

CITY OF GEARHART

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May 11, 2017

MEMBERS: Carl Anderson, Jeremy Davis, Virginia Dideum Richard Owsley and David Smith.

STAFF: Chad Sweet

Minutes

The regular meeting of the Gearhart Planning Commission for May 11, 2017 was called to order at 6:00 pm by President Virginia Dideum.

A **MOTION** was made and seconded to excuse Commissioners Graff and Taggard from the May 2017 Commission meeting. Motion approved 4-1 Anderson – nay, Davis – aye, Dideum – aye, Owsley – aye and Smith – aye.

On **MOTION** by Anderson, 2nd by Owsley, the minutes of April 13, 2017 were unanimously approved.

Financial Report:

Sweet presented the financial report noting issues with a new payroll system for personnel services.

Materials & Services:

Consultant	15,000 expensed	25,000 budgeted
Land Use Attorney	31,783 expensed	15,000 budgeted (16,000)
PC Expenses	6184 expensed	8500 budgeted
Code Enforcement	4000 expensed	40,000 budgeted
Mapping	<u>-0- expensed</u>	<u>10,000 budgeted</u>
	58,000 expensed	98,000 budgeted

Sweet noted attorney expenses were largely due to the LUBA appeal.

On **MOTION** by Anderson, 2nd by Owsley, the financial report presented by Sweet was unanimously accepted.

REPORTS:

Commissioners:

Dideum reported attending the Parliamentary Procedure meeting with aspects of Roberts Rules of Order; important points were communication for clarity among members as well as with the audience,

she was introduced to the term 'stand at ease' allowing for an opportunity to regroup or take a breath in an action.

CORRESPONDENCE

None

VISITORS COMMENTS

None

PUBLIC HEARINGS

None

STAFF REPORT - SWEET

Noxious Weed/fire road ordinance that was forwarded to the council has been tabled indefinitely, following review by the city attorney his concerns are findings were not sufficient to stave off a LUBA appeal the city will be going back to Oregon Department of Fish and Wildlife for additional information on endangered species. This allows the volunteer group enough time to research and develop a dune management plan.

New LUBA appeal – Terry Lowenberg has decided to appeal his conditional use denying the use of lottery machines in his approved brew pub to Land Use Board of Appeals. The attorney will most likely request the council remand the application back to have more discussions about the findings prior to it being heard by LUBA.

Hanna Dankbar, CREST reported on activity with the dune management volunteer committee. She said the committee has reviewed information that has been submitted and discussed scotch broom as a plant. At the next meeting they will be discussion visioning for the dunes and what kind of ground cover people want to see on the dunes.

Sweet reported the LUBA appeal for short term rentals occurred last week, it was a remand hearing on the six points brought up by the opposing attorneys. The LUBA judges will review the presentations and make recommendations back to the city.

The initiative petition to replace Ordinance 901 - the summary was appealed to the Circuit Court who made minor changes to the summary; petitions are ready to be circulated for signatures. The group has also made a records request for attorney's bill from 2007 to date.

GOALS LIST

Discussion followed on the suggested changes submitted by Connell.

Renumbering the list – Dideum assigned renumbering to staff.

On **MOTION** by Smith, 2nd by Anderson, item #3 was rewritten from “Comprehensive Plan: Write a Parks and Trails Master Plan” to “Apply for a Parks and Trails Master Plan” and change to a Priority 3. Motion failed. 1-4

By consensus the goal list was left as is including not reorganizing the list.

Chad reviewed the Flood regulations update required by FEMA with the new mapping generated with updated technology, Gearhart will be losing more flood zone than we gain, the process requires updating the code to the new standards and adopting the maps.

FIRE STATION REPLACEMENT

Sweet reviewed the history of the process, after two years of research the committee unanimously supported placement of a replacement station at the east end of Gearhart Park between Pacific Way and 1st Street. Next steps will include more public Town Hall meetings, working with Planning Commission, Clatsop County and City Council to resolve a deed restriction and make necessary zone change with anticipation of going for a bond in 2018.


CONCERNS OF THE COMMISSION

None

QUESTIONS FOR LAND USE ATTORNEY

None

On **MOTION** by Owsley, 2nd by Anderson, the meeting was adjourned at 7:55pm.



Cheryl A. Lund, secretary

approved