

February 1, 2021

CITY OF GEARHART PLANNING REPORT

Here is what citizen volunteers, city staff, the Planning Commission and the City Council are busy working on for the betterment of our city:

1. Neighborhood Commercial C-1 Zone: On February 6, 2021 the City Council will conduct the second reading of Ordinance 929 amending the C-1 Zone. Subsequently, the amendments will become effective 30 days later. The latest draft of the amendments is titled *Exhibit A of Ordinance 929 dated 1-6-21*. The amendments support existing business operations and provide for new business opportunities in harmony with the neighborhood. Feel free to contact the city for a copy of the ordinance.
2. Natural Hazards Mitigation Plan: Clatsop County is completing the two-year development of a countywide hazard mitigation plan including inventory, policies, programs, and mitigation actions for every jurisdiction in the county. Natural hazards include coastal erosion, drought, earthquake, flood, tsunami, volcanic ashfall, wildfire, wind, and winter storms. The city has participated in the process by developing sections pertinent to Gearhart to plan for and mitigate the impacts of these natural hazards. Citizen comments have been gathered over the winter months. The City Council is scheduled to sign a Resolution on March 6, 2021 accepting the plan. *The Clatsop County Natural Hazards Mitigation Plan* is available on the County website.
3. Gearhart Parks and Recreation Master Plan: The Master Parks Plan Citizen Advisory Committee (CAC) has met monthly since July 2020 developing a Gearhart parks inventory, Gearhart demographic data, reviewing existing park planning policies and developing a park planning survey for Gearhart citizens. The survey has been available online and in city water bills for the past two months. Many valuable responses have already been received and are being tabulated. The CAC plans to have a draft plan available for all to review in March and April of this year.
4. ODOT Hwy 101 Safety Improvement Plan: City staff have been working with ODOT and Portland transportation consultants to develop an improvement plan for the 3 miles of highway running through Gearhart. Citizen involvement is being captured through a city staff technical advisory committee, a stakeholders advisory committee of business and property owners located on the highway, and public survey and open house events in the spring and summer. Watch the city website for draft documents in the next few months.
5. Elk: The *Clatsop Plains Elk Collaborative* funded by the Governors Oregon Solutions Project has been meeting since last spring with the north coast jurisdictions in response to the needs of the Greater Clatsop Plains area in creating better cohabitation of elk and

people. There is a sense of urgency to identify community-wide management solutions to improve public safety and reduce property damage that will both reduce urban elk interactions while maintaining healthy herds, considered a valuable cultural and natural resource. The collaborative is composed of 26 members representing Warrenton, Gearhart and Seaside, Camp Rilea, the Oregon Hunters Assoc., The Oregon Dept of Fish & Wildlife, CREST, ODOT, the North Coast Land Conservancy, the Gearhart Golf Links, the Oregon Dept of Forestry, OSU, the National Park Service, Greenwood Resources and Senator Betsy Johnson. The unified approach finds there is no silver bullet and tough choices are ahead for everyone involved. Multiple recommendations have been drafted including 20 potential commitment ideas for the City of Gearhart. On February 3, 2021 City Council will consider a *Declaration of Cooperation* with the multiple jurisdictions involved, agreeing to a shared and unified approach.

6. Buildable Lands Inventory: In 2019 Clatsop County prepared the *Clatsop County Housing Study* and the *Clatsop County Housing Strategies Summary* reports to provide data for local officials when considering how to address affordable housing needs and the amount of long-term residential land supply. A section of the report is provided for each city in the county. The Gearhart vacant land data did not appear accurate. Therefore, the City contracted with the consulting firm that prepared the county report to prepare a more accurate analysis of Gearhart's housing supply, housing type and buildable land supply. The report indicates there is significantly less land supply than found in the county report. It also outlines measures and policies to increase the affordable housing supply in the city. It is anticipated the Planning Commission and City Council will convene a work session to review the report this spring.

Please feel free to contact me if you have any questions.

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