



CITY OF GEARHART

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

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

5-3-2022
PAID
CK # 09168 (10)

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED _____

1. APPLICANT: Heritage Home Building, Nate Johnson PHONE: 503 440 5516
MAILING ADDRESS: P.O. Box 727, Warrenton, OR 97146
EMAIL ADDRESS: natejohnson76@yahoo.com CELL PHONE: 503 440 5516

2. PROPERTY OWNER: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____

3. SURVEYOR/ ENGINEER: Scott Cooter, CKI Land Surveying PHONE: 503 738 4320
MAILING ADDRESS: P.O. Box 2699, Gearhart, OR 97138
EMAIL ADDRESS: scott@ckiinc.net CELL PHONE: 503 717 2172

4. LEGAL COUNSEL: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____

5. PROPERTY LOCATION: Vacant-Cutler Ln.

6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: W1003CD 00904
(B) ADDITION, BLOCK, AND LOT: W 10 03CD TAXLOT 904

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) [Signature] DATE: 5-3-22
PRINT _____

8. SIGNATURE (OWNER) [Signature] DATE: 5-3-22
PRINT _____

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF

DOES APPLICANT OWN ANY MONEY TO THE CITY? NO IF SO, AMOUNT _____
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF _____ (INITIAL)

Partition Narrative

Developer/Owner: Heritage Home Building Inc.
Attn: Nate Johnson
P.O. Box 727
Warrenton, OR 97103

Legal Description: Vacant Land, Cutler Lane, Tax Lot 904, Map 6 10 03CD, City of Gearhart, Clatsop County, Oregon

Site Size: 0.52 acres (22,640 sf)

Zoning: R-2, Medium Density

PROPOSAL

The proposal is for a 3 - parcel partition. The intent is to partition the vacant lot into 3 parcels.

All three parcels will have frontage on Cutler Lane (easement). Cutler (a gravel road) Lane will be extended Easterly and the fire/emergency vehicle easement shifted East. Electric will be provided through an easement from the Southwest as shown on the attached Tentative Partition. Water will either be provided through a private easement to the North to Park Lane through 1321 Park Lane, Tax Lot 905 Map 61003CD or through an upgraded waterline through Cutler Lane out to Highway 101.

The current zoning is R-2, Medium Density. This zone requires 7,500 square feet for a single-family residence. All parcels meet this condition. Parcel 1 is 7,648 square feet, Parcel 2 is 7,500 square feet and Parcel 3 is 7,500 square feet.

All parcels meet the City of Gearhart requirements for the R-2 zone. We ask that the partition be approved as submitted.

STATEMENT TO ACOMPANY TENTATIVE PLAN

1. Explanation of improvements and public utilities including water supply, storm drainage plan and waste disposal systems proposed to be installed

Public water is available in Cutler Lane. Storm runoff to be directed southerly as it currently flows. The new Parcels will be served by an approved Septic Systems for waste disposal.

2. Deviations from Subdivision Ordinance, (if any).

There are no deviations from the Subdivision Ordinance.

3. Public Areas Proposed, (if any).

There are no proposed public areas.

4. Tree Cutting and Planting Proposed, (if any).

Propose tree removal is shown on the tentative plan.

5. Preliminary Draft of restrictive Covenants proposed, (if any)

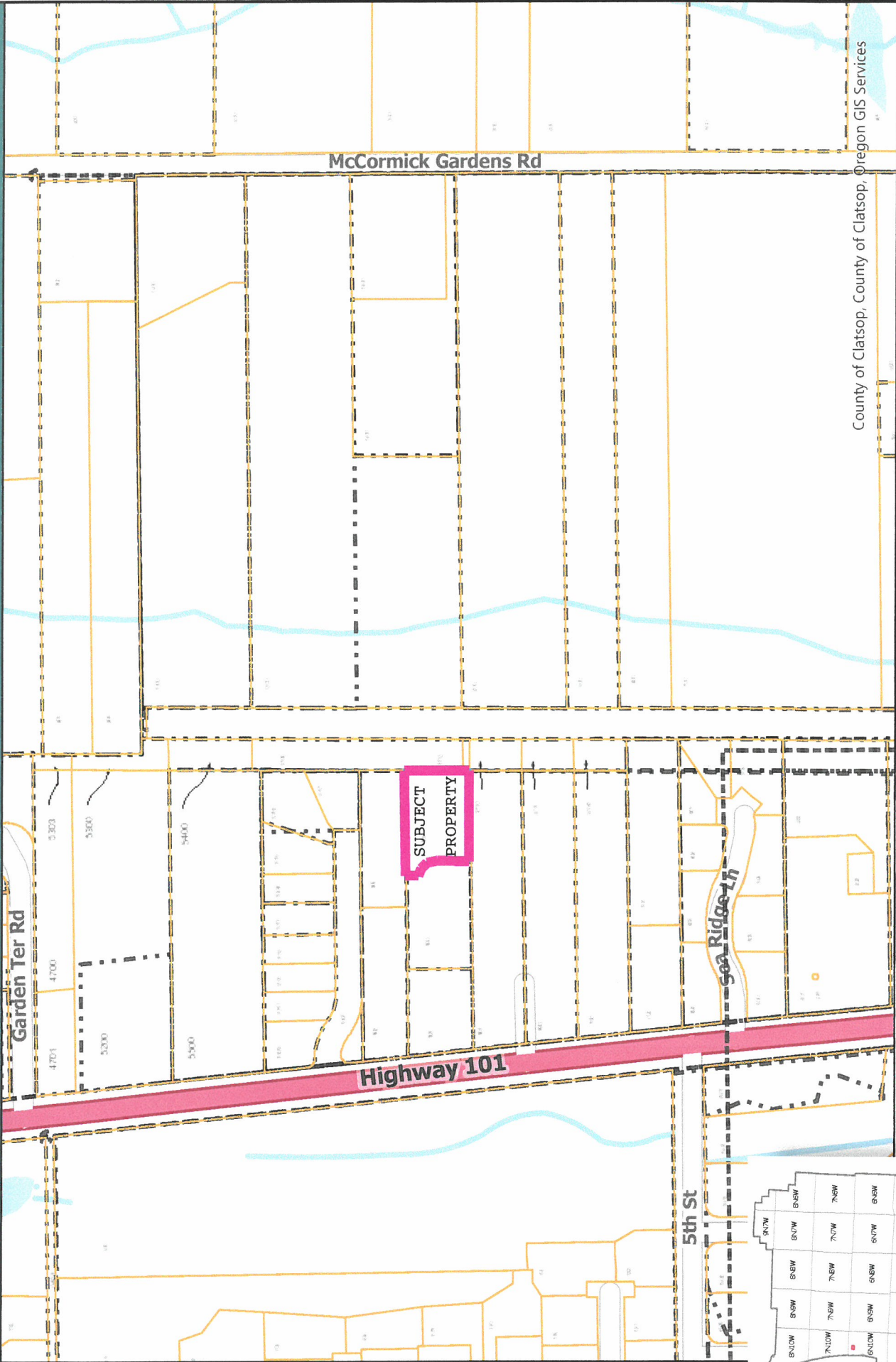
There are no proposed Restrictive Covenants. The parcels will adhere to the building code for the R2 Zone.

6. Preliminary draft of a private road or access easement maintenance agreement.

The private access, utilities and emergency vehicle access easement will be equally owned and maintained by all three parcels. No road maintenance agreement is proposed at this time. If conditioned, a draft copy will be provided upon approval of the tentative plan.

OWNER_LINE	Owner Line 1	Owner Line 2	STREET_ADD	CITY STATE ZIP_CODE
Pavelock Jeffrey J	Pavelock Christine A		PO Box 2844	Gearhart, OR 97138
Cronin Investments LLC			19485 Rudi Rd	Bend, OR 97703
EPI Properties LLC			1142 Buttercup Rd	Hailey, ID 83333
Cronin Investments LLC			19485 Rudi Rd	Bend, OR 97703
Wanner Ronald F	Wanner Michelle R		3785 N Highway 101 N	Gearhart, OR 97138
EPI Properties LLC			1142 Buttercup	Hailey, ID 83333
Heritage Home Building Inc			PO Box 727	Warrenton, OR 97146
Pounds Christopher William	Smith Alisha		1321 Park Ln	Gearhart, OR 97138
Strathaus Karen Patricia	Strathaus Chelsea		1310 Park Lane	Gearhart, OR 97138
Lee Ronald K/Laura J			1780 Cooper St	Seaside, OR 97138-7868
Soh Pamela Fri	For-Mukwai Gideon F		1304 Park Lane	Seaside, OR 97138-4300
Dame Kimberly Marie			1306 Park Ln	Gearhart, OR 97138
Sheesley Robert G	Sheesley Danelle K		1308 Park Lane	Gearhart, OR 97138
Johnson Northwest Properties LLC			92080 John Day River Rd	Astoria, OR 97103
Parham Ravonne			PO Box 2548	Gearhart, OR 97138
Parham Ravonne			PO Box 2548	Gearhart, OR 97138
Pounds Christopher William	Smith Alisha		1321 Park Lane	Gearhart, OR 97138
Pavelock Jeffrey J	Pavelock Christine A		PO Box 2844	Gearhart, OR 97138
Cronin Investments LLC			19485 Rudi Rd	Bend, OR 97703
Cronin Investments LLC			19485 Rudi Rd	Bend, OR 97703
Devault Marjorie J			4110 Virginia Way	Lake Oswego, OR 97035
Seelye David	Seelye Kathleen I		806 McCormick Gardens Rd	Seaside, OR 97138
Newhouse Jane	Newhouse Jane Trust		614 McCormick Gardens Rd	Gearhart, OR 97138-4418
Macomb Tavish Sean	Macomb Megan C		610 McCormick Gardens Rd	Gearhart, OR 97138

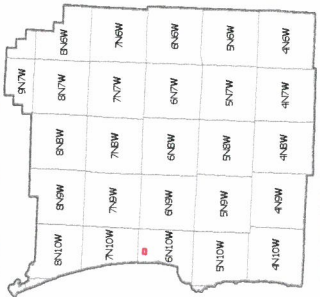
CUTLER LANE VICINITY MAP



Clatsop County



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



5/2/2022 12:11 PM



NORTH

GRAPHIC SCALE
1 inch = 30 ft.

PARTITIONER:
HERITAGE HOME BUILDING
PO BOX 727
WARRENTON, OR 97146

SURVEYOR:
CKI LAND SURVEYING
P.O. BOX 2699
GEARHART, OR 97138
503 738 4320 PHONE
503 738 7854 FAX



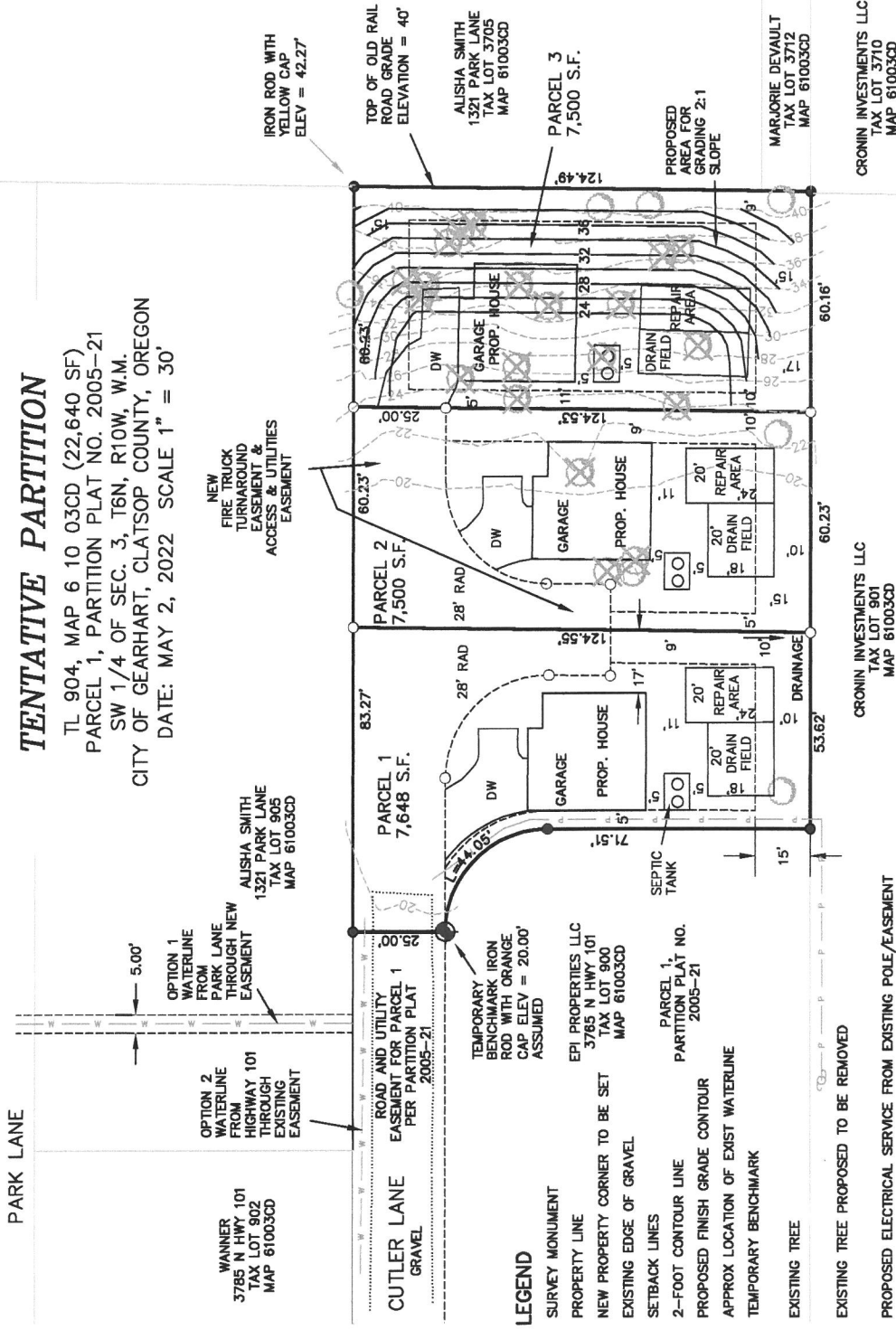
RENEWS 12/31/23



DRAWING NAME: 21-064 DATE OF PLOT: 5/02/22

TENTATIVE PARTITION

TL 904, MAP 6 10 03CD (22,640 SF)
PARCEL 1, PARTITION PLAT NO. 2005-21
SW 1/4 OF SEC. 3, T6N, R10W, W.M.
CITY OF GEARHART, CLATSOP COUNTY, OREGON
DATE: MAY 2, 2022 SCALE 1" = 30'



LEGEND

- SURVEY MONUMENT
- PROPERTY LINE
- NEW PROPERTY CORNER TO BE SET
- EXISTING EDGE OF GRAVEL
- SETBACK LINES
- 24- 2-FOOT CONTOUR LINE
- 24- PROPOSED FINISH GRADE CONTOUR
- APPROX LOCATION OF EXIST WATERLINE
- ⊕ TEMPORARY BENCHMARK
- ⊙ EXISTING TREE
- ⊗ EXISTING TREE PROPOSED TO BE REMOVED
- PROPOSED ELECTRICAL SERVICE FROM EXISTING POLE/EASEMENT

NOTES:

1. PROPOSE TO EITHER PROVIDE WATER SERVICE THROUGH NEW EASEMENT TO PARK LANE OR THROUGH UPGRADING EXISTING WATERLINE IN CUTLER LANE OUT TO HIGHWAY 101.
2. THE NEW PARCELS WILL BE SERVED BY A NEW SEPTIC SYSTEMS FOR WASTE DISPOSAL.
3. STORM RUNOFF TO BE DIRECTED SOUTHERLY AS IT CURRENTLY FLOWS.
4. ZONE: R2 MEDIUM DENSITY. MINIMUM LOT SIZE 7,500 SQUARE FEET (SINGLE FAMILY RESIDENTIAL)