



# CITY OF GEARHART

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April 8, 2021

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

**STAFF:** Carole Connell, Chad Sweet

## Minutes

The regular meeting of the Gearhart Planning Commission for April 8, 2021 via teleconference was called to order at 6:05 pm by President Virginia Dideum.

Commissioners took time to reflect on thoughts about Carl Anderson. Many reflected on his knowledge, reliability, humor, and attitude. He was a good friend that will be missed. Since Ham radio was a project Anderson had been working on with Sweet, it was decided contributions can be made to the new Ham radio project to cover antenna and installation.

On **MOTION** by Graff, 2<sup>nd</sup> by Taggard, Commission Dudley was unanimously granted an excused absence from the April 2021 Commission meeting.

Dideum introduced Sharon Kloepfer to the Commission as the newest member. Kloepfer has lived in Gearhart for five years, is an outdoors person and a member of the CERT team.

On **MOTION** by Graff, 2<sup>nd</sup> by Tomlinson, the consent agenda was unanimously approved.

## STAFF REPORTS

Sweet gave a fire station update noting the Murphy family had sent a letter notifying the city they were no longer interested in selling the property in addition to the construction costs particular to the site and the legal issues. Sweet will be working on an alternative site. At the same time Olstedt/Osborn developers own property abutting Gearhart to the north and would be interested in being annexed into the city and donating a portion of property to the city for a fire station. Most of what Gearhart has spent on development/structural design of the station can be used anywhere in Gearhart. The development would also improve the city's water system. Access would be directly onto highway 101. The Commission will be integral in the property annexation. The proposal would need to pass DLCD's scrutiny.

Mayor Cockrum in collaboration with Berkley Sturgell are working on the quarter challenge to raise funds by April 30<sup>th</sup> for playground equipment to be temporarily located at Centennial Park. The project has currently raised \$13,650.

School Property. The construction on the sight is for the new location of a rose garden for the property owner. Morey has a plan that for now is to keep the property fenced.

#### COMMISSIONERS REPORTS

Tomlinson reported on the Parks committee noting the survey is complete and they are currently analyzing the results in preparation to develop a plan. They are hoping for one more public comment period before the plan comes to the Planning Commission.

Smith noted Virginia and Tom Dideum have been volunteering their time on the Covid Vaccination program, acknowledged their participation and thanked them for their volunteerism. Dideum encouraged everyone to get their vaccine, the Covid is now hitting the younger population.

Graff mentioned the Buildable Lands report the commission heard last month, noting the lack of multi-use housing. The same report also included recommended text and comprehensive plan amendments to achieve housing goals. After talking to the Mayor and Planner, Graff was given the green light to request the planner put together a presentation on what the zoning is now, what we need and how to address the problem ASAP. Dideum asked Connell to come up with appropriate language moving the Buildable Lands Update on the Goals list from complete to an actionable goal for the commission.

#### VISITORS COMMENTS

None

#### PUBLIC HEARINGS

Dideum opened the public hearing to consider application #21-01P Banta Land Partition for property located at 1060 McCormick Gardens Rd and further described as Assessors Plat 610103TL00802. On **MOTION** by Taggard, 2<sup>nd</sup> by Smith, by unanimous motion the public hearing was continued to May 13, 2021 and the applicant's request to extend the 120-day calendar by 63 days, making the final decision date due August 3, 2021.

#### UNFINISHED BUSINESS

None

#### NEW BUSINESS


A2 Aquatic Conservation Zone – Connell noted there is a question as to what can be done in the A2 zone when it comes to permitting and cutting trees in the Necanicum estuary zoned A2. The Neacoxie Creek, Mill Creek and the Palmberg pond are currently protected riparian areas, while the area under discussion abutting Necanicum estuary is not. The Comp Plan says the estuary shall fall within the protections, but estuary is not mentioned in the code resulting in the disconnect between the policy and


code applying riparian regulations to the A2 zone. The question of preservation was generated from some unauthorized tree cutting in the area. Following deeper review, the trees were actually cut on private property and did not meet the standards for a tree size under Gearhart definitions. Connell was asked to bring back language to the June meeting for continued discussion on A2 zone preservation and correcting the disconnect between the comp plan and zoning ordinance.

CONCERNS OF THE COMMISSION

None

The meeting was adjourned at 7:21pm.

  
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Cheryl A. Lund, secretary

  
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Approved