



CITY OF GEARHART

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May 13, 2021

MEMBERS: Virginia Dideum, Stephanie Dudley, Terry Graff, Sharon Kloepfer, David Smith, Russ Taggard, and Austin Tomlinson

STAF: Carole Connell, Chad Sweet

Minutes

The regular meeting of the Gearhart Planning Commission for May 13, 2021 via teleconference was called to order at 6:00 pm by President Virginia Dideum.

On **MOTIN** by, Smith, 2nd by Taggard, the Consent agenda was unanimously approved, approving the Minutes of April 8, 2021, the financial report of April 2, 2021 and correspondence related to possible A2 Zone Amendments.

STAFF REPORTS

Sweet reported the building department has currently received as many building permits as it did in the entire 2020. These are the last lots in Gearhart and many be very difficult to get to.

Fire Department - the city has been working with geo-techs and architects, with steady progress and council direction fire station should make the November ballot.

Playground equipment – the mayor working with Berkley Sturgell have raised \$30230.17 for playground equipment.

Connell reported on the Parks Advisory Committee - there has been another meeting this past month wrapping up the survey results. Next step is to development a project list from the survey results.

Graff / Dudley asked about the Carl Anderson HAM Radio fund. Sweet will get a tally out to commissioners via email.

COMMISSIONERS REPORT

None

GOALS LIST

Dideum asked to move discussion of goals list down in the agenda to *A2 Zone amendment considerations*.

VISITORS COMMENTS

None

PUBLIC HEARINGS

Connell noted as of yet the Banta's have not provided a note waiving the 120-day rule. Mr. Banta will be out of town until June. On **MOTION** by Taggard, 2nd by Dudley, at the request of the applicant by unanimous decision the Banta public hearing is again continued to June 10, 2021, the applicant has agreed to waive the 120-day rule in its entirety.

UNFINISHED BUSINESS

None

NEW BUSINESS

A2 Zone Amendment – Connell noted correspondence received from Judi and Gaylord Davis, Jeff Strange, Claire McIntyre, Michael Fennerty, John Dudley and (Bob Kessi), all property owners living within the area east of Hager. She noted property in the area was zoned a mix of residential and park and a 50' setback is already included along Necanicum estuary. Sweet noted the A2 Zone is approximately 100' from the bank and approximately 50' from the mean high tide. Connell noted discussion clarifies what the setbacks and vegetation removal requirement are for the homeowners on Little Beach. What has not been covered is the strip of land from Wellington on the shoreline in the Park zone adding vegetation protection language. By consensus discussion of the A2 zone was tabled and a new discussion of vegetation protection in the Park Zone added.

Strategies to Address Current and Future Housing Needs – Connell reviewed possible amendments from the report that the city could incorporate to provide more affordable housing: more R3 zone, allow attached single-family dwellings(duplex), rethink the 10,000 square foot minimum lot size, promote Accessory Dwelling Units. Any amendments would need to go through Statewide Housing Goal 10. Commissioner comments included prioritizing housing amendments, addressing affordable housing during annexation, noting a distinction between affordable housing and work force housing, consideration of the 35% maximum lot coverage, ADU being the best potential/room to increase work force housing. Any discussion would require a careful look at the process to determine what future Gearhart would look like and prepare for future development.

GOALS LIST

Connell led discussion on removing several items from the goals list deemed complete: buildable lands inventory, A2 zone riparian protection amendment, hazard mitigation plan. Items added are parks zone riparian protection and ADU discussion. Connell will provide an updated goals list for the June commission meeting.

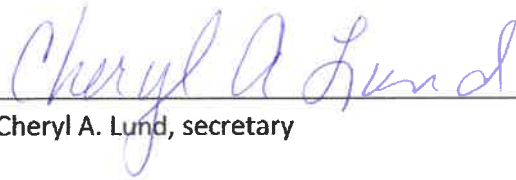
CONCERNS OF THE COMMISSION

Dudley noted since most commissioners were vaccinated, she would like to see the group meet in person.


QUESTIONS FOR THE LAND USE ATTORNEY

None

Meeting was adjourned at 7:35pm



Cheryl A. Lund, secretary



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