

This document is meant to support the recommendation for Ordinance language dealing with the Beaches and Dune Overlay Zone and further describes thought processes and defines reference sources used during the study. The references have been posted to the City web site and are available for review.

3D: It is recognized that the concept of view varies within the community and is a community value, not that of just a few property owners. The majority opinion of the committee was that protecting existing forested areas for wildlife habitat and recreational enjoyment in the public Parkland is in the interest of Gearhart citizens, but that maintaining the existing forest footprint and preventing its spread serves concerns for views as well as those of public safety. Removal of trees less than 6" in diameter and limbing up would open sightlines and windows for ocean/forest views as well as reduce forest density.

3D: The ordinance does not allow removal of grasses or native shrubs except in the 100' fire buffer zone. These do not dramatically impact ocean views and are contributors to diversity of habitat

3D3: The language for 20% allowed pruning and prohibition of topping was defined based on several government resource sites which are available for review.

[US Forest Service, NA-FR-01-95 "How to Prune Trees"](#)  
[Univ. of Idaho, Bulletin No. 644 "How to Prune Coniferous Evergreen Trees"](#)

3D3: The 12" diameter definition of trees in 6.195.5.C and allowed for removal was thought to be too permissive in allowing removal of mature and healthy trees, which are considered to be a valuable City asset. A 6" shore pine has already lived for over 10 years. It is recommended that removing trees of 6" or less is extensive enough to achieve a great deal of openness in the forested area to protect public safety as well as reveal ocean and forest views but maintains a healthy and maturing forest as part of the existing wildlife habitat.

3D3: Because the committee wishes to protect the health of the trees on city property in the BAD zone, it is recommended that work done on City Parkland be by a certified professional.

3D4: Allowing owners with property in and abutting the BAD zone, to clear a 100 foot buffer westward from their residential structure, as desired, alleviates the danger to residences of fire from fuel buildup. [Firewise "How to Have a Firewise Home"](#)

3D4: It should be noted, that there be no removal of vegetation in the Estuary zone as outlined in 6.175 even though it may be within 100 feet of residential structures.

3D5: The removal of debris is seen as necessary to prevent fire hazard.

3D7: The "Best Practices" Guidelines being prepared for vegetation management includes work windows for all activities within the BAD Overlay zone that are in compliance with the Migratory Bird Treaty Act. These should guide the issuance of permits for work in the zone.