



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138

(503) 738-5501 • (503) FAX 738-9385

September 22, 2017

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 hearings on Thursday, October 12, 2017 at 6:00 p.m., Gearhart City Hall, 698 Pacific Way, Gearhart, Oregon:

File #17-007V - Reconsider Variance request submitted by Bob & Clare Carson for property located at 226 Ridge Drive and further described as Assessors Plat 6.10.10.BA, Tax Lot 2500. The request seeks relief from Section 7.030 Vacation Rental Permit Standards 2) Off-street parking requirements to allow for use of the garage as one (1) of the approved parking spaces. Approval Criteria relevant to the application are in Section 9.040 Variance of Off-Street Parking and Loading Facilities, Section 3.1 Low Density Residential Zone R-1 and Article 7 Rental Standards and Procedures.

File #17-013V - Variance request submitted by Candace Remer for property located at 871 Hager Street and further described as Assessors Plat 6.10.10CB Tax Lots 4000 & 4101. The request seeks relief from Section 7.030 Vacation Rental Permit Standards 1) Maximum Occupancy Calculations to allow for an occupancy of 16 - eight above what is allowed by ordinance. Criteria relevant to the application are in Section 9.030 Criteria for Granting Variances, Section 3.1 Low Density Residential Zone R-1 and Article 7 Vacation Rental Standards and Procedures.

A copy of the application, all documents and evidence relied upon and applicable criteria pertinent to the requests are available for review on the city website 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 hearing, by letter addressed to the Gearhart Planning Commission, P O 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.

Cheryl A. Lund
Gearhart Planning Commission
City of Gearhart

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