



# CITY OF GEARHART

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September 24, 2022  
PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 Administrative Provision of the City of Gearhart Zoning Ordinance the Gearhart Planning Commission will hold the following public hearing on Thursday, October 13, 2022 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.

File #22-07.ZMA - Zone change request submitted by Iron Tribe located at 1401 Oster Rd and further described as Assessors Plat 6.10.10D, Taxlot 1400. Said request is to change the zone from Rural Agricultural RA Section 3.0 Rural Agricultural Zone to Commercial C-2 Section 3.5 General Commercial Zone. In order to locate a Residential Facility as defined in GZO Section 1 Definitions.

Criteria relevant to the zone change are Zoning Ordinance Section 3.0 Rural Agricultural Zone RA, Section 3.5 General Commercial Zone C-2, and Article 11 Amendments.

A copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the requests are available for review on the city website [www.cityofgearhart.com](http://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 seven (7) days prior to the hearing. 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](mailto: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.

Angoleana R. Brien  
Gearhart Planning Commission  
City of Gearhart

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