



Status Updates for Monthly City Council Meeting

DATE: August 29, 2025

TO: Mayor and City Council

FROM: Chad Sweet, City Administrator

Meetings & Coordination

- attended CIS Best Practices meeting
- attended multiple meetings with interim attorney's office
- met with multiple Councilors
- attended the monthly NC Manager's meeting
- attended multiple culvert/Bud's-Hamilton meetings in person and via phone
- attended the Council and Commission meetings and Council worksessions (July/August)
- attended multiple employee-related meetings
- attended multiple site-plan and pre-application meetings (planning)
- monthly CREST and MAC meetings were cancelled

Code Enforcement

- STR permit expired - no provision for reinstatement per ordinance(s)
 - ◆ appeal application submitted to the Planning Commission
- multiple tree site and dune visits (averaging 2-3/week)

Special Projects & Grants

- more benches ordered

Of Note

- Thank you to (former) Division Chief Brown
- Clatsop County Transportation Safety Action Plan survey was blogged out and will be again
- Statement from Garrett re: the passing of FHOZ Ordinance #947 (FEMA ESA Option A) and the Option B amendment process is attached



Krysti Ficker <krysti@cityofgearhart.com>

Flood Hazard Overlay Zone Amendments Option

Garrett Phillips <gphillips@columbiaestuary.org>
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Thu, Aug 28, 2025 at 2:07 PM

Hi Chad,

Here is some language for an update on the FHO ordinance:

On August 6th City Council completed a second reading of Ordinance 947, replacing the text of the Gearhart Zoning Ordinance Flood Hazard Overlay Zone with text of the Oregon Model Floodplain Ordinance. Ordinance 947 represented Option A that was considered alongside an Option B in Planning Commission and City Council hearings. After the 2nd reading of Ordinance 947, City Council members requested that staff present an Ordinance representing Option B, to replace the text of the Flood Hazard Overlay Zone with text from FEMA's Endangered Species Act (ESA) Pre-Implementation Compliance Measures (PICM) Model Floodplain Ordinance.

Anticipating that City Council members will want to discuss the merits of Option B further and ask staff substantive questions, and that members of the public may want to comment, staff recommend that City Council re-open the hearing that City Council closed on July 2nd, when it convenes for its regular meeting on October 1st. The re-opened hearing would include an updated staff report, and opportunities for testimony. City Council could then complete a 1st reading of the new ordinance on the same day if it so chooses.

Garrett Phillips, Senior Coastal Planner

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