



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
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March 23, 2018
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, April 12, 2018 at 6:00 pm., followed by the Gearhart City Council holding a public hearing on Wednesday, May 2, 2018 at 7:00 pm. Both hearings will be held at Gearhart City Hall 698 Pacific Way, Gearhart, Oregon 97138.

Said hearings are legislative in order to consider proposed Article 5 Flood Hazard Overlay Zone amendments (file #18-003ZTA) to bring the ordinance in compliance with Federal Emergency Management Agency (FEMA) and the revised Flood Insurance Rate Map (FIRM). Approval Criteria relevant to the request are the Gearhart Comprehensive Plan, Gearhart Zoning Ordinance Article 5 Flood Hazard Overlay Zone and Article 11 Amendments, and DLCD Statewide Planning Goals.

A copy of the Flood Insurance Rate Map (FIRM) showing properties *removed* from significant flood Hazard, *added* to significant flood hazard and *unchanged* can be reviewed at the City of Gearhart website www.cityofgearhart.com, Helpful Resources, FEMA Flood Hazard Map, <https://arcg.is/1a4XOW>. The proposed text amendments, all documents and evidence relied upon and applicable criteria pertinent to the request are available for review on the city website 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 hearings or by letter addressed to the Gearhart Planning Commission or Gearhart City Council respectively, Post Office Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com received prior to 4:00 o'clock pm the day of the hearings. The public hearings will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance.

Any person testifying may appeal the City Council 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.

Chad Sweet
City Administrator
City of Gearhart

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