



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
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June 21, 2025
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, July 10th, 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.

File #25-005FZMA – Floating Zone change request submitted by Megan Masterson, located at 567 Pacific Way and further described as Assessors Plat 6.10.09AA, Taxlot 05900. Said request is to change the zoning of the northern 5,000 square feet of said lot from R-2 Section 3.2 Medium Density Residential Zone R-2 to C-1 Section 3.4 Neighborhood Commercial Zone C-1 using 5,000 square feet of C-1 floating zone established by Ordinance 860.

Criteria relevant to the zone change are Zoning Ordinance Section 3.2 Medium Residential Zone, Section 3.4 Neighborhood Commercial 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 City of Gearhart Comprehensive Plan.

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 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 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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