



CITY OF GEARHART

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August 12, 2021

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

STAFF: Carole Connell, Chad Sweet

Minutes

The regular meeting of the Gearhart Planning Commission for Thursday, August 12, 2021 was called to order at 6:00 pm by President Virginia Dideum. Dideum noted the commission would not be hearing the public hearing for the Conditional Use permit because the applicant has withdrawn his application.

On **MOTION** by Graff, 2nd by Taggard, the consent agenda for August 12, 2021 was unanimously approved. Said agenda approved the Minutes of July 8, 2021 and the financial report of August 2, 2021.

STAFF REPORTS:

Connell reported the Banta land partition was appealed to the City Council. The council upheld the Planning Commission decision with one minor change, the council will pay the property owner for the trail easement making the trail as narrow as possible curved to jog over to the Railroad Right of Way. The owner will be compensated using the same calculations as a street vacation.

Sweet reported building permits status in 2020 where a total of 25 residential building permits and 1 duplex for a total of \$161,000 permit revenue. To date in 2021 there are 23 building permits with anticipation of several more before years end.

The city has refinanced the water bond the net results being the city will save over \$380,000 in principal and interest over the life of the bond.

Connell reported there is a joint work session with the City Council and Parks Committee on the first draft of the parks plan August 31st @ 6:30pm. The Planning Commission will have the first public hearing on the Parks Plan at the September 9th Commission meeting for review and recommendation to the council.

Chad reported on the Elk collaborative Declaration of Cooperation outlining ideas for dealing with elk/human interaction. The declaration should be signed early September bringing in policies for the Planning Commission and City Council to work with.

Fire Department update - Sweet reported calls for the first half of 2020 were 278, calls so far in 2021 are at 417. Sweet added there are more people living in the area which may account for some of the calls. Calls range from fires and accidents to medical and search and rescue. There are a substantial number of agencies assist calls. Gearhart department has 29 to 32 volunteers including 8 women firefighters.

Sweet will be reporting to the council on the fire station relocation cost, land transfer agreement and survey results. He is hoping the council will file for the November 2nd election for a bond. The Geotech work shows the proposed site is outside the extra-large inundation area and will save some money on the foundation type. If the vote does not pass the city will continue to bring the property into the Urban Growth Boundary which includes a 2 ½ acre park and 2 ¼ acre site for a fire station. Should the bond fail, the property would still be bound to give the city the park site and the fire station site. The proposed project would loop the water system increasing fire flow and providing options to continue service to customers in the case of an outage. Sweet reported the city has never provided all of the water necessary to Gearhart residences and buys roughly half of the summer water use from the City of Warrenton.

Speed Survey on Highlands Lane. For 29 days there were 59,411 cars traveling on Highlands Lane, average speed 35.24 mph, highest speed 88 mph.

COMMISSION CONCERNS

Graff asked about the Morey request to withdraw, in his letter he mentioned continuing negotiation with Chad and the City Council. His concerns are he is going around the Planning Commission and these discussions need to be held in public for transparency. The council needs to report any contacts at a council meeting and the commission needs to be kept up to date regarding any discussions.

Sweet clarified exparte contact would come into effect if there was any decision to be made. Sweet noted multiple times Morey has discussion a park donation and the offer has been rescinded. The last discussions have included multiple city staff to make sure everyone is hearing the same thing. He welcomed commissioners if available to participate in future discussions.

Dideum asked about the proposal to ban fireworks in Gearhart, modeling after Cannon Beach. She asked if there were any results from Cannon Beach and how the ban worked.

Sweet reported in the past banning fireworks has been a volunteer effort around the Haystack Awareness program and the animals.

GOALS LIST

No action.

VISITOR CONCERS

None

PUBLIC HEARING

SCOFI Gearhart, LLC conditional use application withdrawn.

NEW BUSINESS

None

CONCERNS OF THE COMMISSION

Dideum asked Sweet report on the lighting ordinance and Vacation rentals in relation to neighborhood contact and requirement that a complaining neighbor needs to follow through with issues created by renters.

Sweet reviewed Article 7 Vacation Rental Standards and Procedures noting the ordinance was written for safety, occupancy, and off-street parking and gave in depth as how some aspects of the ordinance are unenforceable. Sweet reported 2020 revenue for vacation rentals - \$371,000. 2021 so far above by \$75,000. Currently 75 active permits with 1 condo pending in the R3 zone. (69 residents and 6 condos) Complaints in 2021 to date have been 2 parking issues, one was a legal street parking.

Discussion followed on downward casting light vs spotlight. Sweet said the original ordinance intention was for night sky lighting. Sweet addresses lighting complaints and evaluates if a light is mostly downward and the bulb is visible.

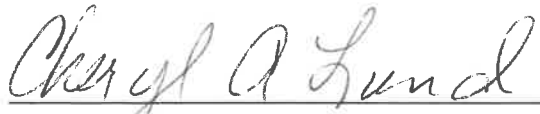
Smith noticed persons testifying at a city council meeting were not required to provide a name and address and asked if the policy would be taking effect in the Planning Commission. Connell noted it is a land use requirement that persons testifying need to provide contact information to be provided with information on making an appeal to LUBA.

Connell noted the first Parks Plan Public Hearing will be on the September Commissions agenda.

QUESTIONS FOR LAND USE ATTORNEY

None

The meeting was adjourned at 7:30 pm.



Cheryl A. Lund, secretary

approved