



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
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March 23, 2023  
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, April 20, 2023 at 6:00 p.m. at 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 #23-03.ZMA - Zone change request submitted by SCOFI Gearhart, LLC, located at 1002 Pacific Way and further described as Assessors Plat 6.10.10BA, Taxlot 800 & 1500. Said request is to change the zone from Public and Semi-Public P/SP Section 3.8 Public & Semi-Public Zone to Medium Density Residential R-2 Section 3.2 Medium Residential Zone R-2, In order to develop and use the subject property for a single-family dwelling and as allowed in the R-2 zone.

Criteria relevant to the zone change are Zoning Ordinance Section 3.8 Public and Semi-Public Zone, Section 3.2 Medium Residential Zone, Section 3.10 Flood Hazard Overlay Zone, Section 3.11 Freshwater Wetland and Lake Overlay Zone, Section 3.14 Tsunami Hazard Overlay Zone, Article 4 Transportation Improvements and Access Management, Article 6 Supplementary Provisions, Article 11 Amendments, Article 13 Administrative Provisions and Comprehensive Plan General Development Goals, Open Space, Scenic Areas, Historic and Natural Resources, Geology and Geologic Hazards, Housing, Public Facilities and Services, and Transportation.

A copy of the application, all documents, staff reports, evidence relied upon, and applicable criteria pertinent to the requests will be available for review and may be obtained seven (7) days prior to the hearing on the city website [www.cityofgearhart.com](http://www.cityofgearhart.com) and Gearhart City Hall at the office of Angoleana Brien, 503-738-5501. Copies may be obtained at a reasonable cost. 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 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. Brien  
Gearhart Planning Commission  
City of Gearhart

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