

August 10, 2021

TO:

Gearhart City Planning Commissioners; Dideum, Smith, Taggard, Graff, Tomlinson, Dudley, Kloepfler. Gearhart City Planner, Carol Connell. Gearhart City Administrator, Chad Sweet.

FROM: Jeanne and Wilson Mark, P.O. Box 2627, Gearhart, OR 97138 and
Victoria Abrahamson, P.O. Box 2093, Gearhart, OR 97138

RE: CUP (Conditional Use Permit) request by Robert Morey/SCOFI, LLC for caretaker dwelling at former Gearhart School. We are requesting, for the benefit of the whole community, complete transparency on what the future intent of Morey/SCOFI, LLC is for this property.

Under Planner Carol Connell's Findings: 41 new paved parking stalls, adding 34 gravel parking spaces, 7,000 gallon septic tank.

Our thoughts:

What does this mean? What are these 75 parking spaces for if the CUP request is for a 2-unit caretaker dwelling? And why is a caretaker dwelling even needed with the perimeter of the property completely fenced in? The findings note the chain link fencing around the perimeter of the property with 2 locked gates as being property improvements. These types of "improvements" look more like what you might see in inner city blight. Still, why the need for a caretaker dwelling except for possibly setting the stage for an automatic granting of residential zoning, once a CUP is granted for a caretaker dwelling.

What is Mr. Morey's/SCOFI's ultimate goal, which is not being made known to us at this time? 75 parking spaces might be considered parking for 36 dwelling units at some future point. Is this where Mr. Morey is headed? Transparency matters to the whole community at this very beginning point. We have seen and experienced enough problems occur within the last 5-10 years when a CUP is brought to the PC without what the community considers to be adequate transparency. We have all seen a community firestorm entail as a result.

The 8+ acres of the Gearhart School property (purchased for \$400,000, plus an educational grant given to the school district) is a prime piece of real estate. That

was quite a bargain. This is too big of a deal to not tread slowly and carefully in considering this conditional use. But really, where is all of this ultimately going? Is this CUP a stepping-stone to automatically being granted residential zoning by way of being granted this CUP first?

We are asking at this time that the Gearhart Planning commission deny the CUP Mr. Morey is requesting for a caretaker dwelling, until which time he makes abundantly clear to the community what his ultimate intentions are for the property, with a carefully and detailed mapping out and with the whole community having an opportunity to weigh in on this. This is 8+ acres of property in Gearhart. And it is property that we all know is in the tsunami inundation zone and that in all likelihood will become a permanent lake when that tsunami does hit. Not a great piece of property to be building multi-family homes on, especially if it's for vulnerable populations.

Thank you for your consideration.