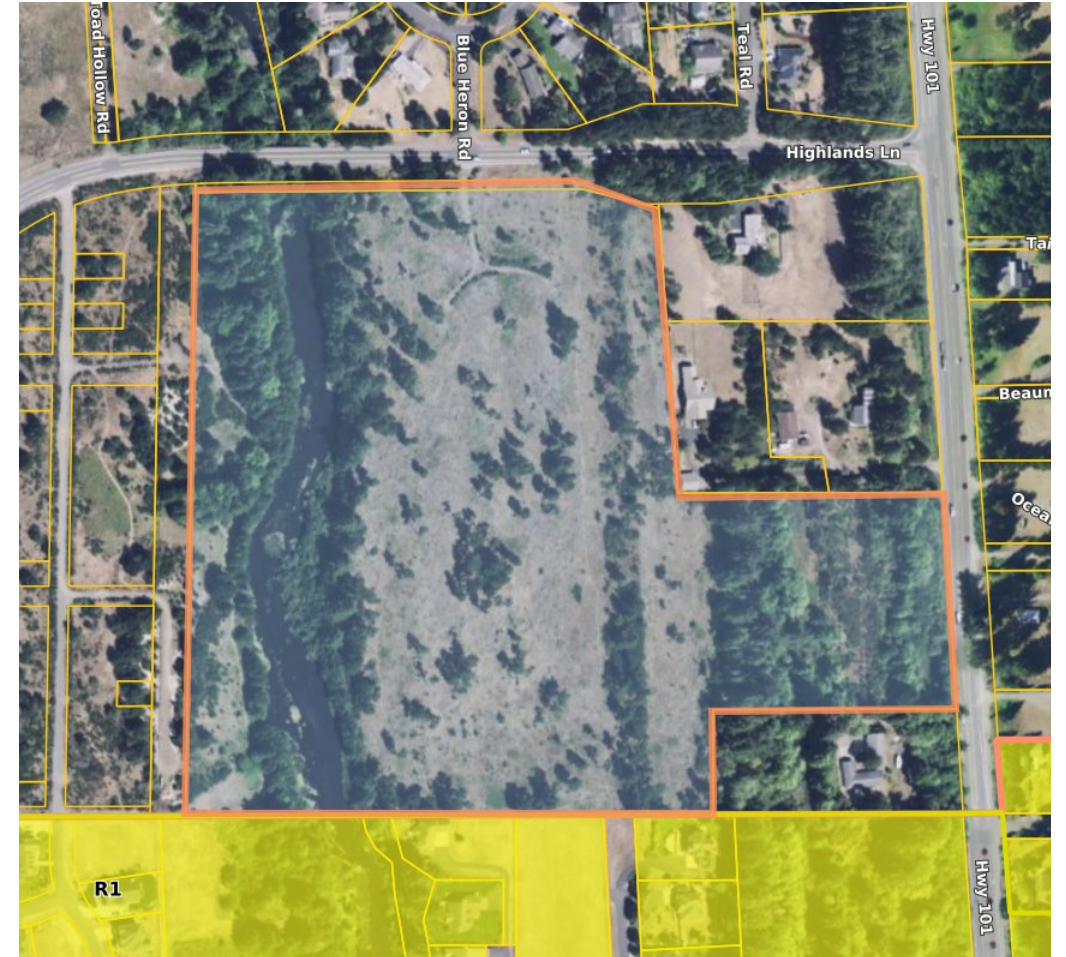


Purpose of the UGB Swap Request

The City of Gearhart wishes to swap a portion of its Urban Growth Boundary that is unbuildable for an area that is the same acreage with the goal of a new residential subdivision, Fire Station and Police Station.



Proposed Fire/Police Station

- The entire site is approximately 34 Acres




Background

- The City has been working with DLCD regional representative to follow correct process and achieve state buy-in
- The City will need to amend its Comprehensive Plan and Zoning Maps to swap the UGB and apply the R1 zone
- In order to take effect, decision to swap areas of the UGB and amend maps must be concurrent with City and County



Contingent Land Transfer Agreement

- In September 2021, the City Contingent Land Transfer Agreement with the property owner/developer.

RETURN TO: CITY OF GEARHART 698 PACIFIC WAY P.O. BOX 2510 GEARHART, OR 97138			Recording Instrument #: 202109228 Recorded By: Clatsop County Clerk # of Pages: 9 Fee: 127.00 Transaction date: 9/13/2021 15:15:53 Deputy: nstethem
CONTINGENT LAND TRANSFER AGREEMENT (Contingent Transfer of Land)			
DATED:	<u>August 23rd 2021</u>		
BETWEEN:	THE COTTAGES AT GEARHART, LLC An Oregon Limited Liability Company	DEVELOPER	
AND:	THE CITY OF GEARHART An Oregon Municipal Corporation	CITY	
<p>WHEREAS Developer holds right, title and interest in portions of real property, located at north of City's Urban Growth Boundary, shown on Exhibit A, hereinafter (the "Property"); and</p> <p>WHEREAS the City has a strong interest in locating the City's Fire Station at the highest possible elevation, and to the extent possible, outside of the Tsunami Induction Zone; as well as access and egress to the Fire Station through easements to both Highway 101 and Highlands Ln; and</p>			

Preliminary Geotech Investigation Report

- A Preliminary Geotech Investigation Report was completed in July 2021.



Foundation Engineering, Inc.
Professional Geotechnical Services

Memorandum

Date: July 23, 2021
To: Chad Sweet, City Administrator
City of Gearhart
From: Mallory L. McAdams, E.I.T.
Brooke Running, R.G., C.E.G.
James K. Maitland, P.E., G.E.
Subject: Preliminary Geotechnical Investigation
Project: The Cottages Emergency Operations Police/Fire Station
Project No.: 2211058



This memorandum summarizes our findings from a preliminary geotechnical investigation for the above-referenced project. Details of our work, a description of subsurface conditions, and a discussion of geologic and geotechnical hazards are provided below. Preliminary conclusions regarding the suitability of the site for the proposed facilities and recommendations for future design-phase work are also provided.

BACKGROUND

Preliminary planning is underway for a new emergency operations police/fire station in Clatsop County, near Gearhart, Oregon. The proposed location is on an undeveloped parcel located south of Highlands Lane and west of Highway 101. The project location is shown on Figure 1A (Appendix A). A topographic map of the project area, prepared by CKI, Inc. is shown on Figure 2A (Appendix A).

The City of Gearhart is the project owner. The City retained Foundation Engineering, Inc. as the geotechnical consultant. The focus of our work was to identify potential geotechnical concerns that would impact the construction of the proposed facilities. Our scope of work was outlined in a proposal dated June 21, 2021, and subsequently authorized by a signed agreement.

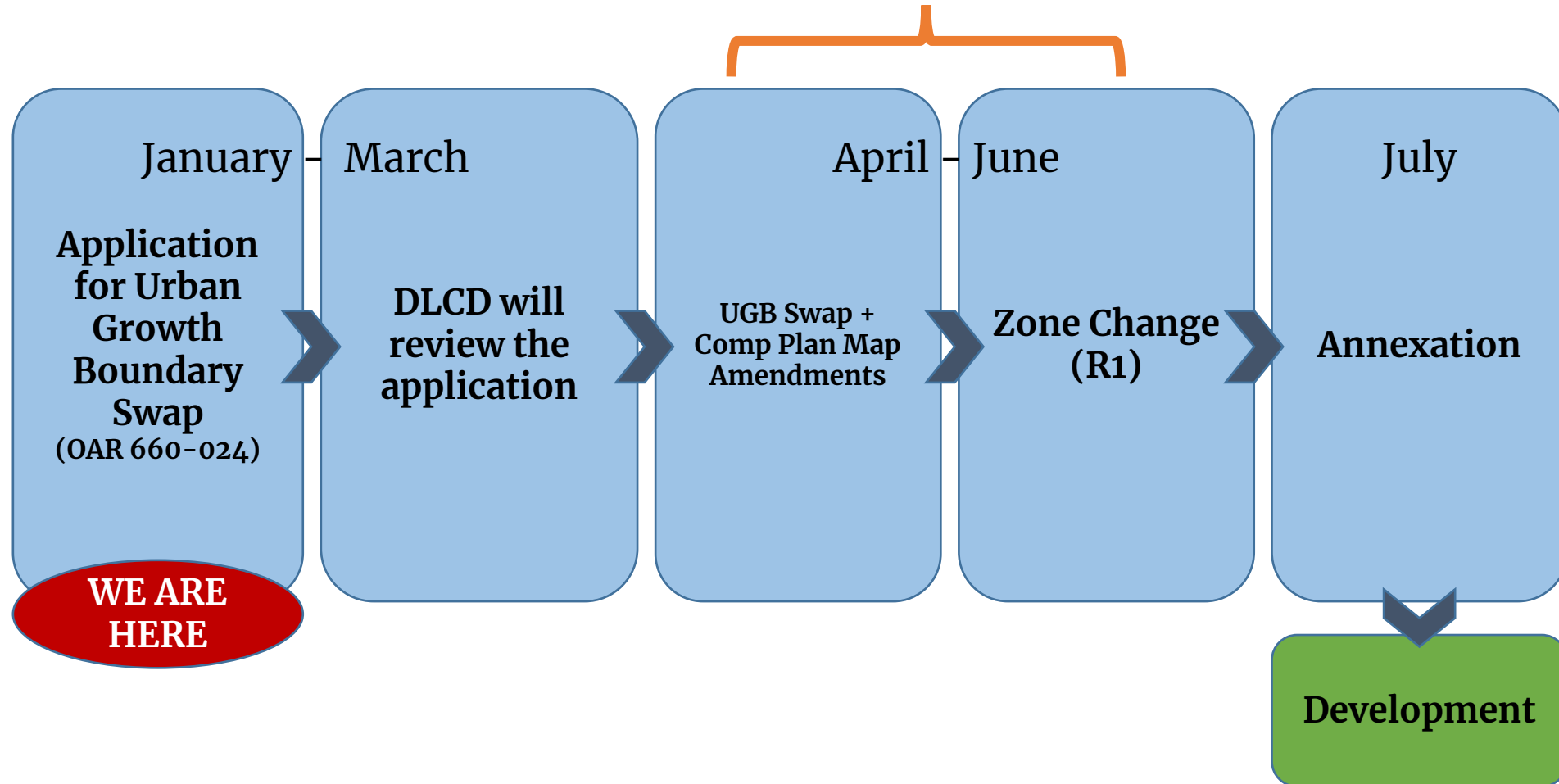
There are numerous values in geotechnical investigations that are approximate, including calculated values, measured lengths, soil layer depths and elevations, and strength measurements. For brevity, the symbol "±" is used throughout this memorandum to represent the words approximate or approximately.

PURPOSE

This preliminary geotechnical investigation is part of the due-diligence process and focuses on site conditions that may preclude the construction of the planned development. It is assumed additional geotechnical work will be completed at a later date to provide more detailed geotechnical recommendations after the actual size, location, and layout of the facility are established.

Process

These steps will be completed at 2 public hearing at both the City and County



OAR 660-024

- Oregon Administrative Rule 660-024 requires specific analysis for a UGB expansion or swap
- Process is slightly simplified because Gearhart is a small community adding a small parcel of land (less than 50 acres)
- The area of the swap must be is required to be the same size (approximately 34 acres)
- Analysis Steps:
 1. Establish UGB Study Area
 2. Prioritize candidate sites for UGB swap
 3. Choose preferred site based on Goal 14 Boundary Location Factors

The product is an Application for Urban Growth Boundary Swap

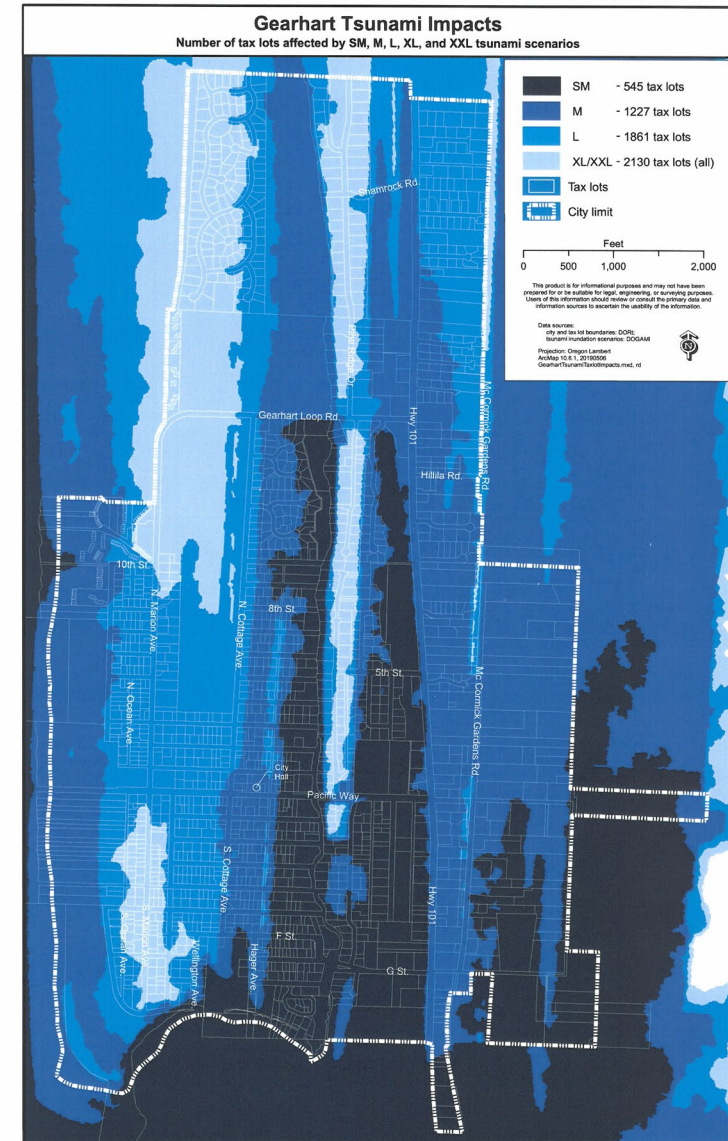
Establish Study Area

- Within 1/2 Mile of UGB
- Because land is intended partially for public facilities that require certain site characteristics, we may narrow the study area to sites that meet those criteria:
 1. Outside M and L tsunami inundation zones
 2. Accessible after anticipated infrastructure failures due to earthquake
 3. Sufficient parcel size
 4. No or few development constraints
 5. Central location (to reduce impacts on emergency response times)



HB 3309 and Location of Critical Facilities

- HB3309 (2019) removed statewide restrictions on locating critical facilities within the tsunami inundation zone
- Gearhart has chosen to keep stricter requirements in place and not allow critical facilities within the Tsunami Hazard Overlay Zone



Environmental Impacts

- The City and Property Owner will work with all relevant local, state, and federal agencies throughout the development process to ensure that environmental impacts are minimized, and all regulations are followed

City of Gearhart Local Wetlands Inventory

