

Gearhart Planning Commission Minutes for January 12, 2023

MEMBERS: Virginia Dideum, Don Frank, Terry Graff, Sharon Kloepfer, Russ Taggard, Judy Schector, and John Mesberg

STAFF: Chad Sweet, and Angoleana Brien

Minutes

The regular meeting of the Gearhart Planning Commission for Thursday, January 12, 2023, was called to order at 6:03 p.m. by President Virginia Dideum. *Members and staff were present.*

ELECTION OF OFFICERS

Dideum was nominated By Taggard, 2nd by graff as Planning Commission President - All in favor, Unanimous. Taggard was nominated by Frank, 2nd by Kloepfer as Planning Commission Vice President - All in favor, Unanimous.

CONSENT AGENDA

On **MOTION** by Graff, 2nd by Mesburg, the consent agenda for January 12, 2023, was approved by a unanimous motion. Said agenda approved Minutes for November 10, 2022 and the financial report for December 29, 2022. There was no correspondence.

STAFF REPORT

Brien mentioned to the commission Kloepfer expressed at the November meeting to have the R-3 Changes Discussion added to the goals list, and this has been noted as a reminder under the goals list for the commission.

COMMISSIONERS REPORT

Mesberg updated the commission that he will be attending in person at the meetings starting in June.

GOALS LIST

Final decisions on the Comp Plan summary rack cards were decided. Mesberg mentioned that the 'Preserve low density, semi-rural character' statement is missing an object. Frank explained the reason for this; however, they decided to modify this statement by changing it to say, "Preserving the low density and semi-rural character of Gearhart." Staff will distribute rack cards as soon as the modifications have been made.

Discussion over R-3 Changes being added to the goals list occurred.

Commission decided to take a better look at R-3 and bring any concerns or adjustments they may have to a future meeting, which can be discussed then at that time.

Taggard asked about the goal "Evaluate implementing System Development Charges (SDCs)" and whether or not the city has these.

Sweet gave a brief overview of what system development charges are and that the city does not currently have these; however, the council will look at this soon as it is one of their goals to start talking about these fees. He also spoke about the new online epermitting and updates to the fees that have been needed and will be going to the council next month; this is something the city has been working on currently. The city is also looking into part of the system development side for water. The city has just hired a company to do a water rate study, as the city has not raised rates in over 14 years and is currently the least expensive city to do business in the area. The city has been trying to keep rates low when the bonds are being paid off, and these are about to be paid off. At that time, SDC's will be at the top of the list.

Dideum brought concerns about dogs biting and barking dogs and nuisance restrictions.

Sweet explained that it is in our municipal code, and a process is in place for this; any changes should be brought to the council.

Kloepfer mentioned the goal "Consider adding a Planning Commission page to website," asking Sweet if he would be adding the comprehensive summary on the website.

Sweet said that it is on our goals to do.

Mesberg asked about the goal "Fire Station site UGB swap/Annexation/Zone change" and if the commission should be doing something about this.

Dideum stated that at this time, no, we are not doing anything with this.

Mesberg asked if we should take it off the goals list.

Dideum explained that it is a placeholder and we may be doing something with it in the future, and it should remain on the list.

VISITORS COMMENTS

Sweet introduced Denise Lofman, Director, and Garrett Phillips, Senior Coastal Planner, with Crest. The city now has an IGA with them, and they will assist the city and all our planning needs.

PUBLIC HEARINGS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

PC Land Use Training by Brett Estes with the Department of Land Conservation and Development (DLCD) occurred for the planning commission and city staff.


CONCERNS OF THE COMMISSION

Dideum informed the planning commission that they would receive an email from Oregon Government Ethics Commission (OGAC) to complete the Statement of Economic Interest (SEI), which must be completed by April 15th, 2023.

QUESTIONS FOR LAND USE ATTORNEY

None

The meeting was adjourned at 7:35 p.m.


Angoleana B. Brien, Secretary,

3/13/2023
Approved