

# CITY OF GEARHART

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

October 18, 2018  
PUBLIC NOTICE

Notice is hereby given in accordance with Section 13.030 of the Gearhart Zoning Ordinance the Gearhart City Council will hold a public hearing on Wednesday, November 7, 2018 at 7:00 pm., Gearhart City Hall 698 Pacific Way, Gearhart, Oregon 97138.

File #18-005ZMA submitted by Li Alligood, AICP, OTAK, Inc. on behalf of Palmberg Paving Co. Inc. to rezone 27 acres from RA, Rural Agricultural to R2, Medium Density Residential. Said request is for property located east of Highway 101, north of Pacific Way and west of McCormack Gardens Rd and further described as Assessors Plat 61003DC Tax Lots 600, 700, 800, 900, 1000, 1100, 1200 and 1300 and Assessors Plat 61010AB Tax Lots 1100 and 1201. Approval criteria relevant to the request are the Gearhart Comprehensive Plan, Gearhart Zoning Ordinance Section 3.2 Medium Density Residential and Article 11 Amendments, Transportation System Plan and DLCD 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 hearings or by letter addressed to the Gearhart City Council, 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 hearings. The public hearings will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance.

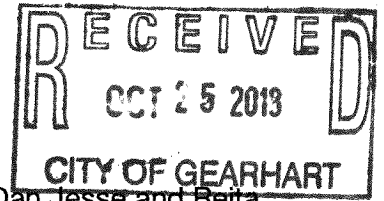
Any person testifying may appeal the decision, however, failure to raise an issue, including constitutional or other issues regarding conditions of approval, with sufficient specificity to afford the City and parties to the request an opportunity to respond to the issues precludes appeal on said issue to the State Land Use Board of Appeals (LUBA), or to seek damages in circuit court due to a condition of approval.

A handwritten signature in black ink, appearing to read 'Chad Sweet', written over a horizontal line.

Chad Sweet  
City Administrator  
City of Gearhart

Mail/Publish 10/18/2018

PH110718



October 25, 2018

To: Mayor Matt Brown and City Councilors Kerry Smith, Paulina Cockrum, Dan Jesse and Reita Fackerell

From: Dianne Widdop, P O Box 2116, 1236 Fifer Rd, Gearhart

Re: Palmberg property

Allegedly one of the main reasons for a zone change on this property from RA to R2 is the need for higher density affordable housing in Clatsop County. The first goal and policy in Gearhart's Comprehensive Plan is to PRESERVE THE LOW DENSITY, SEMI RURAL, CHARACTER OF GEARHART. To insure that development occurs in a manner that is in harmony with the sensitive coastal environment that defines Gearhart.

The first Residential Development Policy states that "The city of Gearhart will preserve and maintain it's predominantly residential character through appropriate zoning and land use development regulations."

LCDC GOAL 3 is to "Preserve and maintain agricultural lands."

There is currently more than enough vacant buildable land in Gearhart to adhere to the State's requirement of its 20 year vacant buildable housing development land policy. There is no need to ignore our Comprehensive Plan policy which each of you have promised to follow and have always adhered to. The residents of McCormick Gardens Road stated at the Planning Commission public hearings their reasons for being adamantly opposed to this unnecessary and unwanted zone change that would totally destroy their rural and much loved neighborhood where most of them have lived for many years.

The property itself consists of a large pond that hasn't been tested for pollution in many years and could be a health risk as well as the remainder of the property having a high water table that floods on a regular basis as well as flooding on the street. It's hard to imagine DEQ allowing enough septic systems on this marshy property to fill the alleged needs of high density housing in Gearhart.

The cost of preparing the land itself for development (massive fill, getting rid of possible pollution, septic approval, road widening and/or extending Railroad Ave so that the road meets width standards and other development costs that would eventually be passed on to the home owner) would eliminate the possibility of building inexpensive single family and/or duplexes that would be affordable for those people with a limited income.

Please don't ignore the goals and policies of our Comprehensive Plan and the way of life for our residents who live on the East side of 101 as well as the unanimous decision of our extremely capable Planning Commission.

Thank you.

A handwritten signature in cursive script that reads "Dianne". The signature is written in dark ink and is positioned below the typed name "Dianne" in the original document.