

CITY OF GEARHART

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

December 22, 2016

PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 of the City of Gearhart Zoning Ordinance the Gearhart Planning Commission will hold the following public hearings on Thursday, January 12, 2017 at 6:00 p.m., Gearhart City Hall, 698 Pacific Way, Gearhart, Oregon:

- Amend Conditional Use application #16-001CU submitted by Terry Lowenberg on behalf of Sum Properties LLC to install lottery machines in the proposed neighborhood café at 599 Pacific Way and further described as Assessors Plat 6.10.9AA, Tax Lot 6200. The application must comply with Gearhart Zoning Ordinance Section 1.030 (122) Neighborhood Café definition; Section 3.4 C-1 Zone Standards; Article 8 Section 8.040 – 8.110 Conditional Uses including Specific Use Standards (5) Neighborhood Café Approval Criteria and Article 13 Administrative Provisions.
- Consider Conditional Use application #17-001CU submitted by Sweet Shop Gearhart LLC on behalf of Clover Hart Properties LLC to conditionally operate a Neighborhood Café at 567 Pacific Way and further described as Assessors Plat 6.10.9AA, Tax Lots 5900 & 6000. The application must comply with Gearhart Zoning Ordinance Section 1.030 (122) Neighborhood Café definition; Section 3.4 C-1 Zone Standards; Article 8 Section 8.040 – 8.110 Conditional Uses including Specific Use Standards (5) Neighborhood Café Approval Criteria and Article 13 Administrative Provisions.
- Consider Variance application #17-002V submitted by Michael Sandberg to operate a marijuana dispensary at 3095 Highway 101 North and further described as Assessors Plan 6.10.10AC, Tax Lot 1300. Said request seeks relief from Section 3.520(22) (A) of the zoning code and allow for operation *within 1000 feet of a recreational facility attended primarily by minors* (Sons of Norway). Approval Criteria relevant to the application are in Section 9.030 Criteria for Granting Variances, Section 3.5 C-2 General Commercial Zone and Article 13 Administrative Provisions.
- * - Consider Conditional Use application #17-003CU submitted by George Signori, Ankrom Moisan Architects, Inc. on behalf of Gearhart Golf Links, LLC for property located at 1157 N Marion Avenue and further described as Assessors Plat 6.10.3, Tax Lot 100. The request is to change the existing nonconforming structure to allow 16 guest rooms above the golf course cart barn. The application must comply with Gearhart Zoning Ordinance Section 3.5 C-2 Zone Standards; Article 6 Supplementary Provisions; Article 8 Section 8.040 – 8.110 Conditional Uses; Article 10 Change of a Nonconforming Structure and Article 13 Administrative Provisions.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria pertinent to the request are available for review at Gearhart City Hall at the office of Chad Sweet, 503-738-5501, and copies may be obtained at a reasonable cost. Staff reports will be available for inspection at no cost and may be obtained at reasonable cost seven (7) days prior to the hearing. All interested parties are invited to express their opinion for or against the requests at the hearing, by letter addressed to the Gearhart Planning Commission, P O Box 2510, Gearhart, Oregon 97138, or by email at planning@ci.gearhart.or.us received prior to 4:00 o'clock pm the day of the hearing. The public hearing will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance. Failure to raise an issue in person or by letter precludes appeal. In raising an issue, the relevant criteria of which the issue is directed must be specified. Failure to do so will preclude appeal on the criterion.

Cheryl A. Lund
Gearhart Planning Commission
City of Gearhart

Mail/Publish 12/22/2016

February 2, 2017

CITY OF GEARHART PLANNING COMMISSION

From: Carole Connell, City Planner

Re: Supplemental information for Gearhart Golf Links 17-003CU

On January 9, 2017 the Planning Commission continued the public hearing on the subject request at the applicant's request. No comments by the Commission, city staff or the public were heard. The hearing will commence on February 9, 2017.

SUPPLEMENTAL INFORMATION

1. No additional comments from the public have been received.

2. Verizon cellular equipment

At the time the staff report was published the details about wireless equipment integrated into the project was being finalized. There are two antenna hidden inside the two faux chimneys on the roof, and the ground equipment is within a secured compound enclosed by a 6' wood fence in the parking lot. The Verizon specifications are attached. The GZO permits a public utility use in the C-2 zone, an outright permitted use that is not subject to any special standards.

3. Off-Street Parking Spaces

In the city staff report 1-5-17 on page 5 item #2 the FINDINGS describe the off-street parking information for the entire facility including the golf course, the existing and the new building. This result is a parking stall deficiency of 17 spaces, after removing all parking spaces on Marion Avenue in front of the two buildings. At this time staff finds off-street parking for only the proposed hotel and office space should be considered, rather than requiring the subject proposal to make up for the parking deficiency of the original building that was approved and granted a parking variance.

The applicant recently revised the parking lot plan (attached 1-30-17) creating 23 compact spaces that add 5 spaces in the new lot for a total of 46 spaces. This meets the maximum number of 50% allowed to be compact spaces. The 46 spaces also exceed the requirement for 29 stalls associated with the new building. The 16 new guest rooms require 1.5 spaces per room (24) and the golf training office/clinic requires 1 per 300 SF (1285 SF) or 5 spaces for a total of 29 spaces required for the proposed building. The

revised plan adds more spaces to help make up for the substandard number of spaces approved for the original building, but is not required to do so.

City staff finds the proposal exceeds its off-street parking requirements, and does not need to factor in the stalls at the maintenance yard at the end of the 1st hole or the adjoining on-street parking on Marion Avenue. The maintenance yard stalls are more than 200 feet away therefore per code cannot be counted.

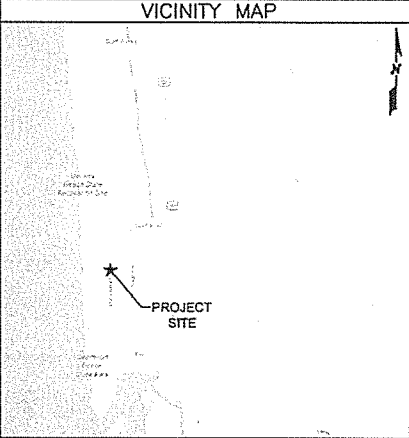
As suggested in the staff report, the city strongly recommends that on-street parking be prohibited from the south side of the existing building to the north side of the new building due to conflicts between the walkways, the bike path, the driveways and clear vision safety needs in that congested area.



PROJECT NAME: OR1 SANDTRAP
PROJECT LOCATION: 1157 N MARION AVE GEARHART, OR 97138

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ZONING	
3	
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B	12/05/18 ISSUED FOR REVIEW
A	12/05/18 ISSUED FOR REVIEW



PROJECT INFORMATION	
JURISDICTION:	CITY OF GEARHART
ZONING CLASS:	C2 - RESIDENT COMMERCIAL
OCCUPANCY GROUP:	UTILITY
CONSTRUCTION TYPE:	848 LAND DEVELOPMENT (NON-PERMANENT, SELF-SUPPORTING/TENANT IMPROVEMENT)
TAX PARCEL ID:	10024100300100
PARCEL SIZE:	780
LATITUDE:	45°51'53.11" N 46.2312548°
LONGITUDE:	123°33'28.26" W -123.5523557°
GROUND ELEVATION:	59.3' ANGL
STRUCTURE HEIGHT:	35'-0" (TOP OF ANTENNA SUPPORT) 25'-0" (TOP OF ANTENNA) 25'-0" (TOP OF ROOF)
LEASING AREA:	240 S.F. (EQUIPMENT, WAREHOUSE & GENERATOR) 64 S.F. (ANTENNA SUPPORTS)

SCOPE OF WORK	
VERIZON WIRELESS PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF (1) NEW PANEL ANTENNAS WITH A 35'-0" TOP HEIGHT, (2) BRU PILES, (3) WIND CABLES AND (4) RAYCAP SPILLER/SPLICE SUPPRESSOR IN (2) PROPOSED PIP ANTENNA SUPPORTS. ALSO PROPOSED IS THE INSTALLATION OF (1) EQUIPMENT CABINETS, (2) RACK MOUNTED BATTERY BATTERY SUPPRESSOR AND A GENERATOR WITH A 10'-0" 112'-0" PIPED LEASE AREA.	

LEGAL DESCRIPTION	
SEE SITE SURVEY.	

LIST OF DRAWINGS	
SHEET	DESCRIPTION
T-1	COVER SHEET
A-1	GENERAL NOTES AND SYMBOLS
A-1	SITE PLAN
A-1.1	PROPOSED ROOF PLAN
A-1.2	PROPOSED EQUIPMENT AND EQUIPMENT PLANS
A-2	PROPOSED ELEVATION

DRIVING DIRECTIONS

FROM PORTLAND, OR:

- WEST US-26 TOWARD FORESTRY CRT. / 220
- TAKE RAMP RIGHT FOR US-101 NORTH TOWARD ASTORIA / SEASIDE
- KEEP STRAIGHT OVER US-101
- TURN LEFT ONTO GEARHART AVE
- BEAR RIGHT ONTO SIA BREEZE BLVD
- BEAR RIGHT ONTO N MARION AVE
- ARRIVE AT N MARION AVE

CONTACTS	
APPLICANT/OWNER AND REPRESENTATIVE CONTACTS: JASON FALLAI VERIZON WIRELESS (NW) LLC (OR) WIRELESS 1430 NE 123RD AVE PORTLAND, OR 97230 PHONE: (503) 961-1542 jfallai@verizonwireless.com	ARCHITECT CONTACTS: 847 JAZZES BLACKROCK CONSULTING LLC 1100 WELLS LANE, SUITE 129 ROSELLE, GA 30078 PHONE: (770) 212-8427 jones@blackrock.com
PROPERTY OWNER CONTACTS: JASON BUCKLEY GEARHART PARTNERS LLC 1157 N MARION AVE GEARHART, OR 97138 PHONE: (503) 238-5633 jason@gearhartpartners.com	ENGINEER OF RECORD: SUSAN M. GIBSON MORRISON HERSHFELD CORP 830 STEWART ST, SUITE 200 SEATTLE, WA 98101 PHONE: (206) 258-1110 smgibson@morrisonhershf.com

BLACK ROCK

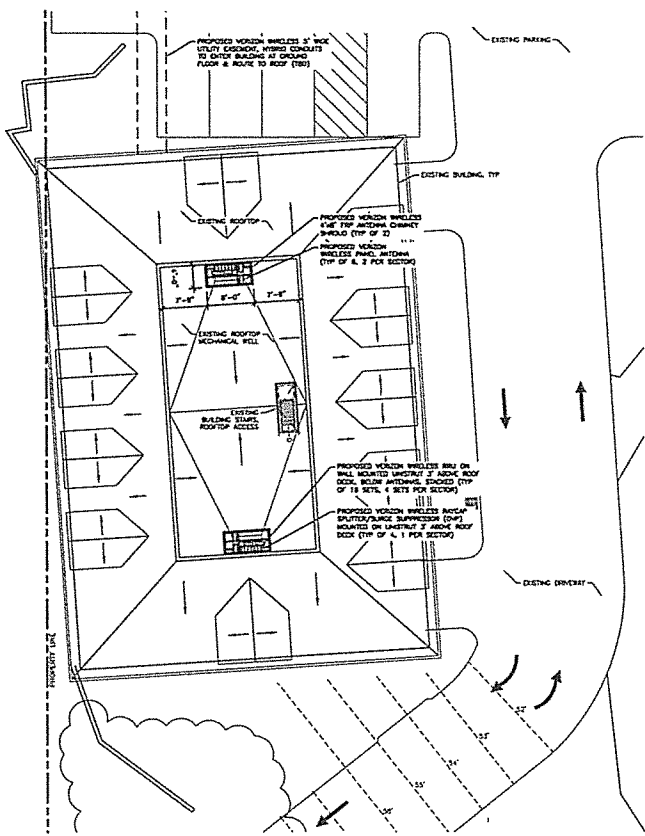
MORRISON HERSHFELD
400 STEWART ST, SUITE 200
SEATTLE, WA 98101
www.morrisonhershf.com

OR1 SANDTRAP
1157 N MARION AVE
GEARHART, OR 97138

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODES: 2014 OREGON STRUCTURAL SPECIALTY CODE 2014 NATIONAL ELECTRICAL CODE 2014 OREGON MECHANICAL SPECIALTY CODE 2012 IFPA 151 LIFE SAFETY CODE	

APPROVALS			
REPRESENTATIVE	SIGNATURE	DATE	
SITE OWNER			
RF ENGINEER			

Project Number:	7180107	Start Date:	11/30/18
Owner:	VERIZON	Designer:	VERIZON
Project Manager:	RL	Professional of Record:	RL
Revision No:	B	Sheet No:	T-1



WIRELESS ANTENNA LOCATIONS	
EQUIPMENT TO BUILDING	50 FT
GROUND FLOOR TO ROOF	40 FT
EDGE OF ROOF TO NORTH SHIELD	80 FT
EQUIPMENT TO NORTH SHIELD	175 FT
EQUIPMENT TO SOUTH SHIELD	225 FT
(INCLUDES EXTRA)	

NO USE SHALL BE MADE OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA.

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B	12/06/16 ISSUED FOR REVIEW	
A	12/09/16 ISSUED FOR REVIEW	
No.	Date	Revision



MORRISON HERSHFIELD
 605 5th Avenue, Suite 200
 Seattle, WA 98101
 Tel: 206.461.1170
 www.morrisonhershfield.com

Project Name:
OR1 SANDTRAP
 1157 N WADSWORTH AVE
 SEASIDE, OR 97138

PROPOSED ROOF PLAN

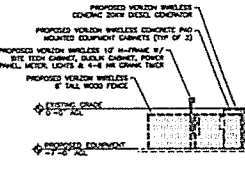
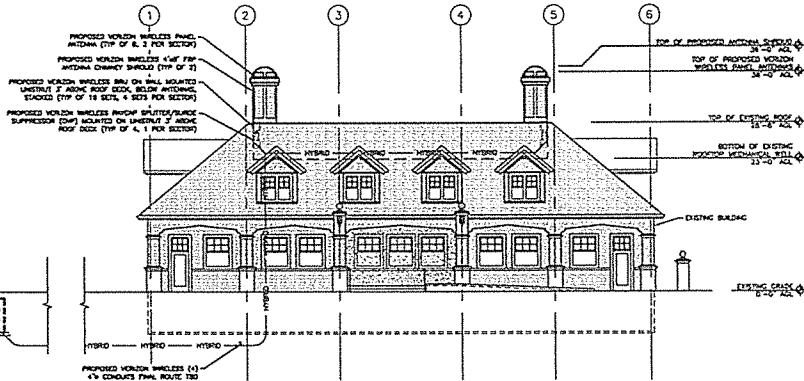
Project Number: 1150107	Start Date: 11/30/16
Designer: JW	Engineer: JW
Project Manager: PDL	Professional of Record: PDL
Revision No: B	Sheet No.:

A-1.1

22'x34" SCALE 1/4" = 1'-0"
 11'x17" SCALE 1/8" = 1'-0"

PROPOSED ROOF PLAN 1

NOTES:
 1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED ENGINEER'S STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER TECHNICAL COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
 2. PAINT SHOULD MATCH BUILDING.

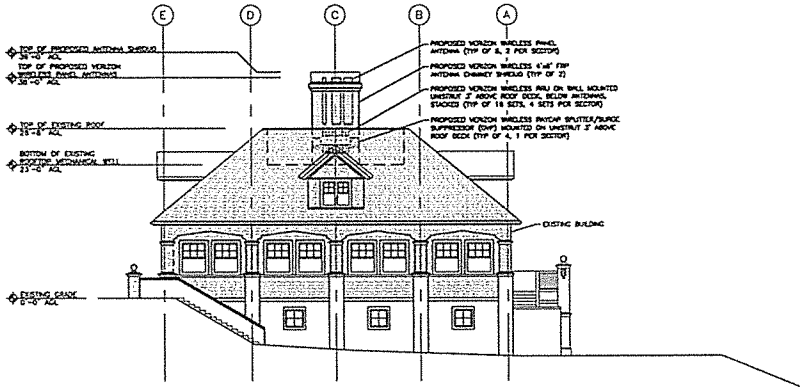


DO NOT SCALE DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND VERIFY CONFORMANCE OF ALL ITEMS TO BE INSTALLED. IF DIMENSIONS DO NOT MATCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION.

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B	11/26/18 ISSUED FOR REVIEW
A	12/20/18 ISSUED FOR REVIEW
Rev.	Date Revision
1	
2	

24'-0" SCALE: NOT TO SCALE
 11'-0" SCALE: NOT TO SCALE

PROPOSED WEST ELEVATION | 2



24'-0" SCALE: 1/8" = 1'-0"
 11'-0" SCALE: 3/16" = 1'-0"

PROPOSED SOUTH ELEVATION | 1

verizon

PERMISSION FORM

BLACK ROCK

ART FORM

MORRISON HERSHFIELD
 605 5TH AVENUE, SUITE 200
 SEATTLE, WA 98101
 TEL: 206.465.0170
 WWW.MORRISONHERSFIELD.COM

PROJECT NAME

OR1 SANDTRAP
 1177 N MARSH AVE
 SEASIDE, OR 97138

ISSUING DATE

PROPOSED ELEVATION

PROJECT NUMBER: 7160107	START DATE: 11/30/16
DATE: 1/17	DESIGNER: JW
PROJECT MANAGER: RCL	PROFESSIONAL OF RECORD: RCL
REVISION INC	SHEET NO.:

B A-2

Cheryl Lund

From: Cheryl Lund
Sent: Tuesday, January 17, 2017 4:31 PM
To: planning@cityofgearhart.com
Subject: Fwd: FW: Gearhart Hotel project
Attachments: OR1 Sandtrap_NB_RevB_2016.12.06.pdf

----- Forwarded message -----

From: Carole Connell <connellpc@comcast.net>
Date: Wed, Jan 4, 2017 at 3:48 PM
Subject: FW: Gearhart Hotel project
To: clund1320@gmail.com

Please add this attachment to the Hotel packet, regarding cellular communication provisions.

From: Konrad Hyle [<mailto:konrad@blk-rock.com>]
Sent: Wednesday, January 04, 2017 2:50 PM
To: Carole Connell
Cc: George Signori; Sophia Mekkers; Jim Jagers
Subject: RE: Gearhart Hotel project

Hi Carole,

Attached please find the current Verizon plans for a stealth wireless communication facility to be integrated into the new hotel building at Gerhart Golf. Please share this information with the Planning Commission in advance and at the hearing as needed.

All of the antennas , conduits, connections will be hidden inside the faux chimneys as shown on plans/elevation. Verizon exterior ground equipment is located in a fenced secured compound in parking lot to west. All utilities will be underground.

As I mentioned my associate, Sophia Mekkers will be in attendance at next Thursday nights hearing representing Verizon in my absence. If there is any further information you require or questions you have about the project please do not hesitate to contact Sophia or myself. It was our understanding from conversations my boss (Jim Jagers also copied here) had with City Administration was that this proposal would be deemed as a

permitted use, however any information we can supply or answer any questions of staff or Commissioners we are happy to assist.

Thanks for your help. Regards,

Konrad Hyle

Tel: 503-522-0634

From: Carole Connell [<mailto:connellpc@comcast.net>]
Sent: Wednesday, January 4, 2017 2:27 PM
To: Konrad Hyle <konrad@blk-rock.com>
Cc: George Signori <georges@ankrommoisan.com>
Subject: Gearhart Hotel project

Konrad,

Please forward the cellular communications plan we discussed today.

Thanks

Carole Wells Connell AICP

Land Use Planner

4626 SW Hewett Blvd.

Portland, OR 97221

503-297-6660 office/971-227-0634 cell

connellpc@comcast.net

Cheryl Lund

From: Carole Connell
Sent: Wednesday, February 01, 2017 8:43 AM
To: 'Cheryl Lund'
Subject: FW: gearhart updated parking
Attachments: A1.00 Layout1 1-30-17.pdf

C,
Not sure I sent you this updated Gearhart Golf layout for the PC packet and file.
Shall we resend the original materials to the PC or ask them to bring them?
C

From: George Signori [<mailto:georges@ankrommoisan.com>]
Sent: Monday, January 30, 2017 11:41 AM
To: Carole Connell
Subject: gearhart updated parking

Good morning, Carole.

Here's the updated parking layout using the allowed number of compact spaces. This makes it so that we only need 17 cars out at the maintenance shed parking. It helps a little.

If we get in a jam, can we not site section 6.150 provision 4 that allows for "owners of two or more uses, structures, or parcels of land" to "utilize jointly the same parking...when the hours of operation do not overlap"? In this case, it would be the same owner but the hours of operation of golfing and overnight lodging certainly do not overlap.

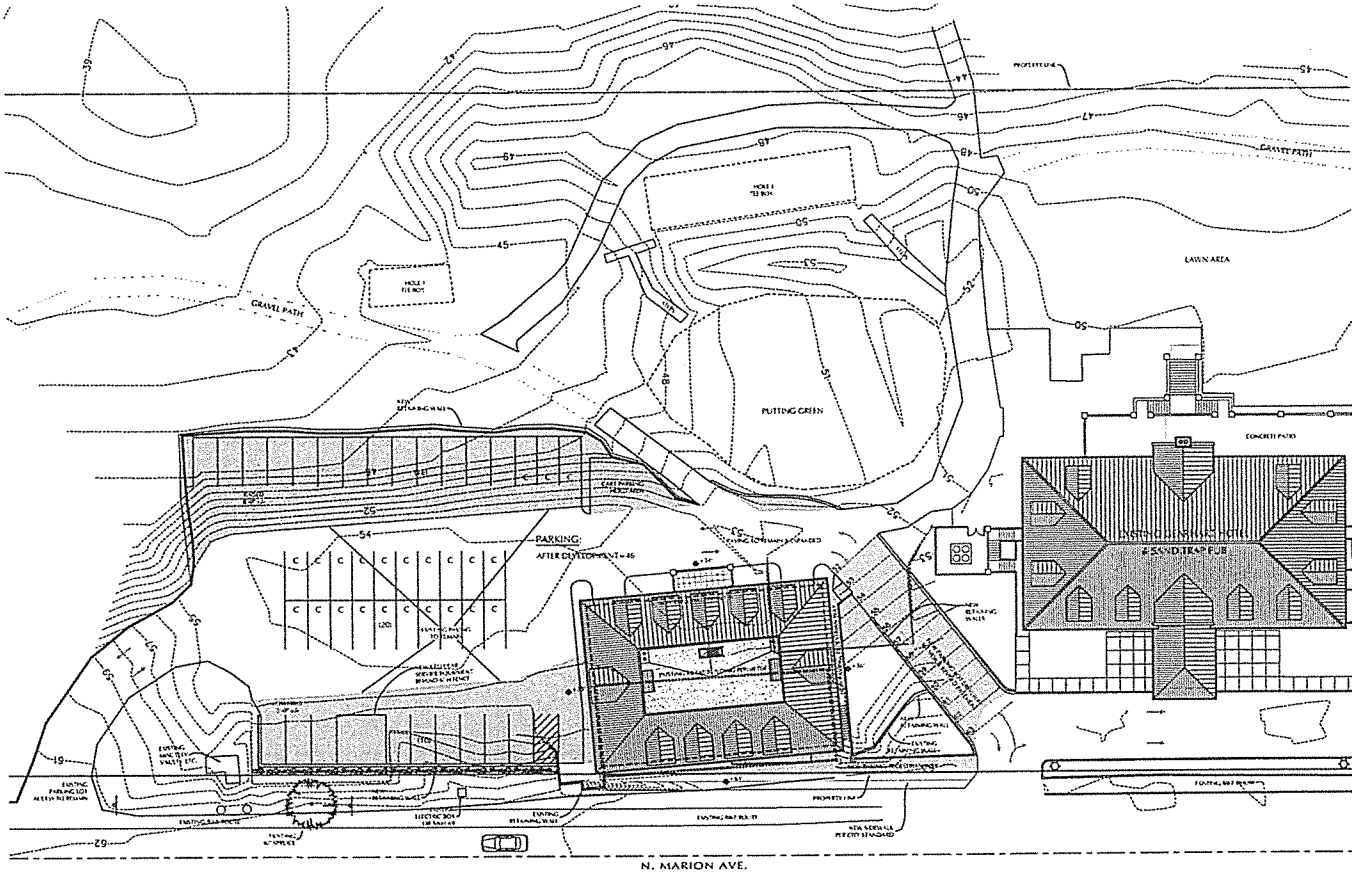
Let me know what you think.

george

George Signori AIA / LEED AP
SENIOR ASSOCIATE
D) 503.977.5266

Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN IDENTITY
38 NW Davis / Suite 300 / Portland, OR 97209
Offices In Portland / Seattle / San Francisco

ankrommoisan.com




PARKING

PROPOSED ADJACENT PARKING	10
PROPOSED PARKING (MANAGEMENT BLDG.)	11
EXISTING LOT OF PARKING	45
EXISTING SANITARIUM PARKING	8
EXISTING ON-YARD PARKING	111

LEGEND

[Symbol]	SEA FATED MUD
----------	---------------

PROPOSED NEW SITE PLAN & BUILDING



Ankrom Moisan

1200 BANK OF AMERICA WAY STE 100
PORTLAND OREGON 97241
TEL: 503.251.1000
WWW.ANKROMMOISAN.COM

SAND TRAP CART BARN REMODEL

1157 N. MARION AVENUE
Gresham, Oregon 97130

NO.	DATE	DESCRIPTION

SITE PLAN

LAND USE REVIEW SET

DATE: 11/29/16	PROJECT: 123152	SCALE: A1.00
DRAWN BY: GJLD		