

April 14, 2022

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

STAFF: Carole Connell, Chad Sweet and Angoleana Brien

### Minutes

The regular meeting of the Gearhart Planning Commission for Thursday, February 10, 2022 was called to order at 6:00 p.m. by President Virginia Dideum. *Members and staff were present by video conferencing.*

#### CONSENT AGENDA

On **MOTION** by Smith, 2<sup>nd</sup> by Kloepfer by unanimous motion the consent agenda was approved. Said agenda approved minutes for February 10, 2022 with name correction of Don Frank added and financial report of February 28, 2022. There was correspondence (letter from SCOFI and resignation email sent to commissioners from Austin Tomlinson).

#### STAFF REPORT

Sweet gave a brief overview of the transition of the third party building official and the changes with the state that have been implemented for this program. Mark Brien is no longer with the City of Gearhart and Leonard Brogden is currently filling in for the city. Short-term vacation rental revenue is currently well above what was anticipated for income. The City's budget is in very good condition, which should allow the city to put monies towards the reserve accounts. Emergency cache day is coming up. Sweet mentioned the city council went ahead and resolved #967 to move forward with the May 17<sup>th</sup> election. An overview of the police/fire station update with screen share, and the title bond update were given. This information is also available on the city website. There was some discussion over the location, stop light, and the exit street.

#### COMMISSIONERS REPORT

Dideum mentioned commissioners would like to have sufficient time for reviewing the packet.

#### GOALS LIST

None

#### VISITORS COMMENTS

None

## PUBLIC HEARINGS

Dideum opened the public hearing for #22-01CU Application purpose: An application for approval of a conditional use permit to construct playground equipment in Centennial/Gearhart Park, located in a Park P zone at 6:58 pm and read the disclosure statement into the record. Dideum disclosed she had a conversation concerning the limit of daylight hours, in terms of enforcement, and that it would be the only park in Gearhart with that restriction.

Dideum asked if there were any challenges to the commission's ability to make an impartial decision. There were none.

Connell gave an overview of the staff report, information on late correspondence, and comments from staff. An email from Jonah Dart-Mclean responded to questions asked by Angoleana. An email from Linda Wise with a question pertaining to whether or not there needed to be restrooms located in the park, and if they were portable to have them in an enclosed area for protection from the weather as well as for the appearance.

Dideum asked if there were any questions from commissioners to staff regarding the staff report. Questions followed regarding the description of engineered redwood for the chips being used, if they are treated with anything, and language concerning daylight hours versus daytime hours. The percentage of property that is developed and the percentage that is undeveloped was asked to be defined. It was also in question if the city was proposing this development as well as paying for it. If yes, would it be a budget item or something that will go to the voters?

Connell answered that item 5.B was meant to be from dawn to dusk.

Sweet said that the percentage of the undeveloped park as of right now is 30,000 square feet and about 4,300 square feet is being looked at to be developed (a little over ten percent will be developed). Discussion occurred on ADA compliant restrooms, and garbage. Sweet reported that the city has received over 33,000.00 dollars from the public already for this park and that there were the 12,273.00 dollars that Berkley Sturgell raised. The city has also received funds from the Americans Rescue Act that may be put away and currently has a little over 100,000.00 dollars available for the city's parks budget.

The question of a ramp from Pacific Way to the park was asked as to whether or not this is something that the city would need to put in now or address at a later time.

Sweet stated that there is not anything implemented as a permanent decision yet, and that the city would want the community to be involved when it comes up. The ADA parking will be available on A Street for this purpose.

Dideum asked for the applicant's report.

Sweet spoke about the ADA parking on Pacific Way not having to be addressed until a later date, as well as bathrooms. He went over the drainage issues needing to be addressed. Grading the park, planting grass, installing the playground equipment, and ADA parking on A Street. Further development would be worked on at a later time.

Park hours are not necessary to implement at this time. Sweet said that the city's goal is to enhance the park for the residents and gave an overview of the equipment that is to be installed.

Dideum asked if there were any questions for the applicant about what was reported. There were none.

Dideum asked if there were any proponents. There were none.

Dideum asked if there were any opponents. There were none.

Dideum asked if there were any neutral comments.

Tom Thies 292 Woodland Ave. Supported the park; however, he had concerns about possibly having to install expensive restrooms and an ADA ramp in the future, especially since there is a park that is level with the road, having bathrooms just across the street from the park already, and on the beachfront.

Dideum closed the public hearing at 7:47 p.m.

Discussion with commissioners occurred. Kloepfer's concerns were about the balance bar being a trip hazard. She also suggested that there needs to be a canopy over the park. Smith's concerns were possibly needing more than one ADA parking space. Frank was concerned about not having restrooms and naming the park. Dideum had a concern with stipulating hours for the park and needing signage for children at play.

Connell reviewed edits to the conditions with commissioners.

On **MOTION** by Graff, 2<sup>nd</sup> by Taggard by unanimous motion the conditional use with the conditions that Connell has amended was approved.

#21-04CP.ZTA Draft Gearhart Parks Master Plan continuation of discussion and recommendation to the city council.

Dideum gave an overview of the edits that were updated and presented in the packets. Commissioners discussed the final comments and edits concerning them. Concern with policy 3.19 B being in conflict with policy 3.4 C "Pruning, Trimming and Removal of Vegetation and Trees, and the 50-foot riparian zone setback of Section 6.070(5) A., the A-2 Zone and Policy 19 C. herein," was discussed.

On **MOTION** by Graff, 2<sup>nd</sup> by Smith to eliminate the sentence "Pruning, Trimming and Removal of Vegetation and Trees, and the 50-foot riparian zone setback of Section 6.070(5) A., the A-2 Zone and Policy 19 C. herein,". Motion passed 6 to 1

Discussion with, if policy 3.19 is adopted it would need to be amended in the comprehensive plan due to conflict of the 50' riparian standard.

Dideum had concerns with 3.15 B language saying "the city will" and would like to eliminate B.

Discussion with 3.15 B occurred over this being a burden that would be put on the city.

On **MOTION** by Dideum, 2<sup>nd</sup> by Smith by unanimous motion to remove policy 3.15 B was approved.

On **MOTION** by Graff, 2nd by Taggard by unanimous motion to accept the latest draft of the Draft Parks and Recreation Plan based on the findings and the staff report of October 7, 2021, as amended to make it current, and forward it to City Council.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

CONCERNS OF THE COMMISSION

None

The meeting was adjourned at 8:33 p.m.

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Angoleana R Brien, secretary

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Approved