

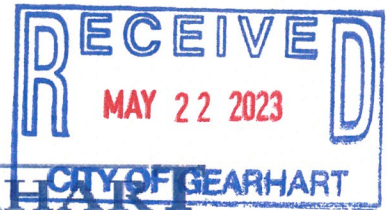
23-04C Pickleball Conditional Use
Application

May 22, 2023



CITY OF GEARHART

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



APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 5/22/23 AD

1. APPLICANT: Wally Hamer PHONE: 503-758-4827
MAILING ADDRESS: 312 Spruce Gearhart, Oregon 97138
EMAIL ADDRESS: hamerwally5@msn.com CELL PHONE: 503-758-4827
2. PROPERTY OWNER: City of Gearhart PHONE: 503-738-5501
MAILING ADDRESS: P.O. Box 2510
EMAIL ADDRESS: Chadsweet@cityofgearhart.com CELL PHONE: _____
3. SURVEYOR/ ENGINEER: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: City of Gearhart Tennis Courts
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: 61009AA05200
(B) ADDITION, BLOCK, AND LOT: 6-10-09 A1

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) Wally Hamer DATE: May 10, 2023
PRINT Wally Hamer
8. SIGNATURE (OWNER) _____ DATE: _____
PRINT (City of Gearhart) Chad Sweet

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

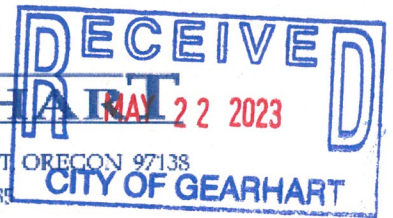
TO BE COMPLETED BY STAFF

DOES APPLICANT OWN ANY MONEY TO THE CITY? No IF SO, AMOUNT 0
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF _____ (INITIAL)



CITY OF GEARHART

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APPLICATION FOR CONDITIONAL USE

In certain districts conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics or special characteristics of the area in which they are to be located, conditional uses require special considerations, so they may be properly located with respect to the Comprehensive Plan and zone standards.

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 5/22/23
APPLICATION FEE: \$2000.00 PD

1. APPLICANT Wally Hamer PHONE 503-738-9356
MAILING ADDRESS 312 Spruce Ave - Gearhart, OR 97138
EMAIL ADDRESS hamerwg@msn.com CELL PHONE 503-758-4827
2. PROPERTY OWNER City of Gearhart PHONE 503-738-5501
MAILING ADDRESS P.O. Box 2510
EMAIL ADDRESS ChadSweet@cityofgearhart.com CELL PHONE _____
3. PRESENT ZONE P-Zone
4. PROPERTY LOCATION 321 Pacific Way - 1st Ave
5. LEGAL DESCRIPTION 61009AA05200
6. SKETCH DRAWN TO SCALE ATTACHED _____
7. DETAIL AND REASONS FOR REQUEST We would like to add 2 additional pickleball courts to the existing site for a total of 4
8. INDICATE COMPLIANCE WITH ARTICLE 8 CONDITIONAL USE AND ANY RELEVANT SECTIONS OF THE ZONING ORDINANCE SEE ATTACHED
9. COPIES: AFTER THE APPLICATION IS DEEMED COMPLETE SUPPLY 15 COPIES DRAWN TO SCALE NO SMALLER THAN 11" X 17" AND ONE PDF SENT TO planning@ci.gearhart.or.us
10. ATTACH LIST OF NAMES OF RECORD OWNERS OF CONTIGUOUS LAND WITHIN 200' _____
11. SIGNATURE (APPLICANT) Wally Hamer DATE May 22, 2023
PRINT Wally Hamer
12. SIGNATURE (OWNER) _____ DATE _____
PRINT (City of Gearhart) Chad Sweet

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

MARCH 2020

CONDITIONAL USE

**CITY OF GEARHART
698 PACIFIC WAY
GEARHART, OREGON 97138**

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

COMPREHENSIVE PLAN GOALS:

The City of Gearhart Comprehensive Plan Summary lists goals for the city and helps guide the city in its decision-making process regarding development that creates benefits for its citizens.

Here is a list of the goals from the summary and how they support the expansion of current park facilities to support recreation of the residents of Gearhart.

1. Preserve the low density and semi-rural character of Gearhart.
Additional pickleball courts maintain the low density and rural character of Gearhart. They have very little impact on traffic and no impact on housing or the density of the community.
2. Ensure the development occurs in a manner that is in harmony with the sensitive coastal environment.
Additional pickleball courts provide additional recreation opportunities on land that is already used for community recreation. This site is well away from the beach and coastal sand dunes. It is already on land designated as parkland. This plan is an alteration to the courts that are already used for pickleball and tennis. This would increase the opportunities for residents and visitors to join a healthy physical and social activity.
3. N/A
4. Ensure that citizens, including residents and property owners, have the opportunity to be involved in all phases of planning efforts of the city.
All citizens can comment on Conditional Use Permits. They would have the opportunity to comment and make suggestions about adding additional Pickleball/Tennis courts in their location.
5. Conserve, preserve, and protect open space, scenic areas, historic and natural resources in and around Gearhart community for future generations.
The addition of more pickleball courts maintains open spaces and provides additional recreation opportunities for citizens. The courts do not intrude on scenic areas and any historic or natural resources.

7. Encourage further development of recreational facilities and create a master parks and trails plan.

The city's Comprehensive plan calls for encouraging development of recreational facilities for its residents and visitors. Pickleball is the fastest growing sport in the U.S. at the moment with the highest number of players over the age of 65.

(<https://www.npr.org/2022/02/19/1081257674/americas-fastest-growing-sport-pickleball>) Increasing opportunities for people to play pickleball would make sense considering that you can get several courts set up from a standard sized tennis court and that Gearhart as a community tends to have an older resident population who could benefit from the sport and a healthy recreational opportunity. Adding pickleball courts in Gearhart would increase healthy opportunities for residents and be able to support tennis players and pickleball players. The City of Gearhart expanding the number of courts would be an appropriate response to the needs and requests of the citizens.

8. Ensure a stable and healthy economy.

Stable and Healthy Economies come from having a healthy population of citizens with active lifestyles. Additional recreation facilities in the form of additional courts, which could be used almost year-round would move towards fulfilling that goal!

CONDITIONAL USE PERMIT QUESTIONS:

1. The proposed use is consistent with the policies of the Comprehensive Plan.
The proposed pickleball courts in alliance with existing tennis courts is in direct compliance with the City of Gearhart Comprehensive plan. The Comprehensive plan clearly encourages further development of recreational facilities for the enjoyment and benefit of its citizens.

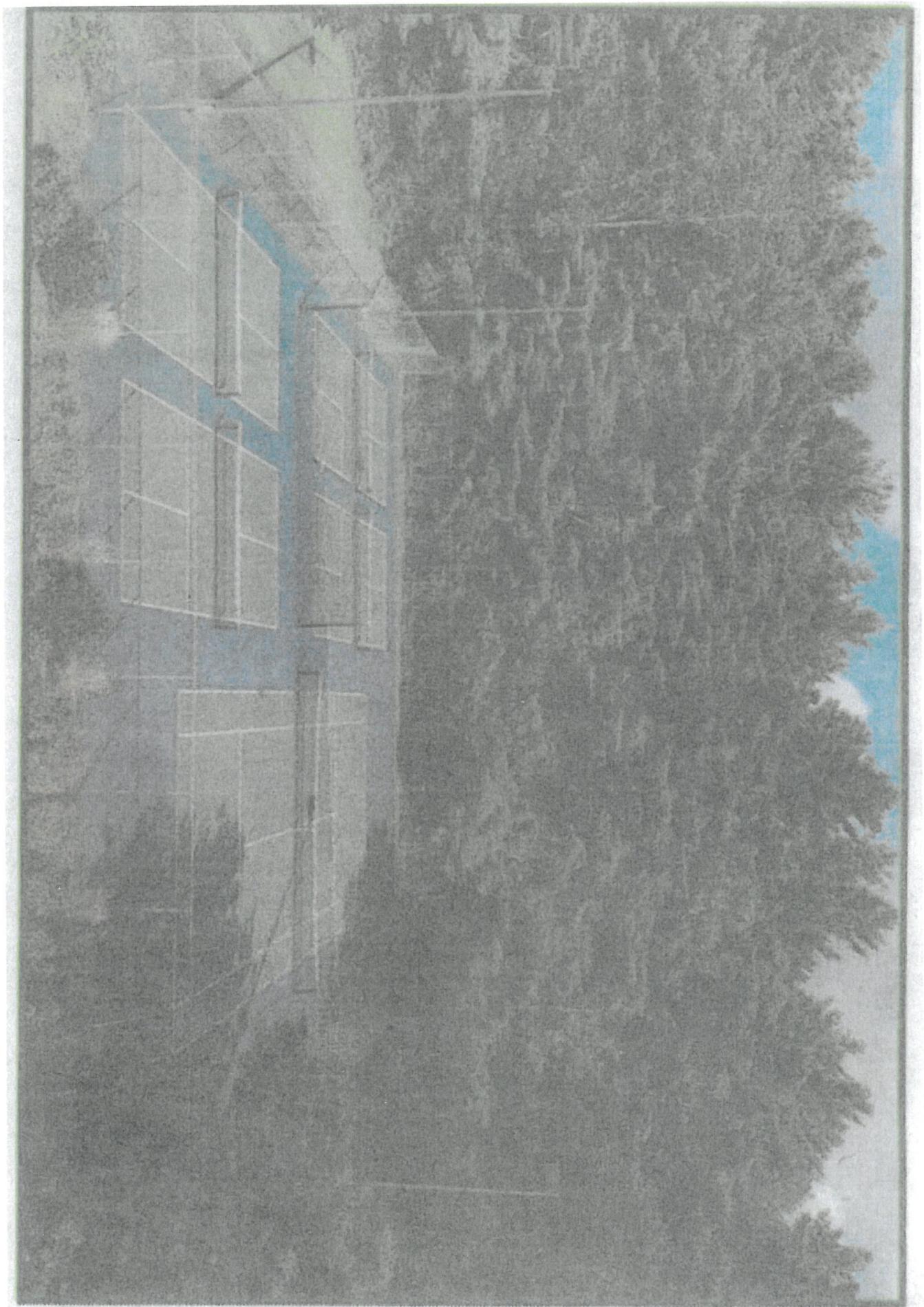
2. A demand exists for the use at the proposed location. Several factors which shall be considered in determining whether this demand exists include accessibility for users, availability of similar uses and others.

The site proposed for the expansion of the Pickleball/Tennis courts in Gearhart are already in an appropriate zone location. It is adding courts to the parkland that already has courts and restrooms facilities on it. The proposed plan would not delete tennis facilities but will allow more pickleball courts. Over the last 3 years, pickleball use is exponentially higher than tennis users. For example, I have kept track starting April 30- May 21, 2023. It was documented that the total pickleball players was 146 and total tennis players was 4. These numbers support similar statistics for previous recent years. I will keep track the remainder of the summer if needed.

3. The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties.

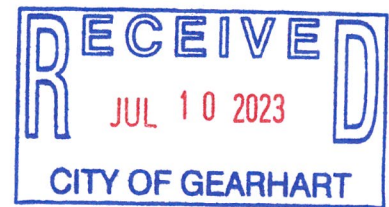
The proposed pickleball plan will not create more development of the existing site but will redesign the existing space to accommodate two sports and more people.

4. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated by use.
Additional traffic will be minimal, and parking can be supported onsite. The number of people onsite at any time will still be limited by the number of players that can be on the courts at any one time.
5. Public facilities and services are adequate to accommodate the proposed use.
The request is to add additional courts to an existing lay out. Other services such as parking and restroom facilities are adequate for the proposed use.
6. The site's physical characteristics terms of topography, soils, and other pertinent considerations are appropriate for the intended use.
The intended site for the court additions is relatively flat and stable. Soils are probably sand and are like the existing courts. The existing courts have been recommended for a resurfacing after a professional analysis.
7. The site has adequate area to accommodate the proposed use.
The site does contain adequate room for additional courts. Alex Havens, a sports court professional for Pacific Ace LLC, has previously done the surfacing and lines for pickleball and tennis courts at this Gearhart site. He has recently surveyed the present site for the proposed alterations to add pickleball courts. He has concluded there is adequate room to implement the plan. (120 feet X 120 feet is needed). Additional utilities or facilities from the city shouldn't be needed.



23-04C Pickleball Conditional Use
Application Revised

July 10, 2023



CITY OF GEARHART
698 PACIFIC WAY
GEARHART, OREGON 97138

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

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3. N/A
4. Ensure that citizens, including residents and property owners, have the opportunity to be involved in all phases of planning efforts of the city.
All citizens can comment on Conditional Use Permits. They would have the opportunity to comment and make suggestions about adding additional Pickleball/Tennis courts in their location.
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The city's Comprehensive plan calls for encouraging development of recreational facilities for its residents and visitors. Pickleball is the fastest growing sport in the U.S. at the moment with the highest number of players over the age of 65.

(<https://www.npr.org/2022/02/19/1081257674/americas-fastest-growing-sport-pickleball>)

Increasing opportunities for people to play pickleball would make sense considering that you can get several courts set up from a standard sized tennis court and that Gearhart as a community tends to have an older resident population who could benefit from the sport and a healthy recreational opportunity. Adding pickleball courts in Gearhart would increase healthy opportunities for residents and be able to support tennis players and pickleball players. The City of Gearhart expanding the number of courts would be an appropriate response to the needs and requests of the citizens.

8. Ensure a stable and healthy economy.

Stable and Healthy Economies come from having a healthy population of citizens with active lifestyles. Additional recreation facilities in the form of additional courts, which could be used almost year-round would move towards fulfilling that goal!

CONDITIONAL USE PERMIT QUESTIONS:

1. The proposed use is consistent with the policies of the Comprehensive Plan.
The proposed pickleball courts in alliance with existing tennis courts is in direct compliance with the City of Gearhart Comprehensive plan. The Comprehensive plan clearly encourages further development of recreational facilities for the enjoyment and benefit of its citizens.

2. A demand exists for the use at the proposed location. Several factors which shall be considered in determining whether this demand exists include accessibility for users, availability of similar uses and others.

The site proposed for the expansion of the Pickleball/Tennis courts in Gearhart are already in an appropriate zone location. It is adding courts to the parkland that already has courts and restrooms facilities on it. The proposed plan would not delete tennis facilities but will allow more pickleball courts. Over the last 3 years, pickleball use is exponentially higher than tennis users. For example, I have kept track starting April 30- May 21, 2023. It was documented that the total pickleball players was 146 and total tennis players was 4. These numbers support similar statistics for recent years. I will keep track the remainder of the summer if needed. There are no other existing developed park facilities in Gearhart for sport participation. As demonstrated by the previous numbers this reconfiguration of the existing park is needed to ensure further wellness opportunities.

3. The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties.
The proposed pickleball plan will not create more development of the existing site but will redesign the existing space to accommodate two sports and more people. All surrounding properties and park facilities will remain undisturbed. Tennis and shared pickleball/tennis courts already exist. This use permit only reconfigures the courts to allow more pickleball use to keep up with the demand and still enjoy tennis court use. Pickleball courts would be directed to the west side near a row of trees and vegetation that could further buffer any potential noise. Honestly, the noise is seemingly not a factor as tennis and pickleball have coexisted at these courts for at least three years. The reconfiguration of the courts only makes play for both courts more efficient. Play hours for both sports is unofficially 9:00am to 8:00pm. These times have been honored and it is suggested that an etiquette and park rule plaque should be posted at the courts to better instruct the public on hours of operation, play time etiquette and time limits for tennis and pickleball play, as well as general city park rules.
4. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated by use.
Additional traffic will be minimal, and parking can be supported onsite. The number of people onsite at any time will still be limited by the number of players that can be on the courts at any one time. The proposed tennis and pickleball court facility reconfiguration will not impact any additional usage.
5. Public facilities and services are adequate to accommodate the proposed use.
The request is to add additional courts to an existing lay out. Other services such as parking and restroom facilities are adequate for the proposed use. Essentially, parking, trash and restroom usage is more affected by beach use and clamming activities, walkers and local job employees using the facility than anyone associated with tennis or pickleball. This new configuration doesn't add more people, but allows for more play rather than a waiting line.
6. The site's physical characteristics terms of topography, soils, and other pertinent considerations are appropriate for the intended use.
The intended site for the court additions is relatively flat and stable. Soils are probably sand and are like the existing courts. The existing courts have been recommended for a resurfacing after a professional analysis by Pacific Ace LLC.
7. The site has adequate area to accommodate the proposed use.
The site does contain adequate room for additional courts. Alex Havens, a sports court professional for Pacific Ace LLC, has previously done the surfacing and lines for pickleball and tennis courts at this Gearhart site. He has recently surveyed the present site for the proposed alterations to add pickleball courts. He has concluded there is adequate room to implement the plan. (120 feet X 120 feet is needed). Additional

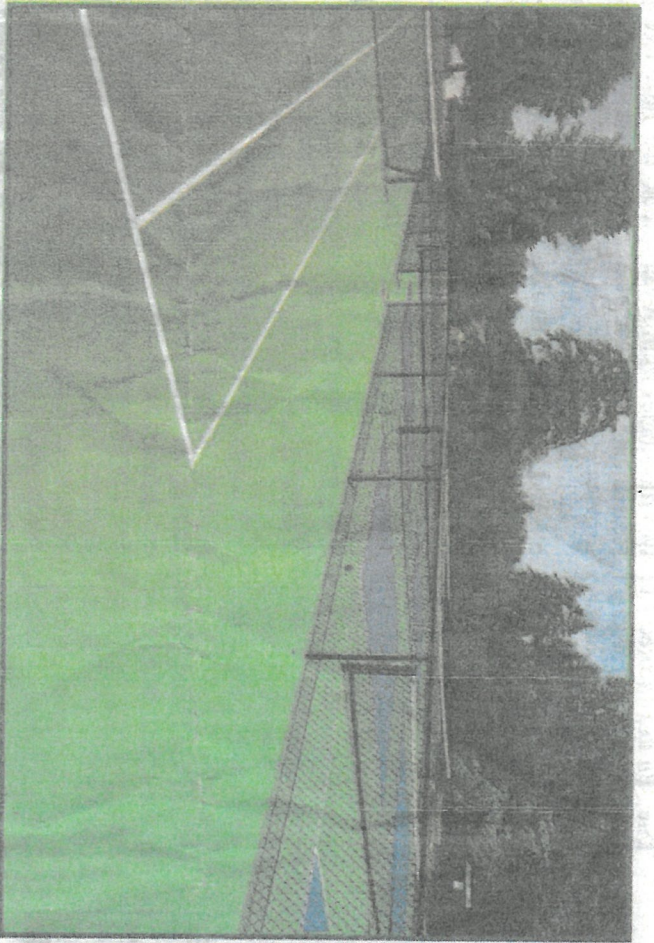
utilities or facilities from the city shouldn't be needed. The site layout as analyzed by Pacific Ace LLC is consistent with existing layout of the park. No other adjustments will be made such as site drives, parking area, loading areas, storage, setbacks, utilities or other facilities.

Conditional Use Request CU23-04C for reconfiguration of Gearhart tennis and pickleball Park (see attached layout plan)

PRESENT AERIAL VIEW OF GEARHART PARK. JULY 2023

- All facilities will remain intact.
- West side tennis court will only be altered to accommodate 4 pickleball courts to meet player demand.
- Proposed netting would be installed between east tennis court and west pickleball courts.
- West tennis court would have permanent lines painted to present the 4 pickleball courts.
- Ultimately, one half of Gearhart Park would be a tennis court and one half of the park would be 4 pickleball courts as pictured.





Sample die play



23-04C Pickleball Conditional Use
Application Revised

August 2, 2023

**CITY OF GEARHART
698 PACIFIC WAY
GEARHART, OREGON 97138**



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3. **N/A**
4. Ensure that citizens, including residents and property owners, have the opportunity to be involved in all phases of planning efforts of the city.
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2. A demand exists for the use at the proposed location. Several factors which shall be considered in determining whether this demand exists include accessibility for users, availability of similar uses and others.

The Gearhart Parkland site that includes the water treatment plant, basketball court, tennis courts, parking and restroom facilities is the most suitable choice for this tennis court/pickleball endeavor. Any other park sites in Gearhart would require a complete renovation and construction as these other sites have no established facilities.

This site proposed for the expansion of the pickleball/tennis courts in Gearhart is already in an appropriate zoned location. It is adding courts to the parkland that already has courts and restrooms facilities on it. The proposed plan would not delete tennis facilities but will allow more pickleball courts. Over the last 3 years, pickleball use is exponentially higher than tennis users. For example, I have kept track starting April 30- May 21, 2023. It was documented that the total pickleball players was 146 and total tennis players was 4. These numbers support similar statistics for recent years. I will keep track the remainder of the summer if needed. There are no other

existing developed park facilities in Gearhart for sport participation. As demonstrated by the previous numbers this reconfiguration of the existing park is needed to ensure further wellness opportunities for our citizens who live in and support the City of Gearhart.

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4. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated by use.
Additional traffic will be minimal, and parking can be supported onsite. Not a single complaint has been registered with the City of Gearhart regarding parking and restroom facilities. There seems to be plenty of parking in the designated parking lot as well as on Pacific Avenue just outside the gates. The number of people onsite at any time will still be limited by the number of players that can be on the courts at any one time. The proposed tennis and pickleball court facility reconfiguration will not impact any additional usage.
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The request is to add additional courts to an existing lay out. Other services such as parking and restroom facilities are adequate for the proposed use. Essentially, parking, trash and restroom usage is more affected by beach use and clamming activities, walkers and local job employees using the facility than anyone associated with tennis or pickleball. This new configuration doesn't add more people but allows for more efficient play rather than a waiting line and needed opportunities for our citizens to enjoy.

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Conditional Use Request CU23-04C for reconfiguration of Gearhart tennis and pickleball Park (see attached layout plan)