

July 8, 2010

PUBLIC NOTICE

Notice is hereby given that in accordance with Section 11.020 of the Gearhart Zoning and Development Ordinance the City of Gearhart Planning Commission will hold a public hearing on Thursday, August 12, 2010 @ 7:00 p.m., Gearhart City Hall, 698 Pacific Way, Gearhart, Oregon.

Said hearing is to consider application #10-002TA; amendments to the Gearhart Zoning Ordinance (GZO) to amend Article 9 NONCONFORMING USES, Section 9.060 DESTRUCTION OF A NONCONFORMING STURCTURE OR USE to read: "Should the exterior framing of a nonconforming use or nonconforming portion of a structure be destroyed or dismantled to an extent of more than 40%, the structure shall not be reconstructed except in conformity with the provisions of this ordinance. In the event the destruction of the exterior framing was accidental and exceeds the above percentage, the *[Planning Commission may grant a conditional use permit reconstruction]* **City shall issue a building permit within two years of the date of destruction to reconstruct the non-conforming portion of the structure** in the same location provided that the original **non-conforming** dimensions, setbacks, and floor area are not exceeded." Applicable criteria are specified in the Gearhart Zoning Ordinance Article 10 Amendments, Article 11 Administrative Provisions and the Gearhart Comprehensive Plan. The full document may be viewed at the City of Gearhart web site <http://www.ci.gearhart.or.us/>

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 Dennis McNally, City Administrator, 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 or by letter addressed to the Gearhart Planning Commission, P O Box 2510, Gearhart, Oregon 97138, received prior to the hearing. The public hearing will be conducted in accordance with Section 11.040 of the Gearhart Zoning Ordinance. Failure to raise an issue in person or by letter precludes appeal. In raising an issue, the relevant criteria to which the issue is directed must be specified. Failure to do so will preclude appeal on the criterion. The Planning Commission reserves the right to modify the proposal, or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

Cheryl A. Lund
Gearhart Planning Commission
City of Gearhart

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