearhart.or.us>

Form submission from: Contact Us

1 message

City of Gearhart Oregon <info@ci.gearhart.or.us>

Wed, Jul 5, 2017 at 8:20 PM

To: info@ci.gearhart.or.us

Submitted on Wednesday, July 5, 2017 - 8:20pm
Submitted by anonymous user: 66.169.255.155
Submitted values are:

First Name: jan

Last Name: lund

Email: zuppacat@gmail.com

Question/Comment: Hello, I just tried to attend the city council meeting(actually happened in May too), and had to stand in the outer room with a dozen other people. I finally left as it is impossible to hear the audience talking to the council and the council people sitting on the west side of the room ,which is disappointing. I was wondering if there is a possible solution to this situation. Perhaps a larger space or a microphone for the room. I'm not the only one who eventually leaves. Now this is a good problem to solve don't you think? So many people wanting to be present and participate!
Thank you, Jan Lund PO box 2336

The results of this submission may be viewed at:

<http://www.cityofgearhart.com/node/7/submission/561>

*Mad - please call
John 949-566-8664*

**PETITION FOR FORMATION OF A
PEOPLE'S UTILITY DISTRICT IN CLATSOP COUNTY**

Pursuant to Oregon Revised Statutes (ORS) 261.105-261.225

To the Board of County Commissioners of Clatsop County:

We, the undersigned petitioners, request that proceedings be initiated for the formation of the Cascadia People's Utility District to provide electrical service. Attached hereto as Exhibit A and incorporated herein by this reference, is a legal description of the boundary of the territory proposed to comprise the Cascadia People's Utility District. Also attached hereto as Exhibit B, and incorporated by this reference, is a map of the territory to comprise the Cascadia People's Utility District. The certificate of a registered engineer or land surveyor stating that the legally described boundaries of the territory proposed to comprise the Cascadia People's Utility District is attached to this petition as Exhibit C.

- All the territory in the proposed District is within Clatsop County
- All the territory in the proposed District is presently located within the area where electrical service is provided by Pacific Power.
- The territory in the proposed District does not include any area where electrical service is provided by another People's Utility District or Electric Cooperative.
- The territory in the proposed District includes the cities of Cannon Beach, Gearhart, Seaside and Warrenton. None of these cities presently provides electrical service to its residents.

All petitioners are electors registered in the District as indicated on petition signature sheets attached to this petition as Exhibit D. Petitions represent fifteen percent (15%) of all the electors (11,843) in the proposed District.

The District proposes to impose a special levy to finance an engineer's report on revenue bonds for the acquisition of the existing initial utility system, including the replacement value of the unreimbursed investment of Pacific Power installations within the proposed district. The electors within the district must approve the issuance of these revenue bonds per ORS 261.355.

Chief Petitioner affirmation:

We, the undersigned, affirm under penalty of perjury that we are the Chief Petitioners in the foregoing PETITION FOR FORMATION OF PEOPLE'S UTILITY DISTRICT and that all statements in this Petition are accurate to the best of our knowledge.

Signed this _____ day of _____, 20____

_____	_____	_____
Chief Petitioner (sig)	Chief Petitioner (sig)	Chief Petitioner (sig)

_____	_____	_____
Printed Name	Printed Name	Printed Name

_____	_____	_____
Mailing Address	Mailing Address	Mailing Address

_____	_____	_____
_____	_____	_____
_____	_____	_____

Map

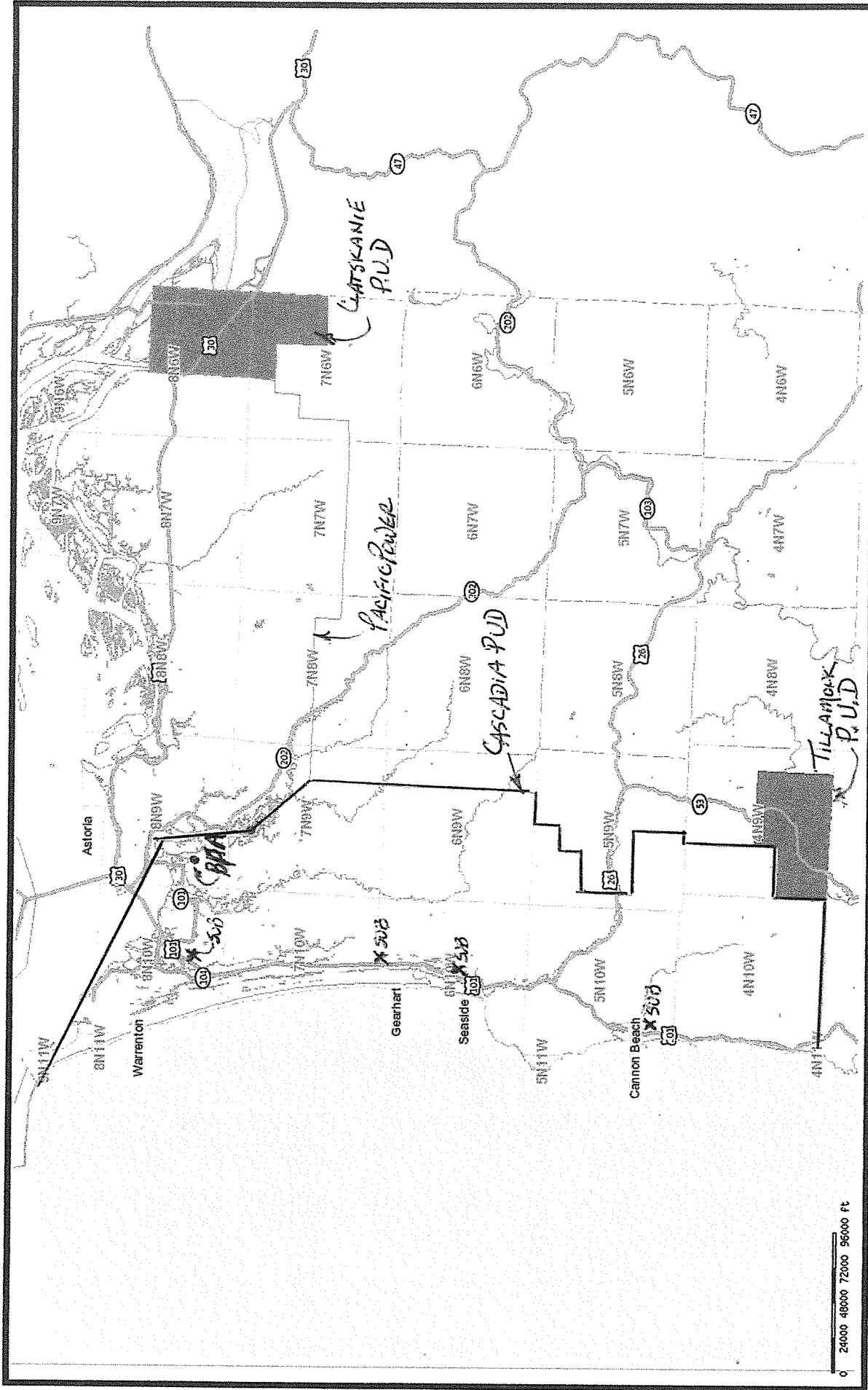


FIGURE 2



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.

ADVANTAGES OF CASCADIA PEOPLES UTILITY DISTRICT

1. Locally elected boards make energy policy decisions with one mandate—to provide reliable energy at "cost";
2. PUDs receive priority access to less expensive Bonneville power administration (BPA) power and services;
3. PUD electrical rates are typically 30 % below Pacific Power rates saving a typical residential customer about \$350/yr. Local businesses, industries, school districts and local government will save thousands;
4. PUD electrical service is more reliable since maintenance, spare parts, and system upgrade decisions are made locally. Pacific Power has not implemented needed electrical system improvements that were identified over 5 years ago to improve electrical system reliability in our service area;
5. Formation and operations of PUDs are a completely open process, offering ratepayers maximum input and accountability;
6. PUDs can issue attractive tax-free revenue bonds which means improvements can be financed at a lower cost;
7. PUDs don't pay any income taxes because they don't make a profit off of consumers;
8. CascadiaPUD can proceed to develop local renewable power sources that can remain operational after a Cascadia event. Staying with Pacific Power means a 6 month power outage;

9. Electrical Service administration family wage jobs will be moved from Portland and Wyoming to locally employment. Local Pacific Power electrical maintenance employees will be offered PUD reemployment;
10. Renewable energy projects completed by Cascadia PUD will offer completely new family wage construction and operations jobs for local residents. Consumer contributions for renewable energy funding will be spent locally rather than in Wyoming;
11. Once formed, PUDs can cooperate under an intergovernmental agreements to facilitate cooperation between agencies for joint purchase of generation assets and shared use of facilities.
12. Consumer energy efficiency programs and low income ratepayer subsidies will be tailored to meet local conditions;
13. Lower energy costs will allow the development of new economic development opportunities and additional family wage jobs for the area;
14. Lower energy costs will raise the standard of living for residents of the service area;
15. Lower energy costs will raise the profitability of businesses in the service area allowing them to expand and create better economic health for the service area.
16. Lower energy costs for government customers will allow them to expand resident safety programs for residents and/or reduce taxation;

17. Lower energy costs for local schools will allow them to increase funds for improving student education without requiring tax increases.

Prepare for Cascadia

Forty-five years ago, no one even knew the Cascadia Subduction zone off the coast of Oregon existed. Now the odds of a big Cascadia earthquake and tsunami in the next 50 years are roughly one in three. The north coast of Oregon has been told that they can expect to be without electrical power for six months. Evacuation planning has shown that the vast majority of the northern Oregon coast residents and visitors will survive a Cascadia event. North coast residents are planning on developing a new electrical generation capability, the Cascadia People's Utility District, which will mitigate long-term loss of power to the area.

Pacific Power services coastal Clatsop County and was approached about building a new renewable power facility above the tsunami inundation zone. To comply with State mandates for more renewable power to replace its coal-fueled electrical generation, Pacific Power decided to center its renewable power generation program on building wind farms in Wyoming. While the addition of renewable power projects are good, a project in Wyoming does nothing to mitigate the north coast's potential six-month loss of electrical power. After some investigating, all areas surrounding Clatsop County have electrical service provided by locally owned and controlled, non-profit People's Utility Districts.

The biggest opportunity for north Clatsop County consumers would be to choose to

build an independent source of renewable power for the area, so if damage to the Bonneville transmission lines threatens a six-month outage, we will have our own system in place. We don't need Pacific Power's permission — we can do it ourselves, and that's why Cascadia PUD needs to be formed. It costs you nothing and provides a future for the area. For more information about this process, contact me at 949-566-8664, or [johndunzer@msn.com](mailto: johndunzer@msn.com).

John Dunzer
Seaside