

City of Gearhart

[Draft] Parks Master Plan

August 31, 2021

Submitted by the Gearhart Parks Master Plan Advisory Committee

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Table of Contents

I.	Introduction	3
	A. Purpose and Objectives	
	B. Contents and Organization	
II.	Development of this Master Plan	5
	A. Historical Context	
	B. Master Plan Advisory Committee	
	C. Scope and Drafting Considerations	
	D. Initial Areas of Investigation	
III.	Connection to City’s Comprehensive Plan	8
IV.	Existing Parks Inventory and Assessment	9
	A. Properties Owned or Controlled by the City of Gearhart	
	B. Other Publicly-Owned Properties Relevant to Parks Planning	
	C. Privately-Owned, Public-Use or Shared-Private-Use Properties Relevant to Parks Planning	
	D. Other Privately-Owned Properties Potentially Relevant to Parks Planning	
V.	Summary of Public Input	16
	A. Public Survey	
	B. Top Parks and Trails; Top Activities	
	C. Issues and Concerns Regarding Existing Parks	
	D. Desires for New/Additional Park Facilities and Programs	
	E. Long-Range Goals	
	F. Top Priorities	
	G. Other	
VI.	Policies	26
VII.	Conclusion	40
VIII.	Appendices.....	41
	A. Demographic Data	
	B. Funding Information	
	C. [To Follow]	
	D. [To Follow]	
	E. [To Follow]	

Section I – Introduction

A. Purpose and Objectives

This Parks Master Plan (“Master Plan” or “Plan”) is adopted by the City of Gearhart (the “City”) in order to:

- A. establish a stable, long-term vision for the City’s park system which is consistent with existing City policies and regulations, including the City’s Comprehensive Plan, Zoning Ordinance, and Transportation System Plan;
- B. accomplish LCDC Goal 8, Policy 4, as set forth in the City’s Comprehensive Plan (which states: “The City will create a master parks and trails plan so that development and maintenance may proceed in an orderly way, as funds become available. Consideration should be given to a central city park.”);
- C. set priorities to guide allocation of resources among competing parks-related objectives;
- D. provide long-term guidance for future public and private decisions, projects, development, and management activities pertaining to or affecting the City’s parks; and
- E. take initial steps toward creation of a new public entity (the Gearhart Parks Commission) that will bring greater focus to the stewardship and enhancement of the City’s parks system going forward.

This Plan is not intended to provide specific, short-term, project plans, and it is not intended to dictate any detailed operational activities.

B. Contents and Organization

This Plan is organized into eight sections, including this Introduction which constitutes Section I.

Section II of the Plan provides a summary of the process under which the Plan was developed, including information about the membership of the Gearhart Parks Master Plan Advisory Committee (the “Committee”) and the Committee’s proceedings, as well as public input.

Section III provides information about the connection between this Plan and the City’s previously-adopted Comprehensive Plan.

Section IV provides an inventory and assessment of City-owned park properties, as well as other properties inside the City which are not City-owned but are nevertheless subject to the City’s Parks and Open Space zoning classification. This section also provides information about other properties which are neither City-owned parks, nor subject to the Parks and Open Space Zone, but which the City considers relevant to its parks-related planning.

Section V provides a summary of public input received in response to a public survey conducted by the Committee.

Section VI states the policies adopted by the City as a consequence of its adoption of this Master Plan.

Sections VII provides a short conclusion to the document, followed by Section VIII which provides appendices containing additional relevant information (demographic data, assessment of Gearhart parks relative to state standards, and capital expenditure planning).

Section II – Development of this Master Plan

A. Historical Context

[NOTE: Add info about any statutory or other legal requirement that calls for the development/adoption of a Parks Master Plan and any prior official action of the City which established the commitment to develop/adopt such a plan or directed/authorized the establishment of the Committee and expenditure of funds for such purpose (check for minutes of any City Council meetings in which any relevant decision was made, so that this Plan can refer to such decision(s) accurately).]

B. Gearhart Parks Master Plan Advisory Committee

In July 2020, at the direction of the Gearhart City Council, Gearhart’s Mayor formed a new Gearhart Parks Master Plan Advisory Committee (the “Committee”), initially consisting of six members of the Gearhart community. One of the original six appointees attended only the Committee’s first organizational meeting, but then resigned after determining that she would be unable to commit the time that continued participation would require. The remaining five members of the Committee who served from the initial meeting through to the adoption of this Master Plan were the following individuals:

- Skylar Archibald – Skylar moved to Gearhart as a young boy in 1991. After a period away from Gearhart for college and pursuit of professional and family opportunities, Mr. Archibald moved back to Gearhart with his family, and he is now employed as the Executive Director of the Sunset Empire Parks & Recreation District.
- Doug Dougherty – Doug is a long-time Gearhart resident and served as superintendant of the Seaside School District from 1998 to 2016. He has been involved with the Northwest Regional Education Service District since it was formed and recently became a member of that organization’s Board. His many past leadership roles include serving as president of the Seaside Rotary Club and on the Board of Directors of the Seaside Providence Hospital.
- Molly Meyer – Molly has lived and worked on the North Oregon Coast since 1978. She is a Registered Nurse, now retired, but continues as a volunteer with the Clatsop County Health Department. She and her husband purchased their home in Gearhart in 1986, and they raised their two children in the Gearhart community.
- Austin Tomlinson – Austin is a Natural Area Manager for Columbia Land Trust, a non-profit land trust that conserves vital lands for wildlife and people along the Columbia River. Austin grew up in Gearhart and is an alumn of the Gearhart Elementary School. Austin and his wife purchased their home in Gearhart in 2016, one block from his childhood home.
- George Van Hoomissen – George is the Executive Chairman of USNR, LLC, a company based in Woodland, WA, which is primarily a manufacturer of equipment for the wood processing industry. Mr. Van Hoomissen grew up in Portland, but has been a frequent visitor to Gearhart throughout his life and has been a Gearhart homeowner, along with his wife, since 2014.

From July 2020 through August 2021, the Committee held 14 public meetings during which the Committee had extensive and wide-ranging discussions concerning the development of this Master Plan. All meetings of the Committee were open to the public. One meeting was held in person at the Gearhart City Hall. However, due to restrictions and precautions necessitated by the COVID-19 pandemic, the other Committee meetings were held online. As further detailed in Section V, as a part of the Committee's work, the Committee solicited and received significant public input through a public survey which resulted in over 400 responses.

In addition to attending and participating in public meetings, Committee members did substantial work independently – studying relevant maps, plats, master plans adopted by other jurisdictions, other City policies and regulations, and other relevant documents; examining relevant properties in and near Gearhart; soliciting ideas and information from other members of the Gearhart community; drafting the contents of this Master Plan; and debating what the final draft should include. In mid-August 2021, the Committee concluded that this (Draft) Master Plan was sufficiently well developed to be presented to the Gearhart Planning Commission and City Council for consider, and at that time the Committee also voted unanimously to recommend that the City adopt the a final Master Plan substantially in the form of this draft..

Although this (Draft) Master Plan was primarily the work of the Committee, Gearhart's Mayor (Paulina Cockrum), City Administrator (Chad Sweet), and City Planner (Carole Connell) worked closely with the Committee throughout the process of developing the (Draft) Master Plan.

C. Scope and Drafting Considerations

As a part of its initial work to define the intent and scope of this Master Plan, the Committee determined that:

- For purposes of this Master Plan, the relevant "Planning Area" is all of the land within Gearhart's Urban Growth Boundary (which includes all areas inside the city limits, plus the Palisades and Highlands neighborhoods), but that it the Plan should also contemplate how land inside the UGB connects with areas outside the UGB (such as the Pinehurst, Beachwood, Teal Court, and Surf Pines neighborhoods to the north, as well as to the City of Seaside to the south);
- For purposes of this Master Plan, the relevant "Planning Period" is 20 years, but with recognition that land-use decisions can, and often do, have consequences that last much longer than 20 years, and in some cases land-use decisions can have consequences that are effectively permanent; and
- The Master Plan should avoid any unnecessary duplication of ideas and information concerning City goals, policies, rules, etc. which are already adequately and appropriately addressed by other existing City documents (such as the Gearhart Comprehensive Plan, the Gearhart Zoning Ordinance, and the Gearhart Transportation System Plan); but the Parks Master Plan should contain ideas, information, conclusions, and policies which are specifically related to parks and which will supplement the contents of such other existing City documents.

D. Initial Areas of Investigation

Based on early discussions among Committee members, City elected officials, and City staff, the Committee determined that the topics listed below were of interest for initial investigation and consideration. As the Committee's work progressed, the Committee determined that many of these topics were areas of widespread interest within the community. The policies contained in Section VI of this Master Plan address many of these areas of interest.

- Potential for improved connectivity for travel by bicycle and foot throughout the planning area and to areas north and south of the UGB, by enhancement of existing pathways and creation of additional routes/connectors, with particular focus on improving facilities for east-west travel across Highway 101 (also including improved way-finding signage for the Ridge Path and appropriate signage/street markings for places where the Ridge Path crosses streets open to motor vehicles.)
- Potential for improved public access to Neacoxie Creek, including through cooperation with owners of adjoining private properties to enable public access along the banks of the creek; preservation of existing forested areas along the Neacoxie
- Preservation of existing open space; preservation of scenic views and limitation of further man-made improvements in the dunes; continuation of existing prohibition against operation of vehicles in the dunes and on beach areas south of 10th Street
- Increased availability of park play space/sports fields and children's playground equipment; concern about potential loss of public use of the property formerly occupied by the Gearhart Elementary School
- Potential acquisition of additional properties for new parks, with particular focus on areas east of Highway 101
- Development of public outdoor performance/event area (potential locations include Lesley Miller Dune Meadows Park, Trails End Park, or some new park property)
- Potential for improved accessibility for elderly members of the community; better support for "age in place"
- Potential for improved grooming of 10th Street beach access road
- Consideration of the potential future development and adoption of a Foredune Management Plan which could address controversial issues concerning dune grading (recognizing that any actual development of any such plan would be beyond the scope of the Parks Master Plan)
- Development of funding sources, as well as other resources and mechanisms to enable implementation of policies and projects that would be specified in the Parks Master Plan
- Consideration of issues related to elk in park areas; coordination of Parks Plan with other plans of the City and the State of Oregon for addressing elk issues

Section III – Connection to City’s Comprehensive Plan

Nearly every page of the Gearhart Comprehensive Plan contains some language that is relevant to parks planning. However, the following excerpts from the Comprehensive Plan seem most pertinent to parks planning:

- General Development Goals: “To preserve the low density, semi-rural character of Gearhart. To ensure that development occurs in a manner that is in harmony with the sensitive coastal environment that defines Gearhart.”
- Open Space, Scenic Areas, Historic and Natural Resources (LCDC Goal 5): “To conserve, preserve, and protect open space, scenic areas, historic and natural resources in and around the Gearhart community for future generations.”
- Air, Water, and Land Resource Quality (LCDC Goal 6): “1. The City will require the separation and buffering of industrial and transportation related noise sources from noise sensitive areas through the use of . . . setbacks, buffer strips, berms, performance standards and overlay zones . . . 2. The City will encourage the use of alternative modes of transportation to the automobile . . .”
- Geology and Geologic Hazards (LCDC Goal 7): “Policies Related to Reducing Development Risk in High Tsunami Risk Areas: . . . 2. Encourage open space, public and private recreation and other minimally developed uses within the tsunami inundation zone area. . . 6. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.”
- Recreation (LCDC Goal 8): “To encourage further development of recreational facilities in the Gearhart area commensurate with air, land, water, environmental and scenic resources.”
- Economy & Energy (LCDC Goals 9 and 13): “Policies: . . . 5. The City will discourage proposals for municipal projects not essential to public health, safety and welfare, which would increase the City’s existing bonded debt and place unreasonable financial burdens on residents.”
- Transportation (LCDC Goal 12): “Goal 1: Access and Connectivity for All Modes. Provide a transportation system that ensures a convenient and accessible network for all modes of travel, including walking, biking, using transit, and driving. . . . Goal 4: Livability, Health, and Recreation: ... 4.2 Preserve and enhance the Ridge Path as a recreational asset for the city and a segment of the Oregon Coast Trail by establishing connections to the path, requiring appropriate access easements, and maintaining the path surface. . . . 4.4 Coordinate with the Oregon State Parks Department to regulate driving and parking on the beach within the Gearhart Urban Growth Boundary. . . . Goal 5: Environmental Resources: . . . 5.2 Implement local, state, and federal regulations to minimize the impacts of transportation on environmental resources, including streams, freshwater wetlands, estuaries, dunes, and habitat areas.”
- Coastal Shorelands (LCDC Goal 17): “Goal: To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shoreland, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics.”

Section IV – Existing Parks Inventory & Assessment

A. Properties Owned or Controlled by the City of Gearhart

1. Dunes west of Ocean Avenue and also along north edge of Necanicum River Estuary (aka “Little Beach”), including 1.7 acres directly west of the private residences at 402 S. Ocean Avenue and 434 S. Ocean Avenue – owned by City of Gearhart; ~88 acres. (Zoning: P-Parks and Open Space)

Public Access: The public may access the City-owned dunes from the west side through the beaches and dunes that are owned by the State of Oregon. In addition, the public may access the City-owned dunes, as well as the beaches, from the east at the following locations:

- West end of 7th Street (connecting to walking trail through dunes to the beach)
- West end of 6th Street
- West end of 5th Street (connecting to walking trail through dunes to the beach)
- West end of 3rd Street (connecting to walking trail through dunes to the beach)
- West end of 1st Street (connecting to walking trail through dunes to the beach)
- West end of Pacific Way (connecting to walking trail through dunes to the beach)
- West end of D Street (connecting to walking trail through dunes to the beach)
- West end of E Street (connecting to walking trail through dunes to the beach)
- West end G Street (connecting to walking trail through dunes to the beach)
- South end of S. Ocean Ave.
- South end of Marion Ave. (connecting to walking trail through dunes to the beach)
- South end of Nita Ave. (connecting to walking trail through dunes to the beach)
- South end of Wellington Ave. (connecting to walking trail through dunes to the beach)

Improvements: There are currently no improvements at any of the public access points, except that, in H Street right-of-way between Nita Avenue and Wellington Avenue, there is a public parking area which can accommodate six to eight vehicles. Spaces are unmarked. In summer, it is common to see several cars parked around edges of this parking area.

Within the dunes, there are several benches which were originally placed to provide ocean views, but over time the views from some of these benches have become blocked by foredunes that have developed since the time when the benches were originally placed.

Dune vegetation and grading: The City’s Zoning Ordinance (Section 3.1240) regulates the use of vehicles and vegetation management within the dunes. Dune grading is prohibited by state law unless the City adopts a Foredune Management Plan.

2. Lesley Miller Dunes Meadow Park – Block 5, Kruse’s First Addition to Gearhart Park, City of Gearhart, County of Clatsop, State of Oregon. Bounded on south side by Pacific Way, on north side by 1st Street, on east side by Marion Avenue, and on west side by the dunes – owned by City of Gearhart; (240’ in north-south direction, 330’ in east-west direction = 79,200 square feet, or approximately 1.8 acres). (Zoning: P-Parks and Open Space)

Note: This park was acquired by the City of Gearhart from Clatsop County, by quitclaim deed with certain deed restrictions, on June 11, 1947. Many years later, the park was named in honor of long-time Gearhart resident Lesley Miller, after her death in 1975, in recognition of Ms. Miller’s many years of support and advocacy for Gearhart parks (see City Resolution No. 598, adopted November 5, 1975).

Improvements: Two picnic tables with two barbeques, one dog waste mitt dispenser, four ocean view benches, two garbage cans, on-street parking only for an estimated 8-10 vehicles. No lighting. Requires City mowing. Public sentiment seems to be overwhelmingly against any further development of this park which would include construction of above-ground permanent structures.

3. Tennis, pickleball, and basketball courts, with public restrooms and off-street parking; also includes City water treatment facility. Bounded on south side by Pacific Way, on north side by 1st Street, on west side by Marion Avenue, and on east side by private property that is now undeveloped but zoned for medium-density residential use – owned by City of Gearhart; 1.1 acres. (Zoning: P-Parks and Open Space)

Improvements: Seven parking stalls (includes 1 ADA), one restroom, one garbage can, low-level lighting on water treatment plant building. Adjoining wide sidewalk on Pacific Way. Extensive landscaping maintained by private company. Complaints about restroom, maintained by the City.

4. “Trails End Park” across from City Hall and Gearhart Fire Station, between Pacific Way and A Street, surrounding the Trail’s End Art Association facility at 656 A Street – owned by City of Gearhart; 0.7 acres. (Zoning: P-Parks and Open Space)

Improvements: Building is leased by the city. Landscaping beds are irrigated with city water and intended to be maintained by the Gearhart HOA. City mows the grass, no fertilizer used. No lighting, no off-street parking. City installed a picnic table. In the recent past, the Gearhart Homeowners Association proposed consideration of constructing a low wall at the base of the new flower beds to provide seating. Craig Weston prepared a landscape plan with amphitheater design and gazebo for the City to consider. The City decided to wait on his plan until a parks master plan was prepared determining the best use for the property

5. “Ridge Path” – Continuous public right-of-way, restricted to foot travel only, which runs between privately-owned residential properties within the blocks between Cottage Avenue and Neacoxie Creek, extending from F Street (on south) to Gearhart Loop Road (on north). (Zoning – R1-Low Density Residential).

Note: The southern portion of this right-of-way (the first 11 blocks) was established by the original plat of Gearhart Park, as laid out and recorded by M.J. Kinney, August 1890, which states: “We hereby dedicate the streets twenty five feet in width running through blocks one to eleven inclusive of said Park to the public as a pathway or foot path to be used for foot travel only” The “blocks one to eleven” referred to in the original plat are the blocks from what is now called F Street (originally named “Twelfth Street”) to what is now called 5th Street (originally named “First Street”).

The Ridge Path was later extended northward by one additional block to present-day 6th Street (originally named “A Street”) by the plat of Kruse’s Second Addition to Gearhart Park recorded December 1906; and then it was extended northward again, by an additional four blocks, to present-day 10th Street (originally named “E Street”) by the plat of Kruse’s Third Addition to Gearhart Park recorded July 1908.

During the 1990s, the Ridge Path was extended from 10th Street northward to Gearhart Loop Road by three separate plats: Partition Plat No. 1993-015 (recorded February 1993), plat of Gearhart Meadows No. 2 (recorded January 1994), and plat of Gearhart Landing (recorded May 1994), all of which together provide a continuous ten-foot wide public pedestrian pathway along the western edge of the riparian buffer and wetland areas located along the western banks of Neacoxie Creek from 10th Street to Gearhart Loop Road. This northern most section of the Ridge Path begins about 300 feet west of the point where the Ridge Path meets 10th Street, meanders north along the eastern edges of the Gearhart Meadows and Gearhart Landing housing developments, then crosses the property at 813 Gearhart Loop Road, and ends at Gearhart Loop Road.

Improvements: The path surface is natural dirt and sand. City mows vegetation growth on the sides. A pedestrian bridge across the wetland north of 8th Street has been permitted and is presently under construction. Originally the path was part of the Oregon Coast Trail but ODOT moved that trail to City streets for the purpose of making that trail more easily identifiable. Historically, the Ridge Path had an informal extension south from F Street to the Necanicum River Estuary (i.e., “Little Beach”), along Hager Avenue and then through a public pedestrian easement across the private property at 585 F Street. In 1995, the private property owner revoked the public pedestrian easement and fenced the property, so that public access now terminates at the end of Hager Avenue.

6. “Latourette Garden” – triangular-shaped undeveloped lot at the corner of S. Cottage Avenue and E Street – owned by City of Gearhart; 0.1 acre. (Zoning-R1-Low Density Residential)

Improvements: Two benches. City water meter (line broken). Privately watered and maintained by adjoining property owners. City mows grass.

7. 10th Street access road to beach: The only public road access to the beach for Motor vehicles are allowed on the beach north of 10th Street, but prohibited on the beach south of 10th Street (except for emergency vehicles or by special authorization from City or the State of Oregon). Used extensively by clammers and tourists.

Improvements: Signage and one garbage can. City maintains the road approach with gravel and is considering adding pavement westward to prevent erosion and potholes.

8. City owned parcel on G Street & Neacoxie Creek – undeveloped parcel that has access from G Street. Possible trail to interpretive platform on the creek.

9. Pedestrian/bicycle trail from north end of Summit Avenue to south end of Fifer Road, extending across public easements shown on plats of Fifer Heights (1993) and Gearhart Creekside No. 2 (1994).

10. Other pedestrian/bicycle trails – In addition to the various trails described above, there are several other unpaved trails on public right-of-way, including:

- Beach access trail at west end of 13th Street
- Along Marion Avenue, from E Street through to Pacific Way
- Along Nita Avenue, from G Street through to Pacific Way
- Along D Street, from Ocean Avenue through to Nita Avenue
- From west end of F Street through to Nita Avenue

B. Other Publicly-Owned Properties Relevant to Parks Planning

1. Beaches and Dunes west of all City-owned parkland and privately-owned beachfront property – owned by State of Oregon, managed by Oregon Parks and Recreation Department. (Zoning: P-Parks and Open Space)

2. Neacoxie Creek – Runs from Sunset Lake (north of Surf Pines neighborhood), crosses the north boundary of the UGB between property owned by the North Coast Land Conservancy, Inc. on the west and by Shamrock Pines HOA, Inc. on the east, and then extends south all the way through Gearhart, generally paralleling Highway 101, until it reaches the Necanicum River Estuary. (Zoning from 7th Street south to Estuary is A2-Aquatic Conservation; north of 7th Street, Zoning varies by section and by side – some R1-Low Density Residential, some R2-Medium Density Residential, some P-Parks and Open Space)

3. Pedestrian Network – see Transportation System Plan, Volume 1, Figures 4 and 7

Note: Oregon Coast Trail – 382-mile long route which begin at a trailhead located at the South Jetty of the Columbia River, 4 miles north of the Fort Stevens State Park campground. Extends 16 miles along the beach to Gearhart, then turns east into Gearhart at the Pacific Way beach access; then south on Ocean Avenue to E. Street; east on E. Street, then continuing onto Neacoxie Drive and G Street; then south on Highway 101 to Seaside.

4. Bicycle Network – see Transportation System Plan, Volume 1, Figures 5 and 7

Note 1) Oregon Coast Bicycle Route – part of the coastal bicycle touring route that extends from Mexico to Canada -- follows Highway 101 through Gearhart

Note 2) Northwest Oregon Loop Bicycle Route – connects the Willamette Valley with the Oregon Coast – follows Highway 101 through Gearhart

Note 3) Trans-America Bikeway connects the east and west coasts of the United States – follows Highway 101 through Gearhart

C. Privately-Owned Properties Open to Public-Use or Shared-Private-Use

1. Gearhart Golf Links – 1157 N. Marion Avenue -- privately-owned, public-use facilities (owned by Gearhart Partners, LLC; Manager: Tim Boyle); 101 acres, including approximately 1100' along western edge of Neacoxie Creek. Includes 18-hole public-use golf course overnight lodging accommodations, restaurant, bar, conference/event space, offices, and associated maintenance and support facilities, and off-street parking. (Zoning: P-Parks and Open Space)

2. Highlands Golf Course – privately-owned, public-use (owned by Highlands Golf Course, Inc.); xxx acres; designated as “Permanent Open Space” on Highlands plat. (Zoning: R1-Low Density Residential)

3. Dunes north of Gearhart city limits but inside Urban Growth Boundary forming the western edge of the Highlands neighborhood – Size and ownership undetermined. Designated as “Permanent Open Space” on Highlands plat (Zoning: P-Parks and Open Space)

4. Holdings of Gearhart Meadows, LLC – 5.5 acres of undeveloped land along western edge of Neacoxie Creek between 10th Street and Gearhart Loop Road. Plat for Gearhart Meadows No. 2 (1994) reads: “Tract ‘A’ is dedicated as riparian buffer and wetland area and is to remain in a natural state. No structures or filling shall be permitted within the boundaries of Tract ‘A’ except in the interest of conservation and good husbandry. No indigenous vegetation including trees, shall be cut or removed therefrom. All vehicular traffic, including trail bikes and horses, is prohibited on Tract ‘A’.” Plat for Gearhart Landing (1994) has same language with respect to “Tract ‘B’.”

5. Private park in the “Reserve at Gearhart” – privately-owned by Gearhart Investments LLC (Managed by Reserve at Gearhart HOA); “Tract B” on the plat of North Shore at Gearhart recorded May 2007; 0.8 acres (Zoning – R1-Low Density Residential)
6. Sons of Norway baseball field and lodge campus – Northern edge located approximately 400 feet south of G Street; extends from Highway 101 on the east to Neacoxie Creek on the west; owned by Nidaros Lodge #16 (Andrew Thorsness, President); 9.5 acres. (Zoning – partly R1-Low Density Residential and partly A2-Aquatic Conservation)
7. Pine Ridge Drive/Shamrock Pines riparian buffer and wetland areas (“butterfly reserve”) along east bank of Neacoxie Creek, both north and south of Shamrock Road (Shamrock Road ROW extends west to Neacoxie Creek, presently undeveloped). Owned by Shamrock Pines HOA, Inc. Plat of Shamrock Pines (1997) identifies these parcels as Tract A (south of Shamrock Road) and Tract B (north of Shamrock Road). Plat states: “Tracts ‘A’ and ‘B’ are dedicated as riparian buffer and wet-land areas and are to remain in a natural state. No structures or filling shall be permitted within the boundaries of Tracts ‘A’ and ‘B’ except in the interest of conservation and good husbandry. No indigenous vegetation, including trees, shall be cut or removed therefrom. All vehicular traffic, including trail bikes and horses, is prohibited on Tracts ‘A’ and ‘B’.”
8. Beach access trails in the Highlands neighborhood, providing access from Fairway Avenue, and in the Palisades neighborhood, providing access from Ocean Avenue.

D. Other Privately-Owned Properties Potentially Relevant to Parks Planning

1. Holdings of North Coast Land Conservancy, Inc.:
 - 37.7 acres of undeveloped land at north end of City limits, just west of Neacoxie Creek (Zoning: R1-Low Density Residential)
 - 28.7 acres of undeveloped land at north end of City limits, just west of Highway 101, east of the residential properties along Pine Ridge Drive, identified as Tract D (south of Shamrock road) and Tract E (north of Shamrock Road) on the Plat of Shamrock Pines (1997) (Zoning: R1-Low Density Residential)
 - 10.5 acres of undeveloped land just west of Highway 101 and just south of Gearhart Loop Road (Zoning: RCPD—Residential-Commercial Planned Development)
 - 3.2 acres of undeveloped land south of G Street and east of Woodland Court (Zoning: A2 – Aquatic Conservation)
 - 63.2 acres of undeveloped land just north and east of City limits at northwest corner of City
2. Holdings of the Confederated Tribes of the Clatsop-Nehalem: 18.2 acres of undeveloped land just south of City limits at confluence of Neacoxie Creek and Neawanna Creek.

3. Property at 1002 Pacific Way formerly occupied by the Gearhart Elementary School – 8.5 acres previously owned by Seaside School District #10 and occupied by the Gearhart Elementary School; sold in late 2020 to Scofi Gearhart, LLC (a privately-held Oregon limited liability company). The current owner of the property has discontinued public access to the property, but has informally indicated an intent to reopen the eastern portion of the property to public access at some point in the future and a desire to redevelop the western portion of the property for some sort of private commercial and/or residential use, as yet undetermined, which new use would be subject to future approval by the City of change in zoning for the property. (Current Zoning – PSP-Public and Semi-Public)

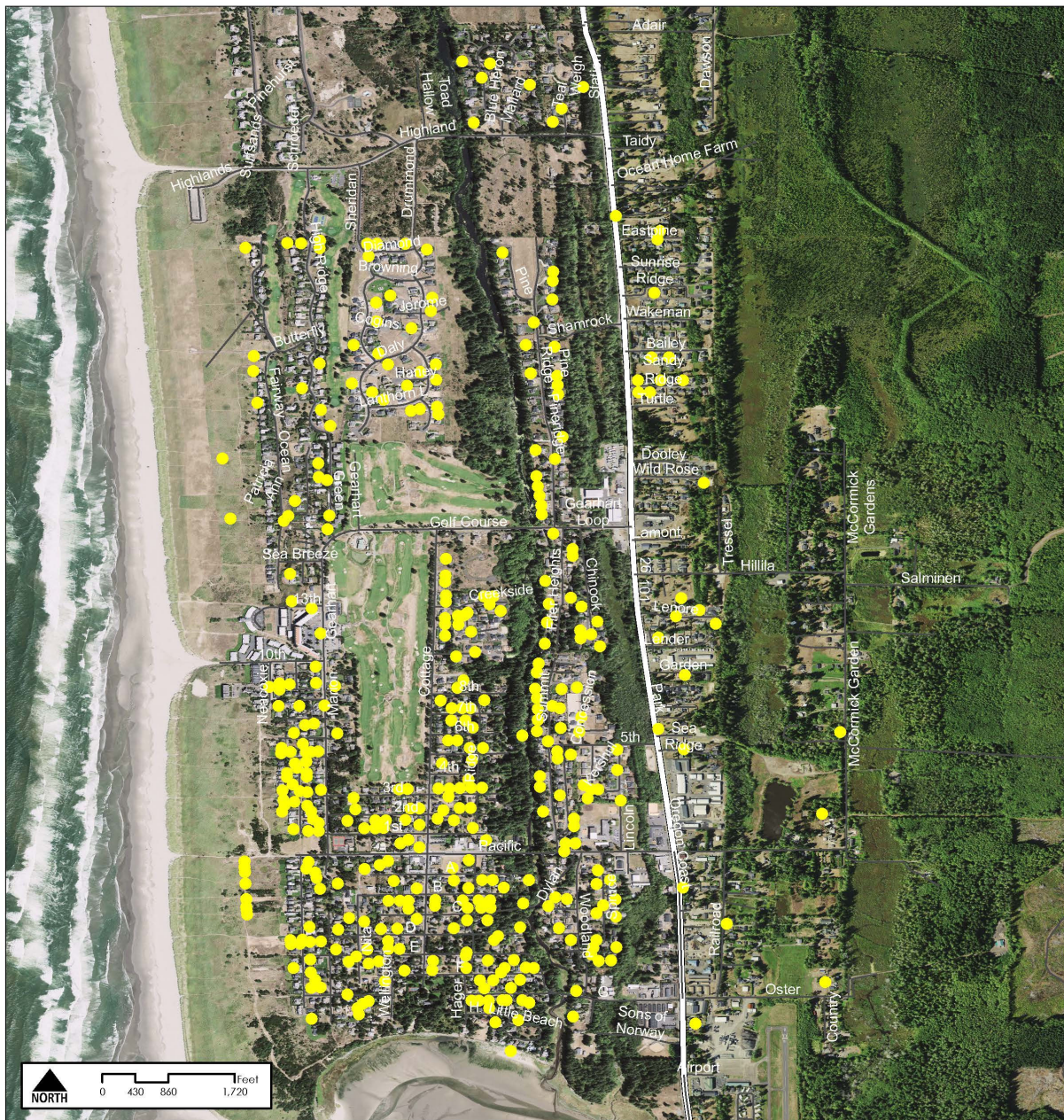
Section V – Public Input

A. Public Survey

During the period from mid-December 2020 until March 1, 2021, the Committee conducted a public survey in order to obtain input from the public regarding matters pertinent to this Master Plan. This survey requested information about the community's use of existing parks, areas of concern or dissatisfaction related to current parks, desires for future changes to existing parks, potential new parks, and other long-term parks-related goals, as well as attitudes concerning funding for parks and other related topics. The surveys were made available on the City's website and distributed to the community through the mail along with City water bills. The survey was promoted repeatedly in the City's blog and during meetings of the Planning Commission and City Council, with the public being allowed to participate by submitting responses either online or on paper.

The survey was designed in a way that was intended to limit the responses so that there would be a single response from each separate address (so as to avoid potentially over-weighting input from any particular household). In total, the Committee received 417 survey responses, and the Committee believes those responses provide a reasonable indication of the views of a broad cross section of the community, including both full-time and part-time residents. The following spatial analysis shows the identified addresses of the survey respondents.

2021 Parks Survey Response Locations



● Survey Location — Local Roads — Highways

Map Date: 4/19/2021

DISCLAIMER: This map is not a survey and must not be construed as one. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering or surveying purposes. Users should consult primary data and informational sources for further details.

B. Top Parks and Trails; Top Activities

The Committee asked survey participants to indicate which existing parks and trails they use most frequently and what activities they most commonly do at City parks and trails. As to these questions, the survey responses indicated that:

- By far, the most popular City-controlled park area is the dunes, with 325 respondents indicating that the dunes are one of their top three parks and 220 respondents listing the dunes as the park they use most frequently.
- The second most important City-controlled park area is the Ridge Path, with 273 respondents indicating that the Ridge Path is within their top three parks and 87 respondents listing the Ridge Path as the park they use the most.
- Third in popularity is the Lesley Miller Dunes Meadow Park (188 respondents putting this park within their top three and 62 respondents listing it as their most frequently used).
- 154 respondents indicated that the 10th Street Beach Access is one of their top three park facilities, with 55 respondents indicating that this is the facility that they use most frequently.
- 112 respondents indicated that the park containing the tennis, pickleball and basketball facilities is in their top three, with 55 of those respondents indicating use of the tennis courts, 36 indicating use of the pickleball court, and 21 indicating use of the basketball court.
- The “Trails End Park” (sometimes also referred to as “Centennial Park”) was listed within the top three by 38 respondents and “Latourette Garden” was listed within the top three by 28 respondents.
- Respondents indicated that, by far, their most common activities at City parks are walking (indicated by 188 respondents) and dog walking (indicated by 92). There were no other activities that were anywhere close to being as common as those top two. However, within the free-form portion of the survey, responses mentioned a variety of other activities, including (in order of frequency):
 - Viewing wildlife and flora – 26 mentions
 - Fishing, crabbing and clamming – 18 mentions
 - Sports activities (including tennis, pickleball, and golf) – 15
 - Picnicking – 11
 - Running and Bicycling – 11
 - Driving on the beach – 3
 - Reading, relaxing, drawing, painting, berry picking, and beach bonfires – 1 each

C. Issues and Concerns Regarding Existing Parks

More than half of the survey respondents provided comments about various issues, concerns, or perceived deficiencies with the City's existing parks. The following section attempts to summarize the comments received in response to this portion of the survey:

- Vegetation Management Generally – Many respondents noted that there is inadequate maintenance of vegetation on some trails and in other park areas -- need for better grading, seeding, irrigation, mowing and trimming of grass areas and other landscaping; need for better control of Scotch Broom, blackberry bushes, “beach stickers” and other noxious weeds (especially on beach access trails and in the Lesley Miller Dunes Meadow Park); need for trimming of vegetation which impedes accessibility of trails (especially on the Ridge Path) -- with 51 respondents commenting on this issue.
- Trash Disposal – Many respondents indicated that trash-disposal facilities are inadequate (need for more trash/recycling receptacles and more frequent collection), with 35 respondents commenting on this issue.
- Playground Equipment & Sports Fields – Many respondents expressed their unhappiness with the recent loss of public access to the former site of the Gearhart Elementary School and the resulting lack of public sports fields and playground equipment for young children, with 28 respondents commenting on this issue.
- Miscellaneous Park Improvements – Many respondents commented that the City needs better maintenance of existing park improvements and that the City needs additional park improvements. In particular, respondents frequently mentioned needs for additional:
 - benches and other seating (also relocation of existing benches in the dunes to restore ocean views from the benches) – 14 comments
 - picnic tables – 8 comments
 - barbeque stations/fire pits – 4 comments
 - covered areas for rain/sun protection when picnicking/resting/etc. – 4 comments
 - stairways that make it easier for park users to navigate changes in grade – 4 comments
 - landscaping trees to provide shade or buffer from other non-park uses – 2 comments
 - drinking fountains – 2 comments
 - bike racks – 1 comment
 - public art – 1 comment
 - outdoor performance space – 1 comment
 - above-ground “splash station” for children – 1 comment
- Motor Vehicles – Twenty separate respondents expressed concerns related to motor vehicles, 7 of whom called for better maintenance of the 10th Street access road to make it easier for vehicles to access the beach. However, 13 respondents seemed to hold the opposite opinion, expressing views that vehicle traffic on the beach should be more tightly controlled or eliminated entirely (complaints about speeding vehicles, risks to pedestrians and other beach users, vehicles in prohibited areas, damage to natural aesthetics, etc.).

- Dogs – Many respondents noted concerns related to dogs (desire for a “leash law”, too few dog waste receptacles, existing waste receptacles being poorly maintained, pet owners failing to clean up dog waste on beach, dunes, trails and other park areas), with 17 respondents commenting on this topic.
- Tennis, Pickleball, and Basketball Courts – Fourteen respondents indicated various items of dissatisfaction with regard to the City’s tennis, pickleball, and basketball facilities, including: not enough pickleball courts, not enough tennis courts (in part due to use of courts for pickleball), conflicting preference for dual-use courts as opposed to separating pickleball courts from tennis courts, lack of awareness that courts are open to public (some have mistakenly assumed courts belong to a private club), desire for court lighting to allow nighttime play, desire for some sort of reservation system, poor signage to inform users about policies concerning public use, basketball court too small and needs fencing to prevent ball from rolling away, desire for indoor court facilities).
- Fire Station Relocation – Many respondents expressed opposition to a relocation of the fire station to Lesley Miller Dunes Meadow Park or otherwise expressed that this park should be preserved so as to continue providing open area and unrestricted ocean views, with 12 respondents commenting on this issue.
- Toilet Facilities – Many respondents indicated that toilet facilities are inadequate (need for additional restroom facilities, accessibility), with 11 respondents commenting on this issue.
- Signage – Ten respondents noted that park/trail signage is inadequate or poorly maintained (inability to locate Latourette Park or Lesley Miller Dunes Meadow Park; Ridge Path signs need to be cleaned; poorly marked trails/uncertainty regarding location and boundaries of Ridge Path; lack of clarity about allowed public use of Latourette Garden, Trails End Park, and pathways through dunes; difficulty finding appropriate beach access path when returning from beach; uncertainty about boundaries between public rights-of-way and neighboring private properties).
- Ridge Path and Ridge Path Extension – In addition to various comments noted in other sections of this summary which apply to both the Ridge Path as well as other park areas (especially regarding vegetation management and signage), seven respondents noted issues specific to the Ridge Path. In particular, respondents noted problems with visibility/street marking where the Ridge Path crosses streets, narrowness of useable portion of path in certain areas (due to poor vegetation management and/or encroachment onto the path by neighboring private property owners), bicycle traffic (which is prohibited by the plat), improper application of gravel on path (apparently by neighboring private property owners), and lack of clarity about path location/boundaries, particularly north of 8th Street.

- Dunes Vegetation and Elk – Three respondents expressed the view that some recent vegetation-management activities that have taken place in the dunes (tree trimming/removal and mowing of dune grasses and shrubs) should not be allowed (based on aesthetic preference and concerns over damage to natural environment and destruction of wildlife habitat). However, an equal number of respondents expressed concern about campers in the dunes, perceived risks to personal safety in areas with dense vegetation, and need for additional cutting of dune grasses and trees to reduce the risks of wildfire. In addition, seven respondents noted concerns about elk (risk of injury to humans and pets, elk feces – primarily in the dunes – and destruction of residential landscaping).
- Trails and Bike Paths – Several respondents indicated a general desire for more parks or a more extensive system of running/walking trails and bicycle paths (particularly further northward and southward extension of the Ridge Path, as well as trails/bike paths that would provide efficient connections between neighborhoods, including neighborhoods north of the Urban Growth Boundary).
- Other – Two respondents expressed a desire for more park facilities east of Highway 101. Two respondents expressed concerns about over-crowding, particularly during summer months and “since Covid.” One respondent expressed frustration that, during recent decades, there has been much talk about the City’s parks, but no action. One respondent indicated a concern with the lack of “ADA access” to the beach.

D. Desires for New/Additional Park Facilities or Programs

In the section of the survey which asked for comments about potential new park spaces/trails, facilities, and/or programs, approximately 200 respondents submitted comments. However, a large portion of those comments were essentially restatements of various issues concerning existing parks that are summarized above. For example, many respondents who indicated that they were unhappy with the management of vegetation in existing parks also expressed their desire for better vegetation management in the future. Similarly, many respondents who indicated that they were unhappy with the trash disposal facilities in existing parks also expressed their desire for additional trash disposal facilities in the future. Nevertheless, included among the survey responses were many comments and suggestions about potential new parks facilities or programs. In those comments, survey respondents indicated that some of the things they would like to see in the future include:

- More walking trails and bicycle paths, including paths to neighborhoods north of the current City limits and south to Seaside
- Improved public access to Neawanna Creek and Neacoxie Creek, as well as conservation of the creek beds and banks
- Amphitheater or other outdoor performance space for music concerts during summer months
- Covered area for outdoor events and community gatherings (art fairs, music festivals, farmers market, etc.)

- Play structures and swings for young children
- Basketball court and fields for baseball and soccer
- Community Center that could provide places for things such as a public library, indoor exercise/yoga classes, arts and crafts, music practice and performance, educational activities, public lectures, child care, card games, or other community or group events
- Community Garden where individual members of the community could plant flowers and vegetables, possibly with small areas available for individual private rental
- More focus on tailoring park facilities to accommodate the needs of older members of the community (stairs/ramps, handrails, places to sit, shade or other weather protection, restrooms, etc.), as well as more park programs specifically targeted to appeal to the older portion of our community
- Development of entertainment/educational programs for adults and children, possibly partnering with the North Coast Land Conservancy, local Native American Tribes, and other community organizations (story telling, movie nights, arts & crafts, “Chautauqua” lectures, etc.)
- Availability of guided history tours and nature walks and possibly other types of guided services, such as beach yoga, hiking, kayaking, clamming, and horseback riding
- Tsunami evacuation trails and structures
- Park facility and/or walking trails/bicycle paths east of State Highway 101 (where there are currently none), and elevated crossing structures which would enable safe pedestrian and bicycle crossing of Highway 101
- Additional tennis courts and pickleball courts, possibly even indoors. Also more active management of access to tennis/pickleball courts (e.g., reservation system)
- Dedicated “dog park” (fenced area for off-leash dogs, with seating for pet owners and appropriate facilities for pet-waste disposal and drinking fountains for people and pets)
- Publicly available, outdoor exercise equipment (pull-up bars, bars for dips, etc.)
- Public swimming pool, skate park, go-kart track, 9-hole golf course, driving range, frisbee golf, and place for model rocketry
- Boardwalk at edge of Little Beach
- Organized community events (runs, beach clean-up, tennis and/or pickleball tournaments)
- Lighting for parks and trails

E. Long-range goals

In the section of the survey focused on “long-range goals” most respondents restated desires for addressing various issues with existing parks (described above) or restated desire for new/additional facilities and programs (also described above). However, many respondents expressed more general goals, as indicated by the following comments:

- Keep the parks plan simple, the great thing about Gearhart is that our parks and trails are understated and somewhat hidden.
- I don’t think we need all that much to change.
- Leave Gearhart as it is.
- Preserve ecosystem as it is.
- Retaining the status quo.
- Keeping it quaint and not grow too much as to lose the charm of it being small.
- Keep the unique character and history of Gearhart.
- Keep Gearhart walkable.
- Focus on walking and bike trails.
- Encourage pedestrian use across Gearhart.
- Maintain their beauty.
- Just making sure we maintain the beauty of our small community.
- Overdoing things would take away from Gearhart’s rustic appeal.
- Keep it simple.
- We enjoy the small community and hope it stays this way.
- Stay out of existing great village.
- Don’t lose what we have.
- Care for the dunes. Don’t destroy them!
- I would prioritize preservation of dunes the first thing.
- Keep the environmental concerns a top priority. Our natural resources and their beauty are our main assets for us and generations to come.
- Keeping Gearhart “natural”. Don’t allow Gearhart to become “Seaside North”.
- Continue to protect and expand green space.
- Try to preserve existing open space as much as possible.
- Maintaining green spaces.
- More wild spaces. Less draw for out of town people.
- Ongoing investment in the care and improvement of existing parks and especially Lesley Miller Dunes Meadow Park. This is the best and most valuable park in the City – with a spectacular view and perfect beach access point.
- Please maintain and improve on the Lesley Miller Dunes Meadow Park. It is the living room of Gearhart!
- Preserve Lesley Miller Park as Gearhart’s public living room and entry to the Pacific Ocean.
- Preserve Lesley Miller Dunes Park as a gateway to the Pacific Ocean for residents and tourists alike.
- Maintaining existing parks and trails and expanding access.
- To grow and evolve the parks for future preservation and use.
- Improve what we have and add new park space.
- Maintaining at the least but hopefully increasing open park space.

- Increase open space allocation, plant trees
- More open spaces, encourage children activities and community activities.
- Provide places for children to recreate, not just adults.
- As Gearhart grows adding more parklands enhances the citizens' quality of life.
- More community related activities that bring the town together.
- More stuff to do in parks.
- Organized events in the parks – concerts, picnics, movies, etc.
- Parks should be places that visitors can congregate in a friendly and fun way.
- To make the city a more family-friendly place with activities for all ages.
- Getting cars off the beach.
- I wish motorized vehicles were not allowed on beaches. Vehicles are noisy, dangerous and some of the folks in vehicles leave garbage trash on the beach.
- Reduce speed limit and increase enforcement for vehicles on the beach.
- Shut down cars on beach, make them kid, dog friendly
- Please enforce the no driving portion of the beach.
- Close 10th street to Del Rey for vehicles.
- Work with OR State Parks to extend no car zone on beach further north.
- Block vehicle access at 10th St., expand no drive area north by 1.2 miles. Del Ray north is plenty of beach driving.
- A map of trails, parks, and historic buildings in town. Possibly information packets about the local wildlife and types of birds.
- Regularized maintenance cycles, attention to native plantings and evolution of planting areas, and fiscal capacity to adequately maintain spaces.
- Preservation and maintenance of existing park and trail spaces.
- To maintain the current (parks) well.
- Establish a long-term maintenance budget and plan.
- Spending the money to maintain them for the next 20 years.
- Adequate budget and staff to maintain spaces.
- Ensure budget is enough to properly maintain all parks.
- Keep parks clean and wonderful.
- No need for long-range goals until all the current trails etc. have been completed, maintained and paid for.
- Place to launch small boats in the Necanicum River Estuary.
- Put all (electrical) power lines underground.
- We believe the park system in Gearhart is much more than green space. It plays a role in culture, recreation, community development, heritage, health and wellness, economic development, natural environment, education, and transportation (Ellis and Schwartz 2016).
- Connectivity
- More people-vacationers awareness programs to “pack it up and take it with you” when they visit.
- Solicit private donations for the development and improvement of new and existing parks.
- Set up a private 501C3 Foundation to support enhancement of the parks
- I think safety and security for park users should be a priority.
- Fire control, public assess and public safety.

F. Top Priorities

The next section of the survey asked respondents: “If you were to add one component to the City of Gearhart’s parks and trails, what would it be?” Responses were:

- Play space and playground equipment for young children (36)
- Additional walking/bike trails, board walks, railings (34)
- Improved landscape mntc. (tree clearing, invasive species removal, mowing, irrigation, etc. (16)
- More benches (13)
- Enhanced signage and maps (14)
- Additional garbage cans/better trash collection (11)
- Additional restroom facilities (8)
- Leash law, more “poop stations”, dog park (7)
- Additional picnic tables and BBQs (6)
- Elimination or reduction/restriction of vehicles on beach (4)
- Clear rules about who can remove trees in dunes, along with enforcement or rules, restrictions on mowing, restricted areas for native plants and animals (4)
- Reduction in elk impacts (3)
- Better access to Neacoxie Creek and Neawanna Creek (3)
- Return tennis courts to exclusive use for tennis (2), additional pickleball courts (1)
- New park at NE corner at intersection of Cottage and Pacific Way (2), new park on east side of Hwy. 101 (1).
- Park/trail lighting (2)
- Outdoor amphitheater (2)
- Swimming pool, water fountains (2)
- Other: “a more friendly resident system that encourages outdoor activities and community events”, “an approachable community gathering area in the downtown core”, a place for families to gather and children to play”, “safety in the dunes”, “more patrols by law enforcement”, “a vision that is inclusive for all residents in Gearhart . . . the young, families, older individuals and those with mobility issues”, “a draw to stay a while”, “more park amenities for locals to utilize yet capitalize on tourists”, “no resident fees”, “parking is not enough at times”, “activities for children . . . soccer nets, etc.”, “basically money, there is a lot that could be done with the raw materials at hand.”

G. Other

Support for increased spending on parks

76 % of survey respondents indicated that they would support increased spending on existing parks (24% said they would not).

65% of survey respondents indicated that they would support increased spending on new parks (35% said they would not).

Method of Travel to Parks & Trails

The survey asked: “If you visit or frequent Gerhart’s parks and trails, how do you usually get there?” Respondents overwhelmingly indicated that they usually walk to the parks and trails (83%), with about 13% indicating that they usually drive, and only 4% indicating that they usually ride bikes.

Household Age Groups

The survey asked respondents to indicate the number of people in their household within each age group. Cumulatively, the respondents reported the following age distribution:

Up to 10 years	104
11 – 18 years	61
19 – 30 years	121
31 – 45 years	189
56 – 60 years	177
61 – 75 years	524
Over 75 years	<u>103</u>
All Ages	1279

Length of Time in Gearhart

The survey asked respondents to indicate how long they have resided in Gearhart. Respondents indicated the following periods of residency:

Less than one year	15
1 – 3 years	55
4 – 10 years	88
11 – 19 years	64
20 or more years	169

General Comments

Finally, the survey provided space for respondents to submit general comments. Most of the general comments were restatements or summaries of other comments made in earlier sections of the survey (and described above). However, the following is a sampling of some representative/notable general comments which respondents submitted in this last section of the survey:

[TO FOLLOW]

Section VI – Policies

After carefully considering the City’s Comprehensive Plan, Zoning Ordinance, and Transportation System Plan, as well as the recommendations of the Committee, which were developed with input from City officials throughout the course of the Committee’s work and with input from the public through responses to the Committee’s public survey [and public hearings], the City hereby adopts the policies stated below (including the accompanying notes which are intended to clarify the intent of the stated policies):

Policy No. 1 – Existing City-Owned Parks to be Preserved –

The City will preserve all park properties currently owned or controlled by the City as public parks dedicated for open space and/or public recreation, such use having been determined to be the highest and best use for all such properties and in the overall best interest of the Gearhart community. Notwithstanding any provision of the Zoning Ordinance which otherwise would allow any other permitted use of such properties, whether permitted outright or conditionally, the City will not take any action which would result in any meaningful portion of any such park property being converted to any other public or private use.

Note 1: This policy recognizes the significant and numerous public benefits from open space and public recreation areas, and this policy is specifically intended to prohibit the conversion of any current park property for use in pursuing any other potentially competing public objective -- for example, the construction of a new fire station or other public safety facility at the Lesley Miller Dunes Meadow Park, or the construction of a parking lot at the Trails End Park, both of which would be prohibited by this policy.

Note 2: This policy is intended to apply only to properties currently owned or controlled by the City and currently designated as being in the Parks and Open Space Zone, and it is not intended to prohibit the City from acquiring additional property and using any such additional property for the provision of public utilities or other public services. Further, this policy is not intended to interfere with any temporary, short-term use of any publicly-owned or privately-owned property (whether designated as being in the Parks and Open Space Zone or in any other zoning classification) as might be immediately necessary in order for the City to respond to critical emergency public needs resulting from a major tsunami event or other major natural disaster, provided that in the event that any park property owned or controlled by the City is put to any temporary short-term emergency use, the City will use its best efforts to restore such property to its prior park use at the earliest possible date.

Policy No. 2 – Existing Zoning Classifications to be Preserved –

The City will seek to retain the current zoning classification for all properties within the Urban Growth Boundary that are currently zoned as Parks and Open Space Zone (see City Zoning Ordinance Section 3.9), Aquatic Conservation Zone (see City Zoning Ordinance Section 3.11), and/or Beaches and Active Dunes Overlay Zone (see City Zoning Ordinance Section 3.12). To the maximum extent permissible under applicable law, the City will resist any effort by any private property owner to have the zoning classification of any such property changed to any different zoning classification.

Note: Preservation of existing zoning classifications is deemed essential for environmental protection and in order to maintain the existing character of the community and meet the goals of the City's Comprehensive Plan. This policy is not intended to limit in any way the City from expanding the areas subject to the zoning classifications listed above.

Policy No. 3 – Beaches, Dunes and Estuary to be Preserved in Undeveloped State –

The City will manage all City-owned property within the dunes west of Ocean Avenue and along the Necanicum River Estuary so as to maintain such property in its existing undeveloped state. Also, to the maximum extent permissible under applicable law, the City will resist any effort by any other public or private property owner to further develop any property not owned by the City that is located west of the Ocean Front Building Line described in the City's Zoning Ordinance Section 3.1220.2 or along the shoreline of the Necanicum River Estuary.

Note 1: This policy is intended to allow only very minimal man-made "improvements" within the dunes, such as the existing benches and the existing equipment associated with the City's public water system, but otherwise generally to prohibit man-made structures and any other hardscape development of the dunes, including any surface paving. This policy is not intended to limit the City's or any other property owner's right to manage vegetation within the dunes – such activities being controlled by other existing City regulations and also further addressed below. This policy is not intended to preclude the possibility of the City adopting a Foredune Management Plan at some point in the future.

Policy No. 4 – Vegetation in the Dunes to be Managed as Allowed under Zoning Ordinance –

The City will manage vegetation on City-owned property within the dunes and along the Necanicum River Estuary as allowed under the City's Zoning Ordinance Section 3.1240.D, while taking into account and balancing various, sometimes competing, public interests, including:

- A. Shoreline stabilization and tsunami buffering
- B. Environmental protection and preservation of wildlife habitat
- C. Preservation of scenic views (including but not limited to ocean views) from within the dunes and from neighboring properties
- D. Public safety, including mitigation of risks from criminal activity, wildlife, and fire
- E. Maintaining public pedestrian trails that provide direct beach access from the western termini of the 7th Street, 5th Street, 3rd Street, Pacific Way, and E Street rights-of-way, as well from the southern termini of the Marion Avenue and Wellington Avenue rights-of-way
- F. Removal and control of noxious weeds
- G. Removal of diseased and dead vegetation

Policy No. 5 – Lesley Miller Dunes Meadow Park to be Maintained Primarily as Ocean-View Open Space –

The City will maintain Lesley Miller Dunes Meadow Park primarily as ocean-view open space for public recreation, but will, over time and subject to the availability of financial resources, endeavor to enhance this park with limited improvements that are carefully designed so as to blend-in with the surrounding residential properties and to avoid detracting from the scenic nature of the park. The City will not convert any portion of this property to use for parking of vehicles, since it is the City's intent that park users will access this park primarily by walking or riding bicycles and there is adequate area for public parking within the Pacific Way and Marion Avenue rights-of-way.

Note: This policy reflects the very high value that the Gearhart community places on the existing use of the Lesley Miller Dunes Meadow Park as public, ocean-view, open space, and the policy is intended to allow for only very limited further development in this park, with potential additional allowed improvements intended to include only stairs/ramps for accessibility, picnic tables and barbecue facilities, and benches for seating, and with the intent that any such further development will be conducted with aesthetic considerations being a top priority. (The Trails End Park is the preferred location for play structures intended for young children, as well as any new structure(s) intended to provide covered space for picnics, public performances, and community meetings, or additional public restroom facilities. See Policy No. 7 below.) The City should designate within the Pacific Way right-of-way along the southern edge of the Lesley Miller Dunes Meadow Park (which ROW is 60 feet wide), but not within the park itself, space for parking of at least one passenger vehicle that is restricted to use by persons holding state-issued Disability Parking Permits. The City should retain the existing prohibition on vehicle parking within the 1st Street right-of-way along the northern edge of the park, since that right-of-way is only 30 feet wide.

Policy No. 6 – Tennis, Pickleball & Basketball Courts to be Maintained as Presently Operated –

The City-owned park facilities at the corner of Marion Avenue and Pacific Way which are currently dedicated for tennis, pickleball, and basketball use (with small parking area and public restroom facilities) will continue to be maintained for such uses, as currently arranged and otherwise generally in accordance with current practices, such arrangements and practices having been determined to present a reasonable compromise that appropriately and equitably balances the competing needs for the various recreational activities which take place at this park property.

Note: This policy is intended to resolve the ongoing debate concerning the potential for reclaiming the courts for tennis-only use or for further modification of the courts to enable more intensive use for pickleball. The City recognizes that there is community demand for additional courts (tennis, pickleball, and basketball), and it is possible that the City will be able to provide for such additional courts at some new park property at some point in the future. However, until such time, it is the intent of this policy that the existing courts will continue to be configured and operated as they are now.

Policy No. 7 – Trails End Park to be Further Developed for Certain Activities –

The City hereby designates the Trails End Park as its “central city park” (as described in the City’s Comprehensive Plan LCDC Goal 8, Policy 4), and the City will, over time and subject to availability of financial resources, seek to develop this central city park to include additional amenities, such as steps/ramp to improve accessibility from Pacific Way, dedicated play area for young children (including, for example, a swing set, climbing structure, etc. – the City having determined that such a play area is currently an urgent community need), benches and picnic tables (potentially with some covered area), facilities for public performances and community meetings or other public events (such as amphitheater-style seating, potentially with some covered area), and public restrooms. All such development will be conducted with aesthetic considerations being a top priority and with a requirement that all above-ground equipment and structures be designed and constructed so as to blend-in with the rustic and historical character of the community, with unpainted cedar being the preferred finish material and only minimal, if any, use of brightly-colored plastic, metal, or other finish materials.

The City will not convert any portion of this property to use for parking of vehicles, since it is the City’s intent that many park users will access this park by walking or riding bicycles and the City has determined that there is already adequate public parking along Pacific Way and Cottage Avenue to accommodate the needs of park users who wish to visit this park in vehicles; excepting only that, in the event that future development of facilities on this property requires provision of additional parking facilities in order to comply with applicable zoning, building, or other laws or regulations (such as the Americans with Disabilities Act), and such additional parking facilities cannot be accommodated within the adjacent rights-of-way, then the City will use the minimum portion of the property for additional parking facilities as may be necessary to enable the City to comply with such applicable laws or regulations.

In light of the intended uses for this park, the City will require that pet owners keep their dogs leashed at all times while in this park.

Note: The park property identified herein as the “Trails End Park” has not been formally named by the City, but the City is aware that this park is referred to by some members of the community as “Centennial Park.” To reduce public confusion, the new Gearhart Parks Commission (see Policy No. 12) should formally adopt an official and definitive name for this park.

Policy No. 8 – Ridge Path to be Restored and Made Useable –

Recognizing the historic, current, and future importance of walking trails generally, and of the Ridge Path in particular, the City will take such steps, promptly and diligently, as may be necessary to: (a) clearly delineate the boundaries of the Ridge Path through the placement of appropriate signage and other indicators or markings along the pathway, so that the course of the path is readily evident to public users; (b) appropriately address any encroachment or other interference by any private party (including inappropriate private landscaping within the public access area); (c) perform any landscape maintenance which may be required to make the path useable year-round as a continuous, unobstructed walking path from F Street, on the south end, to Gearhart Loop Road on the north end; and d) place signage at key points along the pathway to advise the public regarding the history of the Ridge Path and restrictions on its use (foot traffic only).

Note: The Ridge Path should be managed to retain a rustic, natural character. While staying within the designated boundaries of the land open to public access, the useable portion of the pathway need not follow a straight line, but instead may meander gently through such boundaries as necessary to accommodate natural topography and vegetation and to maintain the character of a natural walking trail. The Ridge Path should be maintained such that it provides a useable pedestrian pathway that is preferably six feet wide, but in all areas no less than three feet wide, that is free of vegetation and other obstacles which would interfere with pedestrian use, up to a height of at least seven feet above ground level. The surface of the Ridge Path should be maintained only with natural, organic materials (such as wood planks or wood chips, mulch, sand, native grasses or other native ground cover, but not bark dust), and without the use of any gravel, concrete, or other paving materials. Any structure which may be required within the Ridge Path in order to provide a useable pedestrian pathway (such as the bridge structures across the wetlands between 8th Street and 10th Street) should be designed and constructed so as to maximize the use of wood and other natural materials that will blend-in with the natural surroundings and to minimize the use of steel or other manmade materials.

Policy No. 9 – Other Existing Pedestrian Trails to be Maintained and Better Marked –

Recognizing the historic, current, and future importance of walking trails generally, the City will use reasonable efforts to: (a) maintain the walking paths identified below; (b) mark such paths with appropriate signage; and (c) produce and make available to the public a printed map showing such paths.

A. Public pedestrian trails to and through the City-owned dunes at the following locations:

1. West end of 7th Street
2. West end of 6th Street
3. West end of 5th Street
4. West end of 3rd Street
5. West end of 1st Street
6. West end of Pacific Way
7. West end of D Street
8. West end of E Street
9. West end G Street
10. South end of S. Ocean Ave.
11. South end of Marion Ave.
12. South end of Nita Ave.
13. South end of Wellington Ave.

B. Other public pedestrian/bicycle trails:

1. Beach access trail at west end of 13th Street
2. Along Marion Avenue, from E Street through to Pacific Way
3. Along Nita Avenue, from G Street through to Pacific Way
4. Along D Street, from Ocean Avenue through to Nita Avenue
5. From west end of F Street through to Nita Avenue
6. From north end of Summit Avenue through to south end of Fifer Road

Policy No. 10 – Latourette Garden –

The City will maintain Latourette Garden as a small open space, with no above-ground permanent structures, solely for the purposes of community beautification and to provide a peaceful public rest area. Improvements at this park will be limited to landscaping, one or more benches, and potentially a small sign advising the public about the history of the property and that the property is open to public use. In order to maintain an open and inviting character in this park, and for purposes of traffic safety, the City will maintain the landscaping at this park in order to provide a clear line of sight from the northwest corner of the park on Cottage Avenue to the southeast corner of the park on E Street.

Policy No. 11 – Maintenance of Existing Parks and Park Improvements to be Given Higher Priority –

Recognizing the importance of the City’s park system to the quality of life of City residents and visitors to our community, the City will make the maintenance of the City’s parks a top priority when allocating funds and assigning responsibilities to City staff. The City will prioritize the maintenance of existing park properties and existing improvements over any efforts to acquire any additional park properties or to develop any additional improvements at existing parks.

Note 1: It is the intent of Policy No. 11 that, in the future, the City will make the maintenance of parks a higher priority than it has in the past, and accordingly that the City will devote additional funding for that purpose. (The Committee notes that 76% of the respondents to the Committee’s public survey indicated that they would support increased spending on existing parks.)

Note 2: In accordance with this policy, the City should use its best efforts to promptly address current maintenance deficiencies in the City’s existing parks by, at a minimum:

- A. Providing additional public trash receptacles and more frequent emptying of such receptacles.*
- B. Improving landscape maintenance (removal of noxious weeds; irrigation and mowing of grass; trimming of plants and trees, planting of native plants when adding any new landscape materials, etc.).*
- C. Ensuring that all existing improvements (benches, picnic tables, restroom facilities) are maintained in good condition and appropriately placed (to include moving benches in the dunes to the ridge of the most westward dune).*

Note 3: Generally, the objectives listed above with respect to maintenance of existing parks should be treated as higher in priority than any initiatives to add new improvements to existing parks or to expand the park system by acquiring any additional properties or developing any new parks-related programs, except that: (a) the activities concerning the Ridge Path (as described in Policy No. 8) should be considered to be maintenance of an existing park and therefore treated as a top priority; and (b) development of a play area for young children within the Trails End Park (as described in Policy No. 7) should be treated as a top priority since City Council has previously recognized that this is an urgent community need and the City has already received significant private donations which are intended to defray a portion of the costs for such development.

Note 4: The City should actively explore the possibility of contracting with one or more private contractors for the performance of park maintenance activities. Although it is the City’s responsibility to maintain the parks, there is no need for the City to have its own employees perform all of the required maintenance work directly. The Committee believes that much of the required work could be performed more effectively and at lower cost through the use of private contractors, subject to oversight by the City, rather than directly by City staff.

Policy No. 12 – Gearhart Parks Commission to be Created for Oversight of Parks System –

In order to bring additional focus to the management and enhancement of Gearhart’s park properties and programs, the City will establish a new “Gearhart Parks Commission,” which shall be charged with primary responsibility and authority for oversight of all current and future park properties and park programs within the City. The new Gearhart Parks Commission will be provided an appropriate level of funding from the City’s operating budget as reasonably necessary for the Commission to carry out its duties and, additionally, the Commission will be empowered to accept other sources of funding to enable it to carry out its parks-related initiatives. The Commission will be empowered to hire and pay staff and contractors as necessary in order to carry out its duties, but all voting members of the Commission will be unpaid volunteers. There shall be five voting members of the Commission, each of whom must be a person over the age of 18 who is a direct or indirect owner of real property within the City or a non-owner resident of the City (whether full-time/permanent or part-time/seasonal). Members of the Commission shall be appointed by the Mayor, with the concurrence of a majority of the City Council, for renewable five-year terms. Decisions of the Gearhart Parks Commission shall be appealable to the City Council.

Policy No. 13 – Parks Commission to Explore Potential Acquisitions of Additional Park Properties –

The new Gearhart Parks Commission should explore opportunities for expanding Gearhart’s park system through potential acquisition by the City of additional properties which would be dedicated to public park use, as well as through potential arrangements with other public or private property owners that could make additional publicly-owned or privately-owned property available for public park use, and the Commission should take steps to enable such acquisitions or other arrangements when the Commission determines it to be in the public interest. In exploring such opportunities, the Gearhart Parks Commission should: (a) prioritize property acquisition that would serve to advance the City’s long-term goals specified in Policy No. 18 below; and (b) consider potential funding sources beyond the City’s regular operating budget, to include funding that might be provided through publicly-issued bonds, from other public sources, and from private donations.

Policy No. 14 – Parks Commission to Explore Potential Development of New Parks Programs –

The new Gearhart Parks Commission should explore opportunities for enhancing Gearhart’s park system through development of various programs which would be open to the public and make use of the City’s park facilities (for example: educational programs, tournaments, entertainment and other community events). In exploring such opportunities, the Gearhart Parks Commission should seek to develop partnerships with other public agencies (County, State, and Federal), as well as private organizations and individuals who might assist in the development of such programs. Also, the Gearhart Parks Commission should explore opportunities for potential funding for such programs from the City, as well as funding that might be provided through other public and private sources.

Policy No. 15 – Vehicles on Beach and Dunes –

Recognizing that the adoption of regulations concerning the use of vehicles on the beach and the enforcement of such regulations is not within the exclusive purview of the City (the beach being owned by the State of Oregon, managed by the Oregon Parks and Recreation Department, and subject to the jurisdiction of the Oregon State Police), the City does not take primary responsibility for such issues. However, the City will: (a) not modify any existing City ordinance, regulation, or policy which prohibits or limits the use of vehicles in the dunes or on the beach in any way which would allow any use of vehicles in the dunes or on the beach that is not presently allowed; (b) use its best efforts to oppose any attempt to modify any law or regulation of any other governmental authority which currently prohibits or limits the use of vehicles on any areas of the beach that are within or west of the Urban Growth Boundary if the effect of the modification would be to allow any use of vehicles that is not presently allowed on the public beach south of 10th Street or to prohibit any use of vehicles that is presently allowed on the public beach north of 10th Street; (c) to the extent allowed by law, not allow the creation of any new roadway (improved or unimproved) that is intended to or would provide vehicle access to the beach from any public right-of-way within the City limits; (d) install and maintain physical barriers which prevent unauthorized vehicles from accessing the dunes from existing roadways; and (e) within the limits of its jurisdiction, use reasonable efforts to enforce all speed limits and other traffic regulations which apply to the operation of vehicles on areas of the beach which are within the City limits.

Note 1: The City recognizes that many members of the community highly value the utility of the 10th Street beach access road and the opportunity to drive motor vehicles on the public beach north of that road. However, the City also recognizes that many members of the community would prefer that there be no vehicles on the beach at all, or that at a minimum the City take steps to further restrict the use of vehicles on the beach. It is the intent of this policy to resolve the ongoing debate concerning this topic by, in effect, committing the City to preserving the status quo with respect to the use of vehicles on the beach. It is the intent of this policy that, to the extent that it is within the City's power to control, there will be no curtailment of long-standing rules which allow use of vehicles on the beach north of 10th Street, but also that there will be no expansion of vehicle use on the beach or in the dunes.

Note 2: The City recognizes that, from time to time, it is necessary to allow vehicles in the dunes for emergency response (fire protection, law enforcement, and medical), for purposes of managing vegetation and maintaining equipment associated with the City's water system, and to provide short-term/temporary access to the west side of private properties bordering the dunes for purposes of construction and maintenance of improvements on such properties. Although the City's Zoning Ordinance Section 3.1240.E allows limited use of vehicles in the dunes (subject to various restrictions), the City should endeavor to avoid any greater use of vehicles in the dunes than is reasonably necessary. Accordingly, City staff should not operate any vehicle in the dunes unless such operation is reasonably necessary to accomplish City responsibilities, and the City should not authorize any other party to operate any vehicle in the dunes beyond what is reasonably necessary. (For example, City staff or City contractors performing routine inspections and other services not requiring the use of heavy equipment or tools and police/fire personnel conducting non-emergency activities in the dunes should access the dunes on foot, leaving all vehicles on the paved public rights-of-way located east of the dunes.)

Policy No. 16 – Elk –

Recognizing that the management of elk and other wildlife within the Gearhart community is a matter that is not under the exclusive purview of the City (the City's view being that the matter is primarily the responsibility, and under the jurisdiction, of the Oregon Department of Fish and Wildlife), the City's policy will be to continue using reasonable efforts to cooperate and collaborate with the Oregon Department of Fish and Wildlife, as well as other federal, state, and county officials, elected officials in other coastal communities, and interested private organizations and individuals in order to appropriately address any public-safety and other community concerns related to elk and other wildlife within the City limits.

Policy No. 17 – Benches in Dunes, Along Estuary, and in Other Park Properties –

The City shall maintain benches for public seating in the City-owned park properties at the following locations:

- A. in the dunes, at the ridge of the western most dune at the western ends of the beach access trails which connect to 7th Street, 5th Street, 3rd Street, D Street, E Street, and G Street;
- B. along the northern shoreline of the Necanicum River Estuary between S. Ocean Avenue and Wellington Avenue;
- C. in the Lesley Miller Dunes Meadow Park;
- D. in the Trails End Park;
- E. in Latourette Garden; and
- F. at such other locations as the new Gearhart Parks Commission may determine to be in the public interest.

Except for any existing metal or stone benches in the Lesley Miller Dunes Meadow Park or at the tennis/pickleball courts at the corner of Pacific Way and Marion Avenue, all such benches shall be constructed primarily from natural wood, or from synthetic materials which appear to be natural wood, and without the use of stone, concrete, metal, plastic, or other manmade materials, and all such benches shall have a consistent appearance. Existing plaques on existing benches which indicate memorial dedications or recognize past financial contributions which supported the installation of such benches shall be retained so long as such benches and plaques remain in reasonable condition. However, if such benches are replaced, any existing plaques will not be transferred to new benches. Also, in the event that new benches are added, there will be no new plaques installed on those new benches.

Policy No. 18 – Long-Term Goals –

Subject to the limitations established in Policies No. 1 through 17, the City adopts the following long-term goals with respect to its parks system:

- A. Improved public access to Neacoxie Creek (possible pathways and viewing platforms along creek edges, accessible from existing public rights-of-way, starting at the mouth of the creek at the Necanicum River Estuary and continuing as far north as feasible, perhaps requiring property acquisitions and/or negotiation of easements or access agreements with private property owners).
- B. Further extension of the community's system of walking trails and bicycle paths consistent with, but not limited to, the current and potential future paths and trails which are identified in the City's Transportation System Plan (including on the east side of Highway 101, providing for safer pedestrian/bike crossing of the highway, and providing connections with neighborhoods north and south of the Urban Growth Boundary).

Note: Extensions to existing trails which would be particularly desirable for accomplishing both Goals A and B would be:

(1) a southerly extension of the Ridge Path through to the Necanicum River Estuary, potentially either along Hager Avenue and then through the private property at the southern end of Hager Avenue through to the estuary shoreline, or along F Street, south on Neacoxie Drive and then along the west bank of Neacoxie Creek, in either case with the possibility of connecting to a foot bridge which would enable creek crossing; or alternatively, crossing the creek on G Street, turning south on Woodland Court, and then extending further south through the properties owned by the North Coast Land Conservancy, the Nidaros Lodge #16 (Sons of Norway), the Confederated Tribes of the Clatsop-Nehalem, and the City of Seaside, ultimately reaching to Highway 101; and

(2) northerly extension of the Ridge Path from Gearhart Loop Road, following the west bank of Neacoxie Creek along the eastern edge of the privately-owned Gearhart Golf Links and then through the private property north of the golf course which is owned by the North Coast Land Conservancy (ideally with provisions for access to the trail across the NCLC property from the Reserve at Gearhart neighborhood to the west, as well as from the Shamrock Pines neighborhood to the east, across a foot bridge which could be located at the western terminus of Shamrock Road), and then continuing further north through the property owned by The Cottages at Gearhart LLC (not yet developed) until it reaches Highlands Lane, or alternatively turning westward and proceeding through or along the edge of the Strite property (not yet developed) until reaching the Highlands neighborhood.

- C. Acquisition of additional properties which could provide space for additional tennis, pickleball, and basketball courts; running track or trail; fields for baseball, soccer, and other sports and recreational activities; a dedicated dog park; a community center; public festivals and other community events; etc.
- D. Construction of appropriate public restroom facilities at or near the western terminus of the 10th Street Beach Access Road

- E. Creation of distinctive signage for park properties and trails which would provide useful information to the public concerning parks, including the location of public access areas, park history, any pertinent regulations concerning park use, and trailway route finding, all in an attractive and visually consistent form.

Section VII -- Conclusion

[TO FOLLOW]

Appendix 1 – Demographic Information

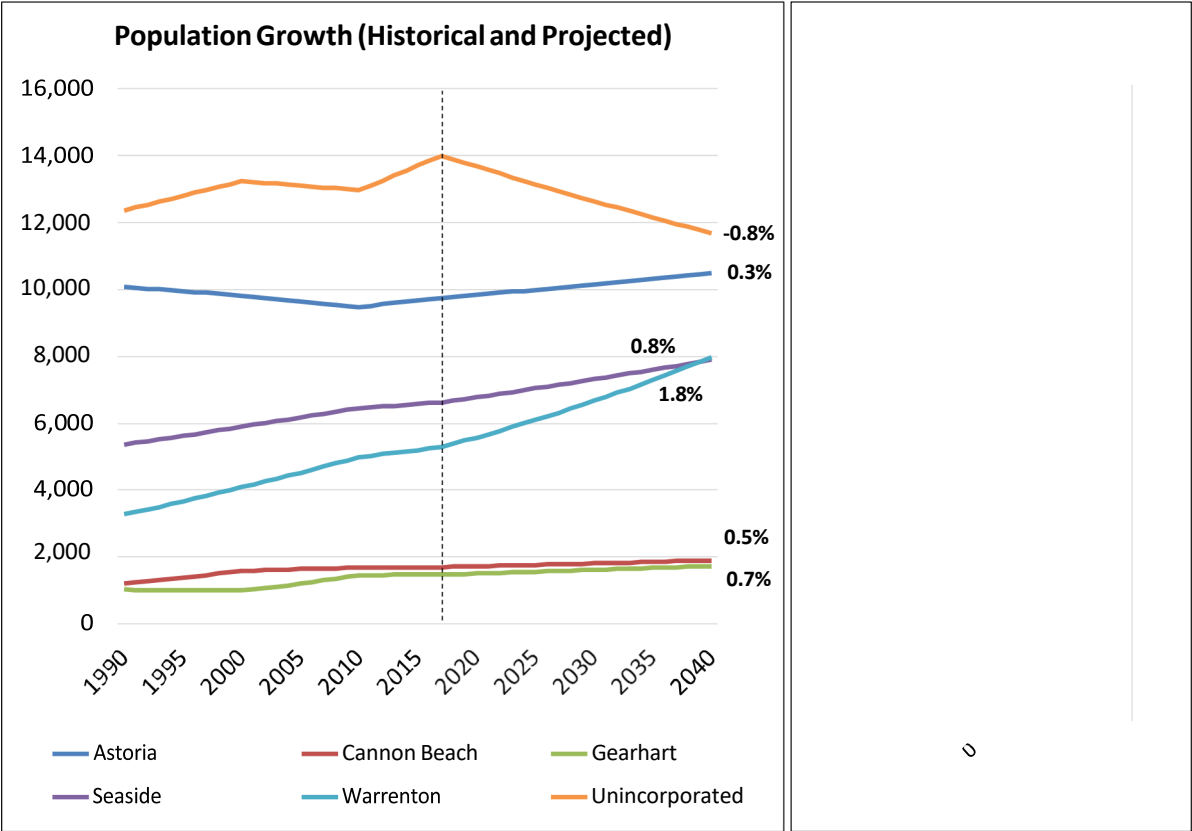
Population & Household Demographics, Employment & Income, Housing

The following information is extracted from the Clatsop County Comprehensive Housing Study prepared in 2018 by Angelo Planning Group and Johnson Economics. The full report is available at the Clatsop County Planning Department documents website.

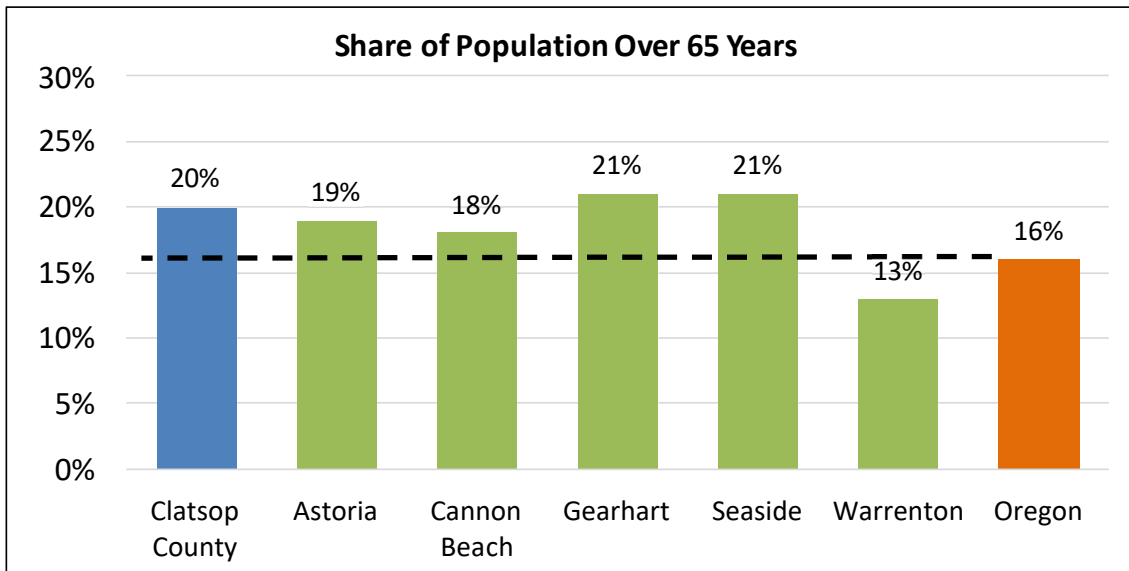
A. Data Summary:

1. Gearhart's population is projected to grow from 1483 in 2018 to 1699 in 2038.
2. Residents over age 65 represent 21% of Gearhart's population (same as in Seaside, but otherwise the highest percentage seen along the north Oregon coast).
3. 30% of Gearhart's year-round households include children.
4. 60% of Gearhart homes are second homes or vacation rentals (highest percentage on the north coast).
5. The percentage of residents falling below the federal poverty line increased from 6% to 18% from 2000 to 2017.
6. There are no group homes in Gearhart.
7. The number of resident families in Gearhart grew from 282 to 425 from 2000 to 2018.
8. During the same period, average household size increased slightly from 2.21 to 2.30.
9. Per capital income in 2000 was \$25,244, increasing to \$27,863 in 2018.
10. Median household income was \$43,847 in 2000, increasing to \$48,906 in 2018.

FIGURE 1.1: CURRENT POPULATION AND PROJECTED GROWTH (CLATSOP COUNTY CITIES)



1.5: SHARE OF RETIREMENT-AGE POPULATION (CLATSOP COUNTY AND CITIES)



1.6: Share of Households with Children

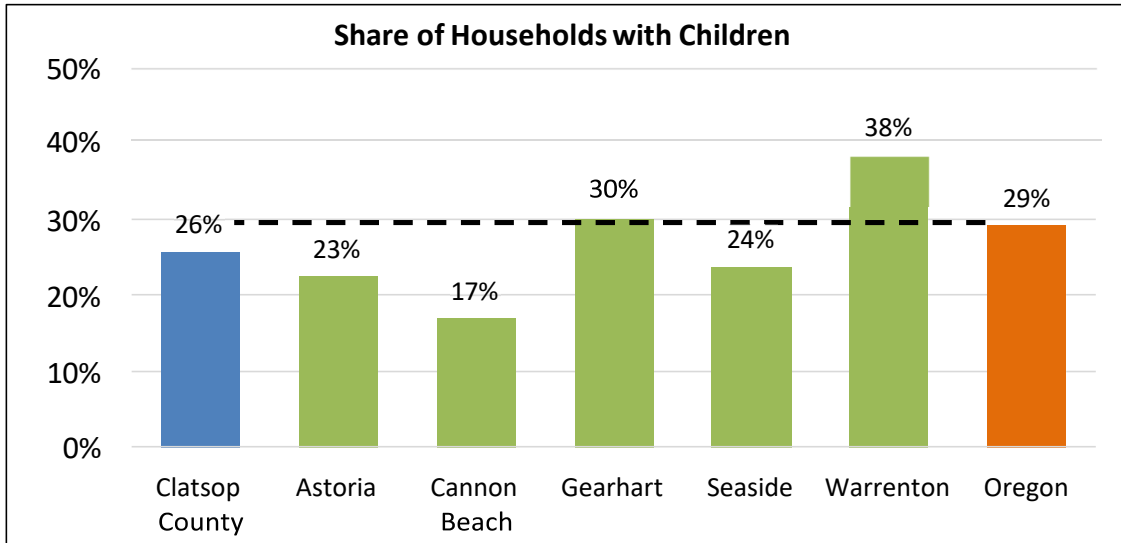


FIGURE 1.7: TENURE OF OCCUPIED HOUSEHOLDS (CLATSOP COUNTY AND CITIES)

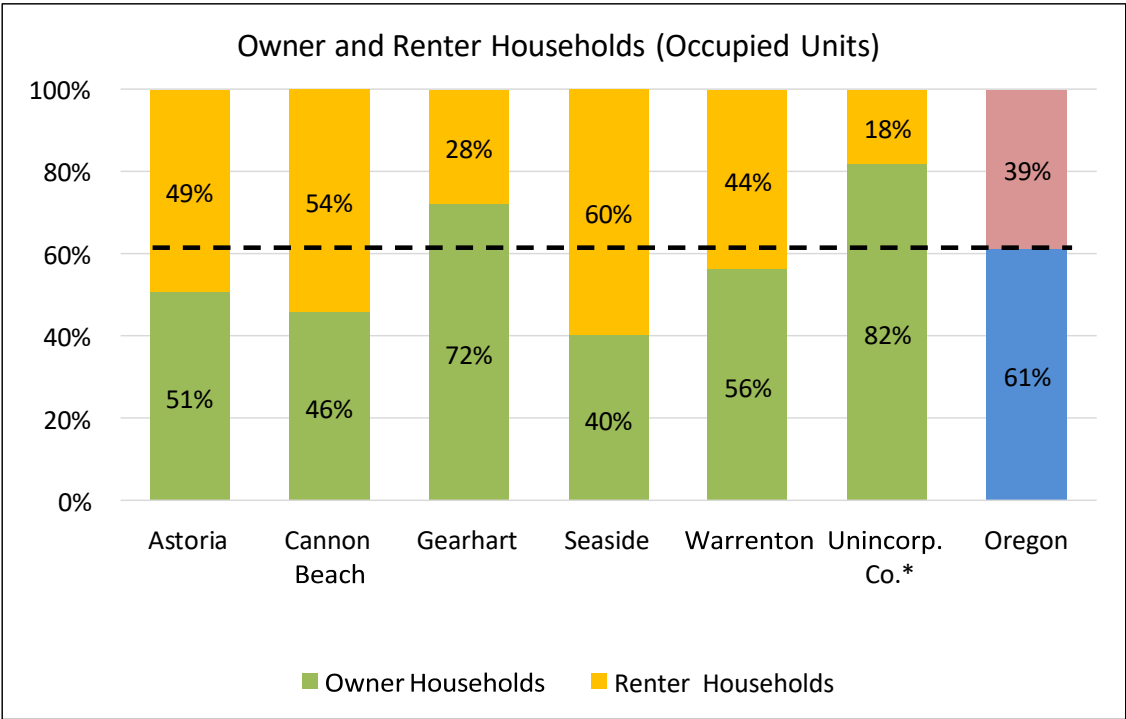


FIGURE 1.10 POVERTY RATE FOR POPULATION (CLATSOP COUNTY AND CITIES)

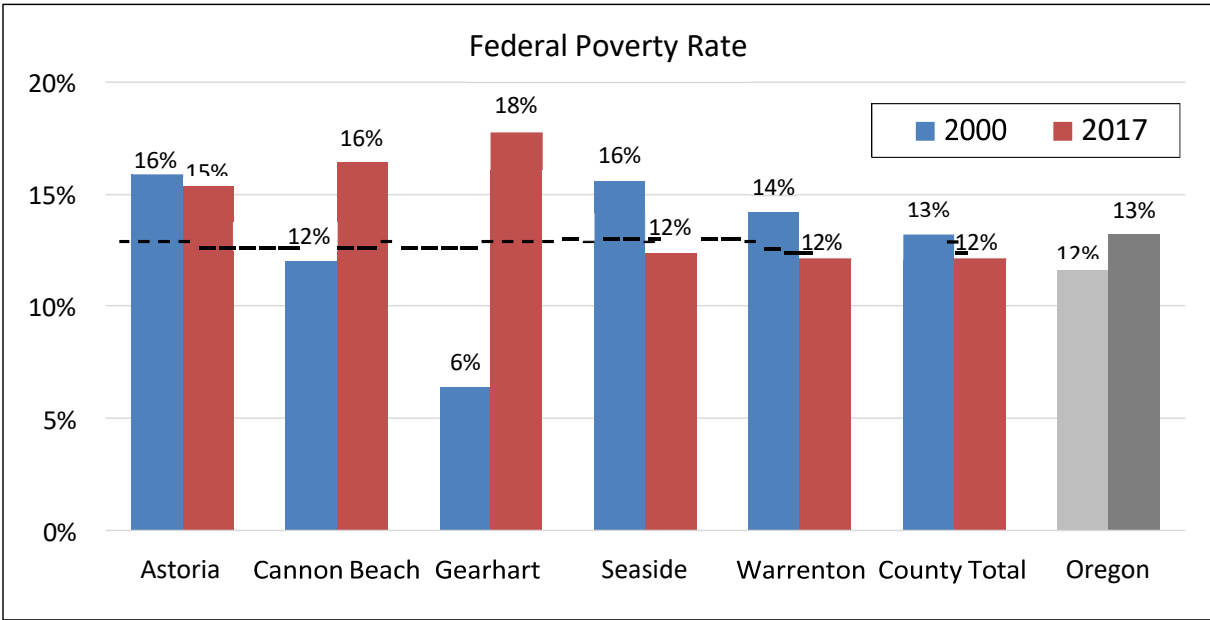


FIGURE 2.1: WHERE LOCAL RESIDENTS WORK (CLATSOP COUNTY AND CITIES)

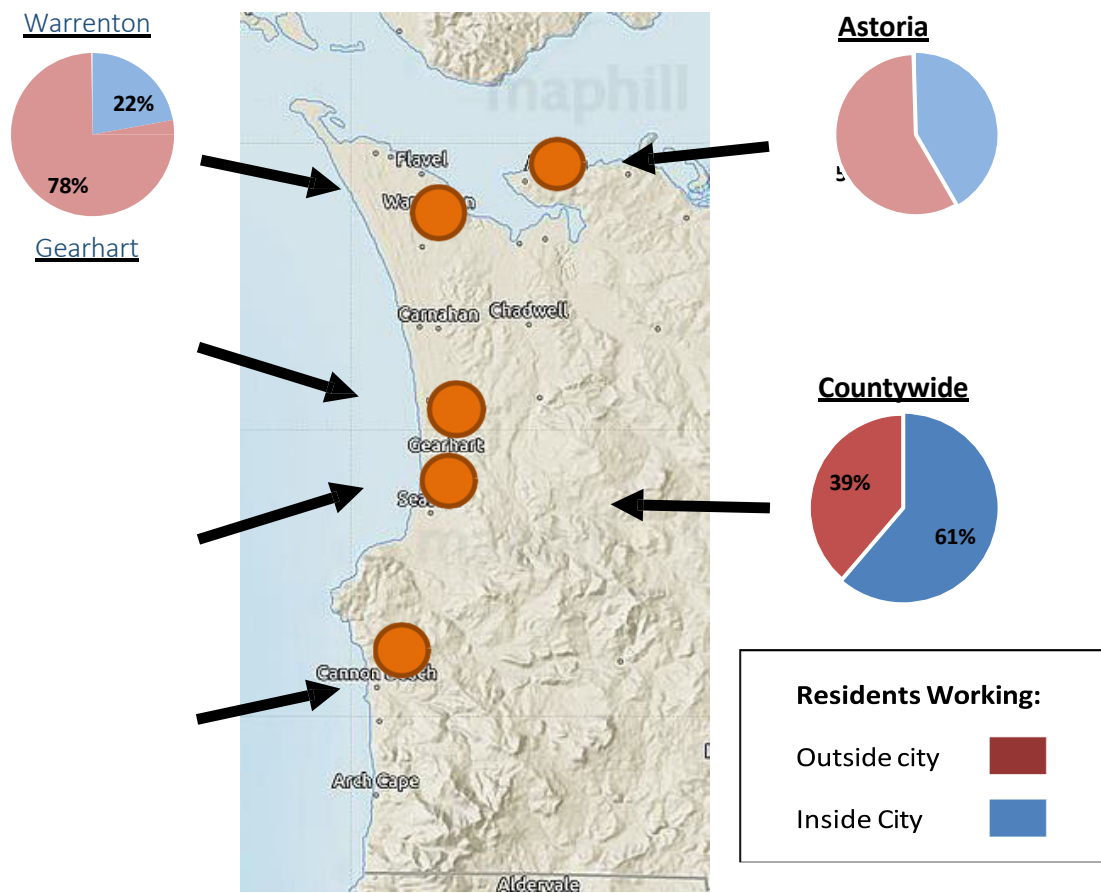
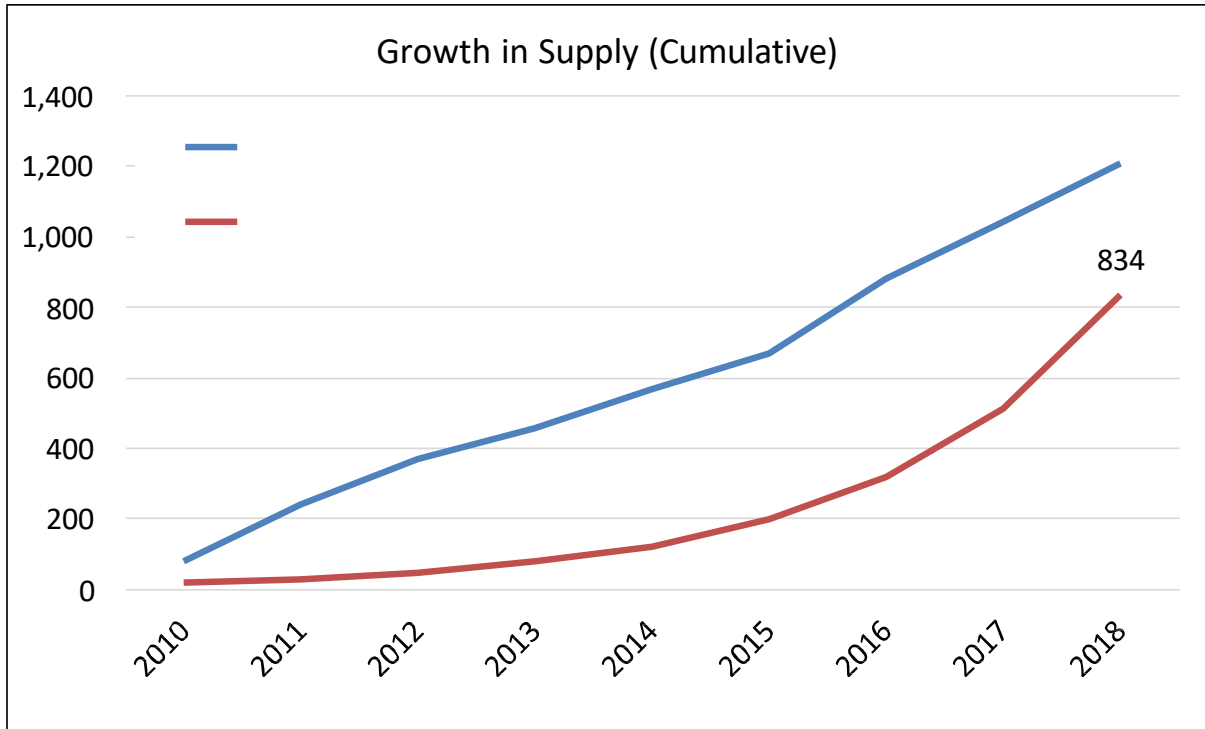


FIGURE 3.14: GROWTH IN SHORT-TERM RENTAL LISTINGS COMPARED TO NEW UNIT GROWTH, COUNTY



Gearhart Housing Profile

FIGURE C.1: DEMOGRAPHIC PROFILE AND TRENDS (CITY OF GEARHART)

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000 (Census)	2010 (Census)	Growth 00-10	2018 (PSU)	Growth 10-18
Population ¹	995	1,462	46.9%	1,483	1.4%
Households ²	450	649	44.2%	645	-0.7%
Families ³	282	429	52%	425	-1%
Housing Units ⁴	1,055	1,450	37%	1,606	11%
Group Quarters Population ⁵	0	0	0%	0	0%
Household Size (non-group)	2.21	2.25	2%	2.30	2%
Avg. Family Size	2.76	2.69	-3%	2.64	-2%
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000 (Census)	2010 (Census)	Growth 00-10	2018 (Proj.)	Growth 10-18
Per Capita (\$)	\$25,224	\$28,199	12%	\$27,863	-1%
Median HH (\$)	\$43,047	\$49,063	14%	\$48,906	0%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

¹ From PSU Population Research Center, Population Forecast Program, final forecast for Clatsop Co. (2017)

² 2018 Households = (2018 population - Group Quarters Population)/2018 HH Size

³ Ratio of 2018 Families to total HH is based on 2016 ACS 5-year Estimates

⁴ 2018 housing units are the '10 Census total plus new units permitted from '10 through '18 (source: Census, Cities)

⁵ Ratio of 2018 Group Quarters Population to Total Population is kept constant from 2010.

FIGURE C.2: COMPARISON OF CURRENT HOUSING NEED AND SUPPLY (CITY OF GEARHART)

Income Level	Ownership				Rental			
	Price Range	Estimated Current Need	Estimated Current Supply	Unmet (Need) or Surplus	Rent	Estimated Current Need	Estimated Current Supply	Unmet (Need) or Surplus
Less than \$15,000	\$0k - \$90k	24	27	3	\$0 - \$400	22	4	(18)
\$15,000 - \$24,999	\$90k - \$130k	38	2	(36)	\$400 - \$600	35	16	(19)
\$25,000 - \$34,999	\$130k - \$190k	49	158	109	\$600 - \$900	42	25	(17)
\$35,000 - \$49,999	\$190k - \$260k	68	53	(15)	\$900 - \$1200	20	57	37
\$50,000 - \$74,999	\$260k - \$320k	74	419	345	\$1200 - \$1500	23	60	37
\$75,000 - \$99,999	\$320k - \$370k	48	150	102	\$1500 - \$1700	5	13	8
\$100,000 - \$124,999	\$370k - \$470k	48	204	156	\$1700 - \$2200	16	38	23
\$125,000 - \$149,999	\$470k - \$560k	49	139	91	\$2200 - \$2600	10	7	(3)
\$150,000 - \$199,999	\$560k - \$750k	46	135	89	\$2600 - \$3500	0	0	0
\$200,000+	\$750k +	28	93	65	\$3500 +	0	4	4
Totals:		472	1,382	910	Totals:	173	224	51

Source: Environics, Census, Johnson Economics

FIGURE C.3: FUTURE DEMOGRAPHIC PROFILE, 2038 (CITY OF GEARHART)

PROJECTED FUTURE HOUSING CONDITIONS (2018 - 2038)				SOURCE
2018 Population (Minus Group Pop.)	1,483			PSU
Projected Annual Growth Rate	0.68%	OR Population Forecast Program		PSU
2038 Population (Minus Group Pop.)	1,699	(Total 2038 Population - Group Housing Pop.)		
Estimated group housing population:	0	Share of total pop from 2010 Census		US Census
Total Estimated 2038 Population:		1,699		
Estimated Non-Group 2038 Households:	739	(2038 Non-Group Pop./Avg. Household Size)		
New Households 2018 to 2038	94			
Avg. Household Size:	2.30	Projected household size		US Census
Total Housing Units:	1,840	Occupied Units plus Vacant		
Occupied Housing Units:	739	(= Number of Non-Group Households)		
Vacant Housing Units:	92			
Vacation Home, 2nd Home, Seasonal:	1,010			
Projected Market Vacancy Rate:	5.0%	(Vacant Units/ Total Units)		
Projected Vacation Rate, 2nd Home:	54.9%	(US Census Est.)		US Census

Source: PSU Population Research Center, Census, Johnson Economics

FIGURE C.4: NET NEW HOUSING DEMAND, 2038 (CITY OF GEARHART)

OWNERSHIP HOUSING									
Unit Type:			Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
	Single Family Detached	Single Family Attached	2-unit	3- or 4-plex	5+ Units MFR				
Totals:	157	5	0	0	0	1	0	163	69.7%
Percentage:	95.9%	3.3%	0.0%	0.0%	0.0%	0.8%	0.0%	100.0%	

RENTAL HOUSING									
Unit Type:			Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
	Single Family Detached	Single Family Attached	2-unit	3- or 4-plex	5+ Units MFR				
Totals:	35	2	10	7	16	2	0	71	30.3%
Percentage:	49.5%	2.3%	14.2%	9.6%	22.2%	2.3%	0.0%	100.0%	

TOTAL HOUSING UNITS									
Unit Type:			Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
	Single Family Detached	Single Family Attached*	2-unit	3- or 4-plex	5+ Units MFR				
Totals:	192	7	10	7	16	3	0	234	100%
Percentage:	81.9%	3.0%	4.3%	2.9%	6.7%	1.3%	0.0%	100.0%	

Source: PSU, US Census, Environics market data, Johnson Economics

FIGURE C.5: TOTAL HOUSING DEMAND, OCCUPIED AND VACANT, 2038 (CITY OF GEARHART)

OWNERSHIP HOUSING										
Price Range	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of All Units	Cumulative %
			2-unit	3- or 4-plex	5+ Units MFR					
\$0k - \$90k	15	51	0	0	0	13	0	79	5.1%	5.1%
\$90k - \$130k	123	0	0	0	0	0	0	123	8.0%	13.1%
\$130k - \$190k	159	0	0	0	0	0	0	159	10.3%	23.4%
\$190k - \$260k	224	0	0	0	0	0	0	224	14.5%	37.9%
\$260k - \$320k	242	0	0	0	0	0	0	242	15.7%	53.5%
\$320k - \$370k	157	0	0	0	0	0	0	157	10.2%	63.7%
\$370k - \$470k	157	0	0	0	0	0	0	157	10.2%	73.8%
\$470k - \$560k	160	0	0	0	0	0	0	160	10.3%	84.2%
\$560k - \$750k	151	0	0	0	0	0	0	151	9.8%	94.0%
\$750k +	93	0	0	0	0	0	0	93	6.0%	100.0%
Totals:	1,481	51	0	0	0	13	0	1,545	% of All Units:	84.0%
Percentage:	95.9%	3.3%	0.0%	0.0%	0.0%	0.9%	0.0%	100.0%		

RENTAL HOUSING										
Price Range	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of All Units	Cumulative %
			2-unit	3- or 4-plex	5+ Units MFR					
\$0 - \$400	0	0	8	11	11	7	0	37	12.5%	12.5%
\$400 - \$600	0	3	18	12	26	0	0	59	19.9%	32.4%
\$600 - \$900	26	4	14	6	22	0	0	72	24.3%	56.7%
\$900 - \$1200	26	0	2	0	6	0	0	34	11.5%	68.2%
\$1200 - \$1500	40	0	0	0	0	0	0	40	13.4%	81.7%
\$1500 - \$1700	9	0	0	0	0	0	0	9	3.0%	84.6%
\$1700 - \$2200	27	0	0	0	0	0	0	27	9.2%	93.8%
\$2200 - \$2600	17	0	0	0	0	0	0	17	5.9%	99.7%
\$2600 - \$3500	1	0	0	0	0	0	0	1	0.2%	99.9%
\$3500 +	0	0	0	0	0	0	0	0	0.1%	100.0%
Totals:	146	7	42	29	65	7	0	295	% of All Units:	16.0%
Percentage:	49.4%	2.3%	14.2%	9.7%	22.2%	2.3%	0.0%	100.0%		

TOTAL HOUSING UNITS									
	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	1,627	57	42	29	65	20	0	1,840	100%
Percentage:	88.4%	3.1%	2.3%	1.5%	3.6%	1.1%	0.0%	100.0%	

Source: PSU, US Census, Environics market data, Johnson Economics

Appendix 2 – Funding Information

The following list provides brief descriptions and contacts for possible funding sources for parks and recreation facilities and improvements.

Partnerships

Federal

Bureau of Land Management

Contact:

Salem District Office Bureau of
Land Management 1717 Fabry
Rd SE

Salem, OR 97306

Phone: (503) 375-5646

Website: <http://www.blm.gov/or/index.php>

U.S. Fish and Wildlife Service

Contact:

Pacific Region

911 NE 11th Ave

Portland, OR 97232 Phone:

(503) 231-6120

Website: <http://www.fws.gov/pacific>

State

Department of State Lands, Wetland Mitigation Banking

Contact:

Department of State Lands

775 Summer Street NE Salem,

Oregon 97301-1279 Phone:

(503) 986-5200

Website: <http://www.oregon.gov/dsl/pages/index.aspx>

Oregon Department of Fish and Wildlife

Contact:

Oregon Department of Fish and Wildlife 4034
Fairview Industrial Drive SE Salem, Oregon
97302

Phone: (503) 947-6000

Website: <http://www.dfw.state.or.us/>

Not-for-Profit Organizations

North Coast Watershed Council

Contact:

237 NE Ford Street, Suite 9

P.O. Box 1517

McMinnville, OR 97128

Phone: (503) 474-1047

Website: <http://clatsopwatershedcouncil.org>

Rail to Trails Conservancy

Contact:

The Duke Ellington Building 2121

Ward Ct., NW 5th Floor

Washington, DC 20037 Phone:
(202) 331-9696

Website: www.railstotrails.org/index.html

Resource Assistance for Rural Environments (RARE) Program

Contact:

University of Oregon

Phone: (541) 346-3881

Website: <http://www.rare.uoregon.edu>

The Nature Conservancy

Contact:

The Nature Conservancy of Oregon
821 S.E. 14th Avenue

Portland, Oregon 97214

Phone: (503) 230-1221

Website: <http://nature.org/>

Clatsop Soil and Water Conservation District

750 Commercial Street Ste. 207

Astoria, OR 97103

Grants

Private Grant-Making Organizations National

Grants

Kodak American Greenways Awards

This program is a partnership between Eastman Kodak, The Conservation Fund, and the National Geographic Society. The Conservation Fund forges partnerships to protect America's legacy of land and water resources. Through land acquisition, community initiatives, and leadership training, the Fund and its partners demonstrate sustainable conservation solutions emphasizing the integration of economic and environmental goals.

Contact:

The Conservation Fund

1655 N. Fort Myer Drive, Suite 1300
Arlington, Virginia 22209

Phone: (703) 525-6300

Website: <http://www.conservationfund.org/>

State Grants

Oregon Community Foundation Grants

Proposals to the Oregon Community Foundation (OCF) are prioritized for funding based on their fit with a set of basic guiding principles and four specific funding objectives.

- To nurture children, strengthen families and foster the self-sufficiency of Oregonians (40-50% of OCF Grants);
- To enhance the educational experience of Oregonians (15-20% of OCF grants);
- To increase cultural opportunities for Oregonians (15-20% of OCF grants);
- To preserve and improve Oregon's livability through citizen involvement (10-15% of OCF grants);

Only about 5 percent of Community Grants are above \$50,000. Larger grants tend to be made only for projects that are an exceptionally good fit with OCF priorities, have a broad scope of impact, and address an area to which OCF's board has decided to give special attention.

Contact:

Oregon Community Foundation
1221 SW Yamhill #100
Portland, Oregon 97205 Phone:
(503) 227-6846

Website: <http://www.ocf1.org/>

The Collins Foundation

The Collins Foundation's purpose is to improve, enrich, and give greater expression to the religious, educational, cultural, and scientific endeavors in the State of Oregon and to assist in improving the quality of life in the state. In its procedures, the

Foundation has not been an "Operating Foundation" in the sense of taking the

initiative in creating and directing programs designed to carry out its purpose. Rather, the trustees have chosen to work through existing agencies and have supported proposals submitted by colleges and universities, organized religious groups, arts, cultural and civic organizations, and agencies devoted to health, welfare, and youth.

Contact:

The Collins Foundation
1618 SW First Avenue, Suite 505
Portland, Oregon 97201 Phone:
(503) 227-7171

Website: <http://www.collinsfoundation.org/>

Regional Grants

Paul G. Allen Forest Protection Fund

The Paul G. Allen Foundation focuses its grant making on the acquisition of old growth and other critical forestlands. Priority is given to projects that protect forestlands with a strategic biological value that extend or preserve wildlife habitat, and, where possible, offer opportunities for public recreation and education. The foundation is particularly interested in landscape-scale projects that provide optimal potential for protection of ecological integrity, functional and intact ecosystems, connectivity, and biodiversity conservation.

Contact:

Grants Specialist
PGA Foundations

505 5th Ave. S, Suite 900
Seattle, Washington 98104
Phone: (206) 342-2030

Email: info@pgafoundations.com Website:
<http://www.pgafoundations.com>

Ben B. Cheney Foundation

Washington and Oregon institutions are eligible for Cheney Foundation grants. Letters of inquiry outlining the proposed project are required. Full applications are accepted only from those whose inquiry letters are of interest to the foundation. There are no deadlines.

Contact:

Ben B. Cheney Foundation
3110 Ruston Way, Suite A
Tacoma, Washington 98402
Phone: (253) 572-2442

Email: info@benbcheneyfoundation.org
Website: www.benbcheneyfoundation.org

National Park Service

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) program uses federal dollars from the National Park Service that are passed down to the states for acquisition, development, and rehabilitation of park and recreation areas and facilities.

To be eligible for LWCF grants, the proposed project must be consistent with the outdoor recreation goals and objectives contained in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and elements of a jurisdiction's local comprehensive land use plan and parks master plans.

Contacts:

Oregon Parks and Recreation Department

725 Summer Street NE, Suite C Salem, Oregon 97301

Website: <http://www.oregon.gov/oprd/GRANTS/pages/lwcf.aspx>

U.S. Department of Transportation

The "Moving Ahead for Progress in the 21st Century Act" known as MAP-21 was signed into law on July 6, 2012 and became effective October 1, 2012. MAP-21 creates a streamlined, performance-based, and multi-modal program to address the many challenges facing U.S. transportation system, including safety, maintaining, infrastructure condition, reducing traffic congestion, improving efficiency of the system and freight movement, protecting the environment, and reducing costs in project delivery. MAP-21 builds on and refines many of the highway, transit, bike, and pedestrian programs and policies established in 1991. The Department works closely with stakeholders to ensure that local communities are able to build multimodal, sustainable projects ranging from passenger rail and transit to bicycle and pedestrian paths.

Contact:

U.S. Department of Transportation

1200 New Jersey Avenue SE

Washington, D.C. 20590

Website: <http://www.fhwa.dot.gov/map21/>
Oregon Division

Federal Highway Administration

530 Center Street NE, Suite 420

Salem, OR 97301

Phone: (503) 399-5749

State of Oregon

Oregon Department of Transportation (ODOT)

State Pedestrian and Bicycle Grants

In 2012, the Bicycle & Pedestrian Program Grants ended and became part of the "Enhance" program. See below.

Transportation Enhancement Program

Funds are available from ODOT for projects that enhance the cultural, aesthetic and environmental value of the state's transportation system. Eligible activities include bicycle/pedestrian projects, historic preservation, landscaping and scenic beautification, mitigation of pollution due to highway runoff, and preservation of abandoned railway corridors. A minimum of 10.27% match is required. There is \$3 million of annual funding available for the fiscal years of 2002 through 2005. The application cycle is every two years.

Contact:

Transportation Enhancement Program Manager

Phone: (503) 986-3528

www.oregon.gov/ODOT/HWY/LGS/enhancement.aspx and

www.oregon.gov/ODOT/TD/TP/STIP/InstructionsforEnhancement092112.pdf

Transportation Safety Grants

The Transportation Safety Division provides information, direct services, grants and contracts to the public and to partner agencies and organizations. More than half the funding comes from federal funds earmarked for safety programs. The division administers more than 550 grants and contracts each year to deliver safety programs to Oregon citizens.

Contact:

Transportation Safety
Division

ODOT - TLC Building, MS 3

4040 Fairview SE

Industrial Drive

Salem, OR 97302-

1142

http://www.oregon.gov/ODOT/TS/Pages/about_us.aspx

More ODOT funding information can be found on Oregon's Regional Solutions Team website:
<http://www.regionalsolutions.oregon.gov>.

Regional Solutions is an innovative, collaborative approach to community and economic development in Oregon. The State partners with Oregon colleges and universities. Through the use of Regional Solutions Centers, state agency work and fund at the local level to identify priorities, solves problems, and seizes opportunities to complete projects in the most economical and streamlined process possible.

Business Oregon-Infrastructure Finance Authority

From pioneering recycling programs to thoughtful land use laws to bike friendly cities, the commitment of the Oregon Tourism Commission is everywhere. The Oregon Travel Philanthropy Fund helps pay for stewardship projects around the state.

Contact:

Oregon Tourism Commission/Travel Oregon

250 Church Street SE

Suite 100

Salem, OR 97301

Web site: www.traveloregon.com

Business Oregon

Contact:

775 Summer St NE, Suite 200
Salem, OR 97301-1280 866-
467-3466

<http://www.oregon4biz.com/>

(See: Resource and tools including Oregon Cultural Trust listed below.)

Oregon Cultural Trust

The mission of the Oregon Cultural Trust (made up of five partner agencies (Oregon Arts Commission, Oregon Humanities, Oregon Heritage Commission, State Historic Preservation Office, Oregon Historical Society) is to lead building an environment in which cultural organizations are sustained and valued as a core part of Oregon's vibrant communities and economy. Three categories of grants are offered: development, participation, and partner. The Cultural Trust provides extensive support to rural areas with the help of coalition volunteers.

www.culturaltrust.org/what-we-support

Oregon Department of Environmental Quality

Water Quality Nonpoint Source Grants (319 Grants)

Approximately \$1.5 million is available each year in grants from the Oregon Department of Environmental Quality for nonpoint source water quality and watershed enhancement projects that address the priorities in the Oregon Water Quality Nonpoint Source Management Plan. Applications are generally due around June 15th each year. Contact the program for specific deadlines. Funds are awarded February of the following year.

Contact:

DEQ

811 SW 6th Ave. Portland, Oregon 97204-1390
Phone: (503) 229-5696

Western Region 700
Front St NE

Salem, OR 97301-1039
Phone: (503) 378-7944

Specific Oregon Department of Environmental Quality funds can be found at the
<http://www.deq.state.or.us/wq/grants/grants.htm>

Also see DEQ's Regional Solutions Team's website -

Oregon Department of State Lands

Easements

The Oregon Department of State Lands grants easements for the use of state-owned land. The Department of State Land grants easement for use of state-owned land managed by the agency. An easement allows the user to have the right to use state-owned land for a specific purpose and length of time, and this does not convey any proprietary or other rights of use other than those specifically granted in the easement authorization. Uses of state-owned land subject to an easement include, but are not limited to gas, electric and communication lines (including fiber optic cables); water supply pipelines for other than domestic or irrigation purposes, ditches, canal, and flumes; sewer, storm and cooling water lines; bridges, skylines and logging lines; roads and trails; and railroad and light rail track. Terms of the easement depend on the type of use and location of the easement, among other factors. (Note: Many easements also need a removal-fill permit from DSL).

Contact:

Department of State Lands
775 Summer St. NE Salem, OR
97301-1279

Phone: 503-986-5200
<http://www.oregon.gov/dsl/lw/Pages/easements.aspx>

Wetlands Program

The Oregon Department of State Lands' Wetlands Program staff implement the wetland program elements contained in the 1989 Wetlands Conservation Act. They also help implement the Removal-Fill Law. The program has close ties with local wetland planning conducted by cities, providing both technical and planning assistance.

Contact:

Department of State Lands
775 Summer Street NE, Suite 100
Salem, Oregon 97301-1279
Phone: (503) 986-5200

Website: <http://www.oregon.gov/dsl/pages/index.aspx>

Oregon Parks and Recreation Department

The Oregon Parks and Recreation Department administers several grant programs including the Federal Land and Water Conservation Fund (described under “Federal Grant-Making Organizations” in this section), Local Government, and Recreation Trails grants.

Contact:

Oregon Parks and Recreation Department
725 Summer Street NE

Salem, Oregon 97301

Phone: (503) 986-0705

Website: <http://www.oregon.gov/oprd/GRANTS/pages/index.aspx>

Local Government Grants

Local government grants are provided for the acquisition, development and rehabilitation of park and recreation areas and facilities. Eligible agencies include city and county park and recreation departments, park and recreation districts, and port districts. The Local Government Grant program provides up to 50 percent funding assistance.

Recreation Trail Grants

Every year, the Oregon Parks and Recreation Department accepts applications for Recreational Trail Program (RTP) grants.

Types of projects funded include:

- Maintenance and restoration of existing trails
- Development and rehabilitation of trailhead facilities
- Construction of new recreation trails
- Acquisition of easements and fee simple titles to property

Grant recipients are required to provide a minimum 20% match. Projects must be completed, and costs billed within two years of project authorization.

Oregon Watershed Enhancement Board

The Oregon Watershed Enhancement Board (OWEB) is a state agency that provides grants to help Oregonians take care of local streams, rivers, wetlands and natural areas. Community members and landowners use scientific criteria to decide jointly what needs to be done to conserve and improve rivers and natural habitat in the places where they live. OWEB grants are funded from the Oregon Lottery, federal dollars, and salmon license plate revenue. The agency is led by a 17-member citizen board drawn from the public at large, tribes, and federal and state natural resource agency boards and commissions.

Contact:

Oregon Watershed Enhancement Board
775 Summer Street NE, Suite 360 Salem,
Oregon 97301-1290

Phone: (503) 986- **0178**

Website (**grants**): <http://www.oregon.gov/OWEB/GRANTS/Pages/index.aspx>

Oregon State Marine Board

Facility Grant Program

The Oregon State Marine Board provides facility grants to cities, counties, park and recreation districts, port districts, and state agencies. Grant funds may be used for master planning, design and engineering, land acquisition, new construction, or expansion and rehabilitation of public recreational boat access and vessel waste collection facilities.

Contact:

435 Commercial St NE #400 Salem,
OR 97309-5065

Phone: 503-378-8587

Web: www.oregon.gov.OSMB/Pages/contact_us.aspx

Oregon Department of Fish and Wildlife

Sport Fish and Restoration Program Funds

Cities, counties, park and recreation districts, port districts, and state agencies may receive funding from the Oregon Department of Fish and Wildlife. Funds are awarded at the start of each federal fiscal year to priority projects. This is a matching fund program of 75% federal and 25% by the State Marine Board. Eligible projects include acquisition and construction of public recreational motorized boating facilities, such as: boat ramps, boarding floats, restrooms, access roads, parking areas, transient tie-up docks, dredging and signs.

Contact:

Realty Manager

Oregon Department of Fish and Wildlife

P.O. Box 59

Portland, Oregon 97207 Phone: (503)
872-5310 Ext. 5385

Park and Recreation District

Special districts, such as a park and recreation district, are financed through property taxes or fees for services, or some combination thereof. A governing body elected by the voters directs all districts. A good source for information is the Special District Association of Oregon (SDAO). SDAO was formed in 1979 to give special districts a stronger and united voice at the Oregon Legislature. SDAO has outlined to the process of forming a special district.

Contact:

Special Districts Association of Oregon PO
Box 12613

Salem, Oregon 97309-0613

Phone: (503) 371-8667; Toll-free: 1-800-285-5461 E-mail:
sdao@sdao.com

Website: www.sdao.com

Land Trusts

There are local and national land trusts that may be interested in helping to protect land in the Carlton area.

The Wetlands Conservancy

The Wetlands Conservancy (TWC) is a non-profit organization. It was founded in 1981 and working to conserve, protect, and restore Oregon's wetlands. In its protection efforts, it is dedicated to promoting community and private partnerships.

Contact:

4640 SW Macadam #50
Portland, OR 97239 Phone:
(503) 227-0778

Website: www.oregonwetlands.net

Land Trust Alliance

The Land Trust Alliance is a national conservation program that increases the pace of conversation, enhances the quality of conservation, and works to create laws and resources to protect the land.

Contact:

Land Trust Alliance
Northwest Program **1353**
Officers Row Vancouver,
WA 98661 Phone: **(971)**
202-1483

Coalition of Oregon Land Trusts 322

NW 5th, Suite 301D Portland, OR
97209

Phone: 503-719-4732

Email: ltanw@lta.org

Website: www.lta.org

Trust for Public Land

The Trust for Public Land was founded to create parks and protect land for people to enjoy and includes efforts toward providing easy access to safe, green space to play. The Trust for Public Land helps raise funds for conservation, works to protect and restore natural spaces; collaborates with communities to plan, design, and build parks, playgrounds, gardens, and trails; our providing leadership and expertise to local challenges.

Contact:

Trust for Public Land

806 SW Broadway, Suite **570**
Portland, Oregon 97204 Phone:
(503) 228-6620

Email: oregon@tpl.org

Website: www.tpl.org

Northwest Land Conservation Trust

Northwest Land Conservation Trust is a nonprofit and is governed by a Board of Directors experienced in agricultural, forestry, and environmental matters. The Trust serves private landowners who wish to protect and preserve the environmental features of their land through the use of conservation easements.

Contact:

Northwest Land Conservation Trust P
O Box 613

Turner, Oregon 97305-0613 Phone:
(503) 873-8777

