



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
(503) 738-5501 • (503) FAX 738-9385

February 22, 2019  
PUBLIC NOTICE

Notice is hereby given in accordance with Section 13.030 of the Gearhart Zoning Ordinance the Gearhart Planning Commission will hold a public hearing on Thursday, March 14, 2019 at 6:00 pm., Gearhart City Hall 698 Pacific Way, Gearhart, Oregon 97138.

File #19-001CP.ZTA initiated by Gearhart Planning Commission for the state Coastal Resiliency Grant (#TA-306-CRG-001) process. Comprehensive Plan and Zone Code amendments are based on the DLCDC model Tsunami Evacuation Guidebook. The proposal amends the Comprehensive Plan Background Report page 30 amending the Tsunami section with an updated description of the geologic hazards, DOGAMI maps and resiliency protection. The Comprehensive Plan Geology and Geologic Hazards Section Goal 7 page 9 is proposed to be amended by adding new plan policies and DOGAMI map references. The proposed Zone Code amendments create a Tsunami Hazard Overlay Zone with definitions, permitted and conditional uses, exceptions, route requirements and a flexible development option. Approval criteria relevant to the request are the Gearhart Zoning Ordinance Article 11 Amendments, the Comprehensive Plan Citizen Involvement, Revision, Implementation and Process Goals 1 & 2, the Transportation System Plan and the LCDC Statewide Planning Goals.

A copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the request 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 at reasonable cost seven (7) days prior to the hearing. All interested parties are invited to express their opinion for or against the request at the hearing or by letter addressed to the Gearhart Planning Commission, Post Office 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.

Cheryl A. Lund  
Planning Commission Secretary  
City of Gearhart

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