

GEARHART COMPREHENSIVE PLAN

GOALS AND POLICIES

ORDINANCE NO. 677

ADOPTED

FEBRUARY 2, 1994

WITH AMENDMENTS THROUGH MAY 2022

GEARHART COMPREHENSIVE PLAN
GOALS AND POLICIES

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GEARHART COMPREHENSIVE PLAN – GOALS AND POLICIES

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.

Residential development Policies.

1. The City will preserve and maintain the predominately residential character of Gearhart through appropriate zoning and land use development regulations.
2. The City will implement the City's land use development regulations through the continued development of Gearhart as a residential community.
3. The City will maintain the present residential density levels in established neighborhoods.
4. The City will recognize the importance of the City's residential neighborhoods and the need to protect them from the negative impacts of the transient rental of property, and to discourage increased levels of traffic and similar disruptions.

Commercial Development Policies.

1. The City will limit commercial activity in the City, in terms of both land devoted to commercial uses and the types of uses permitted in commercial zones, to a level that is compatible with Gearhart's residential character.
2. The City will prevent the City from becoming a tourist destination. To achieve this policy the City, through its land-use designations, shall seek to accommodate only a limited level of tourist development.
3. The City will work to achieve a level of commercial development that supports the needs of the residents of Gearhart, rather than serving a regional commercial center role, or providing for major tourist destination facilities.
4. The City shall not designate additional property for commercial development.
5. The City shall not redesignate areas presently zoned C-2 to C-3.
6. The City will maintain a commercial Zone in the center of the City that provides for the needs of residents.
7. The City will limit the number of business uses in the C-1 zone so that the zone does not become a destination for tourists.
8. The City will achieve a compact town center in the vicinity of Pacific Way and Cottage Avenue.
9. The City will establish Zoning Ordinance standards to protect residential areas from adjacent commercial development.

CITIZEN INVOLVEMENT, REVISION, IMPLEMENTATION AND PROCESS GOALS
LCDC GOAL 1 AND 2

Citizen Involvement Policies

1. The City will ensure that citizens, including residents and property owners, have the opportunity to be involved in all phases of the planning efforts of the City, including collection of data and the development of policies.
2. The City will ensure that the Planning Commission, and other City committees be representative of the wide diversity of views and interests in the community.
3. The City will ensure that technical information, such as the Plan background data, the Goals and Policies and City ordinances be available to the public at nominal cost.
4. The City will ensure that citizens receive responses to their comments to decision makers either directly at meetings, in the minutes of the meetings, (which are available at City Hall at no cost), or by written correspondence.
5. The City will maintain a taped record of each meeting in City Hall, along with a written summary of the meetings.
6. The City will evaluate the Citizen Involvement Program on an annual basis during the budget process, at which time adequate resources shall be allocated for its continuation.

Revision policies

1. The day to day implementation of provisions of this plan shall be the responsibility of the City staff during their review of building and other permits. The Planning Commission may be referred to for determinations if desired or necessary.
2. The City of Gearhart, working under the Citizen Involvement Program, will actively pursue the goals of this Plan and adhere to its policies in doing so.
3. The goals and policies of this Plan shall be the foundation for reacting to and commenting on the actions and proposals of others.
4. Conflict resolution, interpretation, and criteria evaluation will be a responsibility shared by all segments of the community with opportunities for citizen involvement at all levels.

Implementation Policies

1. This Plan may be revised when conditions change from what they were at its adoption to the extent that the assumptions and conclusions become inaccurate. The broad community interest must be served by the change and not for just any private interest. Major Plan revisions to the Gearhart Comprehensive Plan that would result in a widespread and significant impact beyond the immediate area are not to be made more frequently than every two years.
2. At a minimum, a major review of the Comprehensive Plan will be undertaken at an interval as required by the Land Conservation and Development Commission's periodic review requirements pursuant to ORS 197.640-197.649.

3. Any major revision will be based on examination of development trends, population growth and effectiveness of policy statements since the previous adoption or revision date.

Process Policies

1. Amendments to the Comprehensive Plan shall occur only after the Planning Commission and City Council have each held a public hearing. Public notice shall be in accordance with the administrative provisions in the Gearhart Zoning Ordinance.
2. The conduct of the public hearings shall be in accordance with those procedures outlined in the Gearhart Zoning Ordinance.
3. Amendments to the text of the Comprehensive Plan shall be made only where findings have been adopted that the following criteria are met:
 - a. The amendment is consistent with the Comprehensive plan's goals and policies;
and
 - b. he amendment is necessary to meet a land use need.

Amendment to the Comprehensive Plan/Zoning Map shall be made only where findings have been adopted that the following criteria are met:

- a. The amendment is consistent with the Comprehensive Plan's goals and policies.
- b. The amendment is necessary to meet a land use need.
- c. The land is physically suitable for the uses to be permitted in terms of slope, geologic stability, flood hazard and other relevant considerations.
- d. The area can be served by the appropriate level of public facilities, and adjacent streets can accommodate the traffic generated by uses permitted.
- e. The amendment is compatible with the land use development pattern in the vicinity of the request.

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.

Policies

1. The City will encourage the preservation of the Gearhart Golf Course, not only to preserve a recreational asset to the community, but also to ensure the existence of open space amid future development north of Gearhart.
2. The City will review land use activities that may affect known archeological sites. If it is determined that a land-use activity may affect the integrity of an archeological site, the City will consult with the State Historic Preservation Office on appropriate measures to preserve the site and its contents. Any required surveys or actions shall be at the owner's or applicant's expense.

Indian cairns, graves and other significant archeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinterment has been developed by the State Historic Preservation Office. Upon discovery of any new archeological sites, the City will address the Goal 5 requirements through a Comprehensive Plan amendment.

3. The City will protect identified fresh-water wetlands from conflicting uses and activities, such as filling, drainage and tree removal through the application of a Freshwater Wetland Zone designation.
4. The City will rely on the Department of Environmental Quality's review and approval of individual on-site wastewater disposal systems to ensure that they do not adversely impact the Clatsop Plains aquifer.
5. The harvesting of trees for commercial purposes shall be prohibited. In other circumstances trees may be removed subject to the appropriate standards in the Zoning Ordinance.

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 such implementation measures as setbacks, buffer strips, berms, performance standards and overlay zones. Pursuant to this policy, the railroad berm adjacent to Railroad Avenue shall be maintained in' tact.
2. The City will encourage the use of alternative modes of transportation to the automobile in an effort to decrease the overall levels of air pollution.
3. The City will cooperate with the Department of Environmental Quality to ensure that applicable State and Federal air and water quality standards and requirements are met.
4. The City will cooperate with the Department of Environmental Quality in preventing and abating noise pollution problems in the City.
5. The City's actions shall be consistent with State and Federal hazardous waste regulations.
6. The City will continue to cooperate with Clatsop County and other Clatsop County jurisdictions in finding long-term solutions to the disposal of solid waste, including efforts to increase recycling.
7. The City, through the regulation of development proposals, will ensure that the water quality of the usable portion of the Clatsop Plains Aquifer (North of the City's UGB) will be protected.

GEOLOGY AND GEOLOGIC HAZARDS LCDC GOAL 7

0.01 Description of the Hazard: The Oregon coast is well known for its spectacular scenery and natural resources. However, because the coast lies at the interface between land and the Pacific Ocean, it also is a zone of great instability and vulnerability. Over time, we have gained a greater awareness of our coast's geologic hazards and its risks to people and property.

Coastal Oregon is not only vulnerable to chronic coastal hazards such as coastal erosion from winter storms and sea level rise, but it is also subject to the potentially catastrophic effects of a Cascadia earthquake event and related tsunami. These types of powerful and devastating earthquakes of magnitude 9+ are generated at the Cascadia Subduction Zone where the eastward-moving Juan de Fuca tectonic plate dives under the westward-moving North American plate just off the Oregon coast.

These large earthquakes will occur under the ocean just offshore of our coast and will produce extremely destructive tsunamis that can strike the coast as soon as 15 minutes after the earthquake, leaving devastation in their path. It is likely that in most Oregon coast communities, including Gearhart, the only warning of an approaching tsunami will be the earthquake itself.

The geologic record shows that the largest of these large Cascadia Subduction Zone earthquakes and accompanying tsunamis occur about every 500 years, plus or minus 200 years. The last such earthquake and tsunami occurred over 300 years ago, on the evening of January 26th, 1700. This means that we are in the time window where a destructive Cascadia earthquake and tsunami could occur and the probability of that occurrence will continue to increase over time. This time the stakes are much higher as the great earthquake and catastrophic tsunami could occur when tens of thousands of Oregonians and visitors are enjoying coastal beaches and towns. To address this increasing risk and substantially increase resilience within our community, the City of Gearhart is proactively addressing tsunami preparedness and mitigation within its land use program. Land use planning that addresses tsunami risk is an essential tool to help increase resilience to a potentially catastrophic tsunami event within the City.

0.02 Tsunami Hazard Maps: The Department of Geology and Mineral Industries (DOGAMI) have developed Tsunami Inundation Maps (TIMs) which provide the essential information for defining tsunami risk along the Oregon coast. The City of Gearhart adopted the TIM's applicable to Gearhart, and its urban growth boundary, as a part of its comprehensive plan hazard inventory. These maps are also referenced within the natural hazard element of the comprehensive plan and are the basis for establishing the boundaries of Gearhart's Tsunami Hazard Overlay Zone. The TIMs are referenced in the tsunami related plan policies and within the overlay zone for purposes of differentiating between areas of higher versus lower risk.

0.03 Tsunami Related Policies: The City adopted a set of comprehensive plan policies related to tsunami preparedness and recovery that are included within this and other applicable sections of the comprehensive plan. These policies have been developed to address the resilience goals of Gearhart. They are designed to support the City's resilience efforts within the comprehensive plan and implementing codes. They are a compliment to the Gearhart Hazard Mitigation Plan.

0.04 Zoning: Tsunami Hazard TH Overlay Zone: Gearhart adopted an overlay zone which utilizes the applicable DOGAMI Tsunami Inundation Maps (TIMs). The overlay zone includes all areas identified as subject to inundation by the largest (XXL) local source tsunami event which ensures that life safety and evacuation route planning and development are adequately addressed. Other land use resilience strategies and requirements included within the overlay zone, which are not life safety or evacuation related, are applied within a subset of the overlay to smaller inundation scenario areas. These measures are included within the overlay zone provisions and reflect the community's risk tolerance and its application of mitigation measures. The overlay zone boundary was adopted as an amendment to the official zoning map for Gearhart.

0.05 Evacuation Route Plan Maps: The City, as part of its land use program for tsunami preparedness, has adopted a Transportation System Plan (TSP) which includes a comprehensive list and maps of evacuation routes and

assembly areas. The City may also develop a Tsunami Evacuation Facilities Improvement Plan (TEFIP) suitable for Gearhart demographics and vulnerability characteristics. The TEFIP may expand on the designated evacuation routes and assembly areas in the TSP and add other necessary components of the local evacuation system, such as locations for a vertical evacuation structure, cache storage locations and costs associated with such evacuation improvements.

General Plan Policies:

To protect life, minimize damage and facilitate rapid recovery from a local source Cascadia Subduction Zone earthquake and tsunami, the City will:

1. Support tsunami preparedness and related resilience efforts.
2. Take reasonable measures to protect life and property to the fullest extent feasible from the impact of a local source Cascadia tsunami.
3. Use the Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Inundation Maps applicable to Gearhart to determine tsunami hazard resiliency measures.
4. The Tsunami Hazard Overlay Zone identifies tsunami hazard areas to implement land use measures addressing tsunami risk.
5. Implement land division provisions to further tsunami preparedness and related resilience efforts.
6. Consider potential land subsidence projections to plan for post Cascadia event earthquake and tsunami redevelopment.
7. Require a tsunami hazard acknowledgement and disclosure statement for new development in tsunami hazard areas.
8. As part of a comprehensive pre-disaster land use planning effort, consistent with applicable statewide planning goals, the City will strive to identify appropriate locations above the tsunami inundation zone for relocation of temporary housing, business and community functions post event.
9. The City will strive to identify and secure the use of appropriate land above a tsunami inundation zone for temporary housing, business and community functions post event.

Evacuation Policy Concepts

To facilitate the orderly and expedient evacuation of residents and visitors in a tsunami event, the City will:

1. The City may adopt a Tsunami Evacuation Facilities Improvement Plan in addition to the Transportation System Plan that identifies current and projected evacuation needs, designates routes and assembly areas, establishes system standards, and identifies needed improvements to the local evacuation system.
2. Identify with the county and secure the use of appropriate land above a tsunami inundation zone for evacuation, assembly, and emergency response.
3. Ensure zoning allows for adequate storage and shelter facilities.
4. Provide development or other incentives to property owners that donate land for evacuation routes, assembly areas, and potential shelters.

5. Require needed evacuation route improvements, including improvements to route demarcation (wayfinding in all weather and lighting conditions) and vegetation management, for new development and substantial redevelopment in tsunami hazard areas.
6. Work with neighboring jurisdictions to identify inter-jurisdictional evacuation routes and assembly areas where necessary.
7. Provide for the development of vertical evacuation structures in areas where reaching high ground is impractical.
8. Continue to evaluate multi-use paths and transportation policies for tsunami evacuation route planning.
9. Encourage suitable structures to incorporate vertical evacuation capacity in areas where evacuation to high ground is impractical.
10. Install signs to clearly mark evacuation routes and implement other way finding technologies (e.g. painting on pavement, power poles and other prominent features) to ensure that routes can be easily followed day or night and in all weather conditions.
11. Prepare informational materials related to tsunami evacuation routes and make them easily available to the public.

Policies Related to Reducing Development Risk in High Tsunami Risk Areas:

1. Prohibit comprehensive plan or zone map amendments that would result in increased residential densities over 10 dwelling units per acre, or more intensive uses in tsunami hazard areas unless adequate mitigation is implemented. Mitigation measures should focus on life safety and tsunami resistant structure design and construction.
2. Encourage open space, public and private recreation and other minimally developed uses within the tsunami inundation zone area.
3. Prohibit the development of certain essential facilities and special occupancy structures within the “L” tsunami inundation area.
4. Consider the use of transferrable development credits as authorized by ORS 94-531-94.538 to facilitate development outside of tsunami inundation zones.
5. Encourage, through incentives, building techniques that address tsunami peak hydraulic forces which will minimize impacts and increase the likelihood that structures will remain in place.
6. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.
- 7.

Hazard Mitigation Planning Policies:

1. Address tsunami hazards and associated resilience strategies within the community’s FEMA approved natural hazard mitigation plan.

2. Incorporate and adopt relevant sections of the natural hazard mitigation plan by reference into the comprehensive plan.
3. Ensure natural hazard mitigation plan action items related to land use are implemented through the comprehensive plan and implementing ordinances.
- 4.

Tsunami Awareness Education and Outreach Policies:

1. Encourage and support tsunami education and outreach, training, and practice.
2. Implement a comprehensive and ongoing tsunami preparedness community education and outreach program, such as the CERT program.
3. Collaborate with local, state and federal planners and emergency managers for the purpose of developing a culture of preparedness supporting evacuation route planning and other land use measures that minimize risk and maximize resilience from tsunami events.

Debris Management Policies:

1. Identify and work to secure the use of suitable areas within the tsunami inundation zone for short and long-term, post-disaster debris storage, sorting and management.
2. Work with other public and private entities to establish mutual aid agreements for post-disaster debris removal and otherwise plan for needed heavy equipment in areas which may become isolated due to earthquake and tsunami damage.

Hazardous Materials Policies:

1. Limit or prohibit new hazardous facilities within tsunami inundation zones. Where limiting or prohibiting such facilities is not practical, require adequate mitigation measures consistent with state and federal requirements.

Policies

1. The City, within city limits and the urban growth boundary area, will continue to enforce Chapter 70 of the Uniform Building Code, to ensure that grading and filling operations are undertaken in a sound engineering manner.

FLOOD HAZARDS
LCDC GOAL 7

Policies

1. Development in areas subject to ocean flooding shall be prohibited.
2. The City will rely on the requirements of its Flood Hazard Overlay Zone to regulate development in flood hazard areas to ensure that provisions of the National Flood Insurance program are met.

RECREATION
LCDC GOAL 8

GOAL

To encourage further development of recreational facilities in the Gearhart area commensurate with air, land, water, environmental and scenic resources.

Policies

1. The City will encourage indoor and outdoor recreation facilities, both private and public, attractive to visitors and residents.
2. The City will work to ensure that the Gearhart Golf Course, the second oldest in Oregon, remain a viable recreation resource.
3. In order to provide parks that are adequate for future demand, the City will explore and use various means of acquiring and developing park land including donation of land or money as part of new development and park bond issues.
4. 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.
5. The City encourages the involvement of individuals and groups in the donation of land, labor, funds or equipment for the improvement of recreation facilities.
6. The City will cooperate with the Oregon Department of Transportation by managing Gearhart's portion of the Oregon Coast Trail so that it retains its attractiveness for both residents and visitors.

ECONOMY & ENERGY
LCDC GOALS 9 AND 13

GOAL

To ensure a stable and healthy economy in Gearhart through all available resources, both human and natural Resources.

GOAL

To promote the conservation, development of alternative sources, and the efficient use of energy.

GOAL

To guide land use decisions in such a way so as to make a more efficient use of energy resources.

GOAL

To promote activities which reduce the use of non-renewable energy resources.

Policies

1. Zoning regulations will not restrict the raising of small domestic animals in the RA Zone.
2. Medium density developments, when appropriate, will be concentrated along high capacity transportation corridors in order to achieve greater energy efficiency.
3. Passive or low technology solutions to problems posed by air and water pollution, especially on-site sewage treatment facilities, will be preferred to structural solutions, in cooperation with appropriate local, state and federal agencies.
4. The City will periodically review and, when necessary, modify its Zoning and Subdivision Ordinances, and adopt when necessary, other appropriate, preferable non- structural regulatory measures, in order to ensure that the need for large scale, energy- intensive public facilities such as sewage treatment facilities, does not arise.
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.
6. The City will continue to make information available on low-cost renewable energy sources for heating, cooking, hot water, and transportation.
7. The City will encourage the use of renewable or alternative energy facilities in accordance with the Zoning Ordinance.
8. Future commercial, industrial, and residential development within and adjacent to the City of Gearhart shall progress in the most efficient and logical manner possible.
9. The majority of residential development will occur in urban areas where it is less expensive and where less energy is consumed in providing public facilities and services.

10. Development will progress in an orderly manner. It is more energy efficient to develop vacant lands within or contiguous to the existing Gearhart urban area rather than to allow continued “leap-frog’ development patterns.
11. Residential, commercial and industrial development will be energy efficient in design, siting and construction.
12. In an effort to conserve energy, the development of recycling facilities and the use of recycled materials will be encouraged where applicable.
13. Gearhart will actively support efforts by its citizens to utilize solar energy, will consider solar access when reviewing development requests for new and existing structures, and will look to more active programs for solar energy development at some point in the future.

HOUSING
LCDC GOAL 10

GOAL

To ensure decent, affordable housing and housing availability for all residents of the Gearhart area.

Policies

1. The City, through provisions in its Zoning Ordinance shall allow for needed housing types such as manufacture dwellings, duplexes, multi-family dwellings, and residential care facilities and residential homes.
2. The City will monitor opportunities for subsidized housing (both new construction and rehabilitation) through the Department of Housing and Urban Development, through Farmers Home Administration, through the Oregon State Housing Division, and through other federal, state and county agencies, and will inform prospective builders and residents of such opportunities.
3. The City will cooperate with efforts of the Clatsop County Housing Authority, the Northwest Oregon Housing Association, the Area Agency on Aging, the Oregon Housing and Community Services Agency, and other entities in their efforts to ensure decent affordable housing and housing rehabilitation in the Gearhart Area.
4. The City will make available information on low-cost weatherization and winterization programs available through the Area Agency on Aging, the community action program, local private utilities, and other sources.
5. The City will not tolerate discriminatory housing practices.

PUBLIC FACILITIES AND SERVICES
LCDC GOAL 11

General Policy

The City of Gearhart will comply with all applicable state and federal environmental noise, air, water and solid waste standards.

GOAL

It is the goal of the City of Gearhart to provide water service to customers desiring such service within its Water Service Area. Residents within the Water Service Area shall be free to obtain water and other services from other governmental entities or private enterprises. The City's water system shall meet current public health standards established by the Oregon State Division of Health and the U.S. Environmental Protection Agency and the water system facilities shall be constructed to standards that will supply adequate water for municipal requirements and fire protection.

Policies

1. The City will maintain the water system facilities in good repair and improve the system as required to serve projected future development following the general plan for system improvements outlined in the Gearhart Comprehensive Water Plan.
2. The City will adopt water system standards that will ensure that all facilities constructed will meet minimum requirements for municipal water service and fire protection.
3. The City will rely on the City of Warrenton water system as a source of supply, assuming that a mutually acceptable, long-range water agreement can be reached.
4. The City will establish a system of water rates and charges to meet the operating and maintenance requirements of the system and to provide funds for capital improvements and replacement. This system of rates and charges will endeavor to reflect the true cost of providing water service to the various customer classes.
5. The City will continue to set aside a portion of the annual water revenues in the capital reserve fund for renewals and replacements to the existing system.
6. Where extensions are required to the existing system, the City will require the customers requesting service to pay the entire cost of the extension.
7. The City intends to finance major capital improvements that benefit all or a large part of the City by issuing bonds payable from water system revenues as such improvements are required.
8. Fire hydrants are required for all system extensions according to the City's standards and will be paid for by the customer requesting service.
9. The City will establish minimum flow requirements for fire protection and may institute a system of charges or other requirements on a case-by-case basis the existing system is unable to meet the fire protection requirements or where a customer will place an undue fire demand on the water system.

10. Any water system improvements within the Gearhart Urban Service Area must be approved by the City of Gearhart and the appropriate state and/or federal agency as necessary.
11. The City will develop implementing ordinances and regulations as necessary to implement these policies.

GOAL

The goal of the City's wastewater management program is to achieve effective treatment and disposal of waste generated within the Gearhart city limits in order to protect public health and to guard against degradation of the contiguous surface and groundwater resources.

Policies

The following policies are based upon implementation of on-site waste management:

1. Based on the Regional Wastewater Planning Study prepared in the early 1980's, the City will continue to allow D.E.Q. approved, cost effective on-site sewage treatment systems as an alternative to a City or regional collection and treatment system.
2. The City will rely on D.E.Q. to monitor groundwater quality in the area and ensure that on-site systems are functioning properly.

GOAL

To provide for adequate solid waste disposal in a sanitary manner consistent with state and federal disposal standards. A secondary goal is to prevent the accumulation of litter in the City of Gearhart.

Policies

1. The City will cooperate and coordinate with the D.E.Q. and Clatsop County, and other appropriate agencies seeking to implement a solid waste plan for the area.
2. The City will encourage efforts to encourage recycling by area residents and businesses through the operation of its transfer station.
3. The City will seek to improve litter control through the adoption and enforcement of appropriate ordinances.

GOAL

To provide for continued surface water quality and adequate drainage within the City of Gearhart.

Policies

1. The City of Gearhart will construct and maintain storm drainage facilities as required. The emphasis will be on facilitating the percolation of rainwater into the soil at locations subject to flooding rather than constructing a complete storm drainage system.

2. The quality of surface water will be protected. As additional information on surface water quality becomes available, it will be incorporated into this plan.

GOAL

To assure quality education.

Policy

The City of Gearhart will coordinate with the School District in providing information on potential developments and allowing the district the opportunity to respond.

GOAL

To provide for the safety of the citizens through adequate fire and police protection.

Policies

1. The Council will place a high priority on the Police and Fire Departments.
2. The analysis of new developments will assess impacts on the City's Police and Fire Department in terms of budget requirements.

General Policies

1. Consider and address tsunami risks and evacuation routes and signage when planning, developing, improving, or replacing public facilities and services.
2. Update public facility plans to plan, fund, and locate future facilities outside of the tsunami inundation zone, whenever possible.

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.

Policies

- 1.1. Improve connectivity for people walking or biking by completing gaps in the current network of pedestrian and bicycle facilities.
- 1.2. Where street connection are not possible or desired, seek development of multi-use path connections between disconnected streets or public access ways to create a more connected and continuous transportation system for walking, biking, and rolling.
- 1.3. Coordinate with Sunset Empire Transportation District to expand the transit system to more destinations, improve access to stops, and ensure an efficient system.
- 1.4. Maintain existing local street connectivity and plan for new street connections consistent with the adopted Transportation System Plan, especially connections that provide alternative routes to US 101 for local trips.
- 1.5. Coordinate with adjacent jurisdictions to maintain and enhance connections between Gearhart and neighboring cities and rural areas.
- 1.6. Coordinate with Clatsop County and the City of Seaside to ensure that future development and transportation system improvements abutting the Gearhart UGB provide connectivity for emergency access and evacuation routes as well as parallel circulation routes to the highway that avoid overreliance on Highway 101.
- 1.7. Work with the Oregon Department of Transportation to install marked pedestrian crossings on US 101 where appropriate.
- 1.8. Work with the Oregon Department of Transportation to install traffic control measures at intersections on US 101 when conditions at those intersections meet appropriate standards for their installation.

GOAL 2: Mobility

Provide a multi-modal transportation system that facilitates efficient and reliable travel and will accommodate future growth.

Policies

- 2.1. Coordinate with ODOT to provide mobility on US 101 while integrating the needs for local access and for modes other than the private automobile.
- 2.2. The City will seek to retain the existing highway right-of-way on US 101 to provide mobility for all modes, enhance livability, and mitigate environmental impacts.

- 2.3. Coordinate with ODOT to adopt mobility standards for US 101 that reflect community priorities and acknowledge peak traffic conditions during summer months.
- 2.4. Coordinate with ODOT to move toward consistency with state access management standards for US 101.
- 2.5. Require specific design standards for development adjacent to US 101 and coordinate with ODOT to identify and mitigate impacts of development to capacity, safety, or access for all modes.
- 2.6. Protect the function of existing and planned roadways as identified in the adopted Transportation System Plan by ensuring that all development proposals, plan amendments, and zone changes are consistent with the planned transportation system.
- 2.7. Consider the impacts on existing or planned transportation facilities in all discretionary land use decisions and require applicable development proposals, as defined in the Zoning Ordinance, to prepare a traffic impact analysis unless a waiver is granted by the City Manager or designee.

GOAL 3: Safety and Preparedness

Provide a transportation system that ensures safety for all modes and prepares the city to respond and recover from natural hazards.

Policies

- 3.1. Support measures to increase safety for all modes.
- 3.2. Establish, seek funding for, maintain, and promote safe and efficient tsunami evacuation routes.
- 3.3. Enhance safety and preparedness by completing continuous pedestrian and bicycle facilities on arterial and collector streets, and by developing and connecting an off-street system of paths, with special priority assigned to tsunami evacuation routes.
- 3.4. Enhance safety and preparedness by improving bridges and highway crossings for pedestrians and bicyclists, with special priority assigned to tsunami evacuation routes.
- 3.5. Develop a comprehensive Tsunami Evacuation Facilities Improvement Plan (TEFIP) to implement the recommendations of the Transportation System Plan and to further refine community evacuation needs, designated routes, system standards, needed improvements to the local evacuation system, and potential funding.
- 3.6. Develop multi-use paths that both enhance community livability and serve as tsunami evacuation routes.
- 3.7. Coordinate evacuation route and signage planning in conjunction with the Gearhart Transportation System Plan pedestrian and bicycle route planning efforts.
- 3.8. Locate new transportation facilities outside the tsunami inundation zones where feasible.
- 3.9. Where feasible design and construct new transportation facilities to withstand a Cascadia event earthquake and be resistant to the associated tsunami.

GOAL 4: Livability, Health, and Recreation

Provide a transportation system that preserves a livable community, enhances public health through supporting active transportation, and offers recreational opportunities.

Policies

- 4.1. Pursue the development of a network of local shared use paths and trails in coordination with the regional trail network.
- 4.2. Preserve and enhance the Ridge Path as a recreational asset for the city by establishing connections to the path, requiring appropriate access easements, and maintaining the path surface.
- 4.3. Strive to provide adequate and efficient parking for all uses, particularly during peak summer months, to preserve livability of residential neighborhoods.
- 4.4. Coordinate with the Oregon State Parks Department to regulate driving and parking on the beach within the Gearhart Urban Growth Boundary.
- 4.5. Evaluate the impacts of Seaside Airport on the livability of nearby residential neighborhoods when planning any future expansions or operational changes.
- 4.6. Support maintaining US 101 right-of-way in public ownership for a variety of uses, including multi-use paths, stormwater runoff treatment, future highway expansion, and other transportation-related uses that benefit the community.

GOAL 5: Environmental Resources

Provide a transportation system that advances sustainable transportation options and minimizes impacts on the environment and important natural features.

Policies

- 5.1. To minimize air pollution and enhance community health, promote sustainable transportation options through policies and investments that support walking, biking, transit.
- 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.

URBAN GROWTH
LCDC GOAL 14

Policies

1. The City will seek to reach a new urban growth boundary management agreement with Clatsop County which will establish Gearhart as the primary authority for making land use decisions within the City's Urban Growth Boundary.
2. Changes in the urban growth boundary required the mutual finding by the City and County that the following criteria have been met:
 - a. There is a demonstrated need to accommodate long-range urban population growth;
 - b. There is a need for housing, employment opportunities and livability that the change would provide;
 - c. The change would result in an orderly and economic provision for public facilities;

Changes in the Urban Growth Boundary shall also conform to the procedures and requirements of LCDC Goal #2, Part II, Exceptions.

3. Property contained within the Water Service area will be given the highest priority for consideration of inclusion in the urban growth boundary when a need arises for additional land to meet the growth requirements of the City.
4. Urban facilities and services, including water, will not be extended to a property unless the property is within the Urban Growth Boundary or Water Service Area. Exceptions may be made to this policy only when there is a threat to public health by not allowing the extension of facilities.
5. It will be the policy of the City and County to discourage the formation of new districts which would promote urban density outside the Urban Growth Boundary and to encourage urban development inside urban growth boundaries. Enlargement of City water lines outside the Urban Growth Boundary and Water Service Area in order to facilitate additional growth will not be permitted.
6. Annexation of land within the urban growth boundary to the City will be based on a consideration of the following:
 - a. The financial capability of Gearhart to provide the necessary facilities and services at levels suitable for urban use.
 - b. The ability of the City to extend public facilities in a timely and cost-effective manner.
 - c. The willingness of affected property owners to assume the burden of funding the cost of providing major facilities and services at the appropriate levels to serve existing and anticipated development.
 - d. The availability of sufficient land for various land uses to ensure choices in the marketplace.

7. The City is one logical provider of urban services in the defined Urban Growth Boundary and Water Service Areas. Residents of the Urban Service area and Water Service Area may obtain water directly from the City of Warrenton or through a water district. Development inside of the Urban Growth Area shall occur only after close coordination with the City and the County.
8. Enlargement of City water lines outside the Urban Growth Boundary and Water Service Area in order to facilitate additional growth will not be permitted. The City recognizes that the water distribution lines running along Del Ray Beach Road to the Highlands and to Beachwood are privately owned and are not part of the City's water system.
9. Limit the allowable uses on property in the tsunami hazard area as the result of an urban growth boundary expansion to relocate existing development. Such limitations shall include permitting only low risk uses or requiring uses which implement adequate protection or mitigation measures for seismic and tsunami hazards.
10. Restrict the development of lodging facilities and higher density residential housing in tsunami inundation zones or require the implementation of protective measures.
11. Plan for the location or relocation of critical facilities outside of tsunami hazard area when conducting the land needs analysis.
12. Include pre- and post-tsunami disaster planning as part of urban reserve planning processes.

THE NECANICUM ESTUARY
LCDC GOALS 16 AND 17

OVERALL GOALS AND POLICIES

Purpose

The purpose of the following goals and policies is to establish a basis for the conservation and development of the Necanicum Estuary. As mandated by the State Estuarine Resources Goal, the comprehensive plan must recognize and protect the unique environmental, economic and social values of each estuary and associated wetlands. As a conservation estuary, the Necanicum is designated for long-term uses that do not require major alteration of the estuary, except for purposes of restoration. Specific policies and standards are meant to support and further the goals.

GOAL

To maintain all identified marsh areas in their natural, productive, conditions.

Policies

1. As a conservation estuary, the Necanicum shall be managed so as to protect its natural resource values by providing only for long-term use of the estuary in a manner that does not require major alteration of the estuary, except for the purpose of restoration.
2. The general priority (from highest to lowest) for use of estuarine resources shall be:
 - a. Uses which maintain the integrity of the estuarine ecosystem;
 - b. Water dependent uses requiring estuarine location, consistent with the Oregon Estuarine Classifications;
 - c. Water-related uses which do not degrade the natural estuarine resources and values; and
 - d. Non-dependent, non-related uses which do not alter, reduce, or degrade the estuarine resources and values.
3. Fill activities are allowed in Conservation management units only as part of the following uses or activities:
 - a. Maintenance and protection of man-made structures existing as of October 7, 1977;
 - b. Active restoration if a public need is demonstrated;
 - c. Bridge crossing support structure if an estuarine location is required, no alternative locations exist, adverse impacts are minimized as much as feasible, and it is consistent with the resource capabilities of the area and purposes of the management unit;

- d. Aquaculture, high intensity water dependent recreation and minor navigational improvement if an estuarine location is required, a public need is demonstrated, no alternative upland locations exist for the portion of the use requiring fill, adverse impacts are minimized as much as feasible, and it is consistent with the resource capabilities of the area and the purposes of the management unit;
 - e. Flood and erosion control structure, if required to protect a permitted water dependent use and land use management practices and non-structural solutions are inadequate to protect the use.
4. Fill shall be allowed in the Aquatic Conservation Zone only for:
- a. An approved active restoration or estuarine enhancement project; or
 - b. On-site maintenance of bridge crossing support structures; or
 - c. Temporary alteration: or
 - d. Installation of bridge crossing support structures; or
 - e. Structural shoreline stabilization necessary to protect an existing use, facility or structure.
5. Dredging shall be allowed in the Aquatic Conservation Zone only for:
- a. An approved restoration or estuarine enhancement project: or
 - b. Installation or maintenance of gas or communication lines: or
 - c. Installation or maintenance of an electrical transmission line or support structure:
or
 - d. Bridge crossing support structure: or
 - e. Temporary alteration; or
 - f. Shoreline stabilization.
6. Dredging or filling shall be allowed only:
- a. If required for navigation or other water-dependent uses that require an estuarine location or if specifically allowed by the applicable management unit or zone; and
 - b. If a need (i.e., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights; and
 - c. If no feasible alternative upland locations exist; and
 - d. If adverse impacts are minimized.

Other uses and activities which could alter the estuary shall only be allowed if the requirements in (b), (c), and (d) are met.

7. In permitting uses or activities consideration shall be given to the cumulative impact of additional requests for like actions in the area. The total effect of all uses shall remain consistent with the intent of the Aquatic Conservation Zone.

8. Where a use requires an estuarine location, construction on piling is preferred to filling.

GOAL

To manage areas and uses adjacent to marshes to protect the integrity of the marshes themselves.

Policies

1. Development that takes place in areas upland from the estuary shall respect the natural functions of the adjacent water areas. Development of adjacent shoreland areas should, at a minimum give consideration to the control of vegetation removal, storm water runoff and public access. A general [role] rule should be the more intensive the adjacent shoreland development, the more careful the control of its potential adverse impacts.

GOAL

To encourage the restoration of the estuary and its physical and biological resources.

Policies

1. All jurisdictions and organizations with an interest in the productivity of the estuary should work together to encourage the U. S. Army Corps of Engineers or other agency to investigate the restoration of the mouth of the estuary in order to improve tidal and salinity patterns.
2. Adverse impacts to estuarine resources resulting from dredge or fill activities permitted in creation, restoration or enhancement of estuarine areas shall be avoided.

GOAL

To achieve an improved level of water quality in the estuary by the improvement of wastewater discharge, the careful control of storm water run-off, and the prevention of erosion of uplands area.

Policies

1. Because of potential damage storm water runoff can cause in estuaries, standards for storm water drainage systems shall provide for the use of natural drainage systems (streams, etc.) wherever possible, and for the dispersion of storm water from parking lots and streets prior to entering the estuary. Existing drainage ways shall not be diverted. Storm water outfalls shall be directed away from marshes and tideflats.

GOAL

To protect riparian (streambank) vegetation within the Necanicum Estuary.

Policies

1. Streambank vegetation shall be protected in order to provide wildlife habitat, prevent shoreline erosion, filter storm runoff, protect structures from flood hazards and for aesthetic purposes. Revegetation of the (riprap) bank shall be required after construction.
2. Through the building permit, zoning and subdivision processes, the City shall provide for setbacks of structures, fills or other alterations from the shoreline.
3. General priorities for shoreline stabilization for erosion control are (from highest to lowest):
 - a. Proper maintenance of existing riparian vegetation;
 - b. Planting or riparian vegetation;
 - c. Vegetated riprap;
 - d. Non-vegetated riprap;
 - e. Groins, bulkheads, or other structural methods.
4. Structural shoreline stabilization methods shall be permitted only if:
 - a. Flooding or erosion is threatening a structure or an established use; or
 - b. There is a demonstrated public need in conjunction with a water-dependent use; and
 - c. Land use management practices or non-structural solutions are inappropriate because of high erosion rates, or the use of the site; and
 - d. Adverse impacts on water currents, erosion, and accretion patterns of aquatic life and habitat are avoided or minimized.

GOAL

To protect fish and wildlife habitat throughout the Necanicum Estuary.

Policy

Fish and wildlife habitat of the Necanicum estuary system contributes a great deal to the environmental quality and to the economy of the area. Actions that would or reduce the habitat value of the estuary shall be carefully evaluated in this light. The Oregon Department of Fish and Wildlife shall be consulted as wherever such actions are proposed in order to determine the impacts.

GOAL

To increase the public understanding of the value and functioning of the estuary and the river.

Policies

1. The City strongly encourages the school district and the community college to continue programs in Marine Ecology and Oceanography in order to promote this goal.
2. Existing public ownerships, right-of-ways, and similar public easements in estuary shorelands which provide access to or along the estuary shall be retained or replaced if sold, exchanged or transferred. Right-of-ways may be vacated to permit redevelopment of shoreland areas provided public access across the affected site is retained.

GOAL

To foster cooperation among jurisdictions and agencies in the management of the estuary.

Policies

1. Since actions in the estuary extend beyond corporate boundaries, all jurisdictions on the estuary shall participate in the evaluation of development proposals affecting the estuary. This may be carried out in the state and federal permit processes, or through the conditional use or subdivision permit process at the local level. The Oregon Department of Fish and Wildlife shall be used as a resource to evaluate the proposals.
2. The City of Gearhart recognizes the authority of the following State Agency statutes in managing activities that may affect the estuary:
 - a. The Oregon Forest Practices Act and Administrative Rules, for forest lands as defined in ORS 527.610 – 527.730 and 527.990;
 - b. The programs of the Soil and Water Conservation Commission and local districts and the Soil Conservation Service;
 - c. The non-point source discharge water quality program administered by the Department of Environmental Quality under Section 208 of the Federal Water Quality Act as amended in 1972 (PL 92-500); and
 - d. The Fill and Removal Permit Program administered by the Division of State Lands under ORS 541.605 – 541.665.

GOAL

An independent agency, such as the State Department of Environmental Quality or the Federal Environmental Protection Agency, shall be responsible for the monitoring of water quality in the Estuary.

GOAL

Inasmuch as Seaside, Gearhart and the County all have an interest in the estuary, there shall be coordination among the jurisdictions on any permit affecting the estuary.

GOAL

To limit the proliferation of individual single purpose docks and piers.

Policy

The proliferation of individual single purpose docks and piers shall be controlled through the encouragement of community facilities common to several uses and interests. The size and shape of docks and piers shall be limited to that required for the intended use. Alternatives to docks and piers, such as mooring buoys, dry-land storage, and launching ramps shall be investigated and considered.

OVERALL GOALS AND POLICIES

To develop an implementation procedure that insures that estuarine development actions are consistent with the Estuarine Resource Goal of the State-Wide Planning Goals.

Policies

1. Where a use could potentially alter the estuarine ecosystem, the City shall require a clear presentation of the impacts of the proposed alteration. In impact assessment procedures is set forth in the Zoning Ordinance. The impact assessment will be used to identify potential alterations of estuarine resources and values, determine whether potential impacts can be avoided and minimized, and to provide factual base information to assure applicable Policies and Standards will be met. If the City requires additional information of an applicant, the City shall specify the nature of the information and shall limit the assessment to addressing those standards and policies that the City determines are relevant.
2. As required by Statewide Planning Goal 16, Estuarine Resources, some development uses and activities in certain management zones must be consistent with the resource capabilities of the management zone or unit. A procedure for determining if a development is consistent with the resource capabilities of the zone is set forth in the City Zoning Ordinance.

In Conservation management units and zones, the following uses permitted in Gearhart must be shown to be consistent with the resource capabilities of the area and the purpose of the management unit.

- a. Active restoration for purposes other than protection of habitat, nutrient, fish wildlife and aesthetic resources.
 - b. Temporary alterations.
3. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.
 4. The City will provide the opportunity for hazard recovery by permitting post-disaster temporary shelters, debris storage and heavy equipment storage as an outright use in open space and resource zones.

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. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and

GOAL

To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of the coastal shoreland area.

Policies

1. Major marshes and significant wildlife habitat shall be protected. Uses permitted in these areas shall be consistent with the protection of natural values.
2. Riparian vegetation shall be maintained and where appropriate restored and enhanced consistent with the provision of water-dependent uses. The City will implement a program to maintain a 50-foot riparian zone on either side of Neacoxie Creek, Mill Creek and the Necanicum Estuary.
3. Existing public ownerships, right-of-way and similar public easements which provide access to coastal beach areas shall be retained or replaced if sold, exchanged or transferred. Right-of-way may be vacated to permit redevelopment of shoreland areas provided public access across the affected site is retained.
4. The City will rely on the requirements of its Flood Hazard Overlay Zone to regulate development in flood hazard areas to ensure that the provisions of the National Flood Insurance Program are met.
5. Where shoreline stabilization measures are required, priority shall be given to non-structural, rather than structural solutions.
6. There are presently no uses in the Gearhart portion of the Necanicum Estuary which require dredging. Uses permitted in Gearhart's portion of the Necanicum Estuary potentially require only a limited amount of dredging. Because of this limited need for dredging, the protection of specific dredge material disposal sites is not warranted at this time.
7.
 - a. Before final City action which requires a dredge material disposal site, an estuary wide dredge material disposal plan shall be prepared.
 - b. Dredge material shall not be deposited in the water, in other estuarine areas, or freshwater wetlands. Upland sites shall be utilized and engineering practices consistent with Army Corps of Engineer requirements shall be utilized. Proposed dredge material disposal sites shall be carefully evaluated through the permit process and fully coordinated with appropriate State and Federal agencies.
 - c. Identified dredge material disposal sites shall be protected from incompatible uses.

8. Uses permitted in Gearhart's portion of Necanicum Estuary have the potential to generate only a very limited need for mitigation. Because of this limited need for mitigation, the protection of specific mitigation sites is not warranted at this time.
 - a. Before final action on a use which requires a mitigation site, an estuary wide mitigation plan shall be prepared.
 - b. Mitigation sites shall be identified with the assistance of the Division of State Lands and the Oregon Department of Fish and Wildlife.
 - c. Identified mitigation sites shall be protected from incompatible uses.
9. The City will cooperate with affected agencies to protect the habitat of the snowy plover. Specifically, the City will:
 - a. Support the effort of the Oregon Department of Fish and Wildlife to protect and enhance snowy plover habitat.
 - b. Review land use actions in beach and active ferritin areas to ensure compatibility with snowy plover habitat.
10. The City will cooperate with the U. S. Fish and Wildlife Service in the protection of habitat for the Oregon Silverspot Butterfly. Specifically, the City will:
 - a. Notify the U. S. Fish & Wildlife of proposed land-use actions in identified Oregon Silverspot Butterfly habitat.
 - b. Cooperate with the U. S. Fish & Wildlife Service in the development of site-specific habitat protection plans where proposed development has been identified as having the potential to affect habitat.
 - c. Participate in the revision to the recovery plan for the Oregon Silverspot Butterfly.
11. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.
12. The City will provide the opportunity for hazard recovery by permitting post-disaster temporary shelters, debris storage and heavy equipment storage as an outright use in open space and resource zones.

BEACHES AND DUNES
LCDC GOAL 18

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune area.

To reduce the hazard to human life and property from actual or man-induced actions associated with coastal beach and dune areas.

Policies

1. Residential developments and commercial and industrial buildings on beaches, active foredunes, on other foredunes which are conditionally stable and that are subject to ocean undercutting or wave overtopping, and on interdune areas that are subject to ocean flooding shall be prohibited. Development other than residential, commercial, or industrial buildings in these areas shall be permitted only if it is demonstrated that the proposed development:
 - a. Is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; or is of minimal value; and
 - b. Is designed to minimize adverse environmental effects; and
 - c. The findings required by Beaches and Dunes Policy 3 are made.
2. Implementing the restrictions on development referred to in Beaches and Dunes Policy #1, the City has established a dune hazard line, beyond which no development shall be allowed. This line was adopted by the City on recommendations of Dr. Leonard Palmer in his report of January 1978. The map, indicating the exact location of the "Palmer Line" is on file in City Hall.

Further restrictions on ocean front development will be included in the Zoning Ordinance.

3. The following findings shall be made for all development in beach and dune areas, other than older stabilized dunes:
 - a. The type and use proposed and the adverse effects it might have on the site and adjacent dunes;
 - b. Temporary and permanent stabilization programs and planned maintenance of new and existing vegetation;
 - c. Methods of protecting the surrounding area from adverse effects of the development; and
 - d. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.
4. Vegetation removal, in dune areas, shall be kept to the minimum required for the placement of structures. Structures shall be designed as much as possible to minimize the removal of existing vegetation.
5. A detailed description of a dune stabilization program shall be part of the application for a building permit for any proposed development which potentially will reduce the level of stability of a dune area and threaten adjacent property. The revegetation program shall be designed to return areas at least to their predevelopment levels of stability within a specified period of time. The programs shall be initiated as soon as possible during or following construction. The City may submit site investigations or revegetation programs to the Soil

Conservation Service or other qualified organization or agency for verification prior to issuance of a building permit.

6. During construction, adequate measures shall be required to minimize wind erosion, such as the provision of temporary ground cover.
7. All construction shall be in conformance with applicable FEMA Flood Management requirements.
8. Beachfront protective structures (riprap, seawalls) shall be permitted only if:
 - a. There is a critical need to protect property that is threatened by erosion hazard;
 - b. Visual impacts are minimized;
 - c. Necessary access to the beach is maintained;
 - d. Negative impacts on adjacent property are minimized, and
 - e. Long-term or recurring costs to the public are avoided.
9. Foredunes may only be breached on a temporary basis such as in the case of an emergency (i.e. fire control, cleaning up oil spills, and alleviating flood hazards). In all cases the breaching and restoration after the breaching shall be consistent with sound principles of conservation.
10. Gearhart will protect the groundwater in dune areas from drawdown which could lead to loss of stabilizing vegetation, or loss of water supplies, by reviewing all proposed wells to ensure that findings are made to address the above factors.

Building permits for single-family dwellings are exempt from this requirement if appropriate findings are provided at the time of subdivision approval.
11. The use of pavement and other hard surfaced coverings to stabilize active sand areas is discouraged.
12. Roads in dune areas shall, as much as possible, be routed along troughs between dune ridges. Roads shall not be located in the vegetative area along the face or top of the foredune.
13. To maintain the aesthetic value and visual integrity of beach and dune areas subject to new development all service lines shall be placed underground.
14. Permanent revegetation shall be started at the site during the next growing season after construction. Final grading or utility placement time limitations will be dependent upon circumstances.
15. The linear arrangement of structures on dune ridges is discourages. As this arrangement leads to variations in air flow characteristics which in turn can affect the stability of the dune system.
16. Any proposals for development in dune areas must be accompanied by description of the dune stabilization program.
17. The City will evaluate the impact of a proposed land-use action on surrounding areas.

18. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.
19. The City will provide the opportunity for hazard recovery by permitting post-disaster temporary shelters, debris storage and heavy equipment storage as an outright use in open space and resource zones.

OCEAN RESOURCES
LCDC GOAL 19

GOAL

To cooperate with appropriate state and federal agencies in conserving the long-term values, benefits and natural resources of the near-shore ocean and the continental shelf.

Policies

1. The City will cooperate with the Oregon Department of Fish and Wildlife in continued management of the razor clams.
2. The City will encourage the wise commercial and recreational utilization of ocean resources as a benefit to the local economy.
3. The City supports the Department of Environmental Quality's efforts to eliminate sources of pollution, both offshore and in the estuarine environment, which endanger ocean resources.
4. The City will discourage siting of offshore oil drilling platforms on the continental shelf adjacent to the Gearhart area.

LAND USE AND ZONING MAP

The City hereby adopts by reference the Land Use and Zoning Map, which shall be maintained in City Hall. Changes to the map shall be carried out in accordance with city map amendment procedures of the Zoning Ordinance.

The comprehensive plan and development code text amendments are accompanied by associated map amendments. The following maps have been adopted and incorporated into the appropriate elements of the local comprehensive plan and implementing regulations:

- a. DOGAMI Tsunami Inundation Map (TIM): to provide the essential information for defining tsunami risk. The TIMs include five inundation scenario areas including small, medium, large, extra-large, and extra extra-large tsunami events.
- b. Tsunami Hazard Overlay Zone Map (THO): The overlay zone map uses the applicable DOGAMI Tsunami Inundation Maps or TIMs including all five inundation scenarios identified on the TIMs (S, M, L, XL, and XXL) to ensure that life/safety and evacuation route planning and development are adequately addressed. Note: The extra-large and extra extra-large tsunami events cover the same area in the City of Gearhart.