



CITY OF GEARHART

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

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED November 30, 2023

1. APPLICANT: Pacific Cottages LLC, Att: Nathan Sasaki PHONE: 503.595.2843
MAILING ADDRESS: 415 NW 11th Avenue, Portland, OR 97209
EMAIL ADDRESS: nathan@apexcre.com CELL PHONE: _____
2. PROPERTY OWNER: Pacific Cottages LLC, Att: Nathan Sasaki PHONE: 503.595.2843
MAILING ADDRESS: 415 NW 11th Avenue, Portland, OR 97209
EMAIL ADDRESS: nathan@apexcre.com CELL PHONE: _____
Land Use Planner
3. ~~SURVEYOR/ENGINEER~~: Mackenzie, Att: Brian Varricchione PHONE: 971.346.3742
MAILING ADDRESS: 1515 SE Water Avenue Suite 100, Portland, OR 97214
EMAIL ADDRESS: bvaricchione@mcknze.com CELL PHONE: _____
4. LEGAL COUNSEL: Schwabe, Williamson & Wyatt, Att: Garrett Stephenson PHONE: 503.796.2893
MAILING ADDRESS: 1211 SW Fifth Avenue, Suite 1900, Portland, OR 97204
EMAIL ADDRESS: gstephenson@schwabe.com CELL PHONE: _____
5. PROPERTY LOCATION: 67 N Cottage Avenue, Gearhart OR 97138
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: 61010BB03901, 61010BB04200
(B) ADDITION, BLOCK, AND LOT: Gearhart Park Block 5, Lots 1, 2, 6, & 8

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) _____ DATE: _____
PRINT _____
8. SIGNATURE (OWNER) Nathan L DATE: 11/10/23
PRINT _____

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF
DOES APPLICANT OWN ANY MONEY TO THE CITY? No IF SO, AMOUNT N/A
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF AS (INITIAL)



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\$ PAID (B)
TO OR
CHK# 7397701
1/29/24

ZONING AMENDMENT APPLICATION

APPLICANT: Pacific Cottages LLC

APPLICATION FEE: \$3500.00 PD

\$ PAID (B)
3500.00
CHK# 7178954
12/27/23

TEXT AMENDMENT

1. PAGE AND SECTION TO BE AMENDED Sections 3.230 and 3.245
2. TEXT AMENDMENT REQUESTED: Allow hotels legally established prior to the passage of the Zoning Ordinance of October 1994 as conditional uses in the R-2 zone.
3. REASON FOR REQUEST: Limit financial risk and avoid nonconforming status to make it easier to perform structural upgrades, repair fire damage, or similar changes if needed in the future without violating the rules for nonconforming uses.
4. HOW IS THE PROPOSED REQUEST CONSISTENT WITH THE COMPREHENSIVE PLAN?
See attached narrative.
5. IS THERE A PUBLIC NEED FOR THE PROPOSED REQUEST, PLEASE EXPLAIN: _____
See attached narrative.

ZONE MAP AMENDMENT

1. CHANGE OF ZONE FROM _____ TO _____
2. HOW IS THE PROPOSED REQUEST CONSISTENT WITH THE COMPREHENSIVE PLAN?

3. HOW WILL THIS AMENDMENT MEET A LAND USE NEED? _____
4. EXPLAIN HOW THE PROPOSED AMENDMENT WILL BE COMPATIBLE WITH THE LAND USE DEVELOPMENT PATTERN IN THE VICINITY OF THE REQUEST _____
5. IS THE LAND PHYSICALLY SUITABLE FOR THE USES TO BE ALLOWED IN TERMS OF SLOPE, SOILS, FLOOD HAZARDS AND OTHER RELEVANT CONSIDERATIONS? PLEASE EXPLAIN: _____
6. ARE THE PUBLIC FACILITIES AND SERVICES, INCLUDING TRANSPORTATION SYSTEMS AND ACCESS AVAILABLE TO ACCOMMODATE THE PROPOSED USE? PLEASE EXPLAIN _____

IF ZONING MAP IS TO BE AMENDED SHOW AREA ON MAP (ATTACHED)
PLOT PLAN MUST ACCOMPANY APPLICATION IF REQUIRED.

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