

March 11, 2010

MEMBERS: Matt Brown, Paulina Cockrum, Dan Jesse, Stephanie White and Sarah Nebeker  
(7:30pm)

STAFF: Sabrina Pearson

GUESTS: Tom Thies

Minutes

The regular meeting of the Gearhart Planning commission for Thursday, March 11, 2010 was called to order at 7:00 pm by Vice-president Matt Brown.

On **MOTION** by Cockrum, 2<sup>nd</sup> by White the minutes of January 14, 2010 were unanimously approved.

The financial report as of March 5, 2010 was as follows:

Planning commission Secretary Expenses:

Year to date	2400.19
Balance	1962.81

Planning Commission Expenses:

Year to date	623.63
Balance	1576.37

On **MOTON** by Jesse, 2<sup>nd</sup> by Cockrum, the financial report of March 5, 2010 was unanimously approved.

Pearson reported on an administrative staff request to change Nonconforming Uses, Section 9.060 Destruction of a Nonconforming Use, to read "In the event the destruction of the exterior framing was accidental and exceeds the above percentage, [*Planning Commission may grant a conditional use permit reconstruction*] **the City shall allow the reconstruction of the non-conforming portion of the structure** in the same location provided that the original dimensions, setbacks, and floor area are not exceeded." McNally is requesting the change because insurance companies have a difficult time insuring a nonconforming use. By consensus the commission recommended no change be made to the existing nonconforming use language.

Brown with approval of the commission continued election of officers to the April commission meeting when the entire commission is present.

Discussion followed on a Tsunami Awareness meeting on April 15<sup>th</sup>. Due to a conflict in use of the city council chambers McNally requested the Commission move the April commission meeting to the

15<sup>th</sup>. It was determined an abbreviated commission meeting would begin at 6:30 pm on April 15<sup>th</sup> to be followed by the Tsunami Awareness Emergency Preparedness meeting at 7:00 pm. Proposed speakers would be Tom Horning and Patrick Corcoran, Cockrum would be the moderator. Questions for the speakers should be directed to Cockrum. City Administrator, Fire Chief and Police Chief are to be invited to the meeting to explain the City position in case of an emergency. Time would be allowed for a wrap up with the goal of determine what the next steps would be. Commission members would each bring treats for the meeting. (DUE TO A SCHEDULING CONFLICT THE TSUNAMI AWARENESS EMERGENCY PREPAREDNESS MEETING WAS RESCHEDULED TO TUESDAY, APRIL 13, 7:00 PM GEARHART FIRE STATION AND THE APRIL PLANNING COMMISSION MEETING WAS CANCELLED. CL)

On **MOTION** by Nebeker, 2<sup>nd</sup> by White, Commissioner Schultz was granted an excused absence from the March 11, 2010 commission meeting. Motion unanimously approved.

Brown asked Pearson to explain what is expected of the commission regarding Wind Energy. Pearson noted McNally has a citizen interested in developing wind energy and would like the commission to address the question of what is needed for a resident to put up a wind turbine, does it fall under an existing ordinance or is there need to develop and ordinance. Pearson felt aesthetics, noise, setbacks and safety are items that need to be addressed. The commission is interested in developing a wind generation ordinance, Pearson will present a draft ordinance for review at the May commission meeting. Brown asks that she also provide information on different types of systems.

Pearson gave an overview of areas Council wanted the Commission to review: INVASIVE SPECIES - the commission is to look at the existing ordinance and develop guidelines as to how the public could get rid of invasive species, Pearson will have a list of invasive species ready for the May meeting. OPEN SPACE – Commission is to work on a park master plan and inventory of vacant land available to meet the needs of open space, SYSTEM DEVELOPMENT CHARGES – would be based on the open space study. Pearson would like the commission to look at a draft of a parks master plan in May.

As a concern of the commission White asked about enforcement of *people living in recreation vehicles*. Pearson suggested she talk to McNally as far as enforcement under Article 13.

Brown noted the commission was still one member short and asked the board to encourage potential members to contact city hall for an application.

On **MOTION** by Nebeker, the meeting was adjourned at 8:50 p.m.

*Cheryl A. Lund*

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Cheryl A. Lund, secretary

*June 10, 2010*

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approved