



# CITY OF GEARHART

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**REVISED**

January 27, 2025  
PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 Administrative Provision of the City of Gearhart Zoning Ordinance, the Gearhart Planning Commission will hold the following public hearing on Thursday, February 13th, 2025, 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 #25-01ZTA – Zoning Text Amendment replacing the entirety of Gearhart Zoning Ordinance Section 3.10 Flood Hazard Overlay Zone with text implementing the Oregon Model Floodplain Management Ordinance including Endangered Species Act Pre-Implementation Compliance Measures (ESA PICM). The amendment does not change the boundaries of the Flood Hazard Overlay Zone.

**Relevant approval criteria are found in the Gearhart Zoning Ordinance Article 11 Amendments, Article 13 Administrative Provisions, and the Gearhart Comprehensive Plan Sections on Land Use Planning, Public Participation, Natural Resources, Flood Hazards and Housing.**

A copy of the application, all documents, staff reports, evidence relied upon, and applicable criteria pertinent to the requests will be available for review and may be obtained seven (7) days prior to the hearing on the city website [www.cityofgearhart.com](http://www.cityofgearhart.com) and Gearhart City Hall at the office of Angoleana Torres, 503-738-5501. Copies may be obtained 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, P. O. Box 2510, Gearhart, Oregon 97138, or by email at [planning@cityofgearhart.com](mailto:planning@cityofgearhart.com) received by 5:00 p.m. the Tuesday prior to 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.

Angoleana R. Torres  
Gearhart Planning Commission  
City of Gearhart

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