

**Minutes of the
CANNON BEACH PLANNING COMMISSION**
Thursday, December 2, 2021

Present: Chair Daryl Johnson and Commissioner Barb Knop in person
Commissioners Charles Bennett, Clay Newton, Lisa Kerr and Joe Bernt via Zoom

Excused:

Staff: Director of Community Development Jeff Adams, Land Use Attorney Bill Kabeiseman,
Planner Robert St. Clair, and Administrative Assistant Katie Hillenhagen

CALL TO ORDER

Chair Johnson called the meeting to order at 6:00 p.m.

ACTION ITEMS

(1) Approval of Agenda

Motion: Kerr moved to approve the agenda as presented; Bennett seconded the motion.

Vote: Kerr, Newton, Knop, Bernt, Bennett and Chair Johnson voted AYE; the motion passed.

(2) Review of Findings for AA# 21-01, Greg Hathaway request, on behalf of Jeff & Jennifer Harrison, for an Appeal of an Administrative Decision to approve a building/development permit.

Johnson asked for amendments to the findings.

Kerr had a question. She said that there is a paragraph explaining the City's position. She doesn't understand why that is in there. She does not see the findings as a place to have that information. She suggested that it just say it was a finished space and did not comply with the FAR and that is it.

Adams said that the first paragraph explains why it is written the way it is, how the gross floor area is calculated. The second paragraph goes into interpretation basement spaces and other things into gross floor area. The third paragraph goes into that this is a new building permit and agrees with the PCs findings on it.

Kerr thought the part referring the staff's interpretation should be taken out.

Kabeiseman pointed out that this is an appeal and said that this section is explaining what the city staff got wrong. He noted that it is hard that information in there.

Kerr was concerned that both sides are laid out in the findings.

Newton noted that that information was in earlier documents.

Kerr said that her experience was that Findings just lay out what the Findings are.

Kabeiseman said that they can include or exclude what they want, but this is an appeal so it is explaining what was decided before.

They decided to strike that sentence from the findings.

Johnson said he did not think there was anything else to discuss.

Newton said that they did not thoroughly discuss the living wall or the HOA in the last meeting.

Kerr said they might have mentioned it in passing. Kerr thought they did not take a position because they were not sure if that was in their providence.

Newton read the section of the findings that spoke to that.

They agreed that what was in the findings was ok.

Kerr said it was a good job on the findings in general.

Newton asked if they would amend the findings if they considered the alternative conditions provided.

Kabeiseman explained that after the meeting an alternative came up. This was considered as a path forward and gave a condition that the house could not be built unless the existing garage on the site was torn down. He said that this is an alternative that the Planning Commission does not have to adopt, it is an option.

Newton asked what would make since considering this.

They discussed the option.

Kerr said she would rather send the Findings on as they are.

Knop agreed.

Motion: Kerr moved to approve the Findings with the change to the first sentence of the second paragraph; Knop seconded the motion.

Vote: Kerr, Newton, Knop, Bennett, Bernt and Chair Johnson voted AYE; the motion passed.

(1) Motion for the Chair to Sign the Orders

Motion: Knop moved to approve the Chair to Sign the orders; Bennett seconded the motion.

Vote: Kerr, Newton, Knop, Patrick, Bennett, Bernt and Chair Johnson voted AYE; the motion passed.

Chair asked if he could sign the orders if this motion wasn't made.

Kabeiseman said that it probably was not necessary since they have already reviewed the Findings.

INFORMATIONAL ITEMS

(4) Good of the Order

Adams introduced Robert St. Clair, the new Planner.

ADJOURNMENT

The meeting adjourned at 6:18 pm.



Administrative Assistant, Katie Hillenhagen

