

October 13, 2011

MEMBERS: Matt Brown, Dan Jesse, Sarah Nebeker, Richard Owsley, Todd Schultz and Stephanie White.

STAFF: Sabrina Pearson and Chad Sweet

GUESTS: Hillary Baker, Diane & Robert Widdop, Mr. & Mrs. Richard Fettig and guest.

MINUTES

The regular meeting of the Gearhart Planning Commission for Thursday, October 13, 2011 was called to order at 7:00 pm by President Matt Brown.

On **MOTION** by Jesse, 2nd by Owsley, the minutes of September 8, 2011 were approved. Motion unanimously approved.

The financial report of September 30, 2011 was as follows:

Planning Commission Secretary Expense	
Year to date	1,551.90
Balance	2,531.10
Planning Commission expenses	
Year to date	124.99
Balance	1,875.01

On **MOTION** by Nebeker, 2nd by Schultz, the financial report of September 30, 2011 was approved. Motion unanimously approved.

On **MOTION** by Nebeker, 2nd by Schultz, Commissioner Cockrum was granted an excused absence from the October 13, 2011 commission meeting. Motion unanimously approved.

The public hearing to consider application #11-003 a zone map amendment request submitted by the City of Gearhart to rezone property located between Pacific Way and Avenue A, surrounding Trails End Art Center and further described as Assessors Plat 6 10 10BB, Tax Lot 5700 from R-2/C-1 to P was opened by Brown.

Brown read the hearing disclosure statement into the record. He asked if there was any bias or conflict of interest from Commissioners or if any Commissioner had visited the site. None was declared. Brown asked if there was any challenge from the audience to the Commission hearing the request. None was voiced.

Pearson read portions of the staff report into the record; Application Information, Applicable Criteria, Summary of Findings.

Schultz asked when retaining the rights to the Commercial property if there were any limitations as to where Commercial property could be located.

Pearson said the city had the right to retain the commercial property and transfer the development rights, it was restricted by the public hearing process where 'need' in the city was determined in compliance with city ordinances and state wide planning criteria. Pearson recommends approval of the request with conditions. Pearson noted any development in the P Zone would require a conditional request before the Commission.

Schultz asked about % and location of mixed use.

Pearson stated 25,000 square feet of R-2 with the commercial portion adjacent to Pacific Way (Café).

Diane Widdop, 1236 Fifer Heights, P O Box 2116, Gearhart – stated the request for zone change was sparked by an anonymous donor approaching Widdop and Dick Fettig about donation \$50,000 for development of a permanent site for the people of Gearhart. The property across from the Fire Station would be ideal as a park since it was not desirable for building due to the low flood plain, would be protected from the elements and was close to Pacific Way and the grocery store. The site would be appropriate for a park with walkways, hard scape, picnic tables and benches with a possible water feature or gazebo and, site development would depend on the amount of money available. She met with the ladies from Trails End who could use the picnic tables for art projects during the summer. She has talked to Deanna Moulder to develop a blue print for hard scape and plantings. The site could be a location where benches or donations honoring the memory of loved ones could be placed. The \$50,000 could be seed money for a start.

Pearson stated the city would be eligible for 80% grant funding. The process would be the rezone of the property with an immediate application for a conditional use.

Widdop said the plan after rezone approval is Widdop, Fettig and Moulder would meet and develop a blue print with all of the amenities aiming for easy maintenance landscaping and then submit a conditional use application to the commission.

Nebeker confirmed the Commission would make the final decision on the park design in the conditional use process.

Brown confirmed the Commission would approve any plan in a separate process.

Pearson stated public input would be obtained on the design during the conditional use process.

Widdop felt a couple of port a john's either on the property or located at the fire station property may be needed during the summer months.

Pearson said this was another aspect that would be considered at the conditional use public hearing.

Owsley asked if it was possible to put a crosswalk in the middle of the block.

Sweet said a crosswalk in the middle of a block was not safe when not expected.

Brown mentioned the crosswalk located at city hall.

Sweet said it was in conjunction with the Ridge Path.

Richard Fettig – summer resident, home address 2717 SW English Court, Portland, Oregon 97201 – a friend contacted him with a desire to do something for all of the people of Gearhart not something that would attract people from outside. The goal was to create a project that the people of Gearhart would feel proud of and everyone would approve of, not a commercial venture. The donor would like to remain anonymous until the project is more a reality with the intent to contact other donors to augment the funds. Fettig is excited about the project, has had his house in Gearhart since 1969 and his family has been in town since 1941.

There were no opponents and no correspondence.

Pearson said the application meets the criteria and recommends approval of the application with the conditions.

Sweet waived the right to leave the record open and submit additional comments.

On **MOTION** by Nebeker, 2nd by Jesse, the public hearing was closed at 7:30 pm. Motion unanimously approved.

On **MOTON** by Schultz, 2nd by White, a motion was made to recommend to the City Council adoption of the amendment to rezone the subject property from C-1 Neighborhood Commercial and R-2 Medium Density Residential to P Parks and Open Space with the following conditions:

1. Gearhart will retain the right to rezone through the amendment process the 5,000 square feet of C-1 Neighborhood Commercial Zone land lost in the zone amendment; and
2. The development and use of this property shall be consistent with all applicable criteria including but not limited to city ordinances, resolutions, state and federal laws, and the Gearhart Comprehensive Plan.

3. The current zoning ordinance requires that use or development of P Zone property requires approval of a conditional use permit and an additional public hearing process.

Motion unanimously approved. See attached

Discussion followed on the proposed Comprehensive Plan/Zoning Ordinance revisions. The following 5 items were proposed as talking points with the council for updating the city ordinances:

1. Update facts (enter current census data) in the documents
2. Housekeeping issues (example-incorporate new water system)
3. Strengthen language protecting golf course as park and insure permanence of dune hazard line
4. Review height ordinance regarding 3 story building requirement, add minimum pitch
5. Investigate/improve public involvement

Pearson will develop a paragraph to explain each point and relative time frame for completion for presentation to the council. She is also investigating what the city is able to obtain grants for.

Jesse noted an article in *Outside Magazine* regarding the Cascadia Subduction Zone stating it is a fabulous article worth reading. He asked if the commission was ready for a hazard mitigation update. Pearson noted the update is due in 2013. Pearson will draft a stakeholder's letter to be sent to community partners. Jesse asked the city position of mixed use; resident over business. Pearson said an applicant should make a request to the commission for a conditional use.

White expressed a concern and desire to continue with the commission but also advised the members her delivery date was December and she wants to be a productive contributor to the commission.

On **MOTION** by Nebeker, 2nd by Jesse, the meeting was adjourned at 9:00 pm.

Cheryl A. Lund

November 10, 2011

Cheryl A. Lund, secretary

approved