



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
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February 20, 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, March 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 #25-02CU – Conditional Use request for property located at 95-A South Cottage Avenue, further described as Assessors Plat 61010BB05600. The request is to establish a variety store use in the Neighborhood Commercial C-1 Zone.

Relevant approval criteria are found in the Gearhart Zoning Ordinance Article 3 (Section 3.4, C-1 Neighborhood Commercial Zone), Article 6 Supplementary Provisions, Article 8 Conditional Uses, Article 13 Administrative Provisions, the Gearhart Comprehensive Plan, and the Transportation System Plan.

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 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 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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