

Minutes of the
CANNON BEACH CITY COUNCIL WORK SESSION
Thursday, February 29, 2024
Council Chambers

Present: Mayor Barb Knop, Council President Nancy McCarthy, Councilors Brandon Ogilvie, Gary Hayes and Lisa Kerr

Planning Commissioners: Mike Bates, Anna Moritz and Erik Ostrander in person. Les Sinclair, Clay Newton and Aaron Matusick via Zoom.

Design Review Board: Harvey Claussen, Anita Dueber and Tim Ramey in person. Michelle Valigura and Dave Doering via Zoom.

Excused: Planning Commissioner Dorian Farrow

Staff: City Manager Bruce St. Denis, Recorder Jennifer Barrett, Community Development Director Steve Sokolowski and City Planner Robert St. Clair

Others: Urbsworks representative Marcy McInelly in person, Elissa Gertler, Housing Manager for Clatsop County via Zoom, Chet Moritz in person

CALL TO ORDER AND APPROVAL OF AGENDA

Mayor Knop called the meeting to order at 6:00 p.m.

Knop clarified after agenda item 1, the Planning Commission and Design Review Board will be excused and Council will discuss item 2.

Motion: Ogilvie moved to approve the agenda; Hayes seconded the motion.

Vote: McCarthy, Ogilvie, Kerr, Hayes and Knop voted AYE: the vote was 5:0 and the motion carried. The agenda was approved.

PUBLIC COMMENT

Keep noted to keep it under three minutes, be kind and respectful.

- Jeanie McLaughlin PO Box 623 spoke about keeping Cannon Beach diverse with housing, shared about a friend who could lose their rental to a STR, spoke about rent caps in another location adding it could be helpful here.

DISCUSSIONS

(1) Code Rewrite Joint Work Session with Planning Commission and Design Review Board

Marcy McInelly summarize what was in the packet and thanked Chet for being at the meeting. McInelly added Elissa Gertler will be on Zoom at 6:30 pm for questions and will discuss actions and next steps.

McInelly presented a PowerPoint presentation, a copy is in the record. McInelly reviewed the survey results and recommended holding a multi-day design workshop to test middle housing and trouble shoot design and compatibility issues. McInelly noted this would be continuation of the public input process. McInelly noted the benefits, and discussion ensued regarding the recommended follow up actions. Discussed having a focus group. McInelly answered questions.

Discussed ADU options. Elissa Gertler via zoom noted McInelly is on the right track saying there are options definitely worth exploring further.

C Moritz asked for best practices in assuring affordability and long term for ADU's, Gertler noted options such as deed restrictions, adding they could also add complications. Discussed the public benefits provision, a discussion ensued. Discussed building smaller units.

McInelly pulled past slides showing FAR options. McInelly framed recommendations in the larger code rewrite. Discussed options within the recommendations. Discussed focus groups. Discussed empty home tax. Discussed developable property in the area. Discussed C Moritz's model for housing. Gertler noted what other locations are doing to get in the front of the line for state funding. Discussed next steps.

Ramey noted some jurisdictions charge their building official rent to spend down some of the building departments restricted funds to use the money elsewhere.

Discussed focus group exercises. C Moritz said he'd be willing to volunteer as long as it's a real project. Discussed testimony received by the young people, housing and transportation issues they face. Discussed parking issues.

Consensus not to form focus group but work with McInelly. McInelly will bring format and agenda to the March 27th meeting for feedback, then commence with the work shop. McInelly gave an overview of the process.

Discussion form-based code and other code options.

Between now and the March meeting McInelly will work on a plan for a workshop. McInelly noted an outcome of the workshop would be an example of how a form based code would work in Cannon Beach. Knop asked who McInelly would work with between now and March 27th. The following will be a part of the process, McInelly, C Moritz, Ogilvie, Bates, Valigura and Craig the manager of the apartments, Ostrander, Kerr and staff.

Knop thanked everyone for the discussion, adding it's an important part of the future for the town.

Took a break at 8:04 pm. Reconvened at 8:10 pm

(2) Format for Cannon Beach Citizen's Questions

Knop noted the purpose of the discussion was determine how they are going to format the responses for the March 19th meeting. Knop added they will not be talking about questions submitted, just how to format the responses.

In response to Kerr's question will Emerick and CIDA address some of the question in writing, St. Denis replied they will address those ones that are directly construction related. In response to Kerr's question will that be part of the packet, St. Denis replied yes. In response to Kerr's question will it be distributed ahead of the meeting, St. Denis replied yes. Kerr requested a back and forth discussion on the 19th. Knop replied she doesn't feel they need one as the questions were received and will be answered. Knop noted there will be public comment. St. Denis noted it may be hard to give a definitive answer to some questions if they are regarding a new design element that doesn't exist. Kerr added if she was a person who submitted questions she'd want to know what their thinking was.

Discussed the format and type of questions received. St. Denis noted the original 13 questions were non-responsive. Knop added they will answer Paul and Sam's list of questions.

Kerr requested that the drawings include how tall things are to address the comments that items are too grand for Cannon Beach. Kerr added when people see the heights they'll realize it's not so grand, it's just how it's drawn.

(3) Good of the Order

None.

ADJORNMENT

The meeting was adjourned at 8:26 p.m.

ATTEST:

Jennifer Barrett, Recorder

Barb Knop, Mayor