



CITY OF GEARHART

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

THIS IS TO NOTIFY YOU THAT THE CITY OF GEARHART HAS PROPOSED LAND USE REGULATIONS THAT MAY AFFECT PERMISSABLE USES OR THE VALUE OF YOUR PROPERTY AND OTHER PROPERTIES WITHIN GEARHART CITY LIMITS.

Notice is hereby given in accordance with Section 13.030 of the Gearhart Zoning Ordinance the City Council will hold a public hearing on Thursday, November 19, 2020 at 6:00 pm. via video and teleconference call, file #19-003ZTA initiated by Gearhart Planning Commission at the direction of Gearhart City Council. You can get participation information at <https://www.cityofgearhart.com/calendar> closer to the hearing date.

PROPOSAL: The proposal amends the C-1 Neighborhood Commercial Zone by modifying and adding new Outright Permitted Uses, new Conditional Uses, new Prohibited Uses, clarified development standards and a new Design Guideline for new structures.

REVIEW CRITERIA: The relevant review and approval criteria for the amendments are in Zone Code Article 11 Amendment Criteria; the Gearhart Comprehensive Plan and the Oregon Statewide Planning Goals.

Before the hearing a copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the request are or will be available for review on the city website www.cityofgearhart.com and at Gearhart City Hall (503-738-5501). 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 or by letter addressed to the Gearhart City Council, 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 hearing. 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.

About this Notice: In 1988 Oregon voters passed a law known as Ballot Measure 56. It requires that notices be mailed to landowners when a change in land-use laws might limit the use of their property. The law requires the City of Gearhart to use the wording in such notices, even though the wording does not describe the likely effects from the change in land use laws. The Measure also requires the notice to say that the City of Gearhart has determined that the proposed land use changes "*may change the value of your property*". However, the City of Gearhart does not know how these amendments might affect the value of your property, if at all.

NOTICE TO MORTGAGE LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

Chad Sweet
City Administrator
City of Gearhart

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