



CITY OF CANNON BEACH

AGENDA

Meeting: City Council Work Session
Date: Tuesday, January 30, 2024
Time: 6:00 p.m.
Location: Council Chambers, City Hall

CALL TO ORDER AND APPROVAL OF AGENDA

PUBLIC COMMENT

*The Presiding Officer will call for statements from citizens regarding issues relating to the City.
The Presiding Officer may limit the time permitted for presentations and may request that a spokesperson be selected for a group of persons wishing to speak.*

DISCUSSIONS

(1) **Cannon Beach City Hall Design Package Review**

(2) **Good of the Order**

ADJOURNMENT

To join from your computer, tablet or smartphone

Join Zoom Meeting

<https://zoom.us/j/99261084699?pwd=TkpjbGcxS0pCOGlMOctSbSsxVWFmZz09>

Meeting ID: 992 6108 4699

Password: 365593

To join from your phone:

Phone: 1.669.900.6833

Meeting ID: 992 6108 4699

Password: 365593

View Our Live Stream: View our [Live Stream](#) on YouTube!

Public Comment: If you wish to provide public comment via Zoom for this meeting please use the raise your hand Zoom feature. Except for a public hearing agenda item, all Public to be Heard comments will be taken at the beginning of the meeting for both Agenda and Non-Agenda items. If you are requesting to speak during a public hearing agenda item, please indicate the specific agenda item number as your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Council. All written comments received by 3:00 pm the day before the meeting will be distributed to the City Council and the appropriate staff prior to the start of the meeting. These written comments will be included in the record copy of the meeting. Written comments received at the deadline will be forwarded to Council and included in the record but may not be read prior to the meeting or appear on the city's website.

Please note that agenda items may not be considered in the exact order listed. For questions about the agenda, please contact the City of Cannon Beach at (503) 436.8052. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact the City Manager at (503) 436.8050. TTY (503) 436-8097. This information can be made in alternative format as needed for persons with disabilities.

Posted: 2024.01.24

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CANNON BEACH CITY COUNCIL

STAFF REPORT

CANNON BEACH CITY HALL DESIGN REVIEW

Agenda Date: January 30, 2024

Prepared by: Bruce St. Denis, City Manager

BACKGROUND

One of the next benchmarks in the City Hall project is submitting the plans to the Design Review Board (DRB) for their review. We are on track to make their March meeting.

ANALYSIS/INFORMATION

Attached is the design package for the City Council's review prior to submittal. We want to ensure that what is submitted to the DRB is what the council wants to see constructed. It is not considered a "final" approval in that changes may be required after the DRB review.

RECOMMENDATION

Council reach consensus to proceed with submittal of plans for DRB review with the design as presented/described.

List of Attachments

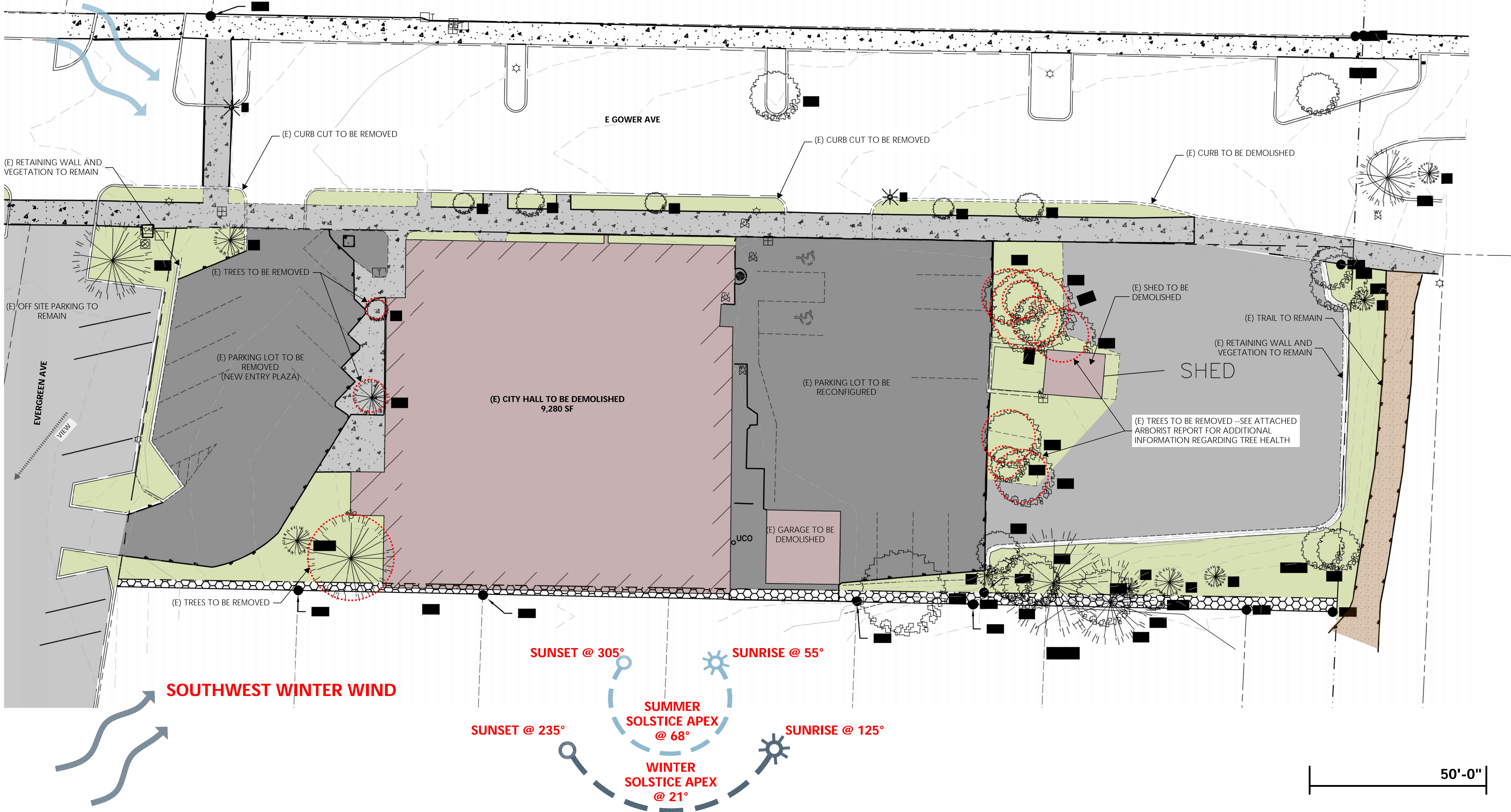
A Cannon Beach City Hall Design Package

CANNON BEACH - CITY HALL

- A. COVER SHEET
- B. SITE ANALYSIS DIAGRAM
- C. SITE PHOTOGRAPHS
- D. SITE DEVELOPMENT PLAN
- E. LANDSCAPE PLAN
- F. ARCHITECTURAL DRAWINGS
- G. ARCHITECTURAL MODEL (DIGITAL RENDERINGS)
- H. ENERGY CONSERVATION MEASURES
- I. PROPERTY SURVEY



NORTHWEST SUMMER WIND



SOUTHWEST WINTER WIND



50'-0"



EXISTING CITY HALL FRONT FACE



EXISTING WEST PARKING LOT ENTRANCE FROM GOWER



EXISTING ACCESSIBLE PARKING - WEST PARKING LOT



EXISTING WEST PARKING LOT + COUNCIL CHAMBER ENTRANCE



EXISTING WEST PARKING LOT



EXISTING EAST PARKING LOT



EXISTING CITY HALL + GARAGE



ACCESSIBLE EAST PARKING LOT ENTRANCE



EXISTING EAST PARKING LOT



EXISTING CITY HALL + GOWER ACCESS TO EAST PARKING LOT



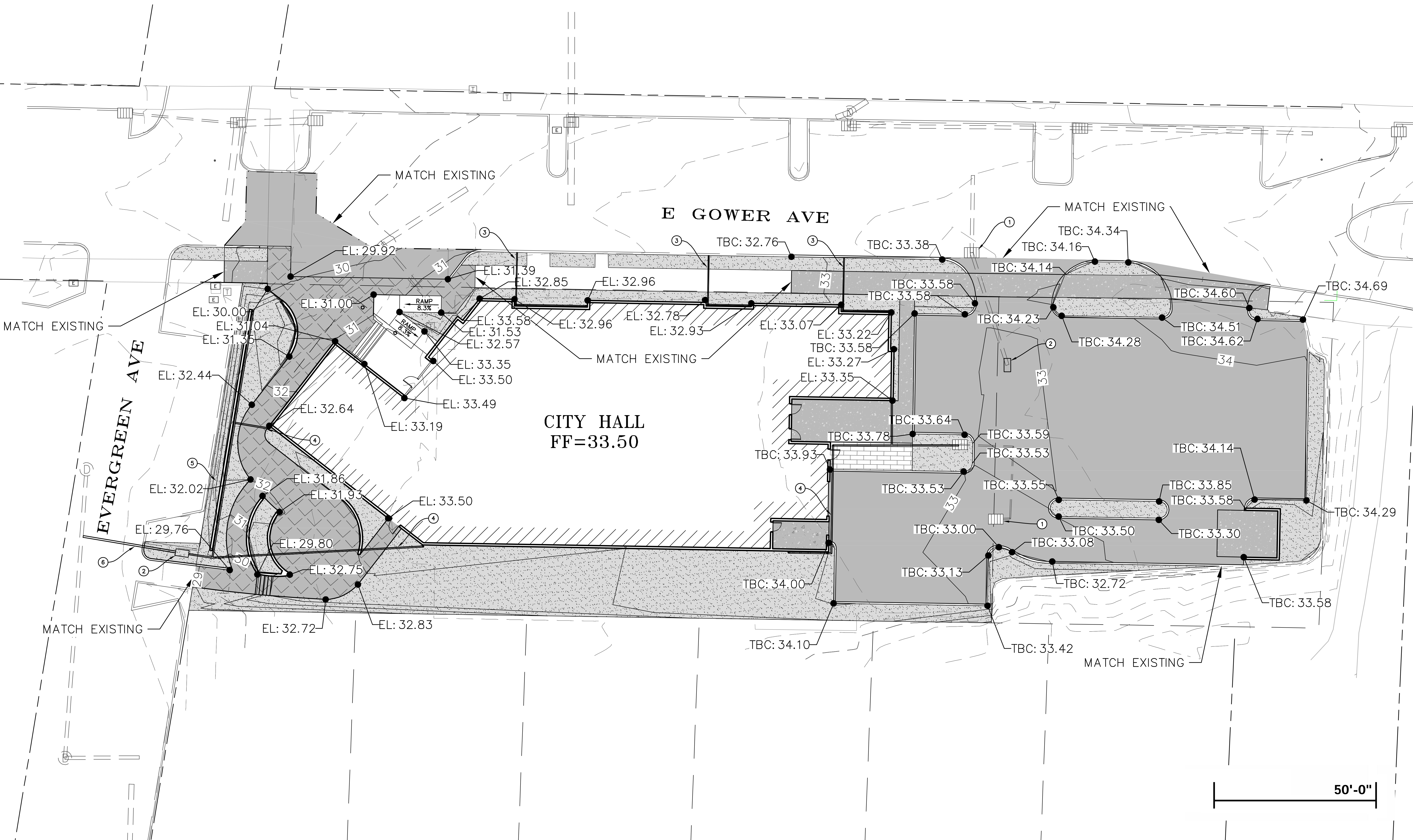
EXISTING GOWER FACADE

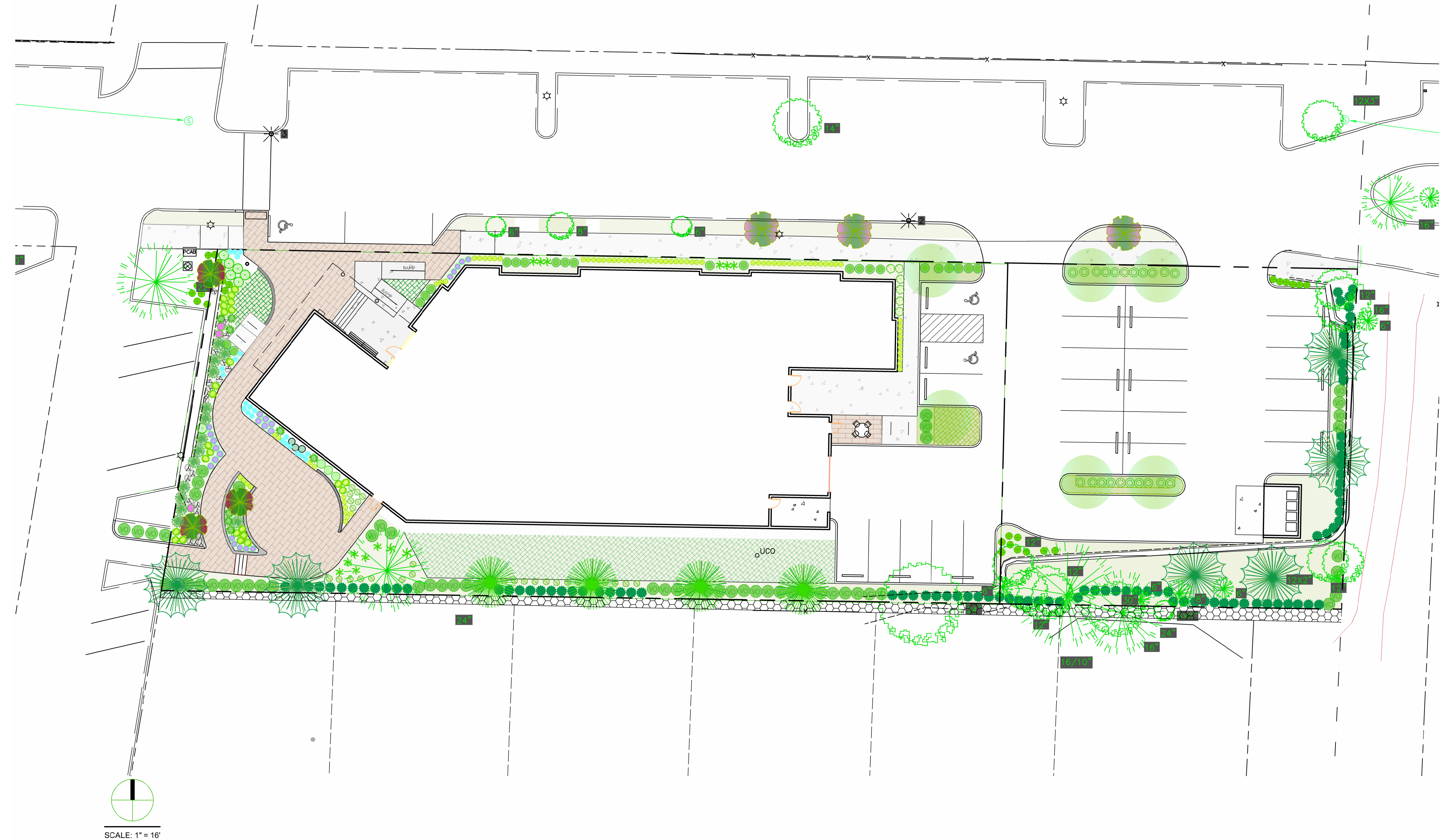


EXISTING GOWER FACADE + WEST PARKING LOT ENTRANCE



EXISTING GOWER FACADE + EAST PARKING LOT ENTRANCE





PLANT LIST
QUAN BOTANICAL NAME COMMON NAME SIZE COMMENT

TREES

4	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	6" HT. BAB	NATIVE TREE
6	PICEA SITKA	SITKA SPRUCE	6" HT. BAB	NATIVE TREE
3	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY	2" CAL BAB	
6	ZELKOYA SERRATA	JAPANESE ZELKOYA	2" CAL BAB	

SHRUBS

3	BERBERIS THUNBERGII	ATRO. CRIMSON PYRAM	2 GAL	
44	BUXUS MICROPHYLLA	WINTER GEM LITTLELEAF BOXWOOD	2 GAL	
6	CISTUS PURPUREUS	PURPLE ROCK ROSE	2 GAL	
4	ESCALONIA 'NEWPORT DWARF'	NEWPORT DWARF ESCALLONIA	2 GAL	
28	GAULTHERIA SHILLON	SALAL	1 GAL	NATIVE
93	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	NATIVE
28	MAHONIA NERVOSEA	DWARF OREGON GRAPE	1 GAL	NATIVE
14	PINUS MUGO	MUGO PINE	3 GAL	
3	SAMBUCUS RACEMOSA	RED ELDERBERRY	5 GAL	NATIVE
6	SPIRAEA x BULMADA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL	
58	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	NATIVE

GROUNDCOVER AND PERENNIALS

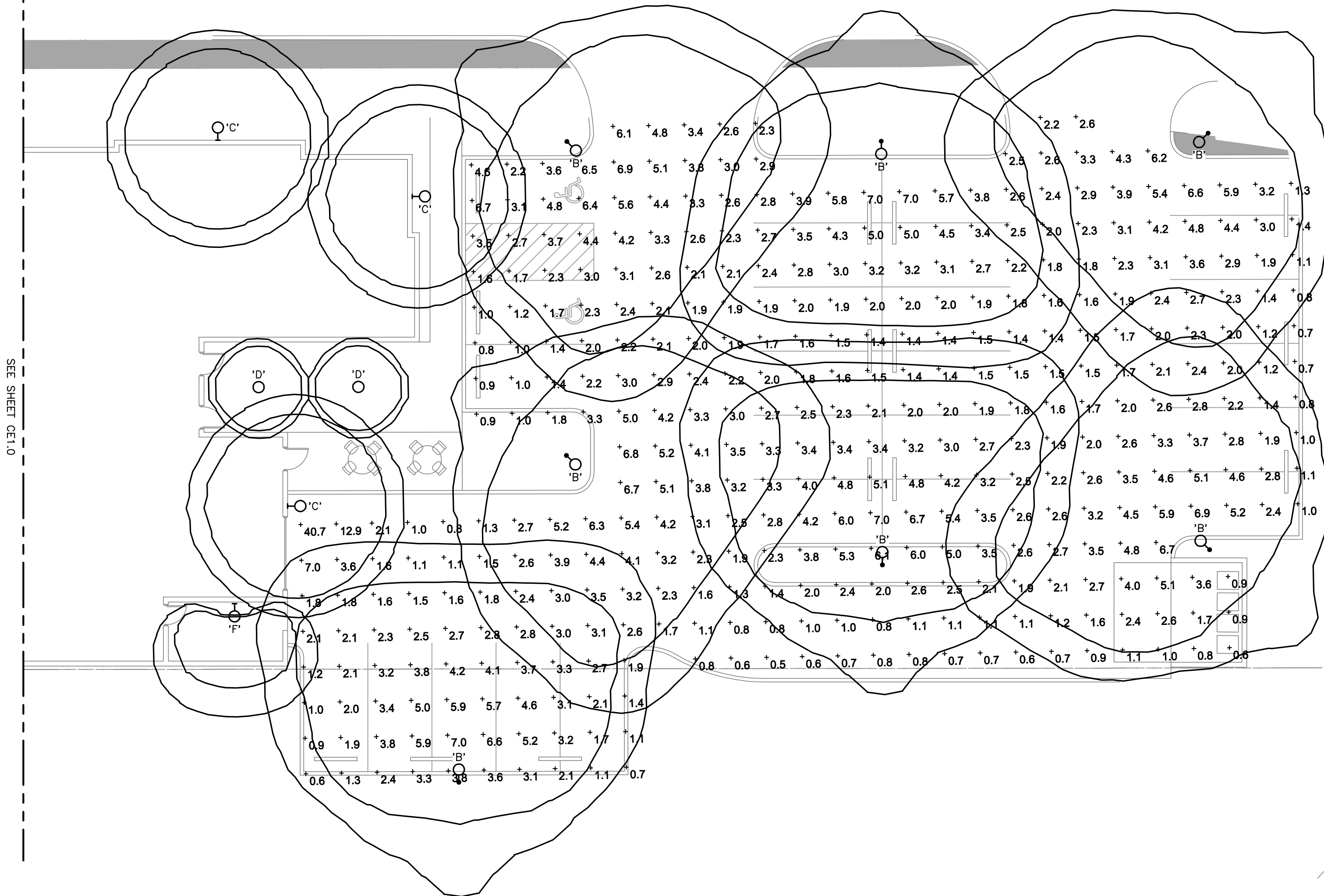
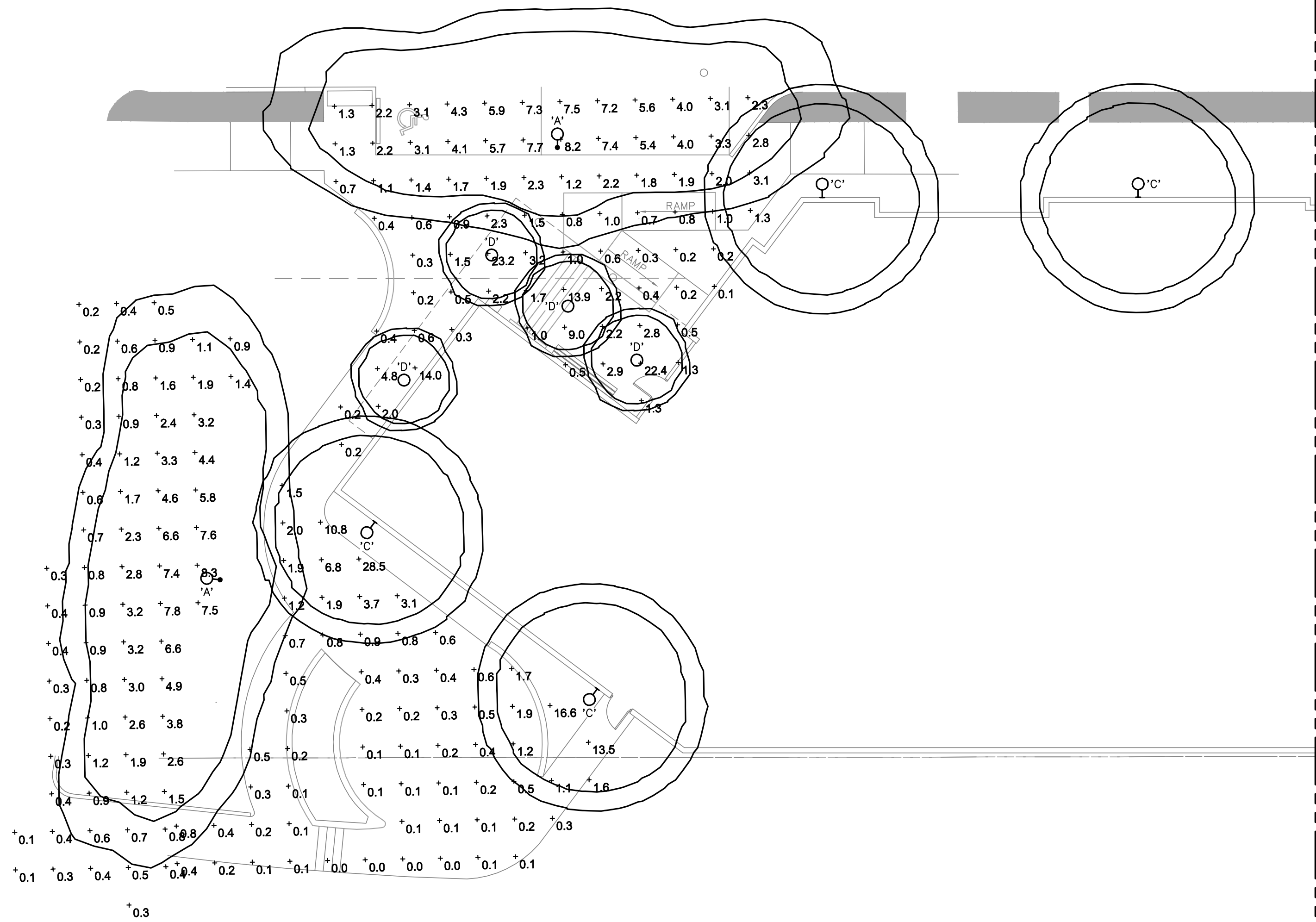
78	CAREX MORROWII	GOLD JAPANESE SEDGE	1 GAL	
18	HELIOTROPICUM SEPPERI	IRENE'S BLUE OAT GRASS	1 GAL	
23	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	2 GAL	
15	POLYSTICHUM FUNTUNUM	SWORD FERN	1 GAL	NATIVE
9	ROSMARINUS OFFICINALIS	ROSEMARY	2 GAL	
24	SANTOLINA CHAMAESCOPARIUS	LAVENDER-COTTON	1 GAL	
840	ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	4" POTS 18" O.C.	NATIVE

LEGEND

- ROCKS
- EXISTING TREES
- GRAVEL SURFACE
- PAVERS 2465 S.F.

GENERAL NOTES

- PROVIDE ONE PERSON WHO WILL BE PRESENT AT ALL TIMES DURING THE WORK AND WHO IS FAMILIAR WITH PLANT MATERIALS, NATIVE PLANT REQUIREMENTS, AND GOOD HORTICULTURAL PRACTICE.
- INSTALL UNDER GROUND AUTOMATIC IRRIGATION ZONED TO BE REDUCED ONCE PLANTS ARE ESTABLISHED AND LATER USED DURING EXTENDED SUMMER HEAT.
- PLACE BARK MULCH AROUND ALL PLANTING AREAS.
- REMOVE ALL INVASIVE MATERIAL ESPECIALLY HIMALAYAN BLACKBERRIES EVERYWHERE ON SITE.
- SEE SHEET L2 FOR PLANTING NOTES AND DETAILS.



GENERAL NOTES

- A. INNER LUMINAIRE ISO CURVE INDICATES 1.0 FOOT CANDLE. OUTER LUMINAIRE ISO CURVE INDICATES 0.5 FOOT CANDLES.
- B. FOOT CANDLE ISO CURVES ARE SHOWN AS A SINGLE FIXTURE CONTRIBUTION WITH SET VALUES. THE ISO CURVE VALUES MAY NOT MATCH THE CALCULATION PLANE VALUES, SINCE THE CALCULATION PLANE CAN BE A CONTRIBUTION FROM MORE THAN ONE LUMINAIRE.
- C. SEE PAGE CE1.1 FOR LUMINAIRE SCHEDULE.

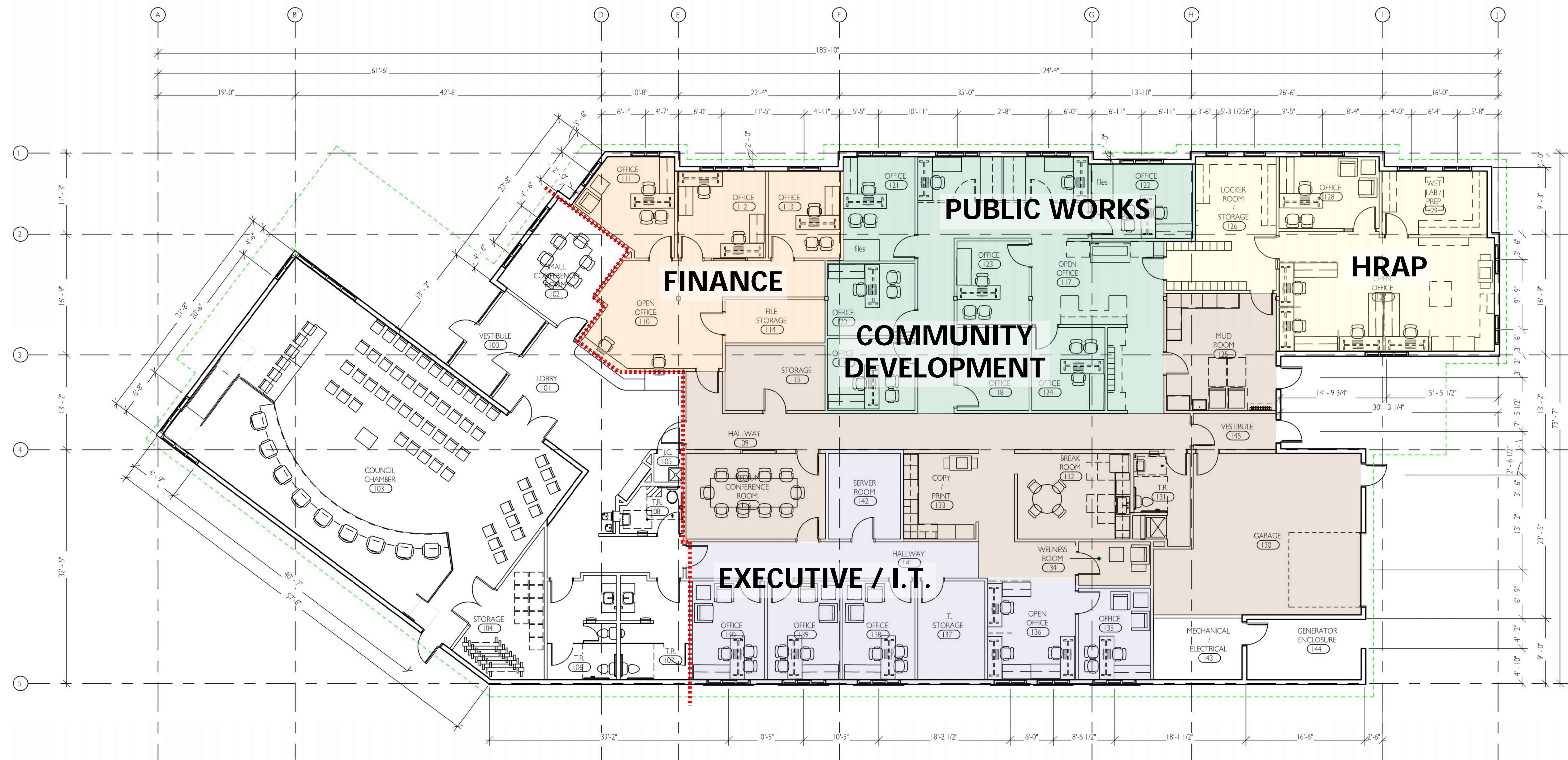
SYMBOL LEGEND

- POLE MOUNTED LUMINAIRE
- WALL MOUNTED LUMINAIRE
- CANOPY LUMINAIRE

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	WATTAGE
A	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 6273 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 2 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-20021-53W-T2-W30-01-120/277V-DIM-F	LED	53 W
B	POST TOP LED AREA LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 6273 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, B2-U0-G0, MARINE GRADE BODY & HARDWARE, TYPE 4 DISTRIBUTION, 10KV SURGE SUPPRESSOR	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-20021-53W-T4-W30-01-120/277V-DIM-F	LED	53 W
C	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 120/277V INPUT, 7027 LM, 80 CRI, 0-10 DIMMING, FROSTED LENS, MARINE GRADE BODY & HARDWARE, WIDE DISTRIBUTION, 10KV SURGE SUPPRESSOR, MOUNT 9.5' ABOVE GROUND	LIGMAN LIGHTING OR APPROVED EQUAL	UHAM-30011-53W-W-W30-01-120/277V-DIM-F	LED	53 W
D	CONAPY MOUNTED LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 220-240 V INPUT, 455 LM, CLEAR TOUGHENED GLASS LENS, VERY WIDE DISTRIBUTION	LIGMAN LIGHTING OR APPROVED EQUAL	NI-80042-A-VW-01	LED	7.5W
F	WALL MOUNT LED LUMINAIRE, BLACK POWDER COAT FINISH, 3000 K CCT, 220-240V INPUT, 769 LM, TOUGHENED LINEAR SPREAD GLASS LENS, TYPE G DISTRIBUTION, MOUNT 8' ABOVE GROUND	LIGMAN LIGHTING OR APPROVED EQUAL	EC-40571-G-01	LED	23W
POLE	13' ROUND STRAIGHT ALUMINUM POLE, 5" SHAFT DIAMETER, 0.188" THICK, 2.99? x 3.5? TENON BLACK POWDER COAT FINISH, DIE-CAST BASE COVER	LIGMAN LIGHTING OR APPROVED EQUAL	APD-RSA-5018-13?-5? DIA .188?-SC76-01	-	-

<p>BUILDING TOTAL: 10,465 SF</p> <p>PRIMARY: 9,865 SF</p> <p>UNCONDITIONED STORAGE: 600 SF</p>

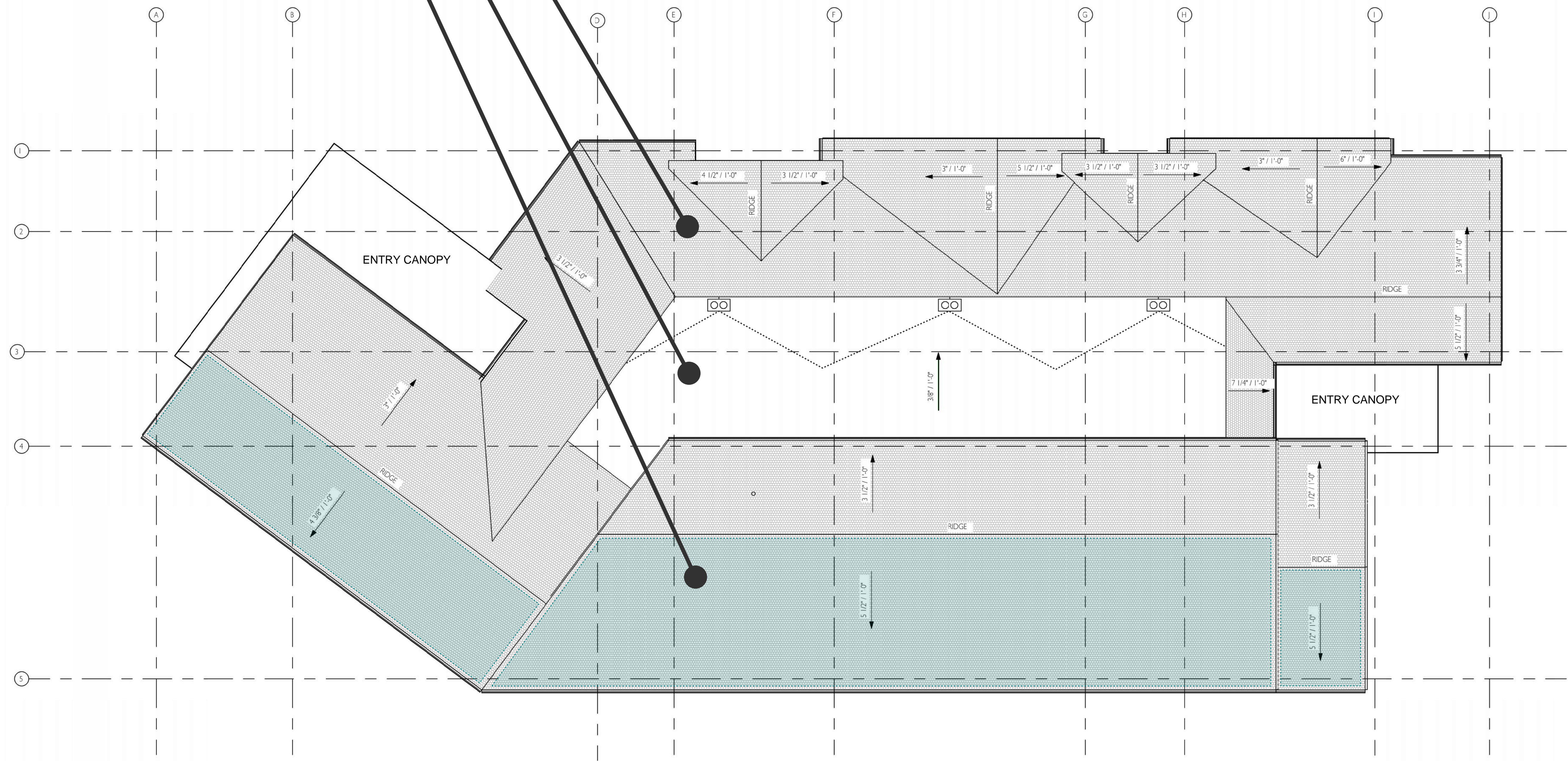


 **FLOOR PLAN**
1/8" = 1'-0"

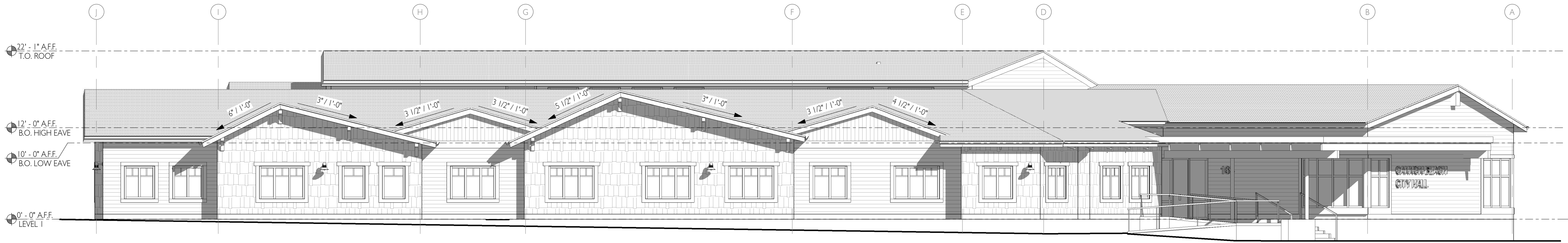
ASPHALT SHINGLE ROOF - MIN SLOPE 3:12

MECHANICAL WELL - TPO ROOF

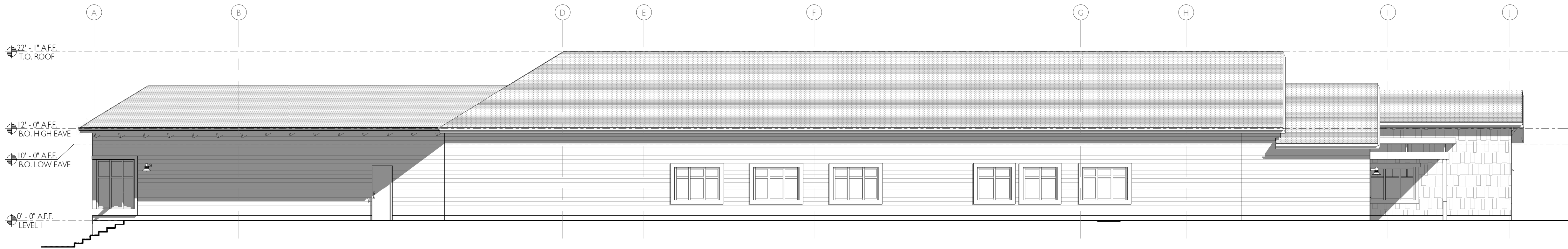
PROPOSED AREA FOR SOLAR PANEL INSTALLATION



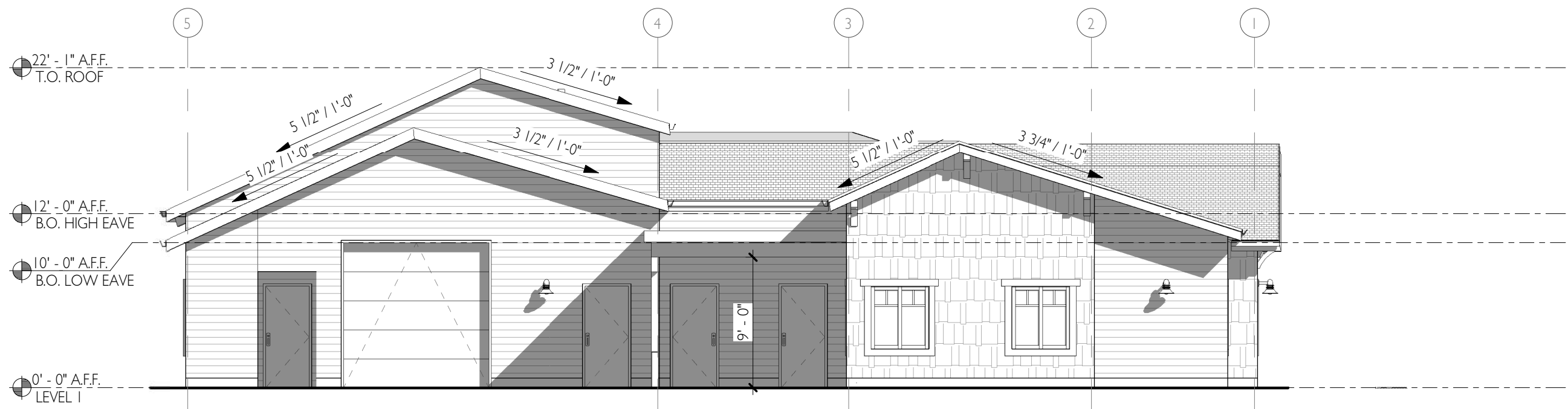
1 ROOF PLAN
1/8" = 1'-0"



1 BUILDING ELEVATION - NORTH
A2.1 1/8" = 1'-0"



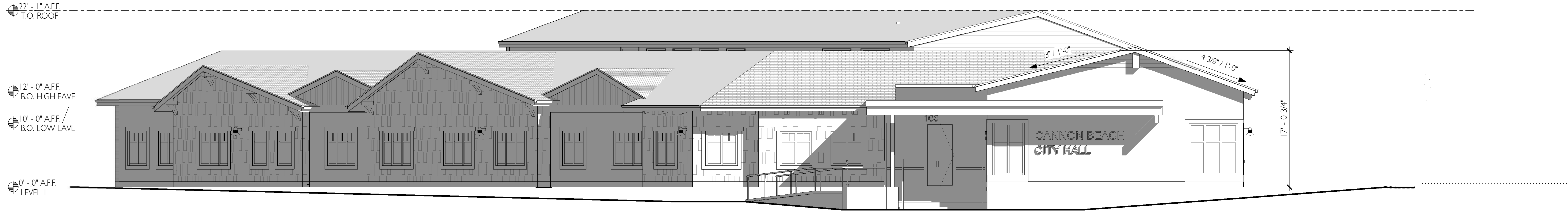
2 BUILDING ELEVATION - SOUTH
A2.1 1/8" = 1'-0"



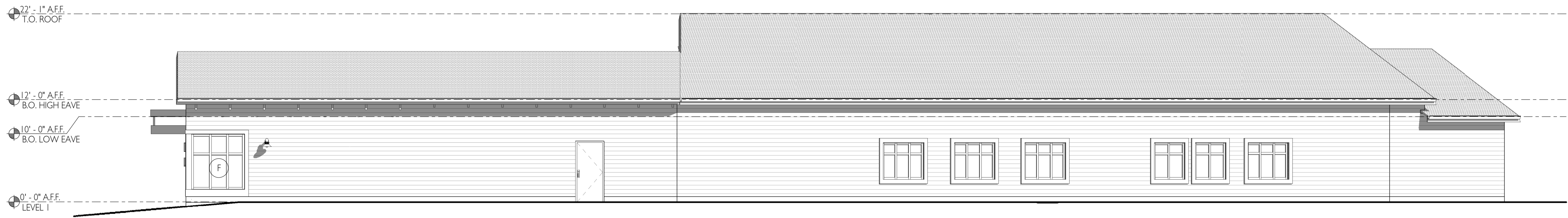
3 BUILDING ELEVATION - EAST
A2.1 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

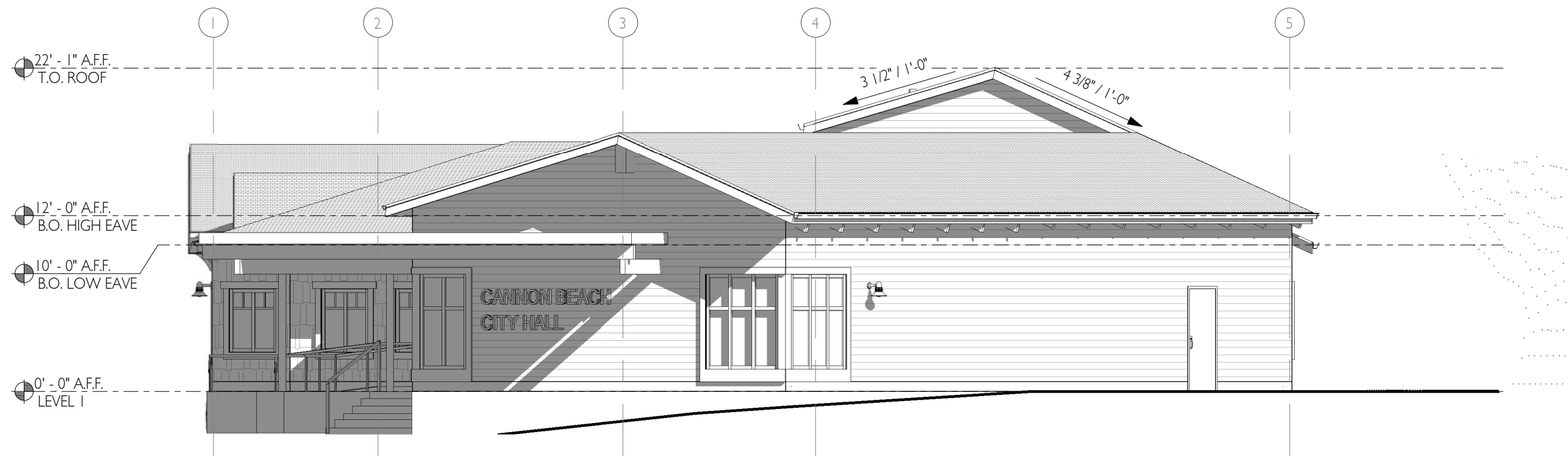
HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	---	---	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING			DARK BROWN STAIN	
	SHK-1	SHAKE				



1 BUILDING ELEVATION - NORTHWEST
A2.2 1/8" = 1'-0"


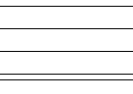



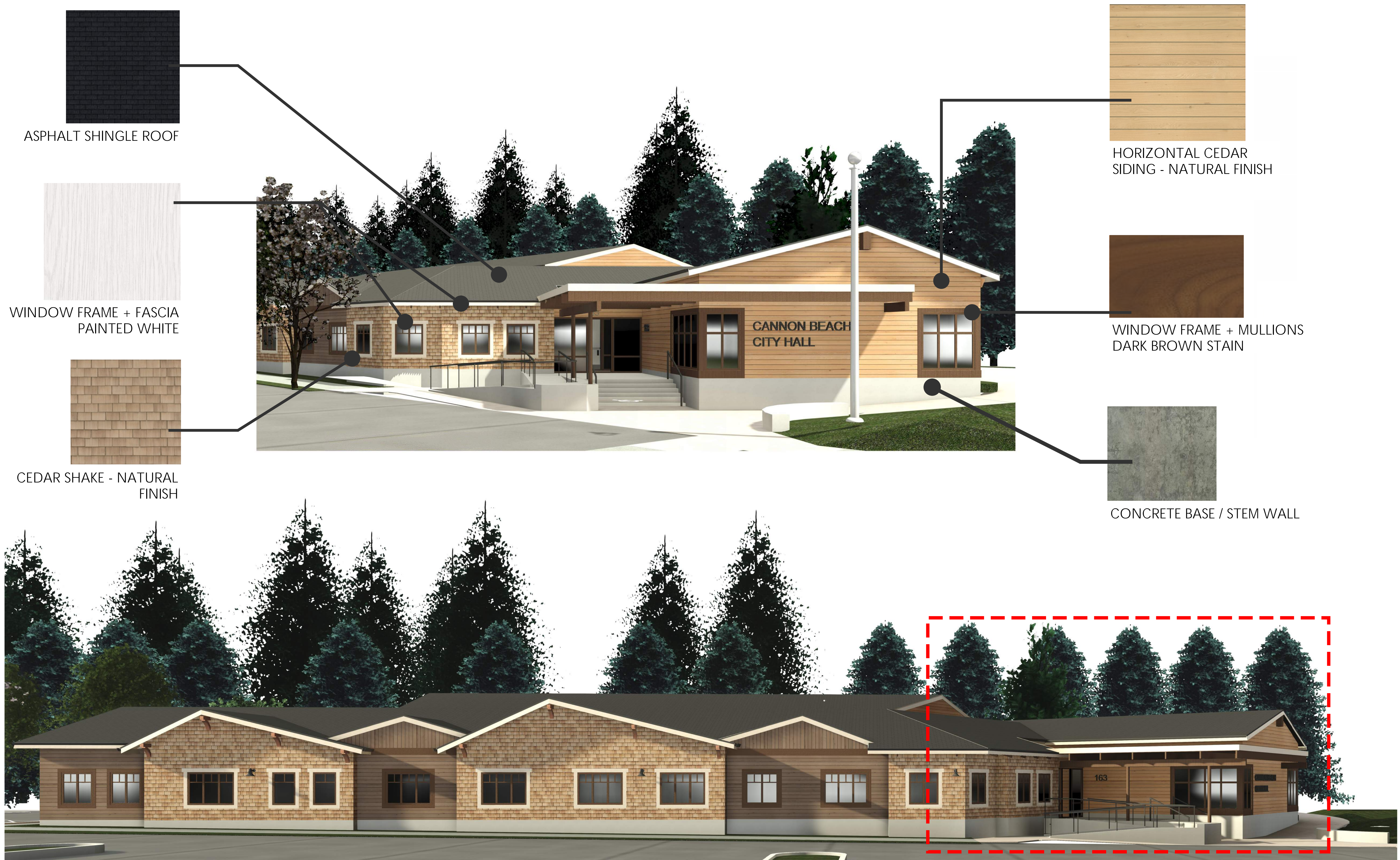
2 BUILDING ELEVATION - SOUTHWEST
A2.2 1/8" = 1'-0"

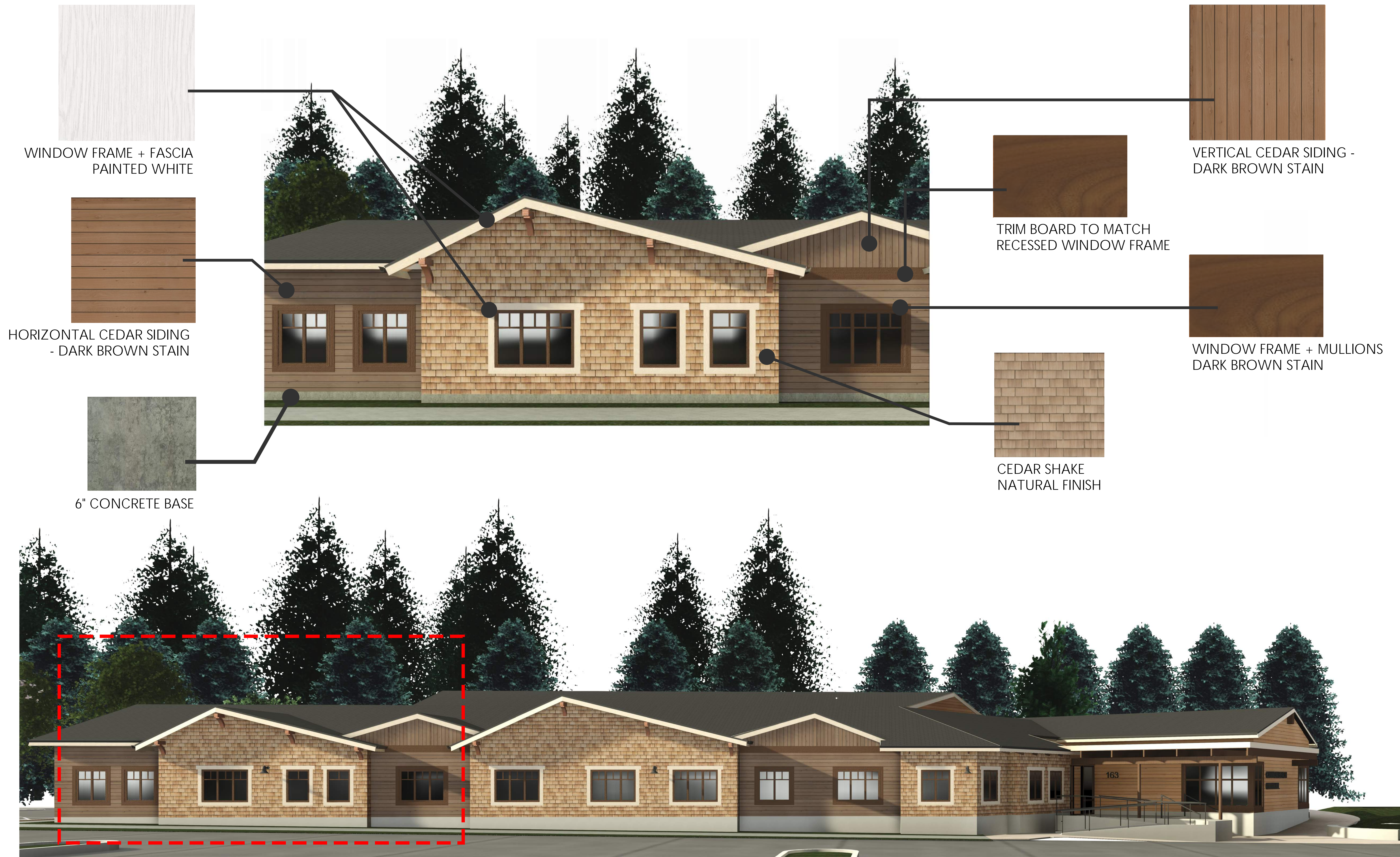


3 BUILDING ELEVATION - WEST
A2.2 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

HATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT LINE	COLOR	NOTES
	LS-1	HORIZONTAL CEDAR SIDING	---	---	UNTREATED / NATURAL	
	LS-2	HORIZONTAL CEDAR SIDING			DARK BROWN STAIN	
	SHK-1	SHAKE				







BUILDING MOUNTED SIGNAGE

BLACK LETTERS @ 12"

VISIBLE AT DISTANCE OF 300' +/- ACCORDING TO INFORMATION PROVIDED BY THE UNITED STATES SIGN COUNCIL (USSC)



ADDITIONAL ADA PARKING IN RIGHT OF WAY
(2) PARKING STALLS WITH ACCESSIBLE ACCESS TO BUILDING ENTRANCE AND COURTYARD



VIEW UP GOWER TOWARDS BUILDING ENTRANCE



STAFF ENTRANCE AT EAST SIDE OF BUILDING

ENERGY CONSERVATION STRATEGIES & MEASURES

SITE

Site lighting design and fixtures will comply with International Dark Sky criteria, including limits on glare and color temperature.
On-site, below grade storm water treatment facilities to filter rainwater prior to discharge into public system to improve water quality
Native and resilient site landscaping to limit additional water use.

BUILDING

The building will be all electric, with no regular reliance on natural gas: building resiliency to be provided by an on-site diesel generator
Traditional, renewable wood-framing and exterior finish materials with insulation and a high performance glazing system
Building envelope features rain screen system behind exterior cladding for enhanced building performance
Low emitting interior finishes and furniture and Energy Star compliant appliances

INTERIOR LIGHTING

Increased daylighting provided through clerestories and interior relites, in order to bring natural light into the building core.
High-efficiency LED lighting throughout to comply with latest energy code requirements, including occupancy sensors with automatic on/off and daylight harvesting

HVAC (High performance, efficient heating, cooling and ventilation system)

Variable Refrigerant Flow (VRF) with Dedicated Outside Air System (DOAS) and energy recovery
Dedicated mini split system with 18 SEER in server room
The DOAS is a dedicated ventilation system designed to condition outdoor air during ventilation. DOAS handles ventilation and the VRF system handles cooling and heating. VRF system moves conditioned refrigerant directly to each zone's indoor unit

PLUMBING

High efficiency electric heat pump water heater
Domestic plumbing piping, both cold and hot water with code compliant insulation and low-flow fixtures and fittings

RENEWABLE ENERGY

Electrical service installed to support future electric vehicle charging station - 20% of parking to be "EV Ready"
1.5% of building budget dedicated to solar photo-voltaic (PV) system per Oregon Green Energy Technology

PROJECT GOALS:

Avoid harmful chemicals, provide excellent ventilation, acoustic comfort, and quality indoor and outdoor lighting

Provide renewable energy via solar panels

Prevent waste through construction diversion and recycling materials

Limit indoor and outdoor water use - review measures to improve site water quality

Use energy efficient systems

Limit reliance on fossil fuels

TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30
SECTION 29 TOWNSHIP 05 NORTH, RANGE 10 WEST
WILLAMETTE MERIDIAN, CITY OF CANNON BEACH, CLATSOP
COUNTY, OREGON

LEGEND:

- PARKING STRIPES
- ROAD STRIPING
- FLOW LINE CURB
- STANDARD CURB
- EDGE OF CONCRETE
- WALL-TOE
- WATER
- STORM SEWER
- GAS
- ELECTRIC
- NATURAL GAS LINE
- FENCE
- BUILDING
- SANITARY SEWER
- TOE OF SLOPE
- TOP OF SLOPE
- BUILDING OVERHANG
- BUILDING DECK
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TELEPHONE
- BUILDING HATCH
- CONCRETE HATCH
- FOUND MONUMENT
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- CONTROL
- SIGN
- HANDICAP PARKING
- MAILBOX
- STORM CLEANOUT
- STORM AREA DRAIN
- STORM CATCH BASIN
- STORM MANHOLE
- STORM ROOF DRAIN
- LIGHT-LAMP POST
- POWER CABINET
- POWER METER
- SANITARY SEWER MANHOLE
- UNKNOWN VAULT
- UNKNOWN RISER
- UNKNOWN JUNCTION BOX
- UNKNOWN MANHOLE
- UNKNOWN CLEANOUT
- TREE - DECIDUOUS
- TREE - CONIFER
- TELEPHONE RISER
- TELEPHONE VAULT
- WATER METER
- WATER VALVE

NOTES:

- THERE EXISTS A GAP BETWEEN THE PORTION OF BLOCK 7 DESCRIBED IN THE DEEDS FOUND IN BOOK 333, PAGE 637 AND BOOK 620, PAGE 583, AND THE DIVISION OF BLOCK 7 & 8 OF CANONA BEACH, BOOK 11, PAGE 2. VARIOUS SURVEY DOCUMENTS HAVE RECORDED THIS AREA OVER TIME AND IS DEPICTED IN THE HATCHURED AREA SHOWN SOUTH OF THE SUBJECT PROPERTY BOUNDARY.

HORIZONTAL DATUM (BASIS OF BEARINGS):

NAD83(2011) ON STATIC GPS OBSERVATIONS ON POINT 1, PROCESSED THROUGH OPUS.
OREGON NORTH 3601, SCALED TO GROUND AROUND POINT 1, WITH A SCALE FACTOR OF 1.00002381547097.
INTERNATIONAL FOOT

POINT 1 - N45°53'23.16412" W123°57'41.46912"

VERTICAL DATUM:

NAVD88 BASED ON STATIC GPS OBSERVATIONS ON POINT 1, PROCESSED THROUGH OPUS

FOUND MONUMENTS TABLE				
POINT NO.	NORTHING	EASTING	DESCRIPTION	
100	829343.83	7321193.50	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC UP 0.8'	
101	829346.25	7321228.63	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "PLS1205" UP 0.5'	
102	829437.04	7321327.46	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC DOWN 1.5' IN CLAY PIPE	
103	829500.54	7321333.60	FOUND BRASS SCREW & WASHER UNREADABLE	
104	829500.29	7321331.43	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "HLB OTAK INC" UP 0.1'	
105	829340.85	7321325.16	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC DOWN 0.9'	
106	829341.43	7321301.31	FOUND 5/8 INCH IRON ROD NO CAP UP 0.4'	
107	829154.75	7321317.71	FOUND 3-1/4 INCH BRASS CAP STAMPED "CLATSOP CO SURVEYOR TSN R10W 1/4 S30 S29 LS 954 1988" FLUSH IN CONCRETE	
108	829343.00	7321225.72	FOUND 1 INCH IRON PIPE UP 0.5'	
109	829342.92	7321225.48	FOUND 5/8 INCH IRON ROD W/ DESTROYED YPC UP 0.5'	
110	829505.89	7321014.51	FOUND NAIL W/ WASHER UNREADABLE	
111	829604.59	7321030.79	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "HLB INC" FLUSH IN ASPHALT	
112	829346.85	7321038.72	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "PE 6510???" DOWN 1.2'	
113	829345.54	7321089.89	FOUND 5/8 INCH IRON ROD W/ YPC STAMPED "K FOESTE LS 849" DOWN 0.1'	
114	829451.12	7320802.86	FOUND 2-1/2 INCH BRASS CAP STAMPED "INT PT CANONA BEACH LS 1979 1990" FLUSH IN CONCRETE	

CONTROL POINTS TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	829387.20	7320920.42	27.09	SET SPIKE
2	829455.78	7321202.58	32.71	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"
3	829480.57	7321020.28	28.92	SET MAG NAIL
6	829263.50	7321328.16	38.36	SET MAG NAIL
8	829222.06	7320952.70	26.65	SET MAG NAIL W/ WASHER STAMPED "SF LANDS CONTROL"

S&F Land Services
Land Surveying & Remote Sensing

901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

WWW.SFLANDS.COM
DATE: SEPT. 27, 2023
JOB NO.: 2023-092-24
FIELD: MB/EH
DRAWN: JU/DR
CHECKED: MF

SURVEY FOR:

**RED PLAINS
PROFESSIONAL, INC.**

A PORTION OF THE SE 1/4 OF THE NE 1/4
OF SECTION 30 TOWNSHIP 05 NORTH,
RANGE 10 WEST

WILLAMETTE PRINCIPAL MERIDIAN,
CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON

JUNE 08, 2009

MATTHEW J. FAULKNER

75618LS

RENEWS: 12/31/23

SURVEY