



# CITY OF GEARHART

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

February 13, 2020

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

**STAFF:** Chad Sweet

## Minutes

The regular meeting of the Gearhart Planning Commission for February 13, 2020 was called to order at 6:00 pm by President Virginia Dideum.

### ELECTION OF OFFICERS

On **MOTION** by Graff, 2<sup>nd</sup> by Dudley, Commissioners Dideum and Smith were unanimously elected president and vice-president respectively for 2020.

On **MOTION** by Taggard, 2<sup>nd</sup> by Tomlinson, minutes of November 14, 2019 were unanimously approved as submitted.

### REPORTS:

Financial report as of January 30, 2020 was as follows:

#### Planning Commission Expenses:

Year to date	2,836.47
Balance	10,163.53

#### Planning Commission Secretary Expenses:

Year to date	7,807.21
Balance	22,192.79

On **MOTION** by Smith, 2<sup>nd</sup> by Taggard, the financial report of January 30, 2020 was unanimously approved.

### STAFF REPORT

Sweet thanked Commissioners for their volunteerism and provided updates on several items before the commission and city.

Gearhart Grade School – Mayor Brown and Sweet met with Shiela Roley, Seaside School Superintendent. She reported on the construction progress of the new school complex and said there have been no sales on any of the school properties located within the hazard zone including Gearhart.

Gearhart school price has been dropped to \$1.2 million and the city is beginning to see activity ranging from inquiries into residential to some commercial and park. If the site mirrors the Kershul Circle design it would allow for approximately 18 Homes. Currently the site is zoned public/semi-public and can be used for a school or public service building. Any change in use would require a zone change. Site cleanup could range from \$500,000 to \$1 million. The school district could not donate the property to the city as funds are needed to offset the new building costs. The city is not in the position to purchase the property any purchase over \$100,000 would require a vote of the people. Sweet will determine the site acreage and report back to the commission.

Land Use Application Fees – Connell and Lund have been working on a new schedule of fees representing the actual cost to process applications, council is reviewing the proposal. Sweet has been directed to cut back on the fees with the understanding the city should assume some costs in their normal business operation. A resolution is to be presented to the council in March and if approved new fees will take effect immediately. An example of proposed fees are Amendments increase from \$500 to \$3500, Conditional Use from \$250 to \$2000, Land Partition from \$500 to \$2000 plus \$100 per lot, Subdivision from \$500 to \$3000 plus \$100 per lot. Building Fees will also be increased but proposals are still under review and have not been presented to the council.

Hazard Mitigation Plan – through a grant with the county all of the cities are working on their HM plans together. Hazards have been identified; next step is put together resiliency items to address the hazards. The completed plan will come to both city council and planning commission for public hearing in about 9 months. The recently approved Tsunami Hazard Overlay will be a part of the HMP.

Fire Station – the city is in the process of nailing down all the cost, the Geotech study has been reviewed in preparation to bring a final price to the council and the possibility of moving forward to a May ballot. There are a few things that need to be worked out like purchase agreement with the Murphy's, research on bond and lender options. Each year of delay is about a 9% increase in costs and significant increase in construction time with regards to the building season. A significant cost to the structure is the requirement to build over 100 stone columns down 40 feet to the geological foundation (Astoria Strada) for critical infrastructure, estimated cost for the columns is about \$1 million. The Planning Commission will be involved after a bond is passed in the Conditional Use process to allow a fire station in a residential zone. The water treatment plant first bond will be paid off in 2025 reducing the tax burden by 88 cents, the second bond will retire in 2031 reducing the tax burden by 35 cents. Concern was expressed over taxation all over the state.

Cottages of Gearhart – proposed development on the Fraser property north of Gearhart not in city limits, the County has requested city input on the proposed 21 parcel home site, homes are proposed to

be located on both the east and west side of the creek. The development will be using Gearhart's water because it benefits the City. With water line locations at the end of Shamrock Pines and along Highlands Lane will be connected creating a beneficial loop system, the expense of connection will be incurred by the developer.

Joint Housing Sturdy – there is the possibility of following up with the company that prepared the housing sturdy to do a buildable lands inventory for the city.

Emergency Preparedness – city just received a grant for an emergency water purification system, food supplies and tarps. A barrel program will be starting to allow citizens to store items at the water treatment plant at a cost of \$45 per year. Program should begin in about April.

Parks Grant – Commissioners were presented with a timeline; the planner and city staff are currently working on item #1, inventory and use of existing parks. Task #2 will start in March working with a consultant to identify park needs. The Citizen involvement portion will begin in July.

C1 Amendment Revisions – the council is reviewing commissions suggestions and will be holding a work session on March 31<sup>st</sup> at 6:00 pm to hold discuss within the council.

Graff asked about status of Short-Term Rentals – Ficker has taken over the system and it is going well. Complaints are pretty nonexistence mainly parking issues, rental homes at about 79 as properties sell, revenue increases are up slightly.

Duncan Crossing – Tomlinson reported the original wetland delineation done 7 years ago has finally been approved with the Department of State Lands and the Army Corps of Engineers. The Corps of Engineers required a cultural resources study be done on the site, nothing was found and the permit was approved. They are currently waiting for DEQ to sign off on the permit for final approval. After permitting process is complete construction on the trail can begin.

Tsunami Hazard Overlay Signage – the city is in the middle of a way finding project to evaluating signage and Tsunami Evacuation pathways. There is grant money available to use for new signage and freshening up existing signs.

#### COMMISSIONERS REPORT

None

GOALS LIST

Sweet would like commission directions on Code Enforcement as to where they would like to head.  
Graff requested Code Enforcement be on the March Agenda for discussion.  
No changes were made to the goals list.

VISITORS COMMENTS

Tom Thies, P O Box 2831, Gearhart – asked about a property title for the school and a reversionary clause returning the property to the city when the site is no longer used as a school. Sweet said he is still researching the property title trail, but it does not appear that is the case with Gearhart School.  
Thies reported on (as a member of the fire department committee) putting the fire station before the voters now having waited through school, jail and college bonds for good timing with less competition.

PUBLIC HEARINGS

None

UNFINISHED BUSINESS

NONE

NEW BUSINESS

None

CONCERNS OF THE COMMISSION

Following a brief discussion on beginning review of C2 or C3 revisions it was decided to wait until after Council had made its determination on the C1 amendments before proceeding.

The meeting was adjourned at 7:17 pm.

  
Cheryl A. Lund, secretary

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approved.