



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138

(503) 738-5501 • (503) FAX 738-9385

January 16, 2024

## 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, February 8th, 2024, 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.

Proposal: File #23-06ZTA. The proposed legislative text amendment would amend the Gearhart Zoning Ordinance Article 3 (Listing of Outright or Conditional Uses Permitted in Residential and Commercial

Zones):

- Section 3.230 (Conditional Uses in the R-2 Medium Density Residential Zone); and
- Section 3.245 (Exceptions to Standards in the R-2 Medium Density Residential Zone).

Relevant approval criteria are found in the Gearhart Zoning Ordinance Article 11 Amendments; the Gearhart Comprehensive Plan and the Oregon Statewide Planning Goals.

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 Torres, 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. Torres  
Gearhart Planning Commission  
City of Gearhart

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