



NOTICE OF PUBLIC HEARING
Subdivision Preliminary Plat (SUB-23-1)

APPLICANT: Gilbert Gramson

PROPERTY OWNER: Sandridge Construction LLC

SUBJECT OF REVIEW: A 12-lot residential subdivision on approximately 3.83 acres

LOCATION: Tax lot 81021CB01500 on SW Juniper Avenue

APPLICABLE CRITERIA: [WMC 16.28 INTERMEDIATE DENSITY RESIDENTIAL](#)
[WMC 16.112 GROWTH MANAGEMENT](#)
[WMC 16.120 ACCESS AND CIRCULATION](#)
[WMC 16.124 LANDSCAPING, STREET TREES, FENCES AND WALLS](#)
[WMC 16.128 VEHICLE AND BICYCLE PARKING](#)
[WMC 16.132 CLEAR VISION AREAS](#)
[WMC 16.136 PUBLIC FACILITIES STANDARDS](#)
[WMC 16.140 STORMWATER & SURFACE WATER MANAGEMENT](#)
[WMC 16.152 GRADING, EXCAVATING, & EROSION CONTROL PLANS](#)
[WMC 16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS](#)
[WMC 16.184 SINGLE-FAMILY ATTACHED, DUPLEX, AND TRIPLEX DESIGN STANDARDS](#)
[WMC 16.208.050 Type III Procedure \(Quasi-Judicial\).](#)
[WMC 16.212 SITE DESIGN REVIEW](#)
[WMC 16.216 LAND DIVISIONS](#)

DIGITAL FILE: <https://www.ci.warrenton.or.us/ced/page/applications-pending-approval>

HEARING DATE: December 14, at 6:00 p.m.
Warrenton City Hall, 225 S Main Avenue, Warrenton, OR 97146

HOW TO PARTICIPATE: Those wishing to testify on this request may attend the public hearing and sign a card to speak to the Planning Commission, or submit written materials, which must be received no later than 4:00 P.M. on the day of the hearing. Written comments may be mailed to Planning Technician Rebecca Sprengeler P.O. Box 250, Warrenton Oregon, 97146; or emailed to rsprengeler@warrentonoregon.us.

At the public hearing, the Planning Commission will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request. Failure to raise an issue in person, or by or by letter at the hearing, or failure to provide statements of evidence sufficient to afford the decision makers an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

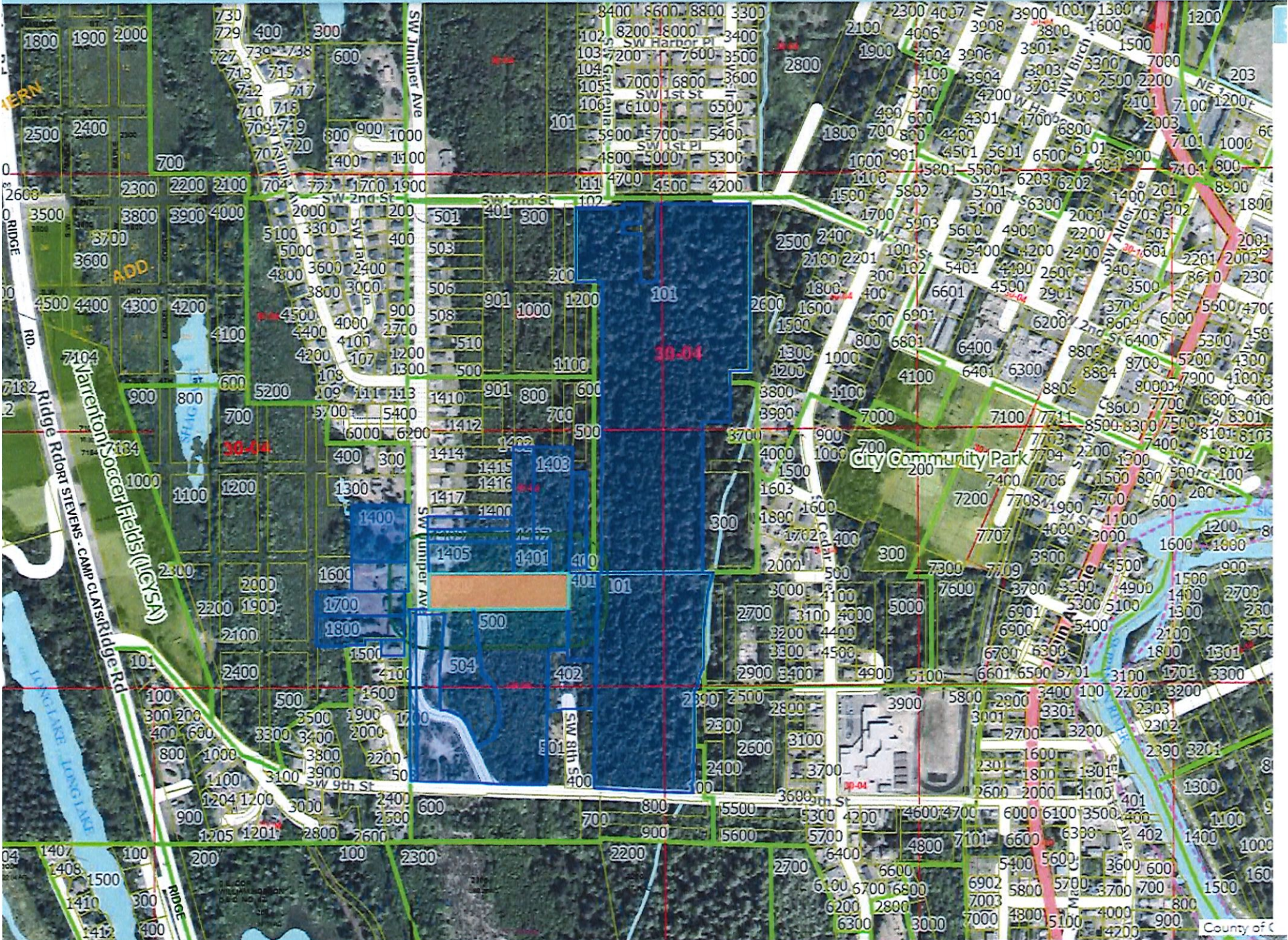
A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and that copies shall be provided at a reasonable cost. A copy of the City's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing, and that a copy shall be provided on request at a reasonable cost. Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact the Warrenton Department at 503-861-0920 or planning@warrentonoregon.us.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: The City of Warrenton Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

FOR FURTHER INFORMATION: Please contact the Warrenton Department at 503-861-0920 or planning@warrentonoregon.us.

MAILED: November 22, 2023

OWNER_LINE	OWNER_LL_1	OWNER_LL_2	STREET_ADD	CITY STATE ZIP_CODE
Alvarez Manuel	Alvarez Janet		735 SW Juniper Ave	Warrenton, OR 97146-9775
Astoria Warrenton Regional Airport			422 Gateway Avenue, Suite 100	Astoria, OR 97103
Bandeen Donna M			8772 N Columbia Blvd #2	Portland, OR 97203
Bandeen Lois E			697 SW Juniper Ave	Warrenton, OR 97146-9736
Bigelow Elise C	Bigelow Elise C		703 SW Juniper Ave	Warrenton, OR 97146-9775
City of Warrenton				
Clatsop County			800 Exchange Street, Suite 100	Astoria, OR 97103
Goodwin Charles L	Weese Janice E		560 SW Juniper Ave	Warrenton, OR 97146
Krevanko Fred L	Krevanko Tracie M		580 SW Juniper Ave	Warrenton, OR 97146
Larson Dean P/Evelind			90198 Lewis & Clark Rd	Astoria, OR 97103-8324
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Leavitt Russell Ray	Leavitt Sarah Adriane		PO Box 411	Warrenton, OR 97146
Martin Michael P/ Cheryl J			707 SW Juniper Ave	Warrenton, OR 97146-9775
Newton Richard William			PO Box 487	Warrenton, OR 97146-0487
North Coast Land Conservancy			PO Box 67	Seaside, OR 97138
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NW Natural Gas			2150 SE Dolphin Avenue	Warrenton, OR 97146
Orrell Frank/ Jody			702 SW Juniper Ave	Warrenton, OR 97146-9775
Pacific Power			2349 SE Dolphin Ave	Warrenton, OR 97146
Public The				
Sandridge Construction LLC			15 NW 17th Pl	Warrenton, OR 97146
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Sandridge Construction LLC			15 NW 17th Pl	Warrenton, OR 97146
Sunset Empire Transportation District			900 Marine Drive	Astoria, OR 97103
Warrenton Administration Department			*Do not mail, hand deliver to mailbox/email	citymanager@warrentonoregon.us
Warrenton Building Department			*Do not mail, hand deliver to mailbox/email	building@warrentonoregon.us
Warrenton Fire Department			*Do not mail, hand deliver to mailbox/email	firechief@warrentonoregon.us
Warrenton Police Department			*Do not mail, hand deliver to mailbox/email	mworkman@warrentonoregon.us
Warrenton Public Works Department			*Do not mail, hand deliver to mailbox/email	publicworks@warrentonoregon.us
Warrenton-Hammond School District			820 SW Cedar	Warrenton, OR 97146



Verification on Oath or Affirmation for Mailed Land-Use Hearing Notices

(WMC 16.208.040.E.2, 16.208.050.C.1.b, 16.208.060.C.2.c.i)

State of OREGON

County of CLATSOP

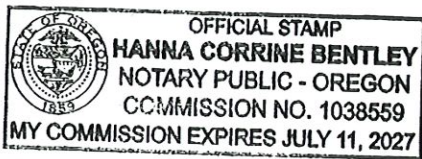
Signed and affirmed before me on November 22nd, 2023 by (name(s) of individuals making statement) Rebecca Sprengeler that on (date) 11/22/23 notice of an upcoming public hearing with the Planning Commission was mailed to the persons who must receive notice as listed in the attached document.

Rebecca Sprengeler (Person who mailed the notice).

Hanna Bentley, Hanna Bentley

Notary Public – State of Oregon

Official Stamp



Document Description

This certificate is attached to page 4 of a Public Hearing Notice, dated November 22nd, 2023, consisting of 5 pages.