



Gearhart Planning Commission
Gearhart City Hall

**Thursday, October 9, 2025
6:00 p.m.**

AGENDA

Call to Order

- Mesberg Excusal Request

Consent Agenda:

Minutes – September 11, 2025

Financial Report – September 24, 2025

Correspondence – David Bowes – Post Office Parking

Reports:

Staff

Commissioner

Visitors Comments - Not Related to Agenda

Public Hearings:

- File #25- 25-07APPL – Appeal of expiration of a Vacation Rental Permit submitted by Jeff Miller, located at 101 5th St. and further described as Assessors Plat 6.10.04DD, Taxlot 07500. Said request is to reinstate the expired permit.
- File #25-08ZTA – Zoning Text Amendment of Gearhart Zoning Ordinance Article 1 Definitions and Article 6 Supplementary Provisions to define pickleball, prohibit pickleball in and within a distance of residential zones and uses, and establish pickleball as a conditional use in other areas.
- File #25-09ZTA – Zoning Text Amendment replacing the entirety of Gearhart Zoning Ordinance Section 3.10 Flood Hazard Overlay Zone with text implementing the Oregon Model Floodplain Management Ordinance including Endangered Species Act Pre-Implementation Compliance Measures (ESA PICM). The amendment does not change the boundaries of the Flood Hazard Overlay Zone.

Unfinished Business:

New Business:

Information / Discussion:

Concerns of the Commission:

Questions for Land Use Attorney:

Angoleana R Torres, secretary

THE OCTOBER COMMISSION MEETING WILL BE HELD AT CITY HALL AND VIA ZOOM. PLEASE CHECK THE CITY WEBSITE CALENDAR FOR THE MEETING LINK. ALL CORRESPONDENCE SHALL BE RECEIVED NO LATER THAN 5:00 PM THE TUESDAY PRIOR TO THE MEETING.