



Cannon Beach Planning Commission

Staff Report, Motions Addendum (March 23, 2022):

PUBLIC HEARING AND CONSIDERATION OF **AA 22-01**, AN APPEAL OF THE CITY'S ADMINISTRATIVE APPROVAL OF A BUILDING/DEVELOPMENT PERMIT FOR 534 NORTH LAUREL STREET. THE PROPERTY IS LOCATED AT 544 N. LAUREL STREET (TAX LOT 07002, MAP 51019AD), AND IN A RESIDENTIAL MEDIUM DENSITY (R2) ZONE. THE REQUEST WILL BE REVIEWED PURSUANT TO MUNICIPAL CODE, SECTION 17.88.180, REVIEW CONSISTING OF ADDITIONAL EVIDENCE OR DE NOVO REVIEW AND APPLICABLE SECTIONS OF THE ZONING ORDINANCE, AS WELL AS THE CONDITIONS OF APPROVAL OF THE CANNON BEACH PRESERVATION PLANNED DEVELOPMENT SUBDIVISION AND APPROVED PLAT.

Agenda Date: February 24, continued to March 24, 2022;

Prepared By: Jeffrey S. Adams, PhD

Background

Below you will find a list of proposed alternative motions, to affirm, reverse or modify in whole or part, the administrative approval of a building permit. These are offered only as suggestions, to give you guidance on at least some of the options that have been presented, based on the testimony. Please notice that each of these alternatives provide for a tentative decision now. Staff will revise the findings in support of your tentative decision and present them for Commission review, editing and adoption at a subsequent meeting.

DECISION AND CONDITIONS OPTIONS

PLANNING COMMISSION DECIDES TO DENY THE APPEAL AND AFFIRM THE ADMINISTRATIVE APPROVAL:

PROPOSED MOTION: Having considered the evidence in the record and the argument presented, I move to **tentatively** deny the appeal filed by Jeff & Jennifer Harrison and (affirm/reverse/modify in whole or part) the administrative decision to approve Building Permit (BP# 164-21-000179-DWL), application **AA# 22-01**, as discussed (subject to the following conditions) and request that staff draft findings for review and adoption, at a special called meeting, next Thursday at 6PM, March 3rd, 2022, at City Hall.

PLANNING COMMISSION DECIDES TO UPHOLD THE APPEAL AND REVERSE THE ADMINISTRATIVE APPROVAL:

PROPOSED MOTION: Having considered the evidence in the record and the argument presented, I move to **tentatively** uphold the appeal filed by Jeff & Jennifer Harrison and (affirm/reverse/modify in whole or part) the administrative decision to approve Building Permit (BP# 164-21-000179-DWL), application **AA# 22-01**, as discussed (subject to the following conditions) and requests that staff draft findings for review and adoption, at a special called meeting, next Thursday at 6PM, March 3rd, 2022, at City Hall.

PLANNING COMMISSION DECIDES TO DENY THE APPEAL, IN PART, AND MODIFY THE ADMINISTRATIVE APPROVAL:

PROPOSED MOTION: Having considered the evidence in the record and argument presented, I move to ***tentatively*** uphold the appeal, in part, (affirm/reverse/***modify in whole or part***) but to approve Building Permit (BP# 164-21-000179-DWL), application **AA# 22-01**, as discussed (subject to the following conditions) and requests that staff draft findings for review and adoption, at a special called meeting, next Thursday at 6PM, March 3rd, 2022, at City Hall.

Conditions:

Attachment of the Garage to the Primary Residence, as depicted in **Exhibit C-5**.

OR

Attachment of the Garage to the Primary Residence, where the garage wall is directly attached to the residence;

OR

Removal of the Garage, to permit a carport structure, as depicted in **Exhibit D-1**, p. 7.