



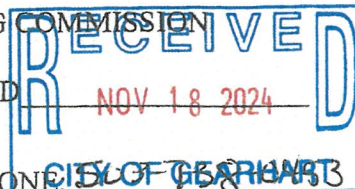
CITY OF GEARHART

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

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED



1. APPLICANT: Terry Lowenberg PHONE: 503-440-4050
MAILING ADDRESS: 925 11th Ave, Seaside, OR 97138
EMAIL ADDRESS: beachdevelopment@beachdev.com CELL PHONE: 503-440-4050
2. PROPERTY OWNER: Beach Development, LLC PHONE: 503-738-0453
MAILING ADDRESS: 925 11th Ave, Seaside, OR 97138
EMAIL ADDRESS: beachdevelopment@beachdev.com CELL PHONE: 503-440-4050
3. SURVEYOR/ ENGINEER: John Wickman S&E PHONE: 503-738-3425
MAILING ADDRESS: 812 Ave E Seaside, OR 97138
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: _____ PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: Street behind 61010 BA 3300, 3301, 3200
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: See Attach legal description
(B) ADDITION, BLOCK, AND LOT: _____
7. SIGNATURE (APPLICANT) [Signature] DATE: 11/13/24
PRINT Terry Lowenberg
8. SIGNATURE (OWNER) [Signature] DATE: 11/13/24
PRINT Terry Lowenberg

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



CITY OF GEARHART

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(503) 738-5501 • (503) FAX 738-9385

PETITION FOR STREET VACATION

Date 11/13/24 \$3000.00 application fee _____

I hereby make application for the vacation of _____
from City of Gearhart to Beach Development, LLC

Submit a map showing the area around the proposed vacation as well as the area to be vacated.

What is the purposed use of the ground/reasons for vacation: Our property
is built over the line back in 1950's

61010BA
Map number

3200, 3301, 3300
Tax Lot number

503-738-8453
Phone number

[Signature]
Applicant's signature

Terry Lowenberg, Beach Development, LLC
Print Name

925 11th Ave, Seaside, OR 97138
Address

Attach to the petition written consent of the owners of all abutting property and of not less than two thirds in area of the real property affected thereby described as and as demonstrated on the attached map.

- Land lying on either side of the proposed vacation and extending laterally to the next parallel street, not to exceed 200 feet; and
- Land for a like distance on either side of the street for 400 feet along its course beyond each terminus of the part proposed to be vacated.

Said consent of the owners is to include; name, signature, map and tax lot number and date.

SECTION 11.050

VACATION APPROVAL CONSIDERATIONS

The following criteria provide a basis for the City to determine if the public street or alley should be vacated:

1. What is the reason for the application to vacate this particular area?

NON usable to the City of road because of wetlands

2. Does the vacation eliminate access to public infrastructure installations such as sewer, water or storm drainage facilities to abutting properties?

No

3. Will the vacation result in the elimination of access to any parcel in the surrounding area?

No

4. Would vacation inhibit the future development of infrastructure or future development of land surrounding the proposed vacation?

No

5. Is any portion of the subject vacation area noted on the Transportation System Plan of the City? No If so, how does the vacation affect the plan?

6. Would the vacation inhibit the free flow of traffic in the immediate or surrounding area?

No

7. Are there wetlands, flood plain or other naturally occurring elements in the immediate area?

yes

8. Does the proposed vacation create a buildable lot or a portion of a buildable lot?

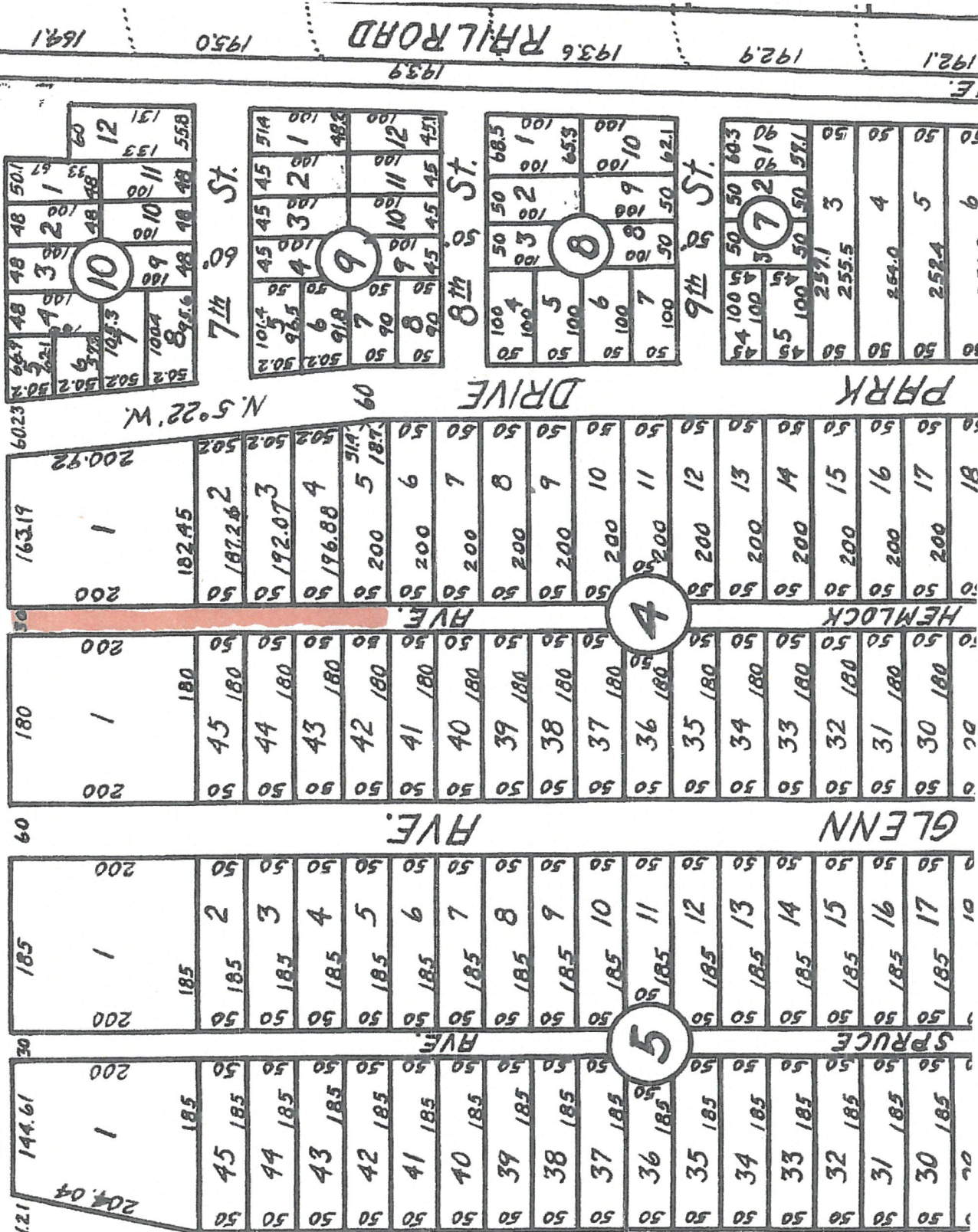
No

GROUNDS.

STREET

East - 1604.69

6th



192.1 192.9 193.6 193.9 195.0 196.1 196.7

SURVEY REFERENCES:

- () RECORD VALUE PER AMENDED PLAT OF WOODLAND PARK ADDITION TO GEARHART PARK
- () RECORD VALUE PER SURVEY CSJ-13900

BOUNDARY EXHIBIT

FOUND MONUMENTS:

- 190 - FOUND NAIL W/ COPPER WASHER MARKED "CKI PLS 2829" FLUSH WITH CONCRETE
- 191 - FOUND 5/8" IRON ROD W/ YPC MARKED "CKI OR PLS 2829" FLUSH WITH GROUND
- 192 - FOUND 5/8" IRON ROD FLUSH WITH GROUND
- 193 - FOUND 5/8" IRON ROD W/ YPC MARKED "CKI OR PLS 2829" FLUSH WITH GROUND
- 194 - FOUND 5/8" IRON ROD W/ OPC MARKED "MENDENHALL LS 2001" FLUSH WITH GROUND
- 195 - FOUND 5/8" IRON ROD, BENT, 0.6' BELOW GROUND
- 196 - FOUND 1-3/4" IRON PIPE, FLUSH WITH GROUND
- 197 - FOUND 5/8" IRON ROD W/ OPC MARKED "MENDENHALL LS 2001" FLUSH WITH GROUND
- 198 - FOUND 5/8" IRON ROD, FLUSH WITH GROUND
- 199 - FOUND 3/4" IRON PIPE, FLUSH WITH GROUND
- 200 - FOUND 5/8" IRON ROD W/ OPC MARKED "MENDENHALL LS 2001" FLUSH WITH GROUND
- 201 - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "CKI OR LS2829" FLUSH WITH GROUND
- 202 - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "CKI OR LS2829" FLUSH WITH GROUND

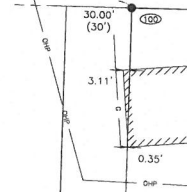
LEGEND:

- BOUNDARY LINE
- LOT/PARCEL LINE
- RIGHT-OF-WAY
- CENTERLINE
- BUILDING
- OVERHEAD POWER
- GAS
- FOUND MONUMENT - SEE MONUMENT NOTES
- W/ YPC WITH YELLOW PLASTIC CAP
- W/ OPC WITH ORANGE PLASTIC CAP



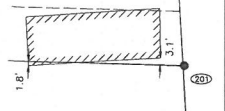
DETAIL VIEW 'A'

SCALE 1" = 30'



DETAIL VIEW 'B'

SCALE 1" = 30'



HORIZONTAL DATUM (BASIS OF BEARINGS):

THE LINE BETWEEN MONUMENT 200 AND 201 BEARS SOUTH 03°24'15" EAST

S&F Land Services

Your Proven Geospatial Partner

812 AVENUE F,
SEASIDE, OR 97138

(503) 738-3425

WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
JUNE 24, 2025	2024-0282-04	JPM	JET	JPM

SURVEY FOR:

BEACH DEVELOPMENT LLC

TERRY LOWENBERG

PARCEL 1 & 2

INST. NO. 200502413

NW 1/4 SECTION 10

TEN, R10W, W.M.

CLATSOP COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
JOHN P. WICKMAN
25568

RENEW: 6/30/2026



CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached Description

The description of the property participating in the vacation process is described as follows:

Assessors Plat Street behind W1010 BA

Tax Lot 3300, 3301, 3200

Owners Name: Beach Development, LLC

Mailing Address: 925 11th Ave

City: Seaside State: OR Zip: 97138

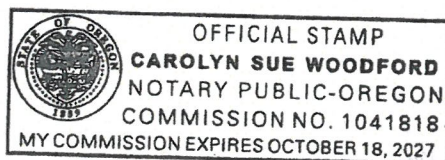
Signature: [Signature] Date 11/13/24

Signature: _____ Date _____

DATED this 13th day of November, 2024

[Signature]

Signature



State Of Oregon
County of Clatsop

Signed (or attested) before me on (date) 11/13, 2023
By (Name(s) of Individual(s)) Terry [Signature]

[Signature]
Notary Public - State of Oregon
Official Stamp

EASEMENT OR RIGHT-OF-WAY VACATION

FOR AND IN CONSIDERTION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City of Gearhart hereby grants and conveys to Beech Development, LLC ("Grantee"), its successors and assigns, the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

1. The City of Gearhart retains easement right to the property for installation of and access across for public utilities and public access for ingress and egress, and slope easements.

CITY OF GEARHART

By _____ Date _____

GRANTEE

[Signature] Date 11/13/24

STATE OF OREGON

COUNTY OF CLATSOP

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID County and State, on this _____ day of _____, 20____, within my jurisdiction, the within named _____, Grantor, who acknowledged that they executed, signed and delivered the above and foregoing instrument on the date there provided.

NOTARY PUBLIC

My Commission Expires: 10/18/27

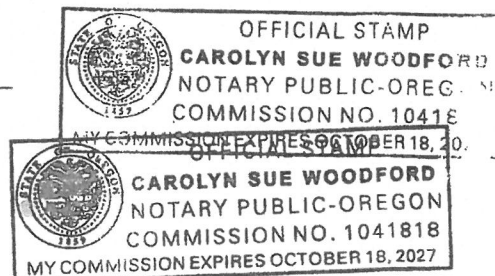
STATE OF Oregon

COUNTY OF Clatsop

Personally appeared before me, the undersigned authority in and for the said County and State, on this 13th day of November, 2024

within my jurisdiction, the within named Terry Lowenberg Grantee, who acknowledged that they executed, signed and delivered the above and foregoing instrument on the date there provided.

[Signature]



NOTARY PUBLIC

My commission Expires: 10/18/27

[if corporation]

STATE OF Oregon

COUNTY OF Clatsop

Personally appeared before me, the undersigned authority in and for the said County and State, on this

13th day of November, 2024,

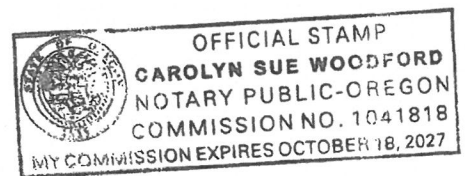
within my jurisdiction, the within named Terry Lowenberg, who acknowledged that he is ~~Manager~~ President of Beach Development, LLC, a corporation and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, and first having been duly authorized by said corporation so to do.

[Signature]

NOTARY PUBLIC

My Commission Expires: 10/18/27

Prepared by: Carolyn Woodford





CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached Description

The description of the property participating in the vacation process is described as follows:

Assessors Plat Street behind W1010 BA

Tax Lot 3300, 3301, 3200

Owners Name: Beach Development, LLC

Mailing Address: 925 11th Ave

City: Seaside State: OR Zip: 97138

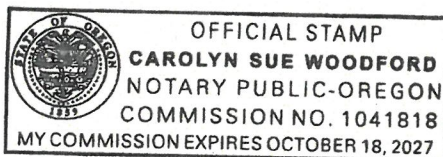
Signature: [Signature] Date 11/13/24

Signature: _____ Date _____

DATED this 13th day of November, 2024

[Signature]

Signature



Signed (or attested) before me on (date) 11/13, 2023
By (Name(s) of Individual(s)) Terry [Signature]

Notary Public - State of Oregon
Official Stamp



CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description
Street Vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 6 10 10 BA

Tax Lot 3600

Owners Name: Jason Palmberg

Mailing Address: PO Box 173

City: Astoria State: OR Zip: 97103

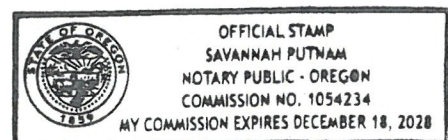
Signature: [Signature] Date 3-11-25

Signature: _____ Date _____

DATED this 11 day of March, 2025
Savannah Putnam
Signature

State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) 03/11, 2025
By (Name(s) of Individual(s)) Savannah Putnam

Notary Public - State of Oregon
Official Stamp





CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

Street Vacation highlighted on attached map.

The description of the property participating in the vacation process is described as follows:

Assessors Plat 610 10 BA

Tax Lot 3500

Owners Name: Gary L. Hanson

Mailing Address: PO Box 2724

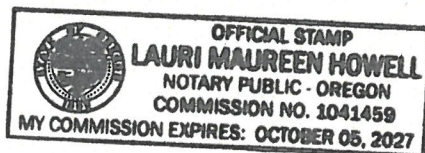
City: Gearhart State: OR Zip: 97138

Signature: [Signature] Date 2/5/25

Signature: _____ Date _____

DATED this 5 day of Feb, 2025

[Signature]
Signature



Signed (or attested) before me on (date) Feb 5, 2025
By (Name(s) of Individual(s)) Gary L. Hanson

[Signature]
Notary Public - State of Oregon
Official Stamp



CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

see attached legal description
street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 6610 BA

Tax Lot D3400

Owners Name: Kumar Alpina

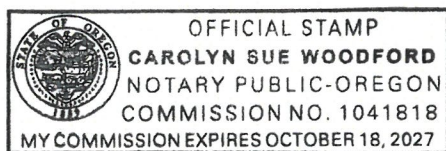
Mailing Address: PO Box 388

City: Warrenton State: OR Zip: 97146

Signature: [Signature] Date 3/6/25

Signature: _____ Date _____

DATED this 6th day of March, 2025
[Signature]
Signature



Signed (or attested) before me on (date) March 6th, 2025
By (Name(s) of Individual(s)) Lovekesh Kumar
Carolyn S Woodford
Notary Public - State of Oregon
Official Stamp



CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal descriptions

Street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 661010 BID

Tax Lot 200 & 301

Owners Name: G & S Estates LLC

Mailing Address: 6420 SW Leber Rd

City: Portland State: OR Zip: 97221

Signature: [Signature] Date 3/14/25

Signature: _____ Date _____

DATED this _____ day of _____, 2023

Signature

State Of Oregon
County of Clatsop

Signed (or attested) before me on (date) _____, 2023

By (Name(s) of Individual(s)) _____

Notary Public - State of Oregon
Official Stamp

See attached Notarial Certificate

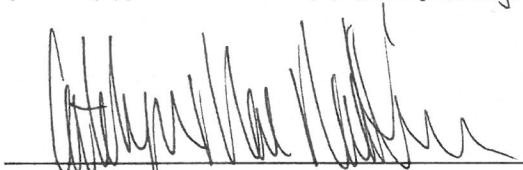
Acknowledgment in an Individual Capacity

State of OREGON

County of Clatsop

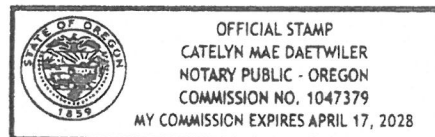
This record was acknowledged before me on (date) March 14, 20 25 by

(name(s)) of individual(s) Gary J Singer.



Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 1 of a Consent to Vacate Land (title or type of document), dated March 14, 20 25, consisting of 2 pages.



CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description
street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 61010BA

Tax Lot 1200 & 1205

Owners Name: Pacific Pelican LLC

Mailing Address: 3470 Hwy 101 N. Ste 101

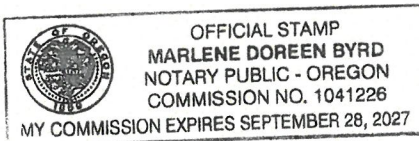
City: Gearhart State: OR Zip: 97138

Signature: Deanne Shepherdson Date 2/28/25

Signature: Rhonda Sewell Date 2/28/25

DATED this 28th day of February, 2025

Marlene Doreen Byrd
Signature



State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) February 28th, 2023
By (Name(s) of Individual(s)) Deanne Shepherdson & Rhonda Sewell
Marlene Doreen Byrd
Notary Public - State of Oregon
Official Stamp



CITY OF GEARHART

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

(503) 738-5501 • (503) FAX 738-9385

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description
Street Vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 61010 BA

Tax Lot 1300

Owners Name: DMT Development, LLC

Mailing Address: PO Box 23

City: Seaside State: OR Zip: 97138

Signature: [Signature] Date 1/28/25

Signature: _____ Date _____

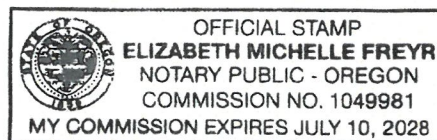
DATED this 28 day of January, 2025

Elizabeth M. Freyr
Signature

State Of Oregon
County of Clatsop

Signed (or attested) before me on (date) January 28th, 2025
By (Name(s) of Individual(s)) MARY DIA

Notary Public - State of Oregon
Official Stamp





CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

Street vacatur highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 661010 BA

Tax Lot 800

Owners Name: Scoti Gearhart, LLC

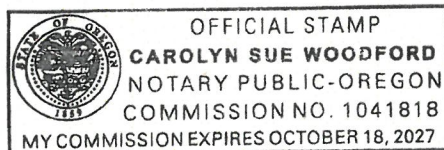
Mailing Address: PO Box 2759

City: Gearhart State: OR Zip: 97138

Signature: [Signature] Date 3/4/25

Signature: _____ Date _____

DATED this 6th day of March, 2025
[Signature]
Signature



State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) March 4th, 2025
By (Name(s) of Individual(s)) Robert S. Morey

Carolyn Sue Woodford
Notary Public - State of Oregon
Official Stamp



CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description
Street Vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 61010BA 61010BD
Tax Lot 3401 100

Owners Name: William D. Inman

Mailing Address: PO Box 1244

City: Terrebonne State: OR Zip: 97760-1015

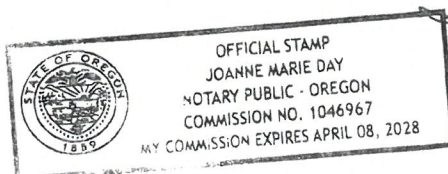
Signature: William D. Inman Date 3/18/25

Signature: _____ Date _____

DATED this 18 day of March, 2025
Joanne M. Day
Signature

Signed (or attested) before me on (date) Mar 18, 2025
By (Name(s) of Individual(s)) William D. Inman

Joanne M. Day
Notary Public - State of Oregon
Official Stamp





CITY OF GEARHART

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

CONSENT TO VACATE LAND

We, the undersigned property owners of the land described below, hereby request the City of Gearhart to vacate public land adjacent to our property and described as:

See attached legal description

street vacation highlighted on attached map

The description of the property participating in the vacation process is described as follows:

Assessors Plat 61010 BA

Tax Lot 1204

Owners Name: Seahart Enterprises, LLC

Mailing Address: PO Box 560

City: Seaside State: OR Zip: 97138

Signature: [Signature] Date: 3/14/25

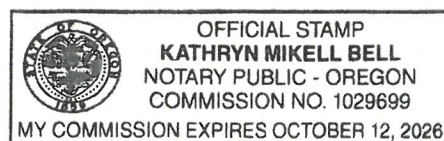
Signature: _____ Date: _____

DATED this 14th day of March, 2025

[Signature]
Signature

State Of Oregon
County of Clatsop
Signed (or attested) before me on (date) March 14th, 2025, 2023
By (Name(s) of Individual(s)) Robert Knutsen

[Signature]
Notary Public - State of Oregon
Official Stamp





Krysti Ficker <krysti@cityofgearhart.com>

Fwd: File #24-08Sv street vacation by Terry Lowenberg

1 message

Angoleana Torres <planning@cityofgearhart.com>
To: Krysti Ficker <krysti@cityofgearhart.com>

Wed, Aug 20, 2025 at 4:41 PM

Here is some correspondence for the street vacation.

----- Forwarded message -----

From: **TOM THIES** <tdthies1@msn.com>
Date: Wed, Aug 20, 2025 at 1:33 PM
Subject: File #24-08Sv street vacation by Terry Lowenberg
To: planning@cityofgearhart.com <planning@cityofgearhart.com>

Gearhart City Council
Gearhart Planning

I am neither for or against this street vacation file #24-08sv. I do have a concern that it is a wetland and drainage Stream. If this becomes private property can it slowly be filled in, which would cause more flooding upstream? Can it be stated that if it becomes private property that nothing can be done with the property or that there can be zero fill-in?

Just a concern
Tom Thies
P.O. Box 2831

--
Thank you,

Angoleana Torres
City of Gearhart
Planning Assistant & Building Permit Tech
[698 Pacific Way](#)
[Gearhart, OR. 97138](#)
(503)738-5501

CONFIDENTIALITY NOTICE: This email and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this communication in error, please notify the sender immediately and delete the email and any attachments from your system. Unauthorized use, disclosure, or copying of this communication is strictly prohibited and may be unlawful.

“NOTICE OF STREET VACATION”

This is a public notice that Gearhart City Council will hold the following public hearing on Wednesday, September 3rd, 2025, at 6:00 p.m. in Gearhart City Hall, 698 Pacific Way, via video and teleconference. You can get participation information at <https://www.cityofgearhart.com/calendar> closer to the hearing date.

File #24-08SV – Street Vacation request submitted by Terry Lowenberg on June 25th, 2025 for the following area: Hemlock Avenue as laid out on the Amended Plat of Woodland Park Addition to Gearhart Park, Blocks 1 to 10, Inclusive. As Recorded in Book 7, Page 27, Clatsop County Plat Records from the South Line of 6th Street to the South line of Lot 5, Block 4 on the East and Lot 42, Block 4 on the West.

The City’s decision will be based on City of Gearhart Article 12 Street and Alley Vacation. A copy of the application, all documents, staff reports, evidence relied upon, and applicable criteria pertinent to the requests will be available for review and may be obtained seven (7) days prior to the hearing on the city website www.cityofgearhart.com and at City Hall at the office of Angoleana Torres, 503-738-5501. Copies may be obtained at a reasonable cost. All interested parties are invited to express their opinion for or against the request at the hearing, by letter addressed to the Gearhart City Council, P. O. Box 2510, Gearhart, Oregon 97138, or by email at planning@cityofgearhart.com received by 5:00 p.m. the Monday prior to the hearing. The public hearing will be conducted in accordance with Section 13.050 of the Gearhart Zoning Ordinance.

Angoleana R. Torres
Gearhart Planning Commission
City of Gearhart

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