



This is to notify you that City of Gearhart has proposed a land use regulation that may affect the permissible uses of your property and other properties in the Flood Hazard Overlay Zone.

On October 9, 2025 City of Gearhart will hold a public hearing regarding the adoption of an ordinance to amend the Gearhart Zoning Ordinance File #25-09ZTA – Zoning Text Amendment to Section 3.10 Flood Hazard Overlay Zone to implement Endangered Species Act Pre-Implementation Compliance Measures (ESA PICM). The (city) has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the Flood Hazard Overlay Zone, and may change the value of your property. The amendment does not change the boundaries of the Flood Hazard Overlay Zone.

The Gearhart Planning Commission will hold the public hearing on Thursday, October 9th, 2025, at 6:00 p.m. in Gearhart City Hall, 698 Pacific Way, via video and teleconference call. You can get participation information at <https://www.cityofgearhart.com/calendar> closer to the hearing date.

Relevant approval criteria are found in the Gearhart Zoning Ordinance Article 11 Amendments, Article 13 Administrative Provisions, and the Gearhart Comprehensive Plan Sections on Land Use Planning, Public Participation, Natural Resources, Flood Hazards and Housing.

A copy of the application, all documents, staff reports, evidence relied upon, and applicable criteria pertinent to the decision are available for review at Gearhart City Hall, 698 Pacific Way. Copies may be obtained at a reasonable cost. For additional information or to schedule an appointment to review the file in person you may call the (city) Planning Department at 503-738-5501.

All interested parties are invited to express their opinion for or against the request at the hearing, by letter addressed to the Gearhart Planning Commission, P. O. Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com received by 5:00 p.m. the Tuesday prior to the hearing. The public hearing will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance.

Any person testifying may appeal the decision; however, failure to raise an issue, including constitutional or other issues regarding conditions of approval, with sufficient specificity to afford the City and parties to the request an opportunity to respond to the issues precludes appeal on said issue to the State Land Use Board of Appeals (LUBA), or to seek damages in circuit court due to a condition of approval.

Angoleana R. Torres
Gearhart Planning Commission
City of Gearhart

Mail/POST 09/20/2025

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