



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

THIS IS TO NOTIFY YOU THAT THE CITY OF GEARHART HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT PERMISSABLE USES OR THE VALUE OF YOUR PROPERTY AND OTHER PROPERTIES IN THE GEARHART URBAN GROWTH BOUNDARY

Notice is hereby given in accordance with Section 13.030 of the Gearhart Zoning Ordinance the Gearhart City Council will hold a public hearing on Wednesday, June 5, 2019 at 7:00 pm., Gearhart City Hall 698 Pacific Way, Gearhart, Oregon 97138. File #19-001CP.ZTA initiated by Gearhart Planning Commission is funded by a state Coastal Resiliency Grant and is based on the state model Tsunami Evacuation Guidebook.

PROPOSAL: The proposal amends the Comprehensive Plan Background Report page 30 amending the Tsunami section with an updated description of the geologic hazards, DOGAMI maps and resiliency protection. The Comprehensive Plan Geology and Geologic Hazards Section Goal 7 page 9 is proposed to be amended by adding new plan policies and map references. The proposed Zone Code amendments create a Tsunami Hazard Overlay Zone with definitions, permitted and conditional uses, exceptions, route requirements and a flexible development option.

REVIEW CRITERIA: Relevant review and approval criteria for the amendments are in Zone Code Article 11 Amendment Criteria; the Gearhart Comprehensive Plan and the Oregon Statewide Planning Goals.

A copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the request are available for review on the city website www.cityofgearhart.com and at Gearhart City Hall at the office of Chad Sweet, 503-738-5501 and copies may be obtained at a reasonable cost. Staff reports will be available for inspection at no cost and may be obtained at reasonable cost seven (7) days prior to the hearing. All interested parties are invited to express their opinion for or against the request at the hearing or by letter addressed to the Gearhart City Council, Post Office Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com received prior to 4:00 o'clock pm the day of 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.

About this Notice: In 1988 Oregon voters passed a law known as Ballot Measure 56. It requires that notices be mailed to landowners when a change in land-use laws might limit the use of their property. The law requires the City of Gearhart to use the wording in such notices, even though the wording does not describe the likely effects from the change in land use laws. The Measure also requires the notice to say that the City of Gearhart has determined that the proposed land use changes "*may change the value of your property*". However, the City of Gearhart does not know how these amendments might affect the value of your property, if at all.

NOTICE TO MORTGAGE LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

Chad Sweet
City Administrator
City of Gearhart

Publish/ Post 5/16/2019

PH060519