

CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

April 12, 2018

MEMBERS: Carl Anderson, Jeremy Davis, Stephanie Dudley, Virginia Dideum, Terry Graff, Russ Taggard and David Smith

STAFF: Carole Connell, David Lentzner DLCD

Minutes

The regular meeting of the Gearhart Planning Commission for Thursday, April 12, 2018 was called to order by President Virginia Dideum at 6:00 pm.

On **MOTION** by Taggard, 2nd by Anderson, the minutes of March 8, 2018 were unanimously approved.

Financial Report as of March 30, 2018 was as follows:

Planning Commission expenses:

Year to date	14,447.25
Balance	(4,447.25) over budget

Planning Commission Secretary Expenses:

Year to date	22,660.17
Balance	7,339.83

On **MOTION** by Taggard, 2nd by Smith, the financial report of March 30, 2018 was unanimously approved.

REPORTS:

Connell reported on the Council Dune Vegetation public hearing noting after 3 months of committee meetings and minor council edits Exhibit A as posted on the city website is what the council adopted. The amendments will allow for some tree trimming, removal of noxious weeds by anybody at any time and basically the fire road will have 20 feet of clearance.

At the June meeting DLCD rep Meg Reed will be here to talk about the resilience plan project that starts in June. The yearlong project will take a close look at the cities resilience with regards to tsunami preparedness and strengthen resiliency along with discussing the location of the fire station replacement and the applicability of state law.

Connell suggested not having a May commission meeting, there are no items on the agenda. By consensus the May Commission meeting was cancelled.

GOALS LIST

Connell reported the goals list is up to date. FEMA code amendments should not be removed from the list until after it is adopted. It was reported Palmberg paving property will be coming in for a zone change, due to the complexity of the project it will be a summer long project.

COMMISSIONERS

Dideum attended the CERT presentation, she said it was a good presentation standing room only.

CORRESPONDENCE

None

VISITORS COMMENTS

None

PUBLIC HEARING

Dideum opened the public hearing at 6:15 pm for file #18-003ZTA Zone Text Amendment, Article 5 Flood Hazard Overlay Zone and read the disclosure statement into the record. She asked if Commissioners had any exparte contact, conflict of interest or bias. None was declared. Connell reported in a legislative process commissioner do not need to declare conflict, exparte or bias. Dideum asked if there were any audience challenges to the commission hearing the application before the commission. None was declared.

There was no correspondence.

Connell reviewed the staff report noting FEMA flood insurance is in jeopardy of being terminated if the code is not updated to reflect the new maps. DLCD staff has a flood hazard program that works closely with FEMA to strengthen local codes making them more current with federal law. David Lentzner, DLCD drafted the necessary amendments to bring the code up to FEMA standards.

David Lentzner, DLCD works on natural hazards. He stated FEMA flood insurance program is a federal program and DLCD serves in an advisory capacity providing technical support to communities. The new maps were prepared using better topographic data using lidar for more detail the results being removing more flood area than what was added to the city inventory. The proposed text amendments are triggered by the new FEMA maps to bring the ordinance up to date with federal law and state regulation. Lentzner stresses the necessity of having an adopted ordinance by June 20th to avoid FEMA from terminating the flood insurance program for all Gearhart residents. He said flood insurance was only required with a federal backed mortgage.

Connell reviewed findings from the staff report also noting basic changes to the ordinance with the new map date, new definitions and new variance section specifically related to requests in the flood zone and noted changes were based on a state model code.

Dideum asked about *MSL 1929*.

Lentzner explained it is the Mean Sea Level surveyors use as a base line for establishing elevation.

There was no public testimony or correspondence.

The public hearing was closed at 6:45 pm.

Changes were recommended on page 3 of the amendments, letter G change *or to of* and renumber the section; page 6 of the findings under public need change the word *are* to *a*.

On **MOTION** by Graff, 2nd by Dudley, by unanimous motion based on federal regulatory requirements and the findings in the report of April 5, 2018 the commission recommended approval of the proposed amendments and forward the decision to City Council.

OLD BUSINESS

None

NEW BUSINESS

None


CONCERNS OF THE COMMISSION

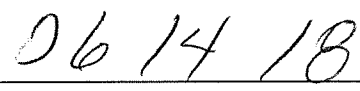
None

QUESTIONS FOR THE LAND USE ATTORNEY

None

The meeting was adjourned at 6:47 pm.


Cheryl A. Lund, secretary


approved