

Gearhart Planning Commission Minutes for May 9, 2024

MEMBERS: Virginia Dideum, Russ Taggard, Don Frank, Eric Halperin, Paulina Cockrum, Judy Schector, and John Mesberg

STAFF: Chad Sweet, Peter Watts, Garrett Phillips, and Angoleana Torres

Minutes

The regular meeting of the Gearhart Planning Commission for Thursday, May 9, 2024, was called to order at 6:00 p.m. by President Virginia Dideum. All *Members and staff were present except Frank who was excused.*

On **MOTION** by Mesberg, 2nd by Halperin, to excuse Commissioner Frank.

6 - in Favor – Mesberg, Dideum, Cockrum, Schector, Taggard, Halperin

0 - Opposed

CONSENT AGENDA

On **MOTION** by Taggard, 2nd by Cockrum, the consent agenda was approved with corrections in the minutes. Said agenda approved Minutes for March 14, 2024, financial report for March 24, 2024.

No Correspondence

6 - in Favor – Mesberg, Dideum, Cockrum, Schector, Taggard, Halperin

0 - Opposed

STAFF REPORT

Phillips recapped the last meeting discussion on establishing a procedure for naming roads in Gearhart, that should be consistent with Oregon state statutes. Phillips provided the procedure created for the commissioners to view, which aims to align with ORS 227.120 and ensures that the naming of roads becomes a decision for the city council following a public hearing.

The procedure begins with an introduction explaining the purpose and necessity of road naming, referencing relevant state statutes and previous discussions. It specifies the situations that trigger the need for road names, such as specific building permits and land use actions, making it the applicant's responsibility to apply for a road name, though the city can also initiate the process. The required information for a road name application is detailed, and a revised application form has been drafted.

The hearing and notice procedures specify the requirement to notify neighbors and agency partners at least a week before the hearing, with a proposal to send notices 20 days prior. The road naming standards provide guidelines for the names, emphasizing local flora, fauna, and historical names, and specify the criteria for the type of road (e.g., road, court, drive).

Notification procedures outline which agencies and partners need to be informed after the decision is made. Changes from previous meetings include adjustments based on feedback from the planning commission and participants, removal of county-specific procedures, and ensuring that the city council is

the final decision-maker without an appeals process. Corrections in statutory references and procedural steps were also made.

The report emphasizes the importance of accurate road names and types for first responders and clarifies that the creation of the procedure is administrative, to be approved by Sweet and kept on file with the city. This proposed procedure ensures consistency with state laws and improves the city's road naming process, providing clear steps for applicants and city staff, and thorough notification and involvement of relevant agencies.

Watts highlighted that Phillips staff report emphasized the critically important elements of the statute, with the most significant being the notification to other jurisdictions. This ensures that first responders are aware of their destinations and the types of streets involved, allowing them to make informed decisions based on accurate information. He wanted to add that there is some flexibility in developing a solution that works best for the commission's specific needs.

Sweet reported that the agreement with the Klosh Group has been finalized. This group will act as the owners' representatives for the fire station, bringing their extensive knowledge and experience to the project. Additionally, the process for obtaining additional water rights has begun to ensure adequate water supply through the summer without needing to purchase water from the city of Warrenton. A team of scientists has been hired to analyze 13 years of performance data to understand the aquifers' behavior and reactions. The application for water rights will be submitted in August to stay ahead of regulatory changes expected in October. Communication with the Oregon Water Resources Division (WRD) is ongoing. The report also emphasized the importance of water conservation, encouraging residents to install smart irrigation systems to optimize water use based on weather conditions.

Watts highlighted the motivation behind pursuing additional water rights, mentioning Warrenton's request for the town to secure more water rights to reduce reliance on purchasing water from them. This request, coupled with Warrenton's indication of only extending the intergovernmental agreement (IGA) for purchasing water on a year-to-year basis, served as a significant impetus for the town's actions. Watts noted that this correspondence from Warrenton was crucial for the state's consideration in granting the town's request for additional water rights, ultimately aiming to achieve greater independence from relying on another jurisdiction for water supply.

COMMISSIONERS REPORT

Cockrum reported on the activities of Gearhart's Community Emergency Response Team (CERT). As an adjunct of the fire department, the team focuses on planning and preparedness rather than callouts, benefiting from the fire department's efficiency. Recently, they received new emergency preparedness materials from the county, which emphasize the importance of having a designated out-of-area contact, evacuation plans, and essential information like medications, physician details, and insurance. These materials will be distributed at upcoming events such as the Firemen's Ball or the Gearhart Association meeting. Cockrum also invited commissioners to join the CERT team and mentioned that they are willing to provide materials and presentations to homeowners' associations like The Reserve.

GOALS LIST

The goals list was reviewed for any additions. No additional goals were added.

A question was raised about whether a planning commission member would be included in the planning group for the fire station. Sweet responded that they are awaiting input from the Klash Group, who will determine the setup. The Klash Group highly values community involvement, so including a planning commission member is considered appropriate. Sweet mentioned having a meeting with the Klash Group next Tuesday (May 14th) and will keep the commission informed about the outcome.

VISITORS COMMENTS - None

PUBLIC HEARINGS

Dideum opened the public hearing at 6:22 p.m. on File #24-03. Road Name – Road Name request by City of Gearhart to name an existing privately owned, unnamed road to Macadam Court. The road intersects with US Highway 101 at its west end, and undeveloped private property at its east end. The road is roughly parallel to and roughly 150 feet north of Sea Ridge Lane. The road must be named because a third building/dwelling has been permitted to be constructed.

Dideum read the hearing disclosure, and asked if any commissioners need to declare a conflict of interest in ex parte contact or personal bias. – There were none.

Dideum asked the audience if anyone challenged the commission's ability to make an impartial decision. No Challenges.

Phillips reported on the recommendation for naming the new road Macadam Court, as suggested by an adjacent owner. The planning commission discussed and recommended the name Macadam Court. A hearing was scheduled, but there was a need to change the public notice. Angoleana confirmed that the notice had not yet been sent but would be sent soon. Public notice was issued, giving neighbors a chance to comment, but no comments were received. The next step is for the city council to hold a hearing and officially name the road, followed by notifying partner agencies. The name Macadam Court aligns with the city's draft road naming procedure and Clatsop County's guidelines. A correction in the staff report was noted, clarifying that the correct reference is ORS 227.120. The commission's decision is to recommend to the city council to name the road Macadam Court or suggest an alternative name.

It was clarified that the city is the applicant for the road naming. When the building permit application was submitted for the development, the city did not require them to apply for a road name. Consequently, the responsibility fell on the city to complete the road naming process. There were no proponents or specific applicants present to speak on behalf of the city. Neither Chad nor Tom had any comments regarding the matter.

Dideum closed the public hearing at 6:27 pm.

There was a discussion regarding the correct name for the new road, initially proposed as "Macadam Court." It was clarified that the name should be "McAdam," referencing the historical figure whose name was actually spelled "McAdam," not "Macadam." There was some discussion that the applicant did not

have the correct spelling. The commission questioned whether further discussion was needed or if they were ready for a motion. Mesberg then moved to approve the name "McAdam Court."

On **MOTION** by Mesberg, 2nd by Schector, to approve the name "McAdam Court."

6 - in Favor – Mesberg, Dideum, Cockrum, Schector, Taggard, Halperin

0 – Opposed

UNFINISHED BUSINESS - None

NEW BUSINESS - None

CONCERNS OF THE COMMISSION - None

QUESTIONS FOR LAND USE ATTORNEY - None

The meeting was adjourned at 6:30 p.m.



Angoleana R. Torres, Secretary,

7/12/2024
Approved