



CITY OF GEARHART

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

December 22, 2016

PUBLIC NOTICE

Notice is hereby given that in accordance with Section 13.030 of the City of Gearhart Zoning Ordinance the Gearhart Planning Commission will hold the following public hearings on Thursday, January 12, 2017 at 6:00 p.m., Gearhart City Hall, 698 Pacific Way, Gearhart, Oregon:

- Amend Conditional Use application #16-001CU submitted by Terry Lowenberg on behalf of Sum Properties LLC to install lottery machines in the proposed neighborhood café at 599 Pacific Way and further described as Assessors Plat 6.10.9AA, Tax Lot 6200. The application must comply with Gearhart Zoning Ordinance Section 1.030 (122) Neighborhood Café definition; Section 3.4 C-1 Zone Standards; Article 8 Section 8.040 – 8.110 Conditional Uses including Specific Use Standards (5) Neighborhood Café Approval Criteria and Article 13 Administrative Provisions.
- Consider Conditional Use application #17-001CU submitted by Sweet Shop Gearhart LLC on behalf of Clover Hart Properties LLC to conditionally operate a Neighborhood Café at 567 Pacific Way and further described as Assessors Plat 6.10.9AA, Tax Lots 5900 & 6000. The application must comply with Gearhart Zoning Ordinance Section 1.030 (122) Neighborhood Café definition; Section 3.4 C-1 Zone Standards; Article 8 Section 8.040 – 8.110 Conditional Uses including Specific Use Standards (5) Neighborhood Café Approval Criteria and Article 13 Administrative Provisions.
- Consider Variance application #17-002V submitted by Michael Sandberg to operate a marijuana dispensary at 3095 Highway 101 North and further described as Assessors Plan 6.10.10AC, Tax Lot 1300. Said request seeks relief from Section 3.520(22) (A) of the zoning code and allow for operation *within 1000 feet of a recreational facility attended primarily by minors* (Sons of Norway). Approval Criteria relevant to the application are in Section 9.030 Criteria for Granting Variances, Section 3.5 C-2 General Commercial Zone and Article 13 Administrative Provisions.
- * - Consider Conditional Use application #17-003CU submitted by George Signori, Ankrom Moisan Architects, Inc. on behalf of Gearhart Golf Links, LLC for property located at 1157 N Marion Avenue and further described as Assessors Plat 6.10.3, Tax Lot 100. The request is to change the existing nonconforming structure to allow 16 guest rooms above the golf course cart barn. The application must comply with Gearhart Zoning Ordinance Section 3.5 C-2 Zone Standards; Article 6 Supplementary Provisions; Article 8 Section 8.040 – 8.110 Conditional Uses; Article 10 Change of a Nonconforming Structure and Article 13 Administrative Provisions.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria pertinent to the request are available for review 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 requests at the hearing, by letter addressed to the Gearhart Planning Commission, P O Box 2510, Gearhart, Oregon 97138, or by email at planning@ci.gearhart.or.us 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. Failure to raise an issue in person or by letter precludes appeal. In raising an issue, the relevant criteria of which the issue is directed must be specified. Failure to do so will preclude appeal on the criterion.

Cheryl A. Lund
Gearhart Planning Commission
City of Gearhart

Mail/Publish 12/22/2016