



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

November 14, 2019

**MEMBERS:** Carl Anderson, Virginia Dideum, Stephanie Dudley, Terry Graff, Russ Taggard, Austin Tomlinson and David Smith.

**STAFF:** Carole Connell, Chad Sweet

## Minutes

The regular meeting of the Gearhart Planning Commission for November 14, 2019 was called to order at 6:00 pm by President Virginia Dideum.

On **MOTION** by Smith, 2<sup>nd</sup> by Anderson, the minutes of October 10, 2019 were unanimously approved.

The financial report of October 30, 2019 was as follows:

Planning Commission Expenses:

Year to date 1,232.77

Balance 11,767.23

Planning Commission Secretary Expenses:

Year to date 3,656.71

Balance 26,343.29

On **MOTION** by Taggard, 2<sup>nd</sup> by Dudley, the financial report of October 30, 2019 was unanimously approved.

## STAFF REPORT

Connell reported attending the Clatsop County Planning Staff meeting today because they are updating their Comp Plan, last done in 1979. She let staff know Gearhart is interested in what happens next to Gearhart's boundary. Smith asked if the city was required to update the plan. Connell said no, updates are not required of smaller cities. Cities are required to comply with status. The city has updated the plan by added the new FEMA regulations, Transportation System Plan elements, Tsunami Hazard Overlay elements. Next updates would include the new Housing Elements and Parks Master Plan in compliance with state law.

Sweet reported the council has had an executive session to discuss possible real estate transaction with the Murphy's for fire station property. Potentially going to the voters in May for a bond. The city will be working with an engineering company doing Geotech work to design the foundation. Foundation design will cost approximately \$25,000 which is being covered by a grant from DLCDC.

The fire department got new rescue tools they are training on, the department is hiring 2 new lieutenants, the fire department has 32 volunteers.

Duncan's Crossing, the bridge across the wetlands between 8<sup>th</sup> and 10<sup>th</sup> has been approved by the state. The city is required to do some archeological work due to the potential of Indian artifacts in that area.

Sweet attended the North West ACT meeting today, a commission within ODOT to give additional information on the 'traffic diet' proposed along Highway 101 as outlined in the cities Transportation System Plan. ODOT will begin planning the project with the city. ODOT will be fixing the light and access at Pacific Way and Highway 101 for improved safety.

Oregon Solution is working on toolboxes both the human side and elk management side to develop a document for communities to prevent future damage and danger that has been happening.

#### COMMISSIONERS REPORTS

None

#### GOALS LIST

No action taken

#### CORRESPONDENCE

None

#### VISITORS COMMENTS

None

#### PUBLIC HEARINGS

None

#### UNFINISHED BUSINESS

C1 Commercial zone discussion. Discussion followed on proposed uses, the ability of staff to administer and summary of issues addressed at the joint work session. Discussion encompassed adherence to the comprehensive plan, businesses for the convenience of nearby residences, businesses that did not heavily impact the tiny core area of town and review of the proposed design guidelines.

Jeannie Mark, 1209 N Cottage – commented on the initial request from Lowenberg for The Crossing was to brew beer which would be a business that would draw tourists. She questioned whether the

additional septic holding tank had been installed. Sweet said he did not proceed with the brewing after realizing how much septic use was coming from the restaurant operation.

Connell will send a clean version of the C1 text amendments to commissioners via email for review and comment.

**NEW BUSINESS**

Parks Plan introduction. Connell provided a copy of the Port Orford and Cave Junction Parks Plan for commissioners to review. She reviewed the Task & Timeline noting the Mayor would appoint a committee that may include a commission member. The commission would hold the initial public hearing.

Code Enforcement. Sweet noted the arears from Article 6 that take the majority of his time on a daily basis and the procedure for handling complaints. Sweet suggested commissioners look at Article 6 for any possible changes that could be addressed in the Goals List.

Tom Thies, 292 Woodland – Article 6, page 6, Section 4(A)(1) signage for C1 zone, Thies noted this section does not designate a maximum size for a sign in the C1 zone and could wrap all around a building. ORD 876, Contractor Work Hours – he expressed concerns about contractor hours in a residential zone and felt they should not be allowed to work before 8am.

It was pointed out City Ordinances provided in the packet were established by the City Council and any changes would need to be made through the City Council.

**CONCERNS OF THE COMMISSION**

None

**QUESTIONS FOR LAND USE ATTORNEY**

None

Meeting was adjourned at 8:06 pm.

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Cheryl A. Lund, secretary

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approved