

CITY OF  
GEARHART

**Staff Report**

For Special City Council Meeting - 8/13/2021

***Subject - Old Business - Fire / Police Station Survey Results***

**Synopsis:** In light of the new station location option brought to the Council, it was requested City staff conduct another survey. Due to the time constraints of the ballot measure fast approaching, the survey period would be just over a month long, and the survey itself short and sweet: Do people approve of the City pursuing this new location and would they support a bond to fund it.

The survey was first released via the blog June 25th with 1600 copies mass mailed over the following 2 days to all City water account holders. The survey closure date was August 1st, therefore, the results didn't make it into the August meeting packet; They were distributed at the meeting. However, the August Council meeting ran extraordinarily long and the Survey was tabled to tonight's meeting. Attached are the results, and the Geotech report that was distributed as "late correspondence" at the August meeting.

**Recommended Motion:** Based on where the survey percentages currently sit, Staff finds the results favorable and recommends Council make a motion to pursue the November bond measure. Resolution #964 is on tonight's agenda and is needed to take the fire / police station bond measure to the voters.

**Legal Analysis:** N/A

**Financial Analysis:** N/A

Respectfully Submitted,

A handwritten signature in black ink, appearing to be the name 'Chad', is written over the printed name.



Chad

# FIRE / POLICE STATION SURVEY RESULTS

## Statistics

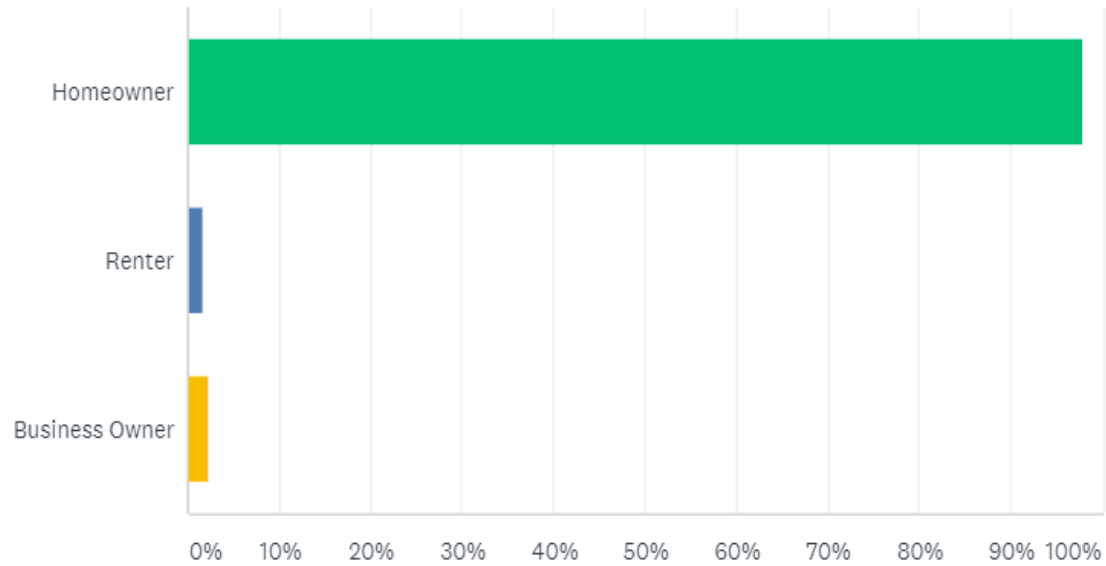
- **TOTAL VERIFIED RESPONDENTS – 554**
- The survey period was from 6-25-2021 to 8-1-2021 – just over a month
  - By comparison, the 2019 survey was open for 3 months and received 947 responses
- The survey was released online 6-25-2021
  - 455 of the 554 verified respondents were online
  - 14 were removed from the initial total
    - 11 duplicate respondents
    - 3 anonymous respondents
- 1600 paper surveys were mailed out by 7-2-2021
  - 99 of the 554 respondents were paper
  - 3 were removed from the initial total
    - incomplete information (unable to submit “blanks”)
  - 26 respondents added comments (included)
  - 1 was received after the survey closed (could not enter)
  - 8 mailed were returned with a forwarding address and re-sent
  - 15 mailed were returned as “Temporarily Away” and were not re-sent

Q2

 [Customize](#) [Save as](#) 

## Are you a Gearhart:

Answered: 554 Skipped: 0



| ANSWER CHOICES                | RESPONSES  |
|-------------------------------|------------|
| ▼ Homeowner                   | 97.83% 542 |
| ▼ Renter                      | 1.62% 9    |
| ▼ Business Owner              | 2.35% 13   |
| <b>Total Respondents: 554</b> |            |

Q4

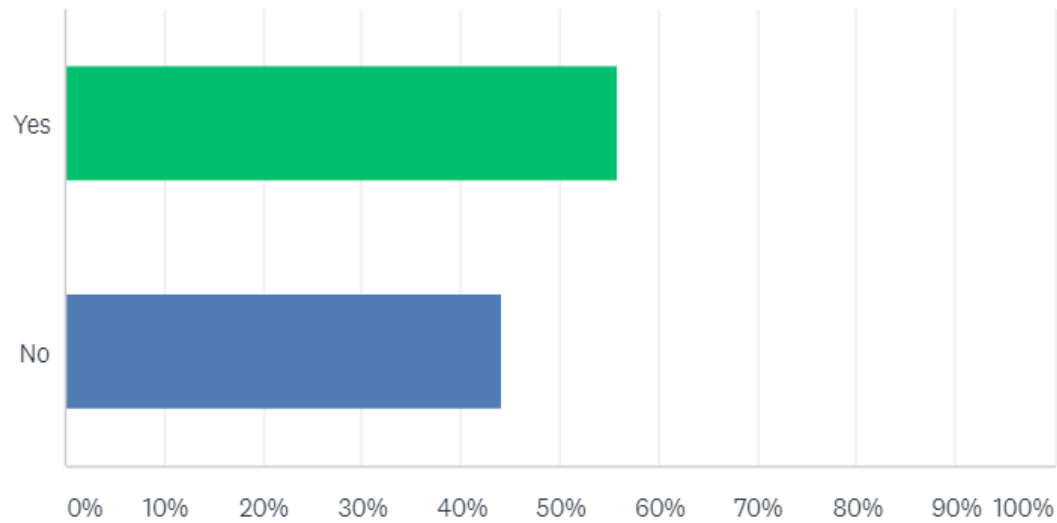


Customize

Save as ▾

## Are you registered to VOTE in Gearhart?

Answered: 554 Skipped: 0



| ANSWER CHOICES ▾ | RESPONSES ▾ |
|------------------|-------------|
| ▾ Yes            | 55.78% 309  |
| ▾ No             | 44.22% 245  |
| <b>TOTAL</b>     | <b>554</b>  |



Q5

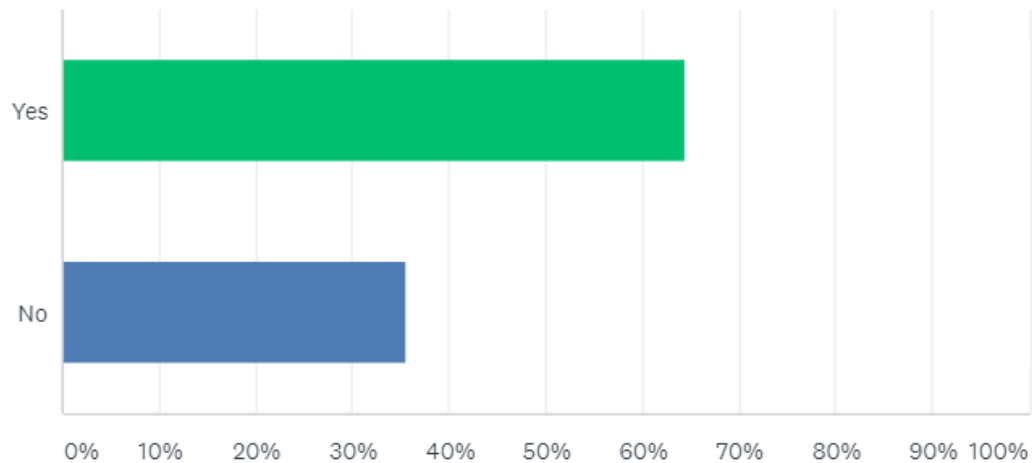


Customize

Save as ▾

Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Answered: 554 Skipped: 0



| ANSWER CHOICES | RESPONSES  |
|----------------|------------|
| ▾ Yes          | 64.44% 357 |
| ▾ No           | 35.56% 197 |
| <b>TOTAL</b>   | <b>554</b> |

Q6

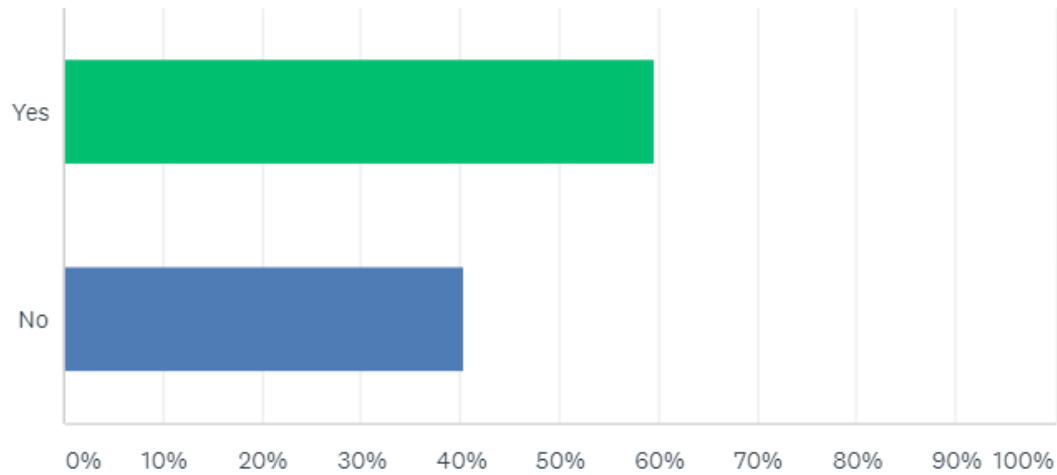


Customize

Save as ▾

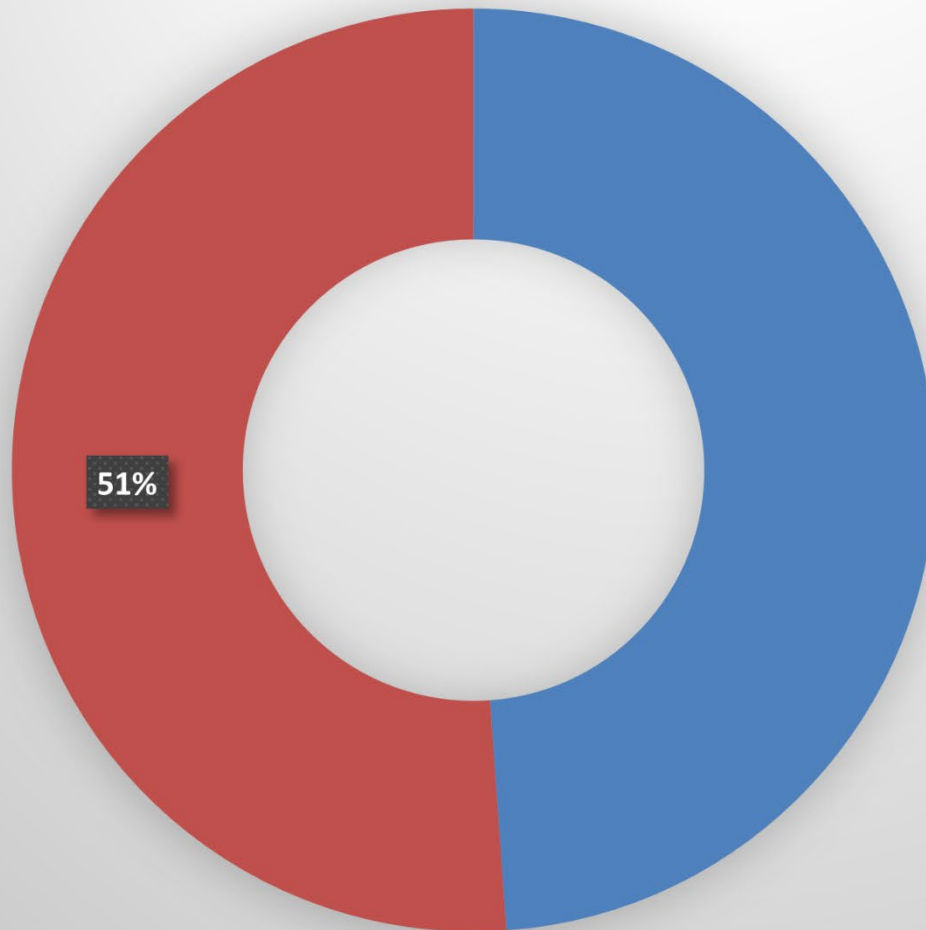
Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Answered: 554 Skipped: 0



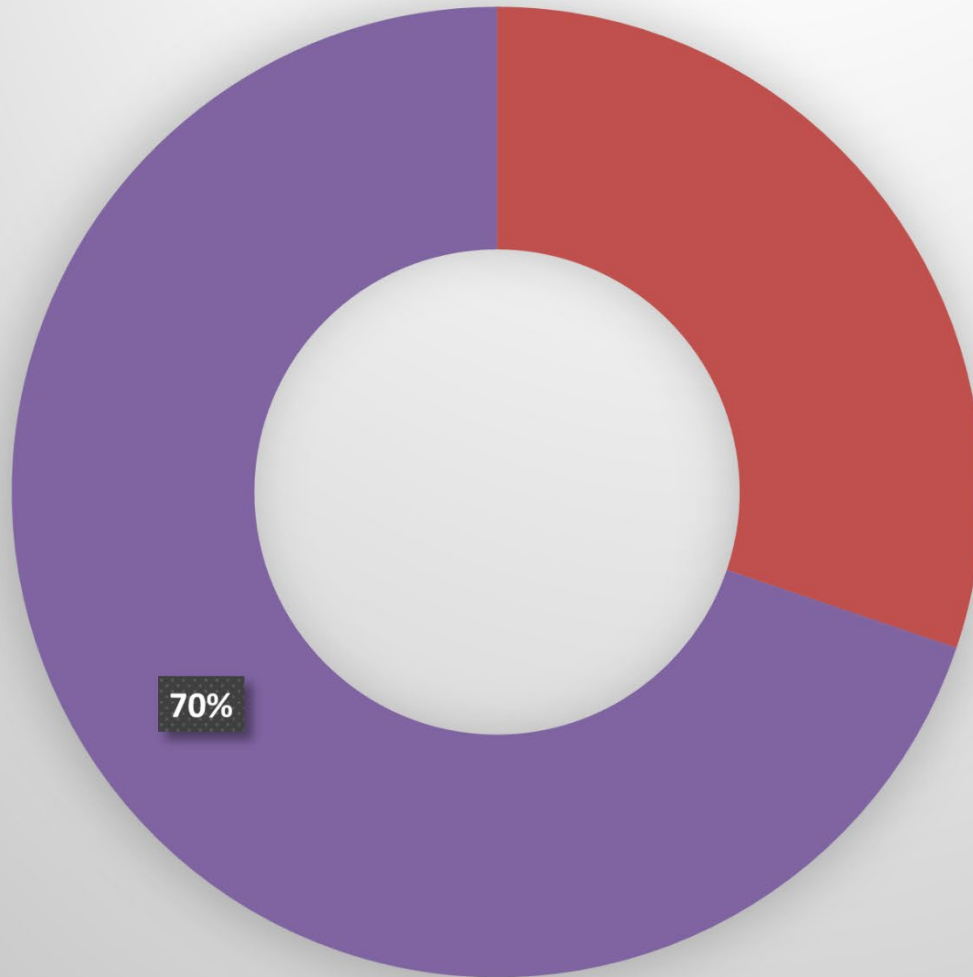
| ANSWER CHOICES | RESPONSES  |
|----------------|------------|
| ▾ Yes          | 59.57% 330 |
| ▾ No           | 40.43% 224 |
| <b>TOTAL</b>   | <b>554</b> |

## Of the 309 Total Voters



■ Yes to Both Location & Bond

## Of the 245 Total Non-Voters



■ Yes to Both Location & Bond



# Proposed Gearhart Fire/Police Station on the dune located at Highlands Ln and 101

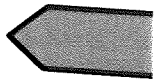


HH #1

July 29, 2021

Gearhart City New Fire/Police Station Location Survey Addendum:

It is our wish if this "land swap" does occur, that the city council, as part of the structured deal, will place a cap on total number of housing units that can be built by the developers on the remaining parcel of land, after the "land swap" has occurred. In other words, after this deal is complete, the developers should not be able to add more housing into the development than what was originally agreed to by the city. No re-platting of the parcel to "squeak" out more buildable lots should occur. We have seen this happen in other developments in Gearhart that started out being nice additions to the community with the end result being housing seemingly built in a helter-skelter fashion, with little consideration given for the impact on the whole design of the development.



\_\_\_\_\_

HH #2

July 29, 2021

Gearhart City New Fire/Police Station Location Survey Addendum:

It is our wish if this "land swap" does occur, that the city council, as part of the structured deal, will place a cap on total number of housing units that can be built by the developers on the remaining parcel of land, after the "land swap" has occurred. In other words, after this deal is complete, the developers should not be able to add more housing into the development than what was originally agreed to by the city. No re-platting of the parcel to "squeak" out more buildable lots should occur. We have seen this happen in other developments in Gearhart that started out being nice additions to the community with the end result being housing seemingly built in a helter-skelter fashion, with little consideration given for the impact on the whole design of the development.



\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

In concept, however what future infrastructure needs which will

4 of 6 answered

require tax funding?  
ie: city hall, etc

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

⊗ had to put No (KD) Submit

how much cost per thousand?

## #1

5 of 6 answered

we know you need a new fire station

(over)

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

In concept, however what future infrastructure needs which will

4 of 6 answered

require tax funding?  
ie: city hall, etc

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

## #2

Yes

No

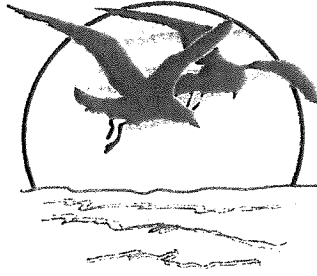
\* had to put No (KD) Submit

how much cost per thousand?

5 of 6 answered

we know you need a new fire station

(over)



CITY OF  
GEARHART

Good Luck!  
Great Location  
3 way win  
CPS - I'll Buy the  
Current Location

### **New Fire / Police Station Location Survey**

*An opportunity now exists for the City to accept a land donation in a desirable location.*

The existing Gearhart fire station is severely outdated and too small for the current level of operations. After a lengthy search process, including consultations with geologists and State of Oregon officials, we arrived at the decision that the High Point site on Marion was the most resilient site for our new fire/police station within the City of Gearhart. For the past two years, the City has pursued the purchase of High Point performing due diligence including appraisal, geo-tech engineering, architectural renderings, and construction cost estimates. As the City prepared to finalize the written purchase agreement and have a vote to finance the purchase/construction at High Point, we received an email from one of the property owners stating the family is no longer interested in selling their 4 lots to the City. And further, the Palisades Homeowners Association will do everything they can to block the City's efforts to have the HOA's road easement between the lots eliminated.

At the same time, the City was approached by a developer who owns a large residential subdivision just north of Gearhart on Highlands Lane. This subdivision is located in unincorporated Clatsop County, with zoning that requires 1/2 acre minimum residential building lots. The developer has requested the City of Gearhart to make the 33 acre subdivision part of the City, which would allow the developer to keep more residential building lots than the County allows. The landowner

(over)

RECEIVED

JUL 12 2021

BY:

*KP*

\* 1. First and Last Name:

### Surprise, surprise

The city of Gearhart spent considerable time and effort identifying locations for a replacement fire station. It was a timely and laudable exercise that considered comments and participation from the local citizens. The proposal ultimately failed.

Gearhart has reacted by endorsing a recently submitted proposal that significantly benefits a developer without benefit, courtesy and time to educate and solicit comment from citizens. The city sent a weak survey essentially asking: "We want it. Will you vote for it? And will you pay for it?"

The proposal allows the developer to double the amount of anticipated housing in that area (surprise, surprise!) effectively doubling the amount of water usage, and doubling the amount of septic, as well as burdening other infrastructure.

Historically, the Gearhart water system costs twice as much as proposed; it currently meets state standards, but has a disagreeable taste. Historically, discussions regarding a sewer system have been aggressively dodged.

Population demands on infrastructure have not been reanalyzed with foresight and awareness of global warming, increased population and increased vehic-

ular traffic.

There are sufficient issues to be redressed before expanding Gearhart's population. High-density population may be trendy, but may also be highly counterproductive.

Is the water system sufficient? Can the wells produce sufficiently in today's warming climate and possible drought conditions? With rising ocean levels, is the saline integration with groundwater or other effluent integration a consideration? What is the effect on traffic and other infrastructure considerations, etc.?

GARY LEWIN  
Gearhart

*fwi,  
not the  
respondent.  
(KP)*

## #1



\* 5. Do you **AGREE** with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes  
 No

4 of 6 answered

Rebuild in existing Location with 2nd Story FOR Police/city offices - And add gathering space FOR Tsunami evacuation on Rooftop!

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes  
 No

5 of 6 answered



## #2



\* 5. Do you **AGREE** with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

4 of 6 answered

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Yes

No

5 of 6 answered

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

4 of 6 answered

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

(put "No", can't be blank to submit) (KE)

I WOULD LIKE TO KNOW WHAT MY TAX INCREASE PERCENTAGE WOULD BE ON MY PROPERTY.

5 of 6 answered

\* 3. Gearhart Physical Address:

[Empty text input field for Gearhart Physical Address]

2 of 6 answered

YOUR taxing us  
Right out of ~~our~~ home  
NO MORE taxes

\* 4. Are you registered to VOTE  
in Gearhart?

Yes

No

3 of 6 answered

### #1

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes  
 No

4 of 6 answered

You should accept comments!

① What to do with existing fire/police space?  
yeah, thanks

Playground! To replace the 2 that were at the school.

② Elevation critical because of tsunami.

③ keep green waste / glass recycle near town center. Extra transport time requires energy & causes more global climate change.

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes  
 No

5 of 6 answered

Make downtown move <sup>(over)</sup> homeowner / resident / tourist friendly.

## #2

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Yes  
 No

4 of 6 answered

You should accept comments!

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Yes  
 No

5 of 6 answered

Make downtown move <sup>(over)</sup> homeowner / resident / tourist friendly.

① We do not support the developer's plan for higher density, even if we need to purchase land for new fire station.

② Where would ingress, egress be for the new fire station?

\* 1. First and Last Name:

## #1

2x  
RECEIVED

JUL 15 2021

BY: 

0 of 6 answered

\* 2. Are you a Gearhart:

Homeowner

Renter

Business Owner

1 of 6 answered

(over)

① We do not support the developer plan for higher density. even if we need to purchase land for new fire station.

② Where would ingress, egress be for the new fire station?

\* 1. First and Last Name:

## #2

2x  
RECEIVED

JUL 15 2021

BY: 

0 of 6 answered

\* 2. Are you a Gearhart:

Homeowner

Renter

Business Owner

1 of 6 answered

(over)

RECEIVED

JUL 19 2021

BY: (K)

what level of environmental review has been done? Is any of this money from federal grants? This federalizes the entire project, and will require more significant evaluation. What about USACE permits for building in a wetland?

\* 2. Are you a Gearhart:

0 of 6 answered

Homeowner

Renter

Business Owner

1 of 6 answered

(over)



\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes  
 No

4 of 6 answered

I don't think we have enough information to vote on this site or any other. Wetlands and traffic at this site has not been addressed. I also do not agree to the size of the station. Sleeping rooms and workout facility is not necessary for a volunteer department. To say we are "saving" 3 mil \$ is false. There was never an agreement w/murphy's in place. Maybe you should work on a scaled down version, instead of fantasy version and see what voters might say. How much was spent on this useless survey, online & print? Can the city support an annexation? I have no confidence in the people in charge can manage this project.

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes  
 No

5 of 6 answered

The previous High Point survey didn't have enough info, lets not go through that again!

(over)



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Yes

No

4 of 6 answered

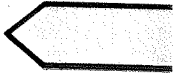
Fire hall needs to be closer to town center located

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

5 of 6 answered



HH  
#1

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Yes

No

4 of 6 answered

Fire hall needs to be closer to town center located

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Yes

No

5 of 6 answered

HH #2

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

4 of 6 answered

Paragraph 3+4. 10.5 million seems like a lot for 10 feet higher elevation. Seems like it could turn into an island if a tsunami were to happen.

It appears to me that the new location will be North of the city limits. How is that more centrally located?

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No How much would the bond financing raise our taxes?

5 of 6 answered

(over)

\* 3. Gearhart Physical Address:

2 of 6 answered

\* 4. Are you registered to VOTE in Gearhart?

Not appropriate to ask where owners vote!

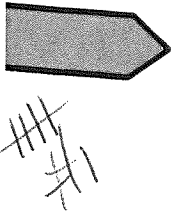
Not OK! Are you trying to gauge voter suppression?

Clatsop County has this information as public record. Redacted as respondent did not want it known.

(KE)  
7/20

3 of 6 answered

Great deal for the developer - new road access paid by taxpayers!



DONE

Powered by  
 SurveyMonkey  
See how easy it is to [create a survey](#).

[Privacy & Cookie Policy](#)

6 of 6 answered


Proposed Gearhart Fire/Police Station on the dune located at Highlands Ln and 101



###  
#2

Great deal for the developer - new Road access paid by taxpayers!

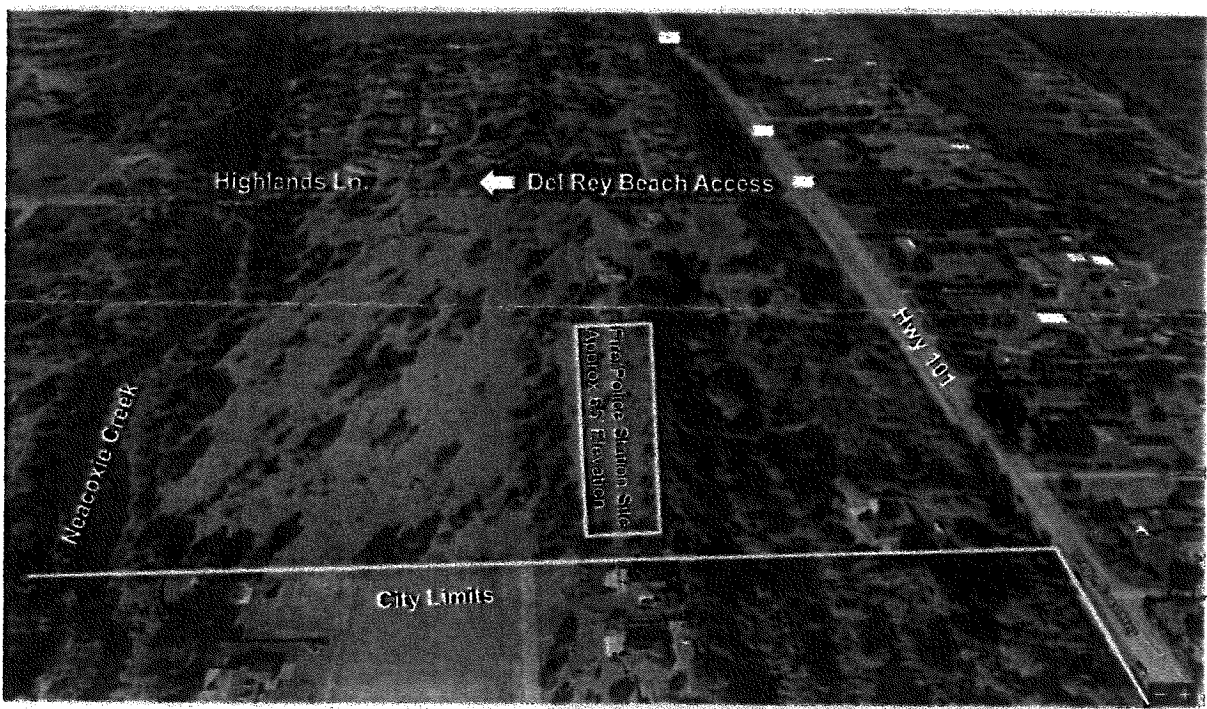
DONE

Powered by  
  
See how easy it is to [create a survey](#).

[Privacy & Cookie Policy](#)

6 of 6 answered

Proposed Gearhart Fire/Police Station on the dune located at Highlands Ln and 101



\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

Not without answers to 4 questions:

1. Has the city gotten its water rights?

2. Does the current water treatment plant

6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

4 of 6 answered

have the capacity to provide the additional water

this proposed additional water?

Yes

3. Does the developer of this proposed new developer pay for all additional infrastructure

No

4. Exactly where would the lot access be located.

5 of 6 answered



\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No at this time  
not enough info  
Seems far from  
"Gearhart"

4 of 6 answered

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

5 of 6 answered

~~#~~ P.S. There is 29+ acres across highway east side available for a lot less money that could be used for all <sup>(over)</sup> of Gearhart 😊

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

4 of 6 answered

2 issues:

1. 9H's on wetlands

2. 9H's on the wrong side of a bridge

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

5 of 6 answered

(over)

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

4 of 6 answered

Phone  
503

\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

5 of 6 answered

Have to drive on Hwy 101 to get to a fire in town.  
I fully support a new fire and police station in town

(over)



## **New Fire / Police Station Location Proposition**

### **Frequently Asked Questions**

**This FAQ will continuously be updated on [www.CityofGearhart.com](http://www.CityofGearhart.com) please share!**

*1) We've read on social media that the proposed Highlands Cottages site is not geologically stable and should be rejected for a new fire/police station. What is the City's response?*

The City has performed its due diligence conducted by geological and structural engineers. An engineering firm studied the dune conducting a subsurface investigation, site reconnaissance, and laboratory testing and is satisfied that the site is stable secondary to its height, age, and location. The City has more faith in these professionals than those who are expressing their own personal opinions.

*2) We keep hearing that the proposed police/fire station is "excessively large and an unneeded Taj Mahal" and that the current fire station could be fixed up for far less money than a new one. How does the City respond to this?*

- The current fire station was built in 1958 and at 4,000 square feet was adequate for the time.
- The original structure was not built with Cascadia subduction zone earthquakes/tsunamis in mind. It is not practical to retrofit and makes no fiscal sense to spend \$9-10 million on a facility subject to inundation.
- Today's fire-fighting profession has changed. In 1958, our volunteers were all male and were responsible for putting out fires. Today, many of them are women, and the job for both men and women entails more than fighting fires.
- Our firefighters are certified EMTs, and they respond to medical emergencies, automobile accidents, water rescues, hazardous waste situations, and more.
- Current standards require a separate area for decontamination for pathogens and hazardous materials. Currently, the first responders clean exposed equipment in the kitchen!
- These additional responsibilities require additional pieces of equipment which require adequate storage. Some of our equipment is stored in cargo shipping containers, which is both unattractive and inconvenient for our volunteer responders.

- The new station will have restrooms, showers, and dressing rooms for women and men. Currently, there is only one toilet.
- Our first responders are required to receive ongoing training for medical, structural, and wildland firefighting certifications. The current training room is approximately 288 square feet and is too small to accommodate our volunteers.
- Many paid and volunteer fire departments provide sleeping quarters to maintain on-duty staffing 24/7. Our current station has none. An intern program that includes living space would benefit the public by shortening response times.
- Right now, the offices for the Gearhart Police Department are located in City Hall. It makes sense to co-locate first responders in a more resilient location.
- By liberating the offices currently in the City Hall used by the police and fire departments, the City could improve the council/planning commission meeting space and consolidate the building department eliminating the rent paid for the portable office they use.

3) *Why doesn't Gearhart just merge with Seaside's fire department to save money?*

The two fire departments already have mutual aid agreements and work very closely with one another. The City of Seaside's fire station is about 20 feet above sea level and would be flooded in virtually any tsunami scenario. It was also not built to current earthquake safety standards and could have a catastrophic structural failure in a major earthquake. Reliance upon a single station could result in greater loss of life and a tax increase.

If we tried to merge the four local districts, we would need to have four separate measures on the ballot, and all would need to pass. This would include the Gearhart Rural Fire Protection District, City of Gearhart, City of Seaside, and the Seaside Rural Fire Protection District. All of these organizations rely heavily on volunteers. It is critical to have firefighting equipment a reasonable distance from the staff, and volunteers to facilitate a quick response to fire and medical calls of all types. It would not solve the problem of getting our fire-fighting equipment out of the tsunami zone.

4) *The Highlands site was looked at several years ago and was rejected. Why is it OK now when it was not OK then?*

When the Highlands site (owned by another family at the time) was considered by the Gearhart Fire Citizen Committee several years ago, the land was known to be in unincorporated Clatsop County. The feeling was that our fire station should be located within the actual City of Gearhart. If

we successfully adjust our Urban Growth Boundary, the property will become part of the City of Gearhart.

5) *A few are saying the response times from the Highland location make it unacceptable.*

First of all, we must acknowledge that there are no perfect sites. Every option has pros and cons. The "trade-offs" must be weighted and evaluated. Some of those considerations include:

- Cost of Land
- Distance from statistical fire and medical responses
- Proximity to our volunteer base (many of our firefighters live east of Hwy 101)
- The resilience of the site from earthquake and tsunami

While the favored High Point site ranked high in several of these criteria, the City faced millions of additional dollars to purchase the land from the current owners. The new Highlands site would be deeded to the City in exchange for bringing the subdivision into the city limits for minimal costs. The proposed site is closer to where many of our volunteers live, shortening one factor in response time and lengthening another. Many of the GVFD's calls are on Hwy 101, which would be accessed via direct access to Hwy 101 and also Highlands Lane. Ironically, some who currently express reservations about the Highlands site due to response time to downtown Gearhart have recently promoted moving our fire station to the existing Hertig Substation 2 miles further north on Hwy 101.

6) *Some have expressed concern over the City creating "high-density housing" should the Cottages Subdivision be included within the City of Gearhart. Why would the City want to ruin Gearhart's low-density residential character?*

Should this proposal come about, the zoning would be R-1 and 10,000 square foot minimum lot size, the exact same zoning as the existing residential areas in Gearhart. If people like Gearhart's existing housing density, they should like the new proposed addition. This location will be built upon anyway. We now have an opportunity to secure high ground and a park.

7) *The tax lot owned by The Cottages LLC is over 30 acres in size. How did the owners/developers and the City come to an agreement on which 2-acre section would house the proposed fire/police station?*

The proposed boundary marks the highest dune on the tax lot. It is both the safest and sturdiest spot to put the station.

8) *When looking at High Point, the term used was an "Emergency Response and Resiliency Station." Why now is it "Fire/Police Station"?*

Whether the station is built at the High Point location on Marion Ave or on the dune at The Cottages, it will be an emergency response and resiliency station. It will house the emergency response departments (fire and police) and will be placed in a location expected to survive 95% of probable tsunami events. A change in terminology was to avoid confusion between the two sites and confirm who will occupy the station.

The site will be available to serve as an emergency response center for the City and serve as an incident command center. Resiliency refers to the time it takes for a city to resume normal operations after a major event. Having an emergency center at a higher elevation will aid in the city's resiliency.



### *New Fire / Police Station Location Survey*

*An opportunity now exists for the City to accept a land donation in a desirable location.*

The existing Gearhart fire station is severely outdated and too small for the current level of operations. After a lengthy search process, including consultations with geologists and State of Oregon officials, we arrived at the decision that the High Point site on Marion was the most resilient site for our new fire/police station within the City of Gearhart. For the past two years, the City has pursued the purchase of High Point performing due diligence including appraisal, geo-tech engineering, architectural renderings, and construction cost estimates. As the City prepared to finalize the written purchase agreement and have a vote to finance the purchase/construction at High Point, we received an email from one of the property owners stating the family is no longer interested in selling their 4 lots to the City. And further, the Palisades Homeowners Association will do everything they can to block the City's efforts to have the HOA's road easement between the lots eliminated.

At the same time, the City was approached by a developer who owns a large residential subdivision just north of Gearhart on Highlands Lane. This subdivision is located in unincorporated Clatsop County, with zoning that requires 1/2 acre minimum residential building lots. The developer has requested the City of Gearhart to make the 33 acre subdivision part of the City, which would allow the developer to keep more residential building lots than the County allows. The landowner

(over)



will be able to build up to four dwelling units per acre. This change would allow for greater housing density, lower home prices, and a greater number of home sales.

In exchange for inclusion into Gearhart, the developer has offered to transfer ownership of enough land for the City to build a fire/police station and training grounds, and have another park. The proposed site is more inland and about 10 feet higher than the High Point site, so it should be more tsunami resilient. It is also more centrally located to Gearhart firefighters and more affordable housing.

The cost to perform land improvements and build the fire/police station structure on the dune at The Cottages at Gearhart site near Highlands Lane and Hwy 101 will be comparable to High Point (approximately \$10.5 million). However, the City will not need to purchase the land for a **savings of \$3 million dollars**. Avoiding a potential legal battle would also create savings for the taxpayers.

This opportunity is a rare circumstance where three parties all will benefit from this new location - the taxpayers, the developers, and the City.

OK

## ***SURVEY DEADLINE IS AUGUST 1<sup>ST</sup>, 2021***

### **SURVEY INSTRUCTIONS:**

1. *(preferred)* Use this QR code to access the survey and enter your responses; or
2. *(preferred)* Use this weblink to access the survey and enter your responses <https://www.surveymonkey.com/r/FireStation2021>; or
3. Complete/return this paper version to City Hall where your responses will be entered on your behalf – PLEASE ANSWER ALL (6) SURVEY QUESTIONS – the online survey will not allow a field to be blank. Return to City drop box or mail to 698 Pacific Way PMB 2510, Gearhart, OR 97138.



\* 1. **First and Last Name:**

0 of 6 answered

\* 2. **Are you a Gearhart:**

*Homeowner*

*Renter*

*Business Owner*

1 of 6 answered

(over)

\* 3. **Gearhart Physical Address:**

2 of 6 answered

\* 4. **Are you registered to VOTE  
in Gearhart?**

*Yes*

*No*

3 of 6 answered

\* 5. Do you AGREE with the City's plan to build a fire / police station on the newly proposed site located on The Cottages at Gearhart dune near Highlands Lane and Hwy 101? (taxlot #71034B003200)

Yes

No

4 of 6 answered

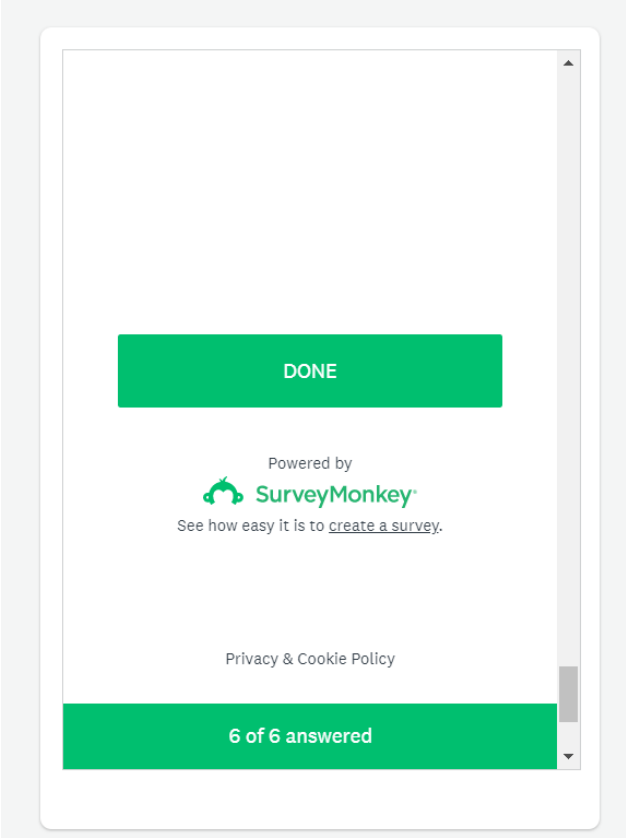
\* 6. Would you support the necessary bond financing November 2021 to pay for a new fire / police station on The Cottages at Gearhart dune near Highlands Lane and Hwy 101?

Yes

No

5 of 6 answered

(over)



Proposed Gearhart Fire/Police Station on the dune located at Highlands Ln and 101

