

Cheryl Lund

From: claire mcintyre <cmgearhart37@gmail.com>
Sent: Monday, May 10, 2021 4:04 PM
To: Chad Sweet; connellpc@comcast.net
Subject: Letter for Thursday's planning commission meeting

Claire McIntyre 5034404511 cmgearhart37@gmail.com P.O. Box 2056, Gearhart

May 10, 2021

Carole Connell
698 Pacific Way
Gearhart, Oregon 97138

Chad Sweet
Gearhart City Administrator
698 Pacific Way
Gearhart, Oregon 97138

All Members of the Planning Commission

Dear Carole, Chad and Members of the Planning Commission,

My letter responds to the possible amendment considerations to the A2 zone adding a 200 foot setback for structures and the removal of vegetation and trees from the A2 zone boundary.

This 200 foot setback proposal pretty much covers all of my primary residence. My property rights would be reduced and my houses' market value would decrease.

I am a good steward of the estuary and a conscientious homeowner in Gearhart.

Sincerely,

Claire McIntyre

Sincerely,

Claire McIntyre

Estuary comments to PC

1 message

connellpc@comcast.net <connellpc@comcast.net>
To: Krysti Ficker <krysti@cityofgearhart.com>

Wed, May 12, 2021 at 7:42 AM

Please send the two letters the City received yesterday from Fennerty and McIntyre (attached) to the PC.

Thank you

Carole W. Connell, AICP

City Planner

4626 SW Hewett Blvd.

Portland, OR 97221

503-297-6660; 971-227-0634 cell

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

From: Krysti Ficker <krysti@cityofgearhart.com>

To: Carole Connell <connellpc@comcast.net>

Cc: Cheryl Lund <planning@cityofgearhart.com>, Chad Sweet <chadsweet@cityofgearhart.com>

Bcc:

Date: Mon, 10 May 2021 14:03:13 -0700

Subject: Fwd: Form submission from: Contact Us

This just came in as correspondence for you meeting Thursday.

KF

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

From: **City of Gearhart Oregon** <gearhart-or@municodeweb.com>

Date: Mon, May 10, 2021 at 2:00 PM

Subject: Form submission from: Contact Us

To: <info@ci.gearhart.or.us>

Submitted on Monday, May 10, 2021 - 2:00pm

Submitted by anonymous user: 137.53.241.142

Submitted values are:

First Name Michael Brian

Last Name Fennerty

Email fennerty@ohsu.edu

Question/Comment

I am commenting on the upcoming May 13 planning commission discussion on the proposed setback of 200 feet for vegetation/tree protecting the Necanicum watershed "riparian" habitat. Much of this proposal appears to include the homes on Little Beach Drive which is developed land with yards, gardens, houses, roads, decks, walkways and is in no way a "riparian" zone nor wildlife refuge. It seems the proposal of a 70 yard buffer encompassing these long ago developed properties to preserve the "natural state of the estuary" is nonsensical and an over reaching solution to a problem that currently, nor will in the future, will exist.

The results of this submission may be viewed at:

<https://www.cityofgearhart.com/node/7/submission/25138>

—
Krysti Ficker | Executive Administration
City of Gearhart
698 Pacific Way PMB 2510 | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
krysti@cityofgearhart.com
"Happy to help!"

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

From: claire mcintyre <cmgearhart37@gmail.com>
To: Chad Sweet <chadsweet@cityofgearhart.com>, <connellpc@comcast.net>
Cc:
Bcc:
Date: Mon, 10 May 2021 16:04:14 -0700
Subject: Letter for Thursday's planning commission meeting
Claire McIntyre 5034404511 cmgearhart37@gmail.com P.O. Box 2056, Gearhart

May 10, 2021

Carole Connell
[698 Pacific Way](#)
Gearhart, Oregon 97138

Chad Sweet
Gearhart City Administrator
698 Pacific Way
Gearhart, Oregon 97138

All Members of the Planning Commission

Dear Carole, Chad and Members of the Planning Commission,

My letter responds to the possible amendment considerations to the A2 zone adding a 200 foot setback for structures and the removal of vegetation and trees from the A2 zone boundary.

This 200 foot setback proposal pretty much covers all of my primary residence. My property rights would be reduced and my houses' market value would decrease.

I am a good steward of the estuary and a conscientious homeowner in Gearhart.

Sincerely,

Claire McIntyre

Sincerely,

Claire McIntyre

Form submission from: Contact Us

City of Gearhart Oregon <gearhart-or@municodeweb.com>
Reply-To: City of Gearhart Oregon <info@ci.gearhart.or.us>
To: info@ci.gearhart.or.us

Wed, May 12, 2021 at 9:52 AM

Submitted on Wednesday, May 12, 2021 - 9:52am

Submitted by anonymous user: 97.115.81.145

Submitted values are:

First Name Jeff
Last Name Strange
Email jstrange@publicinsight.com
Question/Comment

As owners of the property located at 715 H Street (AKA The Lodge) we are keenly interested in the City's May 7, 2021 report entitled "A2 zone Summary (Possible Amendment Considerations)." Please address the following questions and considerations as you proceed with deliberations on this matter.

Although the report is framed as a consideration of tree or vegetation removal, the last paragraph suggests a 200-foot setback for "structures." Please explain why structures are included and specify the kind of structures. The Clatsop County maps I've consulted suggest that a good portion of our land would fall within this setback. If this proposal advances, please provide measurements of the amount of the above-the-bank property that would be included.

Please provide a more specific description of the environmental problems the proposed measures aim to address and how these measures would address them. The report mentions goals of preserving habitat for fish and crab and shoreline stabilization. As pertains to habitat, however, it states that, per the ODFW, vegetation does not add significant habitat in such saltwater estuaries. As pertains to shoreline stabilization, the report states that the City finds it debatable whether trees or vegetation are better stabilizers. Our property – and much of that along the estuary -- is very different from the dunes. The mostly flat, unfertilized lawn does a fine job of stabilizing the soil above the bank, whereas the trees add little in terms of mitigating above-the-bank erosion.

Please understand that we have no quarrel with the value of trees. I have planted more than 100 shore pine on our property, have purchased tree-based carbon offsets and have volunteered for Friends of Trees. I'm just speculating here, but this report APPEARS to be proposing a tree policy in the guise of an estuary policy, one whose measures promise little if any beneficial impact on our section of the estuary. If the concerns that generated this report are really about trees -- and the benefits they bring when thoughtfully placed -- why not focus discussion on measures that would incentivize the planting and protection of trees? Otherwise, I fear that undue, unnecessary and unintended harm will fall on those whose property falls within the proposed setback.

Finally, we do find the specific issue of bank stabilization to be a perennial concern. We have generally been able to mitigate bank erosion with rip-rap, sometimes supplemented with plantings of beach grass. Apart from Elk climbing up from the beach, the main problem I see right now is the recent abundance of large tree trunks and stumps that crash against and provoke erosion of the bank. We would be interested in discussing the possibility of a collective response to this issue.

Thank you very much for your consideration.

Respectfully,

Jeff Strange (on behalf of the Strange family)

The results of this submission may be viewed at:

<https://www.cityofgearhart.com/node/7/submission/25139>

Cheryl Lund

From: Chad Sweet <chadsweet@cityofgearhart.com> on behalf of Chad Sweet
Sent: Wednesday, May 12, 2021 2:21 PM
To: Carole Connell; Cheryl Lund
Subject: Fwd: A2 Amendment

FYI - See below.

Chad

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

From: John Dudley <dudlink@gmail.com>
Date: Wed, May 12, 2021 at 12:53 PM
Subject: A2 Amendment
To: <chadsweet@cityofgearhart.com>
Cc: John Dudley <dudlink@gmail.com>

To: Chad Sweet, Carol Connell, Planning Commissioners
Subject: A2 Amendment

City conversations have commenced about how to protect the riparian ecosystem along the edge of the Necanicum Estuary at Little Beach.

One idea is to regulate tree and vegetation removal by establishing a 200-foot setback measured inland from the northerly edge of the A2 zone. This concept is a blatant overreach. It would not just apply regulatory boundaries over estuarine and adjacent bluff areas, but would restrictively envelope the entirety of almost all ten frontal properties, including structures, landscaping and such, and in doing so would have the potential to negatively impacting property usages and valuations.

As a full time Little Beach resident for nearly 15 years, I know that the estuary is a dynamic creature and that the shoreline is a complex and evolving bionome. Who can deny that the well-being of the estuarine edge is part and parcel of the health of the whole Necanicum Estuary? Probably no one. Who would deny that government should have a role in keeping the estuary alive and well? Frankly, probably more than a few people. As for me, I can see the point of the City wanting to prevent riparian damage with new regulations. On the other hand, I am against such overkill as this floated A2 Amendment notion.

Go back to the drawing board, please. Define the problem, it's scope, the impact of any solution on the estuary and the private property owners, and even the merits of doing far less or, ideally in my opinion, tabling the matter for good right now.

John Dudley
924 Little Beach Drive
Gearhart, Oregon
503-314-0169



View of Ten Little Beach Properties Impacted by Proposed A2 Zoning

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“Resilient Together!”

Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

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Cheryl Lund

From: Chad Sweet <chadsweet@cityofgearhart.com> on behalf of Chad Sweet
Sent: Thursday, May 13, 2021 9:57 AM
To: Judi Davis
Cc: Carole Connell; Cheryl Lund; Terry Graff; Sharron Kloepfer; David Smith; Virginia Dideum; Austin Tomlinson; Stephanie Dudley; Russ Taggard
Subject: Re: A2 Zone

Thank you, Mrs. Davis,

Your email has been received and will be forwarded to the planning commission.

Best,
Chad

On Thu, May 13, 2021 at 9:12 AM Judi Davis <judarlingdavis@comcast.net> wrote:

As owners of property at 864 Little Beach Drive, we would like agree and add to the letters you received from our neighbors John and Stephanie Dudley and Jeff Strange (owner of the Lodge). We have been owners of our property for 27 years and have never experienced the kind of problem you are indicating. It seems like you have a solution in search of a problem. How does the tree cutting incident lead you to impact the residents of Little Beach?

Please consider our letters. All of us have been good stewards of Little Beach. The harm that you might place upon us seems terribly unnecessary.

Sincerely,
Judi and Gaylord Davis

Sent from my iPad

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"Resilient Together!"

Chad Sweet | City Administrator
City of Gearhart
698 Pacific Way | Gearhart, Oregon 97138
Office: (503) 738-5501 | Fax: (503) 738-9385
chadsweet@cityofgearhart.com

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Cheryl Lund

From: Chad Sweet <chadsweet@cityofgearhart.com> on behalf of Chad Sweet
Sent: Friday, May 14, 2021 4:41 PM
To: Virginia Dideum; Cheryl Lund; Carole Connell; Russ Taggard; Austin Tomlinson; Stephanie Dudley; Sharron Kloepfer; Terry Graff; David Smith
Cc: Bob Kessi
Subject: Fwd: A2 Amendment

Hello,

Below is correspondence received Wednesday. I expected Cheryl to forward the document Wednesday but she wasn't able to make it to work for health reasons.

This correspondence will be attached to the meeting packet for last night's planning commission meeting.

Chad

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

From: Bob Kessi <bobkessi@gmail.com>
Date: Wed, May 12, 2021 at 2:49 PM
Subject: A2 Amendment
To: Chad Sweet <chadsweet@cityofgearhart.com>

To: Chad Sweet, Carol Connell, Planning Commissioners
Subject: A2 Amendment

Conversations have begun about how to protect the riparian ecosystem along the edge of the Necanicum Estuary at Little Beach. It has been brought to my attention that a 200-foot setback measured inland from the northerly edge of the A2 zone has been proposed as a way to regulate tree and vegetation removal. Has there been an issue with tree and vegetation removal? What has been the origination of this conversation?

A 200-foot setback, more or less encapsulating the entirety of the properties at Little Beach, is a strategy that seems to mandate unintended restrictions and regulations to a group of people who are natural stewards of the estuary. This idea may be well intentioned in theory, most ideas are, but it seems to be a massive overreach with more negative ramifications than positive solutions.

Please reconsider this strategy and table this motion.

Thank you-
Bob Kessi

961 Little Beach Dr.
Gearhart, OR 97138
503-320-8631

Bob Kessi

RKK Properties, LLC

PO Box 83131, Portland, OR 97283

503.320.8631

bobkessi@gmail.com

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“Resilient Together!”

Chad Sweet | City Administrator

City of Gearhart

698 Pacific Way | Gearhart, Oregon 97138

Office: (503) 738-5501 | Fax: (503) 738-9385

chadsweet@cityofgearhart.com

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