

PUBLIC HEARING – TRANSPORTATION SYSTEM PLAN

AUGUST 2, 2017

The public hearing is to considered approval for the draft transportation system plan and related comprehensive plan, subdivision and zoning ordinance amendments for file #17-009CPA.ZTA was opened at 7:00 pm by Mayor Brown. Members present were Mayor Brown and all council persons, City Administrator Chad Sweet, Planner Carole Connell, Attorney Peter Watts and Kevin Chewuk of DKS Associates.

Brown noted a Transportation System Plan is required to obtain grant money for city transportation projects. He read the disclosure statement into the record. Brown asked for any exparte contact, conflict of interest or bias. None was declared. Brown asked for any audience challenges to the council being able to impartially hear the proposal. None was voiced.

Connell summarized the staff report noting the TSP is the long-range thinking for transportation planning in Gearhart. Elements of the process include TSP Volume 1 the planning document, TSP volume 2 the background report, and Tech Memo 7 the amendments to the comprehensive plan, subdivision ordinance and zoning ordinance. As recommended by the planning commission after the July 13th hearing and following public testimony the goal is to approve Volume 1, and the amendments to the zoning, comprehensive plan and subdivision ordinance. Connell noted the process was 100% funded by the state, Gearhart is one of the few cities that does not have a TSP with a TSP the city will be eligible for grant funds, the plan was funded primarily because the plan is the first to have a tsunami evacuation element and to be a model for other cities in the state. Connell referred to the City Staff Report noting the findings in support of the amendments. Connell introduced Kevin Chewuk from DKS Associates to summarize the aspects of the document.

Chewuk noted Volume 1 is a summary of the work done in the last year and a half and Volume 2 is a collection of the data. The TSP is a plan of investment strategies for the next 20 years including trails, roads, bikes, pedestrians. Chewuk mentioned the funding gap, not enough money to meet all the needs of Gearhart. He reviewed the new vision for Highway 101, improving eastside connectivity, projects to help facilitate tsunami evacuation routes, standards and policies to apply to new developments so they are consistent with the visions of the city. The plan has 59 projects at a total cost of \$51 million; each project will need detailed study and funding secured before development. Over 20 years it is anticipated

the city will have a \$27 million funding gap, he reviewed possible revenue sources to meet some of the need.

Connell reviewed the proposed amendments which will provide transportation standards for new developments. She said short-sighted development decisions were made in the past without the kind of guidance provided by this document. She said no projects are specifically funded at this time.

Brown opened public testimony. There were no proponents and no opponents.

Testimony was open to neutral comments.

Jack Zimmerman, 408 W Kershul Circle – asked if the intent of the plan was to promote or deter growth.

Connell said the plan is to anticipate growth and know in advance how to deal with it.

Judd Todd, P O Box 2326, Gearhart – said his comments were not neutral. Todd was bothered that the plan is anticipating growth and letting people build in a tsunami zone, he does not think issuing permits to build in a tsunami hazard area was considered in the plan. Just a plan to see how much money the city can get, slowing the highway traffic down will create backups into Warrenton on busy weekends, he sees no coordination with the other problems of the city, the plan should be coordinated with the fire station plan and put on hold.

Connell said there is some plan for expansion with the Urban Growth Boundary, the TSP coordinates the UGB area with the County and ODOT. The plan recognizes we are in a tsunami zone and answers what can be done to save lives.

The public testimony was closed at 7:35pm.

Discussion followed on the history of developing a transportation plan, safety including tsunami, development of a TSP in coordination with the comprehensive plan, opening future funding sources, increasing costs of affordable housing and land development, compliance with state requirements, connecting east Gearhart to the rest of the city.

On **MOTION** by Lorain, 2nd by Smith, based on the findings in the staff report a motion was made to approve the comprehensive plan, the Transportation System Plan, the zoning and subdivision Ordinance amendments, and direct staff to prepare an ordinance of adopt to bring back to the next council

meeting for the first reading. Motion passed 4-1. Lorain – aye, Jesse – nay, Smith – aye, Cockrum – aye, Brown – aye.

The public hearing was closed at 8:05 pm.

Matt J. Brown, Mayor

Chad Sweet, City Administrator