



# CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138  
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July 22, 2021  
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, August 12, 2021, at 6:00 p.m. Gearhart City Hall 698 Pacific Way.

File #21-03CU – Conditional Use request submitted by SCOFI Gearhart, LLC (Robert Morey) for property located at 1002 Pacific Way (Gearhart School) and further described as Assessors Plat 6.10.10, Tax Lots 800 and 1500. Said request is to develop four (4) existing classrooms at the north end of the building into living space for a building and grounds caretaker in the Public and Semi-Public Zone.

Criteria relevant to a conditional use permit application is Zoning Ordinance GZO Section 3.8 Public and Semi-Public Zone; Section 3.13 Freshwater Wetland and Lake Overlay Zone; Section 3.14 Tsunami Hazard Overlay Zone; Article 4 Transportation Improvements & Access Management; Section 6.060 Off-Street Parking Requirements; Section 8.040 Conditional Use Review Criteria; Section 8.060 Additional Modification of Standards for CUP and Article 13 Administrative Application, Notice & Hearing Procedure

A copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the requests 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, 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 prior to 4:00 o'clock pm the day of the hearing.

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  
Gearhart Planning Commission  
City of Gearhart

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