

APPLICANTS NAME

Cutler

DATE FILED

020305

PROPERTY DESCRIPTION

6 103CD TH 900

DATE FORWARDED TO PLANNING COMMISSION

030905

DATE OF PUBLIC HEARING

04/30/05

DATE ADVERTISED

030405

DATE OF PLANNING COMMISSION MEETING

RECOMMENDATION OF PLANNING COMMISSION ON CONDITIONAL USE

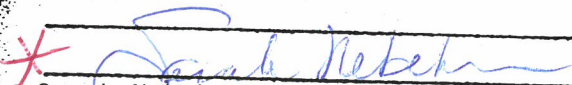
RECOMMENDATION OF PLANNING COMMISSION ON VARIANCE

DATE NOTIFICATION OF DECISION MAILED

050305

SPECIAL CONDITIONS OR RECOMMENDATIONS OR REASONS IF DISAPPROVED

Tentative Plat approved April 13, 2005 with the attached conditions.

 Sarah Nebeker, Planning Commission chairman

DATE APPEAL FILED

DATE OF PUBLIC HEARING

DATE ADVERTISED

CITY COUNCIL ACTION - APPROVED

DISAPPROVED

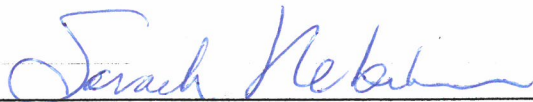
2501

# GEARHART PLANNING COMMISSION



Tentative Plat approval was granted April 13, 2005 to Ike & Debbi Cutler to partition one parcel of land into two (2) lots with the following conditions:

1. **Access Easement:** Prior to tentative approval of this partition, the applicant shall receive written approval of the roadway design from Dennis McNally, Public Works Superintendent consistent with applicable criteria. If application is made to use either of the two residential parcels for a use other than a single family dwelling, the easement shall be dedicated as a public street and improved to public street standards. Prior to final approval of this partition, the applicant shall submit a plan to manage the easement and to effectively manage drainage issues to ensure maintenance consistent with ORS 105.170-105.185 Easement Owner Obligations.
2. **ODOT Access Permit:** Prior to final approval of this partition, the applicant shall receive an access permit from ODOT. The applicant shall complete all conditions of approval required by ODOT to improve this access to Highway 101.
3. **Cutler Lane:** Prior to final approval of this partition, the applicant shall provide a sign for the access easement, Cutler Lane. All improvement work shall be completed to the written satisfaction of the Public Works Superintendent and ODOT. If a property owner requests to develop parcels 1 or 2 into more than one single family dwelling on each parcel, or to partition parcels 1 or 2 further, the applicant shall provide sufficient right-of-way width to improve Cutler Lane to public street standards and shall improve Cutler Lane consistent with city standards.
4. **Utilities and Fire Hydrants:** Prior to final approval of this partition, the applicant shall install fire hydrants and utilities to the written satisfaction of the Public Works Superintendent and the Gearhart Fire Department. Prior to final approval, easements shall be identified on the final plat in widths and locations approved in writing by the City.

X   
Sarah Nebeker, Planning Commission Chair

Date

4/29/05