



## CITY OF ROCKAWAY BEACH

### Notice of Public Hearing for Conditional Use #24-1

NOTICE IS HEREBY GIVEN that the City of Rockaway Beach Planning Commission will hold a public hearing on **Thursday, June 20<sup>th</sup> at 5:00 p.m.** in City Hall located at 276 S. Highway 101, Rockaway Beach, Oregon. The purpose of the public hearing is for:

**Public Hearing:** Consideration of an approval for conditional use of 137 South Beacon Street in Rockaway Beach (Tillamook County Assessor's Map # 2N1032CC Lot #6300). The Applicants, Shannon and Alex Smith, own the property on South Beacon Street which is zoned C1 – Commercial. The Applicants seek to demolish the current residential structure and construct a new, two-story home on the property for residential use. The Rockaway Beach Zoning Ordinance requires single family dwellings to be permitted conditionally in the C1 zone.

You are receiving this notification as you are a registered property owner within 200 feet of the Applicant's property. Oral public testimony will be heard and written public comments will be accepted at or prior to the hearing. If submitting comments prior to the hearing, deliver to the City Hall at the address given above, or mail to Planning Department at P.O. Box 5, Rockaway Beach, OR 97136. Please use file number CU #24-1 on written comments, and include your name, mailing address, and phone number. A staff report will be prepared not less than seven days prior to the hearing for review at City Hall. Hard copies will be available upon request to the City free of cost. All other documents and evidence related to this land use action shall be incorporated into an Official Record and made available for review at City Hall upon request.

Failure to raise an issue in person, in writing at or prior to the close of the hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission and other interested parties an opportunity to respond to the issue constitutes forfeiture of the right to appeal the decision of the Planning Commission. Failure to specify as to which criteria the comments are directed precludes an appeal based on that criterion.

**Use Criteria:** Use criteria for this proposal include Rockaway Beach Zoning Ordinance, Section 6.030. Conditional Use Procedure.

**Responsible Official:** Mary Johnson  
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