



# CITY OF GEARHART

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

December 15, 2021

Heritage Home Building Inc.  
Attn: Ben Johnson  
PO Box 727  
Warrenton, OR 97103

Re: Two-lot Partition on Fifer Road; City File# 21-06P

Mr. Johnson  
Your application for a land partition is deemed complete. The City will schedule a public hearing before the Gearhart Planning Commission on January 11, 2022 at 6 pm. A City staff report will be available to you 7 days before the meeting. The meeting will be held live and/ or by virtual teleconferencing, details of which will be provided in advance of the meeting.

Please feel free to contact me for further assistance.

Sincerely,  
Carole Connell  
Gearhart City Planner  
503-297-6660  
[connellpc@comcast.net](mailto:connellpc@comcast.net)

Copy: CKI, Surveyor

CKI

P.O. Box 2699  
Gearhart, OR 97138  
Phone (503) 738-4320  
Fax (503) 738-7854

Transmittal

**Date:** December 1, 2021

**To:** City of Gearhart  
Attn: Cheryl Lund

**Re:** Tentative Partition Plat 1598 Fifer Road

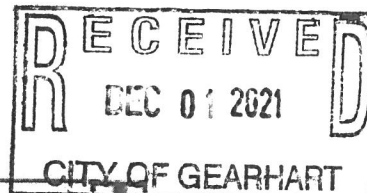
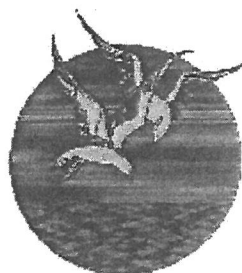
☒ For Review   ☐ For Signature   ☐ For Approval   ☒ As Requested   ☒ For Your Use

Copies	Description
1	Signed Completed Application Cover Sheet
1	Subdivision, Partition Check Off Sheet
1	Statement to Accompany Tentative Plan
1	Partition Narrative
1	Names of Record Owners of Contiguous Land within 250’
1	11 x 17 Copy of Tentative Plan
6	11 x 17 Copy of Tentative Plan

Comments

Thank you,

**From:** Scott S. Cooter, PLS



## CITY OF GEARHART

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### APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION  
2<sup>ND</sup> THURSDAY, 6:00 PM

DATE RECEIVED \_\_\_\_\_

1. APPLICANT: Heritage Home Building PHONE: 503-440-5516  
MAILING ADDRESS: P.O. BOX 727 Warrenton, Oregon 97146  
EMAIL ADDRESS: natejohnson76@yahoo.com CELL PHONE: 503-440-5516
2. PROPERTY OWNER: Same PHONE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_
3. SURVEYOR/ENGINEER: SCOTT COOPER - CKS LAND SURVEY PHONE: 503 738 4320  
MAILING ADDRESS: P.O. BOX 2699 GEARHART OR 97138  
EMAIL ADDRESS: scott@cksls.net CELL PHONE: 503 717 2172
4. LEGAL COUNSEL: \_\_\_\_\_ PHONE: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_
5. PROPERTY LOCATION: 1598 FIFTH ROAD
6. LEGAL DESCRIPTION OF PROPERTY:  
(A) ASSESSORS PLAT AND TAX LOT: TAX LOT 2500 MAP 610 03B D  
(B) ADDITION, BLOCK, AND LOT: \_\_\_\_\_

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 INCUMBRANCES 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: 10-21-21  
PRINT Ben Johnson
8. SIGNATURE (OWNER) \_\_\_\_\_ DATE: \_\_\_\_\_  
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? \_\_\_\_\_ IF SO, AMOUNT \_\_\_\_\_  
FOR \_\_\_\_\_ ACCOUNT # \_\_\_\_\_ DEPARTMENT STAFF \_\_\_\_\_ (INITIAL)



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### SUBDIVISION, PARTITION OR EXPEDITED REVIEW SUBMISSION CHECK OFF SHEET

Date Received \_\_\_\_\_

- |   |                      |
|---|----------------------|
| 1. 15 copies of tentative plan (24" x 36" and scale 1" = 50')   | <u>G REQUESTED</u> ✓ |
| 2. 1 reproducible copy of tentative plan. 11" x 17"   | <u>✓</u>             |
| 3. PDF of tentative plat sent to <a href="mailto:planning@cityofgearhart.com">planning@cityofgearhart.com</a> | <u>✓</u>             |

### INFORMATION TO BE PROVIDED ON TENTATIVE PLAN

- |   |                       |
|---|-----------------------|
| 1. Proposed Name, Date, North Point, and Scale of Drawing.  | <u>✓</u>              |
| 2. Location of the subdivision sufficient to define its location and boundaries and a legal description of the tract boundaries.  | <u>✓</u>              |
| 3. Name/ Address of Subdivider/ Partitioner.  | <u>✓</u>              |
| 4. Appropriate identification of the drawing as a tentative plan  | <u>✓</u>              |
| 5. Name, business address and number of the registered engineer or licensed surveyor who prepared the plan of the proposed subdivision  | <u>✓</u>              |
| 6. The locations, names, widths, approximate radii of curves and grades of all existing and proposed streets and easements in the proposed subdivision and along the boundaries thereof, and the names of adjoining platted subdivisions and portions of the subdivisions as shall be necessary to show the alignment of streets and alleys therein with the streets and alleys in the proposed subdivision | <u>✓</u>              |
| 7. Names of Record Owners of Contiguous Land within 250'  | <u>SEPARATE DOC</u> ✓ |
| 8. The approximate location and character of all existing and proposed easements and public utility facilities except water lines in the subdivision or adjacent thereto  | <u>✓</u>              |
| 9. The location and approximate dimensions of each lot and each to be numbered  | <u>✓</u>              |
| 10. Building envelope denoting setbacks on each parcel  | <u>✓</u>              |
| 11. The outline of any existing buildings and their use showing those which will remain   | <u>✓</u>              |

12. Contour lines having the following minimum intervals:

a. Grades of 1% of less will require not less than 6 spot elevations per acre.

b. Two foot contour intervals for ground slopes 5% or less.

c. Five foot contour intervals for ground slopes over 5%.

2- FOOT CONTOURS ✓
13. The location of at least one temporary bench mark within the subdivision boundaries. ✓
14. City boundary lines crossing or bounding the subdivision ✓
15. Approximate location of all areas subject to inundation of stormwater overflow and the location, width, known high water elevation flood flow and direction of flow of water courses. ✓
16. Location of Any Wetlands. ✓
17. If impractical to show on the tentative plan, a key map showing the location of the tract in relationship to section and township lines and to adjacent property and major physical features such as streets, railroads, and water courses. ✓
18. Indicate all areas to be cut or filled, along with soil profile information ✓
19. If impractical to show on the tentative plan, a key map for domestic water supply lines and related water service facilities. ✓
20. The proposals for waste disposal systems, storm water drainage and flood control. ✓

STATEMENT TO ACCOMPANY TENTATIVE PLAN

1. Explanation of improvements and public utilities including water supply, storm drainage plan and waste disposal systems proposed to be installed. ✓
2. Deviations from Subdivision Ordinance, (if any). ✓
3. Public Areas Proposed, (if any). ✓
4. Tree Cutting and Planting Proposed, (if any). ✓
5. Preliminary Draft of restrictive Covenants proposed, (if any). ✓
6. Preliminary draft of a private road or access easement maintenance agreement. ✓

This list is to be used as an aid in preparing a tentative plat for submittal. The Gearhart subdivision ordinance will be the final guide in completing the application.

## **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 Fifer Road. Storm runoff to be directed westerly as it currently flows. The new parcel will be served by an approved Septic System 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).

**There is no proposed tree cutting or planting at this time.**

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.

**There are no private roads or easements. Both parcels will have individual access to Fifer Road.**

**Partition Narrative**

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

Legal Description: 1598 Fifer Rd, Tax Lot 2500, Map 6 10 03BD, City of Gearhart,  
Clatsop County, Oregon

Site Size: 0.99 acres (43,234 sf)

Zoning: R-2, Medium Density

**PROPOSAL**

The proposal is for a 2 - parcel partition. The intent is to separate the existing house at 1598 Fifer Road and build one additional single-family residence.

Both parcels will have frontage on Fifer Road. Existing public utilities are located in Fifer Road.

The current zoning is R-2, Medium Density. This zone requires 7,500 square feet for a single-family residence and 10,000 square feet for a duplex. Both lots meet this condition. Parcel 1 is 12,870 square feet and Parcel 2 is 30,364 square feet.

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

Meadows 259 LLC  
5665 Meadows Rd #140  
Lake Oswego, OR 97035

Gearhart Meadows LLC  
PO Box 2772  
Gearhart, OR 97138

Gearhart Meadows LLC  
PO Box 2772  
Gearhart, OR 97138

Gearhart Meadows LLC  
PO Box 2772  
Gearhart, OR 97138

Gearhart Meadows LLC  
PO Box 2772  
Gearhart, OR 971138

Gearhart Meadows LLC  
PO Box 2772  
Gearhart, OR 97138

Gearhart Meadows LLC  
PO Box 2772  
Gearhart, OR 97138

Gearhart Meadows LLC  
PO Box 2772 Gearhart,  
OR 97138

North Coast Land  
Conservancy Inc  
PO Box 67  
Seaside, OR 97138-0067

Osburn Properties LLC  
PO Box 2468 Gearhart,  
OR 97138-2468

Danna Joseph T  
Danna Dorothy J  
Danna Joseph & Dorothy Rev  
Trst  
14285 SE Summit Dr  
Clackamas, OR 97015-8234

Chinook View 33 LLC  
PO Box 70  
Seaside, OR 97138

Sheikh Waqar  
Sheikh Fatima  
701 N Pine St  
Ellensburg, WA 98926

VanMeter David Michael  
Miller Charity Elaine  
1689 Fifer Heights Rd  
Gearhart, OR 97138

Absher Sam E/Janice M  
Trustees  
Absher Sam E/Janice M  
Family Trust  
PO Box 2577  
Gearhart, OR 97138-2577

Stewart Laura F  
Stewart Laura F Trust  
PO Box 2015 Gearhart,  
OR 97138

Woods Robert PI Shelia T  
15615 SW Brasada Ranch Rd  
Powell Butte, OR 97753

Thompson Robert  
PO Box 126  
Gladstone, OR 97027-0126

Elliott Larry L/Patricia L  
PO Box 2021  
Gearhart, OR 97138-2021

Elliott Larry L/Patricia  
PO Box 2021  
Gearhart, OR 97138-2021

Trachsel Matt J  
PO Box 2572  
Gearhart, OR 97138

Derby Richard A  
Willett Kevin L  
PO Box2513  
Gearhart, OR 97138-2513

Easton Guy Robert  
PO Box 2435  
Gearhart, OR 97138-2435

Jackson Casey W  
Jackson Erin K  
PO Box 2463  
Gearhart, OR 97138

Warner Sheri M  
Warner William E  
PO Box 2111  
Gearhart, OR 97138

Heritage Home Building Inc  
PO Box 727  
Warrenton, OR 97146

Heritage Home Building Inc  
PO Box 727  
Warrenton, OR 97146

Newton Richard W Trustee  
Newton Family Joint Rev Liv  
Trust  
PO Box 487  
Warrenton, OR 97146-0487

Hamilton Julie  
PO Box 2595  
Gearhart, OR 97138

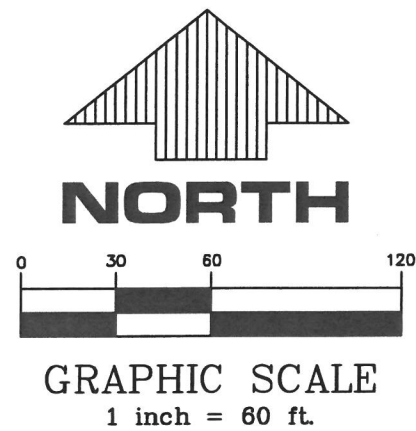
Eddy Steven  
PO Box 2219  
Gearhart, OR 97138

Hall Cherie  
26817 SE 145 St.  
Renton, WA.  
98059



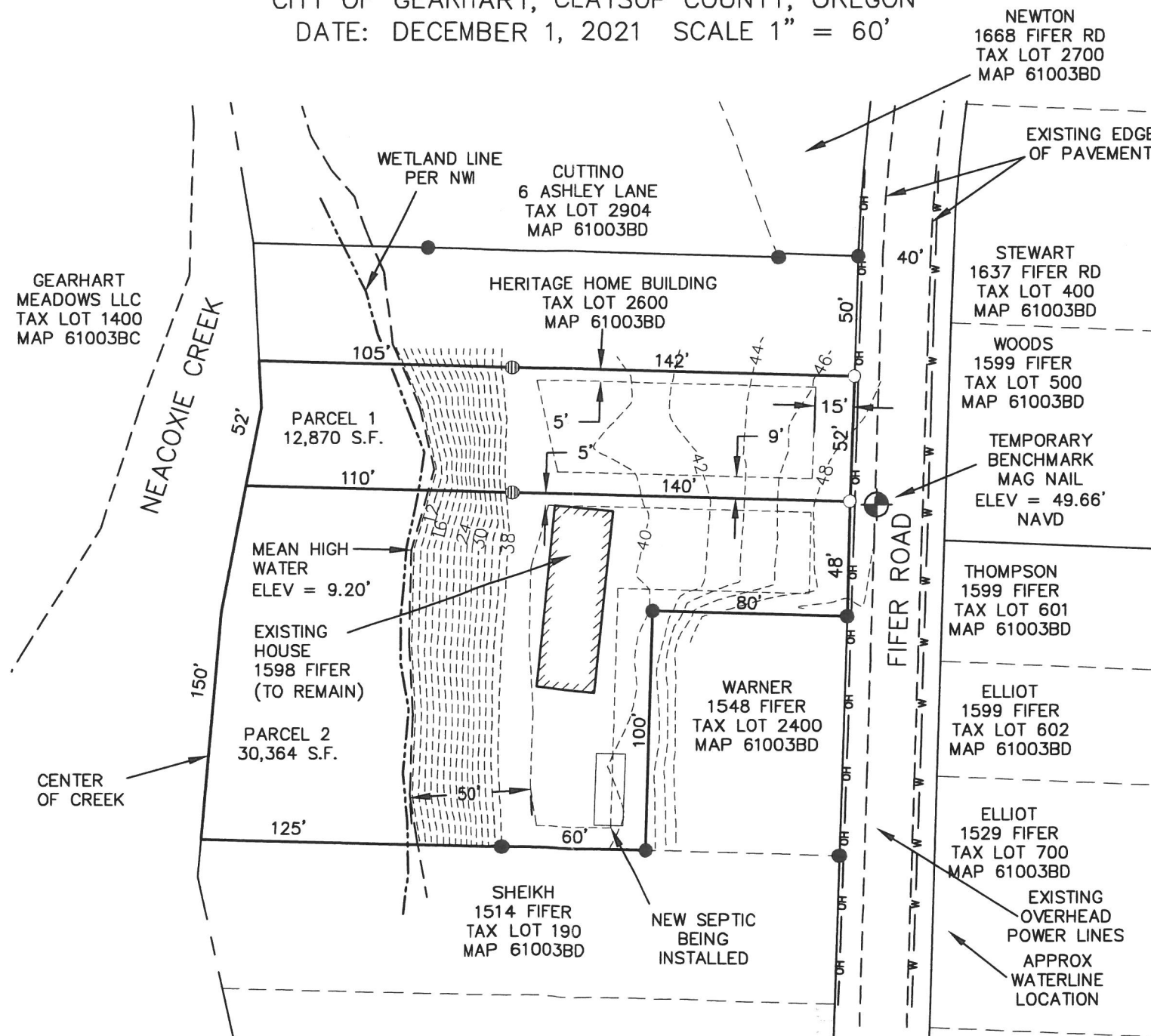
# TENTATIVE PARTITION

TL 2500, MAP 6 10 03BD (43,234 SF)  
NW 1/4 OF SEC. 3, T6N, R10W, W.M.  
CITY OF GEARHART, CLATSOP COUNTY, OREGON  
DATE: DECEMBER 1, 2021 SCALE 1" = 60'



## LEGEND

- SURVEY MONUMENT
- PROPERTY LINE
- ⊕ NEW PROPERTY CORNER TO BE SET
- - - EXISTING EDGE OF PAVEMENT
- OH - EXISTING OVERHEAD POWER LINE
- - - SETBACK LINES
- - - WETLAND PER NWI
- - - 2-FOOT CONTOUR LINE
- W - APPROX LOCATION OF EXIST WATERLINE
- ⊕ TEMPORARY BENCHMARK



SURVEY FOR:  
HERITAGE HOME BUILDING  
PO BOX 727  
WARRENTON, OR 97146

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 30, 1997  
SCOTT S. COOTER  
2829

RENEWS 12/31/21

## UTILITY AND STREET NOTES:

1. EXISTING WATERLINE IN FIFER ROAD IS TO BE UTILIZED TO SERVE THE PROPERTY WITH A NEW WATER SERVICE.
2. THE NEW PARCEL WILL BE SERVED BY A NEW SEPTIC SYSTEM FOR WASTE DISPOSAL.
3. STORM RUNOFF TO BE DIRECTED WESTERLY AS IT CURRENTLY FLOWS.
4. NO SIGNIFICANT LOT GRADING IS PROPOSED.



DRAWING NAME: 21-043

DATE OF PLOT: 12/1/21