

# CITY OF GEARHART

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

October 10, 2019

MEMBERS: Carl Anderson, Stephanie Dudley, Terry Graff, Russ Taggard, Austin Tomlinson and David Smith.

STAFF: Carole Connell, Chad Sweet

## Minutes

The regular meeting of the Gearhart Planning Commission for October 10, 2019 was called to order at 6:00 pm by Vice-president David Smith.

On **MOTION** by Graff, 2<sup>nd</sup> by Tomlinson, Commissioner Dideum was unanimously granted an excused absence from the October 10, 2019 commission meeting.

Corrections were noted to page 2 of the September minutes; addition on the word *regarding* in the 3<sup>rd</sup> paragraph and change the word *Basic* to *Invasive* in the last paragraph. On **MOTION** by Graff, 2<sup>nd</sup> by Taggard, the minutes of September 12, 2019 were unanimously approved as amended.

The financial report as of September 27, 2019 was as follows:

Planning Commission Expenses:

|              |           |
|--------------|-----------|
| Year to date | 1,077.77  |
| Balance      | 11,922.23 |

Planning Commission Secretary Expenses:

|              |           |
|--------------|-----------|
| Year to date | 2,874.56  |
| Balance      | 27,125.44 |

On **MOTION** by Taggard, 2<sup>nd</sup> by Dudley, the financial report of September 27, 2019 was unanimously approved.

## STAFF REPORT

**JOINT WORK SESSION** - Sweet reported the Joint council/commission work session to review the C1 zone amendments is scheduled for October 30, 2019 at 6:30pm. A joint work session to review and discuss a Gearhart Housing Study presentation by Johnson Economics is scheduled for November, commissioners will be notified by email when the date is established.

**FIRE STATION** – The city is receiving a grant from DLCD to help with the foundation design which will help get a good estimate for the costs of the building and begin the next phase of the project.

**DUNCANS CROSSING** – the City has a joint permit through the State of Oregon and Army Corps of Engineers, both agencies are happy with the plan but want to have the site reviewed for Indian artifacts. The requirement

will slow the project by about 3 months, the city is working with a consultant, construction should begin in the spring.

PICKLEBALL – the courts have been power washed, 2 courts have been painted on the existing east tennis court, nets have been ordered and they should be installed next week. Part of the original donation has been returned, of the remaining \$5000 the project costs \$1400 with the balance staying with the city for future courts and maintenance.

#### COMMISSIONERS REPORTS

None

#### GOALS LIST

Parks and Trail Master Plan was changed to reflect receipt of the grant and the ongoing process.

Sweet offered to have a future discussion on *code enforcement* to determine if there is need to have it ranked as a number 1 priority. Graff asked to have copies of Section 6 from the zone code and top cited municipal codes at the November commission meeting.

Sweet reviewed the Beaches and Dune Vegetation recommendations for possible including in the goals list. It was determined to review the recommendations during the parks plan process and incorporate items into the goals list as the commission deemed necessary.

#### CORRESPONDENCE

Clatsop County Community Development – Connell reviewed the letter noting the county was updating their comprehensive plan and looking for community participation. The process involves county properties and development would be important as to how the processes would interface with Gearhart's Urban Growth Boundary.

#### VISITORS COMMENTS

Jeannie Mark, 1209 N Cottage - asked about the parking restrictions for vacation rentals and if the grade school property has been put up for sale.

Sweet addressed vacation rental parking noting during the application process homeowners are required to provide one off street parking space for each bedroom. There is no requirement that guests use the parking spaces and it was determined to be impossible for code enforcement to know which legally parking cars along a street belonged to vacation home renters.

Sweet reported the school is for sale listed for \$1.9 million. He has had no inquiries about what can be done with the property, any use other than school or government building would require a zone change.

#### PUBLIC HEARINGS

None

HAZARD ANALYSIS METHODOLOGY

Sweet gave an overview of the project noting we are in the *risk assessment* portion of the project. The draft hazard analysis matrix worksheet was developed by staff with the help from DLCD. He is now looking for public comment from the commission and audience on the matrix to proceed with the mitigation process. Connell noted the addition of a climate change document, *a summary of notes from a recent DLCD & Oregon Climate Change Research Institute OCCRI webinar to compliment the hazard analysis* and its effect on each of the noted hazards.

Discussion was opened to public comment.

Tom Thies, 292 Woodland – he liked to see the format development of the matrix, numbering each event made a good visualization.

Commission comments on the draft matrix.  
Graff said it was wonderful.

Taggard asked what the city does if the matrix changes and an event is rated higher. Sweet noted the city would prioritize tasks to events that are ranked higher.

By consensus the commission approved the draft matrix dated 5/9/2019 as good to move forward without changes.

Mark agrees with Thies comments.

C1 ZONE STANDARDS – FORMULA USE

Discussion followed on appropriate number of formula uses business allowed for the City of Gearhart. On **MOTION** by Taggard, 2<sup>nd</sup> by Tomlinson, the definition of Formula Use was unanimously changed from eleven to four (4) *other establishments in operation*.

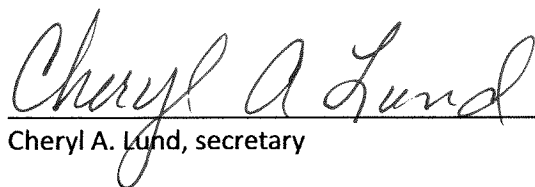
CONCERNS OF THE COMMISSION

None

QUESTIONS OF LAND USE ATTORNEY

None

On **MOTION** by Graff, 2<sup>nd</sup> by Taggard, the meeting was adjourned at 7:16 pm.

  
Cheryl A. Lund, secretary

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approved