

# CITY OF GEARHART

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

February 8, 2018

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

**Staff:** Carole Connell and Chad Sweet

## Minutes

The regular meeting of the Gearhart Planning Commission for February 8, 2018 was called to order at 6pm by President Virginia Dideum.

On **MOTION** by Anderson, 2<sup>nd</sup> by Davis, by unanimous motion Commissioner Graff was granted and excused absence from the February 8, 2018 commission meeting.

On **MOTION** by Taggard, 2<sup>nd</sup> by Anderson, the minutes of January 11, 2018 were unanimously approved.

Financial report as of January 31, 2018 was as follows:

Planning Commission expenses:	
Year to date	10,925.43
Balance	(925.43)
Planning Commission Secretary Expenses:	
Year to date	20,008.17
Balance	9,991.63

Dideum asked what happens when a line item is over budget.

Sweet reported if the entire category is in balance it is OK, if a category is overspent staff would need to go back to council for an adjustment. On **MOTION** by Davis, 2<sup>nd</sup> by Taggard, the financial report of January 31, 2018 was unanimously approved.

## STAFF REPORTS

Connell reported on the Coastal Resilience Grant that has been approved, they are currently working out the scope of the grant. She included a description of the grant in the packet for commissioner information.

She also noted a status report for vacation rentals.

Sweet reported Tom Thies had a serious health scare, he is home from the hospital and at about 20% recovery.

FIRE STATION The city is working with committees, soon to begin working with the county and will work through the Resilience Grant to deal with some fire station issues. The committee is working on two sites. There is a town hall meeting to be scheduled at a future date.

Sweet reported the council has scheduled a public hearing for February 28<sup>th</sup> @ 7pm to consider the Romine appeal of Planning Commission Decision to allow for a 2 lot partition on Hillila Road east of highway 101.

Sweet reported on the CERT Emergency Preparedness Town Hall scheduled for April 7<sup>th</sup> with a variety of speakers dealing with safety and preparedness.

A 25 MPH speed reduction on Gearhart Loop is in effect, the request was initiated by a petition from neighbors to the council. The change begins at highway 101 and goes west around to Marion Avenue.

Beach Dune Vegetation amendments are proceeding the council will be scheduling a public hearing for mid-April.

#### COMMISSIONER REPORTS

None

#### CORRESPONDENCE

None

#### VISITORS COMMENTS

Nancy Derrah, 786 G Street – asked about the status of the proposed marijuana store by the liquor store.

Sweet said he did approve a request for a business license to operate a marijuana store in one of the spots adjoining the liquor store but they have not started construction and he thinks they may have dropped it. There is a new breakfast lunch house going into one of the spots.

#### PUBLIC HEARINGS

None

#### GOALS LIST

Connell reported revising and revamping the goals list and adjusting the priorities. She said the two current projects are the NOAA Community Resiliency Grant, a yearlong project and adoption of the FEMA map and code amendments. She reported the Snowy Plover habitat protection is unenforceable and ODFW has changed location emphasis and protection process, as a result snowy plover protection is being taken off the goals list. Connell reported the addition of the *subdivision ordinance update* is needed to be consistent with the zoning ordinance and correct some outdated statutes. Item 5 #1 invasive vegetation standards is to be moved to 'ongoing'. Due to the grant application time frame Parks and Trails Master Plan was specified 2019/2020. Dudley suggested *design review standards* should have an emphasis on commercial development.

#### NEW BUSINESS

##### Hager Street Vacation

Dudley noted Hager Street is important to her AS it is the only emergency access street to her neighborhood.

Connell reviewed the staff report noting the request is to bring the Mills property into compliance with the front yard setback. The initial request was for a 33' wide street vacation which received unanimous staff objection. The applicant revised the request to 12' to bring the request in compliance with the Transportation System Plan designated street width. Connell noted a 25' street width resulting in a pinch point at G & Hager just south of the Mills property.

Commissioners had questions on impact at the intersection after vegetation removal, city authority over plantings in the right of way, motivation of the applicant to request the street vacation and being required to remove plantings.

##### Applicant

Jonathan Mills, 610 Hager Street – the vacation request was based on how he has observed the street being used the past 10 years, people gravitate to the east side of the street for parking because of availability, withdrawal of the 33' request was to accommodate the 50' right-of-way, the request results in less useable land but brings the front property line in conformance with front yard setbacks. Mills would like the commission to consider mirroring the east side of the street and not requiring removal of all of the plantings from the right-of-way which would allow for one off street parking spot in front of his house.

Dudley said with cars are parked on both sides of the street so what is the street width for cars to pass. Sweet/ Connell said 25'.

Dideum expressed confusion with the request; reducing the vacation request from 33' to 12' but asking that only 10' of vegetation be removed from the right-of-way.

Mills confirmed his understanding noting it would allow for one additional spot for parking leaving only plantings and not structures, fence removal. The request would allow for 12' of ownership and permission to plant 10' into the right-of-way.

Smith stated having a previous professional relationship with the Mills.

On **MOTION** by Davis, 2<sup>nd</sup> by Smith, by unanimous motion a recommendation was made to the council to approve the 12-foot Hager Street vacation with the revision of Condition #5 to read *Within 30 days of recording the applicant shall remove all existing fencing from the right of way. And remove landscaping within an estimated 10' west of the existing pavement.*

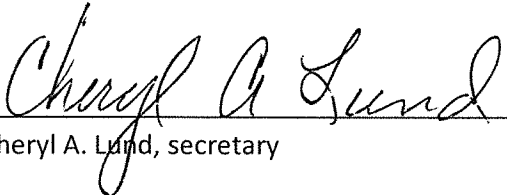
CONCERNS OF THE COMMISSION


Dudley noted she would not be in at the March commission meeting.

QUESTIONS FOR THE LAND USE ATTORNEY

None

Meeting was adjourned at 7:23 pm

  
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Cheryl A. Lund, secretary

  
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approved