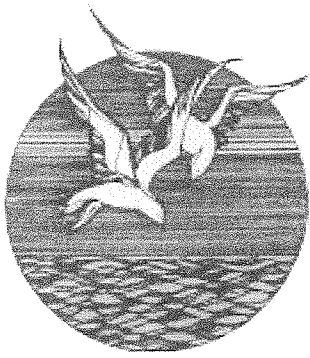




# CITY OF GEARHART

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July 13, 2017

**MEMBERS:** Carl Anderson, Jeremy Davis, Virginia Dideum, Terry Graff, Richard Owsley, Russ Taggard and David Smith

**STAFF:** Carole Connell, Chad Sweet and Carl Springer, DKS Associates

## Minutes

The regular meeting of the Gearhart Planning Commission for July 13, 2017 was called to order at 6:00 pm by President Virginia Dideum.

Smith noted correction of June minutes page 2 from Marion to Marino. On **MOTION** by Anderson, 2<sup>nd</sup> by Taggard, minutes of June 8, 2017 were unanimously approved with the correction on page 2 from Marion to Marino.

The financial report of July 7, 2017 fiscal year end was as follows:

Planning Commission expenses:

|              |         |
|--------------|---------|
| Year to date | 8066.90 |
| Balance      | 433.10  |

Planning Commission Secretary Expenses:

|              |          |
|--------------|----------|
| Year to date | 30174.29 |
| Balance      | (174.29) |

On **MOTION** by Anderson, 2<sup>nd</sup> by Owsley, the financial report of July 7, 2017 was unanimously approved.

## STAFF REPORTS

Connell/ Sweet asked if the commission was ready to bring the comprehensive plan rewrites back for discussion. The council had some concerns about the language; Sweet mentioned the possibility of a joint work session. Decision was made to get comments from the council, bring them back to the commission to begin working on corrections in the fall.

Sweet reported on the repeal/ replace initiative for vacation rentals, the applicants have gathered enough signatures to be placed on the November 7<sup>th</sup> ballot. Sweet reported on discussion with the city attorney regarding open discussions of the initiative stating in commission meeting there should never be discussion of the initiative, personally commissioners could discuss the initiative as long as it was made clear they were not speaking on behalf of the commission.

Sweet reported on the Pub reconsideration stating the council did change their mind because of the very strong state preemption regulation. The preemption renders local regulations void that disallow lottery machines.

#### COMMISSIONERS REPORT

None

#### CORRESPONDENCE

None

#### VISITORS COMMENTS

None

#### REQUEST FOR RECONSIDERATION

Connell reviewed the request for parking variance last month at 226 Ridge Drive was denied. The Carson's were not in attendance at the meeting and have requested a reconsideration to present their case in person. In addition to the reconsideration request the Carson's have filed an appeal with the City Council. Commission action will be a yes or no to the reconsideration, decision was made in a public hearing and any further decisions will need to be made in a public hearing. Commissioners will need to pick a hearing date, due to the 120 day time frame the Carson's will need to waive the 120 day requirement.

Bob Carson apologized for not being at the public hearing, he was not aware they had a choice regarding a hearing date. He understands a request for reconsideration is based on new/ additional evidence. He presented photos showing the work done recently on the hedge impacting both the right of way and the driveway.

On **MOTION** by Anderson, 2<sup>nd</sup> by Owsley, motion was made to allow for reconsideration of the Carson parking variance application #17-007V for property located at 226 Ridge Drive. Motion passed 5-2, Anderson – aye, Owsley – aye, Graff – nay, Davis – aye, Taggard – aye, Dideum – aye, Smith – nay.

The public hearing was mutually scheduled for October 12, 2017. Carson waived the 120 day requirement.

The public hearing to consider the draft Gearhart Transportation System Plan file #17-009CPA.ZTA was opened at 6:30 by President Virginia Dideum. Dideum read the disclosure statement into the record. She asked if there was any exparte contact, conflict of interest or bias. None was declared.

She asked if there were any audience challenges to the commission hearing the applications before the commission. None was voiced.

Connell reviewed the enclosures, noting the TSP is the groundwork and framework for future development, she noted none of the listed projects are funded. Tech Memo #7 provides amendments to the three documents; comprehensive plan, zoning code and subdivision ordinance. Action by the commission will be a recommendation to the council. Connell reviewed the development of the plan stating it began with a grant from the state; DKS was hired by the state to do the work for Gearhart to bring city documents up to date, a project advisory group was formed with commission members, Sunset transit members, school district member, and business members, bring the project to the first public hearing.

Carl Springer, DKS reported receiving a lot of public feedback on bike and walking paths, and highway barriers and guidance on what highway 101 should look like in the long run. The project lists come from what the community wants, input coming from public events and ongoing advisory committee meetings. An adopted plan also allows the city to compete for state monies. The plan consists of two parts the TSP and the technical document; he also reviewed the bullet points on items brought up at the last advisory meeting of items that needed to be changed before going to the council. Springer reviewed the proposed highway development and connectivity for streets as well as walking paths; funding shortfall and possible ways of gaining additional revenue. He mentions five new ordinance sections for street development.

Connell reviewed the staff report with special attention to reasons why the city was awarded the grant.

There was no public testimony in favor of the proposal, opposed to the proposal, neutral comments or correspondence.

The public testimony was closed.

Dideum commented on the multiple names used for highway 101 and asked for consistency throughout the document.

On **MOTION** by Graff, 2<sup>nd</sup> by Owsley, based on the findings a motion was made to approve and forward the proposed Transportation System Plan; Comprehensive Plan, Zoning and Subdivision Ordinance amendments to City Council with the following changes: 1) insert corrections and additions from DKS memo dated July 7, 2017, and 2) additions and corrections suggested by City staff, Commissioners and public testimony. Motion approved 6-0, Anderson abstained.

OLD BUSINESS

None

NEW BUSINESS

None

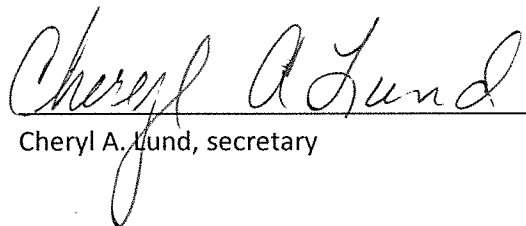
CONCERNS OF THE COMMISSION

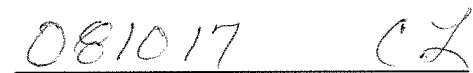
None

QUESTIONS FOR THE LAND USE ATTORNEY

None

On **MOTION** by Davis, 2<sup>nd</sup> by Taggard, the meeting was adjourned at 7:10 pm.

  
Cheryl A. Lund, secretary

  
approved