



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
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November 19, 2022
PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 Administrative Provision of the City of Gearhart Zoning Ordinance, the Gearhart City Council will hold the following public hearing on Wednesday, December 7, 2022 at 6:00 p.m. in Gearhart City Hall, 698 Pacific Way, via video and teleconference call. You can get participation information at <https://www.cityofgearhart.com/calendar> closer to the hearing date.

File #22-08.ZMA - Zone change request submitted by Michael Morgan for property located at 1777 Pine Ridge Dr. & 1837 Pine Ridge Dr. and further described as Assessors Plat 6.10.3BA, Taxlot 1700 & 1800. Said request is to change the zone from Low Density Residential R-1 Section 3.1 to High Density Residential R-3 Section 3.3. In order to expand the existing apartment complex.

Criteria relevant to the zone change are Zoning Ordinance Section 3.1 R-1 Zone, Section 3.3 R-3, Zone, Sec 3.13 Freshwater Wetland Overlay Zone, Section 3.14 Tsunami Hazard Overlay Zone, Article 4 Transportation Improvements, Article 6 Offstreet Parking, and Landscaping requirements.

A copy of the application, all documents and evidence relied upon, staff report, and applicable criteria pertinent to the requests are available seven (7) days prior to the hearing for review on the city website www.cityofgearhart.com or may be obtained at Gearhart City Hall, 503-738-5501, at a reasonable cost. 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 at P. O. Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com. All letters must be received no later than the prior Tuesday to the hearing by 5:00 o'clock pm. 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.

Angoleana R. Brien
Gearhart Planning Commission
City of Gearhart

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