



CITY COUNCIL AGENDA
September 10, 2018, 6:30PM
CITY COUNCIL CHAMBERS, CITY HALL
29592 ELLENSBURG AVE
GOLD BEACH OR 97444

Call to order: Time: _____

1. **The pledge of allegiance**
2. **Roll Call:**

	Present	Absent
Mayor Karl Popoff		
Council Position #1 Melinda McVey		
Council Position #2 Larry Brennan		
Council Position #3 Becky Campbell		
Council Position #4 VACANT		
Council Position #5 Tamie Kaufman BEGINNING VOTE		
City Administrator Jodi Fritts		
Student Liaison Vacant		

3. **Special Orders of Business:**
 - a. Councilor Brand Resignation
 - b. Swearing in Sgt. Don Miller
4. **Consent Calendar:**
None Scheduled
5. **Citizens Comments**
As presented to the Mayor at the beginning of the meeting
6. **Public Hearing**
None Scheduled
7. **Citizen Requested Agenda Items**
 - a. Wally's House presentation by Executive Director, Jackalene Antunes
8. **Public Contracts and Purchasing**
None Scheduled
9. **Ordinances & Resolutions**
None Scheduled

The City of Gold Beach is dedicated to enhancing quality of life, while promoting health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community

10. **Miscellaneous Items (including policy discussions and determinations)**
 - a. Monthly Update of City Strategic Plan Goals – work that has been planned or accomplished towards Goal 8: Update City Planning
 - b. Additional review and discussion possible code amendments for RVs for temporary housing
 - c. Update on November Fuel Tax Measure and official Candidates for Council seats
11. **City Administrator’s Report**
To be presented at meeting
12. **Mayor and Council Member Comments**
 - a. Mayor Karl Popoff
 - b. Councilors
 - 1) Melinda McVey
 - 2) Larry Brennan
 - 3) Becky Campbell
 - 4) VACANT
 - 5) Tamie Kaufman
13. **Citizens Comments**
As permitted by the Mayor
14. **Executive Session**
None Scheduled

The next regularly scheduled City Council meeting is **Monday, October 8, at 6:30PM** in the Council Chambers of City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon.

15. **Adjourn** **Time:** _____

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SPECIAL ORDERS OF BUSINESS



SECTION 3.

Special Orders of Business

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 3 a.

Council Meeting Date: September 10, 2018

TITLE: Councilor Brand Resignation

SUMMARY AND BACKGROUND:

Councilor Doug Brand sold his Gold Beach home and moved to Brookings this past month to be closer to their business. He sent the following for his resignation:

August 31, 2018

To: Honorable Mayor Popoff, Councilors, City Administer Fritts, City Staff, Chief Wood, Officers, Fire Chief Krieger, Firemen, all the guys in Public Works, Chief Float Fairy Debbie and the staff at the Visitors Center.

As of today, Aug 31, 2018 - 5pm, my position as City Council Position 4 has come to an end. My wife and I have moved to Brookings because of our business. The business has grown to a point that we must be closer, losing the beautiful drive daily from Gold Beach and back. We have sold our house in Gold Beach and have bought another, effective date as of today. Just remember, it's business, not personal.

I have enjoyed the nine plus years I've spent with all of you. The things we have accomplished together are such as to propel the City forward, always with an eye on the future, not forgetting the past.

I like to think we were always proactive, not reactive, and looking creatively to fund our plans and projects in a fiscally responsible manner. Oh, and have fun doing it! I have always believed and will always believe that you cannot let the tail wag the dog, you heard me say that often. Listen to the 5%, but do not let them control you!

You all know where the bakery is in Brookings, north end of town, stop by and say hello. I won't be there a lot for a few months, I have another house to redo a little bit, like paint the



SECTION 3.

Special Orders of Business

entire inside, some lighting, plumbing and whatever else she can come up with, along with maybe another business we may be getting into soon. And she says I'm retired. HA!

From my Navy SEABEE days- "The difficult we can do today. The impossible, takes a little longer."

Lastly, from Lee Iacocca- "EITHER LEAD-FOLLOW-OR GET OUT OF THE WAY!"

DOUG BRAND

Former City Councilor Position 4



SECTION 3.

Special Orders of Business

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **3 a.**

Council Meeting Date: September 10, 2018

TITLE: Sgt Don Miller Swearing In

SUMMARY AND BACKGROUND:

Sergeant Miller comes to us from Brookings after a long career in Houston TX. He's originally from Brookings. After high school he served in the Army and then became a Houston police officer after being honorably discharged. He retired back to Oregon a few years ago and went to work for Brookings PD, but lived here in Gold Beach. We initially had not intended to fill the Sergeant position, but we couldn't pass him up when inquired. He brings a new level of skills and depth to the department that all of the officers will benefit from. This is the first Council meeting opportunity for the Mayor's swearing in of Sgt Miller. Mayor Popoff will recite the brief oath from the City's Charter.



CITIZEN REQUESTED AGENDA ITEMS



Gold Beach

SECTION 7.

CITY REQUESTED AGENDA ITEMS

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **7. a.**

Council Meeting Date: September 10, 2018

TITLE: Presentation from Executive Director of Wally's House

SUMMARY AND BACKGROUND:

Jackalene Antunes, Executive Director for Wally's House, requested to address the Council regarding their organization and mission.





MISC. ITEMS

(Including policy discussions and determinations)



MISC ITEMS (including policy discussions & determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **10. a.**
Council Meeting Date: September 10, 2018

TITLE: MONTHLY STRATEGIC PLAN GOAL REVIEW

SUMMARY AND BACKGROUND:

This month is GOAL 8: Update City Planning

REVIEW CHART IS ATTACHED

City of Gold Beach Strategic Plan

(formerly Business Plan)

SEPTEMBER 2018 REVIEW

Goals & Objectives	Priority/Action Items	RP	Target Date
GOAL 8: Update City Planning			
<ul style="list-style-type: none"> Become more proactive in planning activities 	<p>a</p> <p>Update the current city sign code and incorporate it into the zoning ordinance</p> <p>*We haven't done anything on this. The current version of the code we use was adopted in 2004. There are likely changes in state and/or federal laws related to signs since that time. The rewrite we worked on in 2011-2013 was a very detailed version of a LOC model code.</p> <p><u>PRIOR REVIEW COMMENTS</u> <i>*Staff has done nothing with this the past year. Again, this was one PC member's pet project. We have not had any requests to change our current code...ever. But if this is a Council priority staff will get back to it.</i> <i>*From 2011-2013 the Planning Commission worked on a total re-write of the current sign code. The Council reviewed the proposed code and held a workshop in spring 2015 with little citizen involvement. The consensus was to start over with a simpler code from a similarly sized city. The CA will research and present 3 options to the Council for their review.</i></p>	CA/CC	<p>05/2011 12/2012 09/2016</p> <p>ASSIGN DATE?</p>
	<p>b</p> <p>Develop general zoning standards for "hot button" topics such as:</p> <ul style="list-style-type: none"> Homeless shelters Wind turbines No pornography near schools Credit for on-street parking and parking in general Viewscape/viewshed protection standards Height limits—generally Maximum/minimum setbacks in commercial and high density residential zones 	ASD/CC	03/2012

City of Gold Beach Strategic Plan

(formerly Business Plan)

SEPTEMBER 2018 REVIEW

Goals & Objectives	Priority/Action Items	RP	Target Date
	<ul style="list-style-type: none"> Affordable housing <p>* We applied for a grant through DLCD this spring for a Housing Needs Assessment. We just found out last month we were approved. DLCD will be the one hiring the contractor (they will be doing several small cities and smaller counties). Look to see that draft spring 2019.</p> <p>Are there any current Council land use priorities you would like staff to address?</p> <p><u>PRIOR REVIEW COMMENTS</u> <i>*Affordable housing has been a regional topic for the past 2 years specifically. City staff will continue to work with regional efforts. We did approve provisions for tiny houses and accessory dwellings units which will go into effect next week so hopefully that will help. The provisions for ADUs can help not just housing but also the economy by offering an income source for owners. *Consensus was affordable housing was the most urgent issue especially since the hospital construction is now underway.</i></p>		
	<p>Investigate the ODOT Safe Routes to School program for possible grant opportunities for the library sidewalk and other pedestrian/bike path projects.</p> <p>*Staff has some sidewalk priorities we have discussed with ODOT. Are there any path/sidewalk areas that are an issue for the Council?</p> <p><u>PRIOR REVIEW COMMENTS</u> <i>The library sidewalk was finished in 2014! Next focus will be bike/path identified in the Urban Renewal plan.</i></p>	CA	11/2010 ONGOING

City of Gold Beach Strategic Plan

(formerly Business Plan)

SEPTEMBER 2018 REVIEW

Goals & Objectives		Priority/Action Items	RP	Target Date
	d	<p>Update the land division code</p> <p>*I was just contacted today by a planner that wants to assist on this project and it may not cost us anything!</p> <p><u>PRIOR REVIEW COMMENTS</u> <i>*We need to see if maybe we can find an intern or a RARE/Americorps person to assist with this. We just don't have the staff to devote to it.</i> <i>*This needs a complete revision not just an update.</i></p>	CA/CC	<p>06/2012 06/2013</p> <p>ASSIGN DATE?</p>
	e	<p>Formulate site review/site design standards for building permit and land use applications. This would include landscaping requirements OPEN SPACE OPTIONS.</p> <p>*Now that UR and GBMS are up and running is this something we want to discuss in an URA meeting?</p> <p><u>PRIOR REVIEW COMMENTS</u> <i>This was an issue for one particular PC member several years back.</i></p>	CA/CC	<p>07/2011 06/2013</p> <p>ASSIGN DATE?</p>
	f	<p>Triage the current Comprehensive Plan and begin the process of updating the chapters (current comp plan circa 1984).</p> <p>*This has not been addressed. We will get moving on this now that we have full planning staff.</p> <p><u>PRIOR REVIEW COMMENTS</u> <i>*Pursue funding through DLCD or other sources to completely re-write the plan with a focus on resiliency throughout each chapter and goal.</i></p>	CA/CC	<p>01/2011</p> <p>ASSIGN DATE?</p>



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 10. b.

Council Meeting Date: September 10, 2018

TITLE: Additional Review and Discussion of Proposed Code Amendments for RV Temporary Housing

SUMMARY AND BACKGROUND:

I have attached the full August packet which contains the initial Citizen Request and the staff proposed conditions for additional discussion and review. It appears that the original requestor may have moved out of the area so I'm not sure if that has any bearing on your discussion, but I did want to mention it. Councilor Kaufman asked some folks for input that she can share with you. On the staff side I have had a few citizens voice concerns about enforcement and proliferation of junky RVs. Would you like staff to send out a survey like we did with the gas tax so we can solicit citizen comments? We don't seem to have a lot of success with in-person workshops.



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 10. b.

Council Meeting Date: August 13, 2018

TITLE: Proposed Code Amendments for RV Temporary Housing

SUMMARY AND BACKGROUND:

Citizen Deborah Lewis requested to address the Council last month about a partial solution to the local housing crisis. She provided a written narrative and also spoke with the Council about her proposal. A copy of her written narrative (unfortunately with my chicken scratches on it) is attached to this update report.

As directed at the July meeting, staff has put together a starting point proposed code amendment.

~ ~ ~

COPY OF PRIOR REPORT TO THE COUNCIL FROM JULY 2018:

Request to Address Council regarding Recreational Vehicle Use

Deborah Lewis would like to address the council regarding RV use for additional dwelling units within the City. Unfortunately, in preparing the Council packet I somehow managed to mislay her very nice narrative of what she would like to propose. I will try to summarize and she can flesh in the details at the meeting.

Ms. Lewis has a carport area where she stores her RV while not in use. Because our housing shortage is at critical mass she has had offers to rent her RV as a dwelling unit. I'm quite certain she is not the only one in town. The zoning code prohibits long-term habitation of an RV. This prohibition is based on the state building code regulations regarding recreational vehicles.

I agree we have a critical housing shortage and we need to think creatively about how to address and solve the issue. This could be one avenue, under the right circumstances. If the Council wants to entertain the idea I can check with state building codes about state prohibitions, if any.

REPRINT OF AUG 2018 REPORT

ISSUE: Lack of sufficient rental housing units within the City which has created a hardship for governmental agencies and other employers to attract and retain workers to our area.

PROPOSED SOLUTION: Allow the temporary use of an approved temporary housing site for the use of a road ready RV under specific circumstances for a temporary housing unit.

PRO	CON
Would allow for additional short-term rental units to increase rental stock in town	Potential for additional nuisance and/or zoning code violations related to improper use of the RVs
Can assist property owners with extra income	Use of non-code compliant “junker” RVs which could potentially create hazardous conditions for the occupant(s) and possibly neighboring properties
	Potentially not permitted by state codes
	Potential competition to local RV parks

The staff regulations proposed below are meant to be a starting point for the Council discussion and are intended to make the proposed use compatible with surrounding properties and to minimize conflict between the use and the use of adjacent properties. The regulations proposed are also to help ensure that undue burden is not placed on City compliance staff to monitor and enforce the proposed use.

PROPOSED CODE AMENDMENT TO ALLOW USE OF AN APPROVED SITE FOR SITING OF A LICENSED AND ROAD READY RV FOR TEMPORARY HOUSING.

The temporary use of an approved site for use by a licensed RV shall only be permitted under the following circumstances, and after City staff review and permit issuance:

- 1) Only properties with an existing single-family dwelling are eligible for a temporary housing site. No vacant lot sites will be permitted.
- 2) The use of a temporary housing site is by permit only.
- 3) The temporary housing site is intended for use by RVs owned by persons other than the dwelling owner and is not intended as an ADU rental for the property owner’s personal RV.
- 4) The use of temporary housing site permits is not meant to compete with existing licensed RV parks. Permits will be issued for use only between the months of May through October. In the non-tourism season months of November through April all RVs shall be required to be placed within licensed RV parks. Permits must be reviewed and renewed annually.

REPRINT OF AUG 2018 REPORT

- 5) The temporary housing site shall be fully contained within a garage or a covered carport. The temporary housing site may not be located in a private or City road right-of-way.
- 6) The temporary housing site pad shall be at least 10' wide and 35' long and shall be permanently surfaced with either poured concrete or asphaltic concrete (see photos 1 & 4 below). Siting an RV on gravel, dirt, lawn, or other non-permanent surfaces is prohibited. Siting of the pad location must comply with setback requirements of the zone.
- 7) The temporary housing site shall have electric, water, and sewer connections separate from the main dwelling services. Use of extension cords or hoses fed from the main dwelling or accessory structures is prohibited. The separate services to be installed shall be similar to RV park requirements: potable water service via spigot or similar delivery, hard plumbed sewer clean out for attachment of the RV waste line, and at least a 30-amp electrical service/pedestal (see attached photos for samples).
- 8) The installation of the required site pad and utility services shall be in compliance with all city, county, and state code requirements for such work.
- 9) RVs sited in an approved temporary housing site shall be licensed and road ready at all times. RVs older than 10 years proposed to be sited in a temporary housing site shall receive prior authorization from the planning department prior to placement.
- 10) The temporary housing site is intended for use as a temporary month-to-month rental and advertising or use of the site as a vacation rental is prohibited.
- 11) Property owners will be required to comply with the provisions of the City Business License Code.
- 12) Nothing in this code is intended to prevent the lawful storage of a licensed, parked/stored, and unoccupied RV on properties within the City.
- 13) Enforcement of the provisions of this code shall be subject to the standards contained within the City Nuisance & Offense Code.

EXAMPLE PHOTOGRAPHS OF PERMANENT UTILITY CONNECTIONS ARE PROVIDED ON THE FOLLOWING PAGES FOR DISCUSSION PURPOSES

REPRINT OF AUG 2018 REPORT



REPRINT OF AUG 2018 REPORT



REPRINT OF AUG 2018 REPORT



REPRINT OF AUG 2018 REPORT

Attachment

Amending Section 3.040 in regards to Accessory Dwelling Unit, (ADU's)

As stated in specific ADU siting standards 4) ADU shall not be used for vacation rental dwellings or rentals of less than 30-day increments and may not be advertised as such.

I would like to recommend that as part of the ADU housing, that RV spots can be used to create temporary housing. This would have to meet certain requirements such as filing for a permit and after meeting the requirements a special use permit will be issued.

Requirements for this are as follows:

For RV spots to be used on private property in city limits

RV spots must have city water, sewer hook ups, and electricity

Not in front yards or on the street but on side yards or back yards

Be inspected and approved by city inspector

They cannot be used as vacation rentals for less than 30 days

Can be rented for 30 days and for no more the 6 months

RV's

RV's must be 200'-600 'in size

Must have hooked ups to water and sewage

Have electricity, have cooking and heating

Limitation on age and
type of RV -
licensed
operational

I feel that this will help with the housing rental shortage we have in gold beach. It will allow people who have RV spots that they may not be using (that have full hook ups) to be rented out for a short term. Many people who are looking for houses to buy or are here for seasonal vacationing longer the 30 days have a hard time finding places to rent. We have traveling nurses and doctors that have trouble finding places to rent and don't want to be in an RV park but would rather be in a quite more secure place. I think that by allowing Tiny houses and Garage conversions is a great start to the problem it may take time and money that some people don't have. But by allowing RV spots on private properties to be rented out is an immediate solution to the rental problem and will give people time to put up a tiny house or convert an empty garage for future use. This is not for everyone and I believe that it needs to be monitored and have restrictions but it can also be a great immediate solution to our housing problem.

Setbacks -
Inspection - Pw/Fire/Planning
Permit -



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **10. c.**

Council Meeting Date: September 10, 2018

TITLE: Election Update

SUMMARY AND BACKGROUND:

Candidate filings for the November election for Positions 1, 3, & 5 closed on August 28th. We provided the list of eligible candidates to the County Clerk to be included on the ballot. I have attached a copy of the names. We have a total of SEVEN (7)! candidates for the 3 spots—I think that might be a record.

Also, on the ballot will be the Fuel Tax Measure #8-94.



City of Gold Beach

29592 Ellensburg Avenue • Gold Beach, OR 97444

Administration: 541-247-7029 • Police: 541-247-6671 • www.goldbeachoregon.gov

Visitor Center: 541-247-7526 • www.visitgoldbeach.com

Saturday, August 25, 2018

Renee Kolen
Curry County Clerk

RE: City Council Candidates for November 6th Ballot

Dear Renee:

The following individuals have met the filing requirements to be candidates for the respective City Council positions for the November 6th election. I have listed their names as they stated they would like them to appear on the ballot. For your records I have included copies of their SEL 101 forms—please let me know if you need the original pages.

Council Position #1

- Summer Matteson, filed by petition on June 13th, signatures verified August 20th
- Deborah Lewis, filed by paying required filing fee on June 18th
- Bernice Torrez, filed by paying required filing fee on August 16th

Council Position #3

- Incumbent Becky Campbell, filed by paying required filing fee on June 11th
- Anthony Pagano, filed by petition on July 10th, signatures verified on July 11th

Council Position #5

- Incumbent Tamie Kaufman, filed by paying required filing fee on July 12th
- Amy Gaddis-Parker, filed by petition on June 6th, signatures verified on July 16th

Please let me know if you need anything additional from me for these candidates to be included on the November 6th ballot to run for City elected office. Thank you.

Sincerely,

Jodi Fritts, City Administrator
jfritts@goldbeachoregon.gov

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