

**Minutes of the
CANNON BEACH PLANNING COMMISSION**
Thursday, October 28, 2021

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

Excused: Commissioner Patrick was on Zoom but having technical difficulties and did not vote.

Staff: Director of Community Development Jeff Adams, Land Use Attorney Bill Kabeiseman 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: Knob moved to approve the agenda as presented; Bennett seconded the motion.

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

(2) Consideration of the Minutes for the Planning Commission Meeting of September 23, 2021

Motion: Newton moved to approve the minutes; Bernt seconded the motion.

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

(3) Public Hearing and Consideration of CU# 21-02, Joe Mansfield request, for a Conditional Use Permit to operate a privately-owned campground.

Joe Mansfield request for a Conditional Use permit for Privately Owned Campgrounds to create an eco-retreat featuring 8-10 lightweight geodesic domes. The property is located on Reservoir Road (Tax Lot 00500, Map 51029CA) in an Open Space/Recreational (OSR) Zone. The request will be reviewed under Cannon Beach Municipal Code 17.28 Open Space/Recreational & 17.80 Conditional Uses.

No one objected to the jurisdiction of the Planning Commission to hear this matter at this time. Chair Johnson asked if any Commissioner had any conflict of interest. There were none. Chair Johnson asked if any Commissioner had personal bias to declare. There were none. Chair Johnson asked if any commissioner had any ex parte contacts to declare. There were none. The commissioners declared their site visits.

Adams read his staff report (see the staff report in the packet for full details). Adams noted that if the Planning Commission chooses to approve the request, they will need to specify that one parking space per

pod is approved. Adams discussed slope considerations and the Geotech report, including the potentially most difficult areas. Adams noted that the project would have to go through Design Review before being approved. He also noted that the domes do not fit neatly into any of the definitions in the City code. Staff recommended conditional approval.

Newton asked for clarification about what CUP stood for in the conditions of approval that Adams recommended.

Adams said that it was short for Conditional Use Permit.

Bernt brought up what he considered to be an essential question, "What is this?"

Adams suggested they let the applicant present before asking those kinds of questions.

Chair Johnson asked if there was any additional correspondence. There was none.

Chair Johnson called for public testimony.

Chair Johnson stated that the pertinent criteria were listed in the staff report and criteria sheets next to the west door; testimony, arguments and evidence must be directed toward those criteria; failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal based on that issue; prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional testimony, arguments or evidence regarding the application. The Planning Commission shall grant such requests by continuing the public hearing or leaving the record open for additional written testimony, arguments or evidence; persons who testify shall first receive recognition from the Chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent.

Chair Johnson asked if the applicant wished to make a presentation.

Joe Mansfield 2111 SW 28th Pl. Portland, OR 97214. Mansfield thanked everyone for their time. He said that he grew up in Warrenton and he knows that a lot of people these days are seeking quiet and solace. He wants to give people a place to do this in the beautiful second growth forest. Mansfield noted that the steep slope on the property provides a lot of privacy to nearby houses. He said that he has met with neighbors to go over their concerns. He hopes to preserve the forest and let people experience it in a unique way. He pointed out that what he is proposing is very low impact. There will be a central parking area so that people are not driving through the site. Elevated board walks will provide access to the pods and will reduce the impact on roots and the environment. Mansfield said that he plans on revising the layout to reflect the steep terrain now that he has a geohazard report. He plans on getting a detailed topographic and tree report and hopes to remove only 8% of the trees. He said that his goal is to only remove dead and dying trees, in addition to a few for parking. Mansfield explained that the domes use a very noninvasive foundation technique that does not require excavation. Four-foot metal pipes are driven into the ground, this is the least invasive method for the tree roots. Mansfield said that he would like to clad the utility building with salvage material from the site. The building will have covered bike racks in addition to storage. Mansfield said that he plans on curating sculptures that accompany each unit and are

made from materials on site. He also plans to comply with buffer zones. Mansfield reiterated that the locations are not final. He said that decks will be oriented towards the north so that they are not looking at houses in the area. The units will not have firepits to reduce fire danger. Mansfield also plans to actively manage the forest to make it healthy and reduce fire danger by removing brush.

Jan Siebert-Wahrmund, PO Box 778, Cannon Beach. Seibert-Wahrmund said that she is speaking in opposition to the proposal. She read a letter from herself and her husband, Wes Wahrmund (the full letter is attached at the end of these minutes). They thought that the applicant should deal with annexation first. They have concerns about the amount of water that the units will use. Seibert-Wahrmund asked; Do we really need more rooms for visitors in the summer? She asked the Commissioners to find out more information about annexation and water usage.

Chair Johnson said that he had questions for the applicant. He asked how Mansfield arrived at the figure that Wrights for Camping are booked 95% of the time.

Mansfield said that he looked at their reservations and talked to Gail. He noted that they are only open in the summer.

Chair Johnson said that he was concerned about the slope. He said that the area is stable because of the trees now. He asked how the foundation would work with the current slope. He noted that the units have the basics for a housing unit and that they will have to bring in sewer pipes that will be disruptive.

Mansfield said that Horning's Geohazard Report addresses these issues. There is a stable 40% slope for most of the property. He does not plan on using the steeper areas. Mansfield said that the type of soil also adds to the stability. He said that the pin system is designed for wetlands and are a proven technology on slopes and other areas. He said that he will have to extend the sewer main but noted that he will do that under the access road to the parking area and under the utility building. Mansfield said that the depth for the lines from there to the pods is 2 feet while the roots on the slope are mostly deeper than 2 feet. He said that the shallow trench will not harm the roots. He also noted that there are ways to get the pipes through the roots. He noted that his wife designs sewer systems and does not see any issues with the roots. Mansfield said that the shell for the pods is very lightweight, it is an insulated fabric membrane. He said that the panel (platform) is also very small and lightweight. The only house-like component will be the bathroom. The bathroom/sleeping structure will be no more than 10 x 10 feet. He said that glamping is the idea and noted that it is much less destructive than a cabin or a traditional house.

Chair Johnson still had concerns about the utilities being brought in.

Mansfield said that the elevated boardwalks would follow a natural level line on the site. The utilities would follow that same line. He said that there happens to be a natural clearing in most of lot 301 where he would not have to worry about roots. Mansfield noted that he would be willing to work with a tree ecologist if that would help alleviate concerns.

Mansfield addressed Jan Seibert-Wahrmund's concerns about water. He said that he plans on using low flow fixtures and that the water flow will be nothing compared to a normal house. He also said that he is not sure that the hot tubs will pan out. He said that he understands her concerns.

Kerr asked how it meets one of the listed conditional uses. She noted that camping is listed, but glamping is not. She said that this seems like a type of motel disguised as something else.

Mansfield said that he thought that the impact would be similar to a campground and less than an RV park, which is allowed in the zone. This will be more in nature to a campground. There won't be a gravel tent pad, there will be no concrete. It is different than what exists next store, but he believes it will be the same level of impact as a campground.

Kerr thought maybe this could be put in as a conditional use in the code audit. She suggested that it may be better to wait and see if during the code audit this could be a substitute for the RV park. She said that it does not fit the code as it is written now.

Mansfield emphasized that his intention is to protect and preserve the forest. Current code allows the building of a single-family residence on the land, and it is not fitted for that.

Mansfield asked for feedback from Adams on how the project fits into the conditional uses.

Adams said that, of the permitted conditional uses, the project is closest to private campground. He said that it is up to the Planning Commission to decide if it fits. If they decide that it does fit, they can put on more conditions. He read the purpose of the zone.

Chapter 17.28 OPEN SPACE/RECREATION (OSR) ZONE

17.28.010 Purpose.

The purpose of the OSR zone is to provide an area of low intensity open space or recreation use in which the natural features of the land are retained to the maximum extent possible.

Kerr said that she thought it would be wrong to make things up and change what camping means.

Kabeiseman said that the intent is not that the Planning Commission is making things up. They have an application for a project that does not fit neatly into the categories. The question for the PC is where does this fit best? It is not a matter of making it up, but of looking at the categories and saying where does this fit best.

Knop asked if the business was planning to be open 12 months a year. She asked how many people would be visiting.

Mansfield said that he plans on building in phases. He said that the pods are designed for couples, but they fit a maximum of 4 people. Maximum capacity would be 40 on site, but he expects the average to be more like 20 when fully built.

Chair Johnson asked for further response from staff. There was none.

Chair Johnson asked if the applicant wished to make additional statements. There were none.

Chair Johnson closed the hearing and moved to consideration.

Chair Johnson said he has doubts about the project. He said that to him it comes across much more as a living quarter, not a campsite. Space for 4 people is a lot of activity and a lot of people. He is not comfortable addressing it as a campsite.

Newton asked the other commissioners if it would be considered more appropriate if the size were brought down and the kitchens were taken out.

Chair Johnson said that he objects to the whole site. He believes it should not be developed at all.

Kerr said it is really like a motel. There is no limit to how often it can be rented out. She said that it could possibly be redesigned with no kitchens and a communal shower.

Newton asked if ADA access would be required.

Adams said he did not know; he would have to check on that.

Newton asked how Adams thought Design Review would fit in.

Adams said that the Design Review Board would have to look at every detail. They could comment on anything.

Newton said he liked the concept but that there are a lot of unanswered. He said that for future applications there are questions he has such as will there be hot tubs or not. He also said that he would like to see the Geotech fleshed out with the individual sites.

Johnson said that he is concerned about water usage, especially with hot tubs.

Newton said he would be interested in revisiting the proposal.

Bernt again brought up the question of what this thing essentially is. He does not feel that it is camping. He is concerned that it would be rented long term. He felt that if they cannot decide what it is they should not be approving it.

Motion: Newton moved to deny the request; Knop seconded the motion.

Vote: Kerr, Newton, Bennett, Knop, Bernt and Chair Johnson voted YAY. The motion passed.

Johnson stated that the project is denied.

(4) Public Hearing and Consideration of ZO# 21-02, City of Cannon Beach request, for Subdivision and Zoning Ordinance Text Amendments.

City of Cannon Beach is requesting Subdivision & Zoning Ordinance text amendments. The proposed amendments revise language restricting lot combinations, limiting single-family residential dwelling size, and further restricting lot coverage and floor area ratios for all residential districts, while repealing planned

development language. The request will be reviewed under Cannon Beach Municipal Code 17.86.070 Amendments Criteria.

No one objected to the jurisdiction of the Planning Commission to hear this matter at this time. Chair Johnson asked if any Commissioner had any conflict of interest. There were none. Chair Johnson asked if any Commissioner had personal bias to declare. There were none. Chair Johnson asked if any commissioner had any ex parte contacts to declare. There were none. The commissioners declared their site visits.

Adams read the staff report (see the staff report in the packet for full details). He noted that there was a request for a continuance from Mr. Rasmussen. Adams showed a data breakdown of structures exceeding 3,500SF. Adams noted that both house and lot size have increased in recent years. There is a concern about tear downs and the combining of lots. Adams pointed out that this data does not include garages because it is taken from Clatsop County records. The data for garages is not available. Adams went over the history of the ordinance for it to get where it is today. Adams mentioned that affordable housing, ADUs and units over garages should be taken into consideration. He said that any changes need to be in line with the Comprehensive Plan and Statewide Planning Goals. He noted that the Commission should also address the grandfathering in of existing structures.

Kerr asked what would happen if somebody's house burned down. Would the grandfathering in still remain? Could they rebuild?

Adams said that yes, they could rebuild in one year. Adams read the code, which stated that if 80% or more is damaged they would have to rebuild in conformance with the code. Discussion followed regarding two sections of the code that appeared to be conflicting.

17.82.040 Nonconforming structures F. *If a nonconforming structure or nonconforming portion of a structure is destroyed by any means to an extent amounting to eighty percent of its fair market value as indicated by the records of the county assessor, it shall not be reconstructed except in conformity with the provisions of this title.*

17.82.606 Pre-existing uses. 1. Reconstruction. *If a structure devoted to a pre-existing use is destroyed or damaged by any cause other than actions of the owner of that structure or his agents, that structure may be rebuilt. The construction or reconstruction of the structure shall:*

- a. Conform to the setbacks, building height and floor area of the structure prior to damage or destruction; of*
- b. Conform to the setbacks, building height and other requirements of the zone in which it is located.*

There shall be no time limit on the reconstruction of a damaged or destroyed preexisting use.

Adams asked Kabeiseman for his reading.

Kabeiseman said that the preexisting use says that it can be rebuilt while the nonconforming language says that it cannot. He said that what we have is conflicting sections of the code. How that sorts out he is not certain.

Bernt noted that it was a big shift to include attics, garages, and other areas in the 3,500SF. This was the problem brought up in many of the comments. He thought that might be something they want to think about.

Chair Johnson asked if there was any additional correspondence. There was none.

Chair Johnson called for public testimony.

Chair Johnson stated that the pertinent criteria were listed in the staff report and criteria sheets next to the west door; testimony, arguments and evidence must be directed toward those criteria; failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal based on that issue; prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional testimony, arguments or evidence regarding the application. The Planning Commission shall grant such requests by continuing the public hearing or leaving the record open for additional written testimony, arguments or evidence; persons who testify shall first receive recognition from the Chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent.

Ashley Craven 2866 NW Shenadoah Terrace Portland, OR 97210. Craven said that their family's lot in Cannon Beach was purchased in 1971. They have three lots with one house. They are thinking about doing a lot line adjustment so that they can build a house on the two vacant lots, which have challenging terrain. They have a round house there that will eventually fall. They were wondering about grandfathering flexibility for long-term property owners who have not developed on their site. They are concerned with the recombination of lots. The 3,500 SF limit is not a problem, though including garages does put a squeeze on it.

Jackie Brown. Brown had a concern about garages. She was concerned that people would choose to not build garages. They might use all the allotted square footage for house space and then use on-street parking. She noted that this is a vacation town and families often come for reunions. 3,500SF may be fine on certain lots, for other lots a bigger home would seem more reasonable. She is very concerned about what could be rebuilt if the house were to burn down. She felt that dealing with the issues through FAR and Lot Coverage may be a better option. She asked why this specific size of 3,500SF was chosen.

Chair Johnson said that the PC wants to avoid McMansions. They are seeing a trend of larger and larger houses. That is the logic behind that figure.

Kerr said that Cannon Beach is a destination but also a community for full time residents. Kerr suggested that they continue the item with looking into the issue of houses burning down.

Bernt thought that not being able to combine lots would take care of a lot of the McMansions. He thought that having both a maximum size and prohibiting the combination of lots justifiably gets people worked up.

Kerr asked if the lots on the north end were built by combining lots.

Newton commented that they are trying to be fair and said that he thinks the PC is especially qualified to look at this issue. If they were in the shoes that the PC is in, they would understand more where they are coming from.

Adams reminded them that they will be doing a full code audit where they can look further at these things.

Andra Georges. 5270 S. Landing Square Dr. #7, Portland, OR 97239. Georges said that she owns a house on N. Laurel St. She also owns commercial properties in the City. She thought that the max SF and combination of lots should be dealt with together. She thought people should be able to combine lots to site the house where it would not be possible on one of the lots alone.

Adams pointed out that you could combine to meet minimum lot limits, in areas like slope.

Knop asked if they could approve part and not all of ZO 21-02.

Kabeiseman said that that could be confusing

They decided to keep the whole proposal together.

Chair Johnson said that people should be able to rebuild if their house is destroyed, such as by fire. The other commissioners agreed.

They decided to have Adams look into making this possible in the language.

Bernt brought up an old guidebook about building in Cannon Beach and asked if Adams knew about it.

Adams said he would ask Reinmar.

Chair Johnson continued ZO 21-01 to the next hearing.

(5) Public Hearing and Consideration of AA# 21-01, Greg Hathaway request, on behalf of Jeff & Jennifer Harrison, for an Appeal of Administrative Decision to approve a building/development permit.

Jeff and Jennifer Harrison appeal of the City's approval to issue a development/building permit for 544 N Laurel Street. The property is located at 544 N Laurel Street (Tax Lot 07000, Map 51019AD), and in a Residential Medium Density (R2) zone. The request will be reviewed pursuant to Municipal Code, Section 17.88.160, Review consisting of additional evidence or de novo review and applicable sections of the zoning ordinance, conditions of approval of the Cannon Beach Preservation Planned Development Subdivision and approved plat.

No one objected to the jurisdiction of the Planning Commission to hear this matter at this time. Chair Johnson asked if any Commissioner had any conflict of interest. There were none. Chair Johnson asked if any Commissioner had personal bias to declare. There were none. Chair Johnson asked if any commissioner had any ex parte contacts to declare. There were none. The commissioners declared their site visits.

Adams read his staff report (see the staff report in the packet for details).

Chair Johnson noted that there was additional correspondence that was given to them earlier in the day.

Chair Johnson called for public testimony.

Chair Johnson stated that the pertinent criteria were listed in the staff report and criteria sheets next to the west door; testimony, arguments and evidence must be directed toward those criteria; failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal based on that issue; prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional testimony, arguments or evidence regarding the application. The Planning Commission shall grant such requests by continuing the public hearing or leaving the record open for additional written testimony, arguments or evidence; persons who testify shall first receive recognition from the Chair, state their full name and mailing address, and if appearing in a representative capacity, identify whom they represent.

Chair Johnson asked if the applicant wished to make a presentation.

Greg Hathaway, 1331 NW Lovejoy St. Suite 950 Portland, OR 97209. Hathaway said that he represents Jeff & Jennifer Harrison. They live adjacent to the property that was issued the building permit. It is clear that staff thinks that this has already been decided. Hathaway said that this is a brand-new appeal to a brand-new building permit. He said the PC is not bound to anything that happened in the past. He argued that the LUBA decision is not applicable here. He says they are not contesting the PUD standards, but rather conditions of approval. They believe these issues to be violations of the PUD standards. Hathaway went over the 4 appeal issues. He argued that the loft area should be counted in the FAR. He said that it is not an attic because it is a finished area. He agreed that it is disputable whether or not it is habitable. The second appeal issue is whether they can have more than one garage on a lot in the PUD. Hathaway pointed out that the sentence in the language is singular, it talks about one garage. He said that it is within the PC's authority to interpret this language. He also argued that the garage is in violation because it serves the neighboring lot and not the lot on which it was built. The language says that an accessory structure is a structure that serves the main structure on the lot. The third issue is the living wall. The PUD requires that a professional landscaper be commissioned to take care of the living wall. Hathaway argued that the permit cannot be issued unless the living wall is taken care of. All conditions of approval, including those of the PUD must be met for the building permit to be issued. He said that he agrees with staff on number four. He agrees that staff cannot impose an HOA. The City does not require it, but state law does. He said that he would withdraw item number four because they agree with staff. He asked if there were any questions.

Newton asked how much the difference in square footage would be to meet FAR requirements.

Jeff Harrison. Harrison said that he is representing himself and his wife Jennifer. Harrison said that the area of the first floor in the garage is being counted correctly, but the upper area is not. He pointed out that the definition for an attic from the code is unfinished space between ceiling assembly and roof assembly. This space is not unfinished. He said that with the photos they can see what it looks like for themselves. He argued that it is not an issue of habitability. He reiterated Hathaway's point that the language that

references garages is singular. He said that there is no evidence that a landscape professional has been contracted. He asked Adams where the rear yard is for the existing house.

Hathaway asked to have the hearing continued with written statements.

Jan Siebert-Wahrmund, PO Box 778, Cannon Beach. Siebert-Wahrmund read a letter that was also from her husband, Les Wahrmund (the full letter is attached at the end of these minutes). She urged the commissioners to support the appeal. She said that their understanding is that the FAR numbers do not reflect the loft area. If this area was included the new building would be too large. They also agree that a second garage would not be allowed. Siebert-Wahrmund said that the living wall appears to need the care of a professional landscaper.

Chair Johnson called for opponents of the request.

Dean Alterman spoke on behalf of the Mr. & Ms. Najimi. Alterman pointed out that the plans for this building permit are the exact same as the previous permit, just without the turret. He also pointed out that at LUBA they lost in regard to the turret but won on everything else. Alterman looked at the definition of floor area in the code.

17.04.283 Gross floor area.

"Gross floor area" means the sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls of a building, including supporting columns and unsupported wall projections (except eaves, uncovered balconies, fireplaces and similar architectural features), or if appropriate, from the center line of a dividing wall between buildings. Gross floor area shall include:

- 1. Garages and carports.*
- 2. Entirely closed porches.*
- 3. Basement or attic areas determined to be habitable by the city's building official, based on the definitions in the building code.*
- 4. Unhabitable basements areas where the finished floor level of the first floor above the basement is more than three feet above the average existing grade around the perimeter of the building's foundation.*

In addition the calculation of gross floor area shall include the following:

- 5. All portions of the floor area of a story where the distance between the finished floor and the average of the top of the framed walls that support the roof system measures more than fifteen feet shall be counted as two hundred percent of that floor area.*

He noted that habitable space is determined by building official. He also said that the objections brought up in this appeal were brought up before and have been decided by the City Council and LUBA. The turret was the only thing that was found to be out of compliance and that has been removed. Mr. Najimi has done what the City and LUBA asked him to do. Alterman said that a city may not deny a building permit if it complies with clear and objective standards. He said that if Mr. Najimi is denied it will be an issue that he cannot build a house with the garage that should be allowed. He pointed out that the PUD limited the Floor Area from what would have been allowed on the properties if they would have been developed as four separate lots. The total square footage was reduced by about 3,500 SF.

Jane & Victor Harding. PO Box 1386, Cannon Beach. Jane said that it is distressing that they got a permit that was then taken away. They agreed that they would not add more but built what is there because everything was already ordered. They feel like they are being used as a ping pong ball. They were forced to make the upper area in the garage non-habitable and now they are trying to argue that it is habitable. Jane said that Harrison has a camera on the building 24/7. She said that the front of the building is an art space. Jane said that they are now in a horrible position with their neighbor, and they do not want that. They are willing to do what it takes, such as signing something that says nobody lives there. They will take the floor out.

Victor Harding, PO Box 1386, Cannon Beach. Victor pointed out that there are no stairs to the second floor. You cannot get up there.

Kabeiseman mentioned that there was a request for continuance that must be granted. He suggested letting Hathaway speak and then Alterman and then deciding how they want to continue the item.

Hathaway gave his final statement for the evening reiterating his points from before. He disagreed with Mr. Alterman and believes that the PC has the authority to act.

Alterman gave his final comments for the evening stating that the City should not withhold a building permit from an individual for the actions of the developer. He noted that withholding building permits is not one of the remedies for action laid out in the code. The code outlines what penalties should be used when a developer does not comply with all requirements.

Kabeiseman said that the PC must grant the continuance. He asked how they want to continue it, with written comment only or with oral comments at the next meeting.

Chair Johnson opted for written comment only.

Kabeiseman clarified that the hearing will be continued to the November 23rd meeting. There will be 7 days for anyone to submit new evidence or arguments. This will last until Nov 4th at 5pm. There will be 7 additional days, until the 11th, for rebuttals. From then until Nov 18th the applicant can submit any rebuttal.

They decided that Kabeiseman and Adams would work to prepare any comments or things they would need to address for the next meeting.

There was no further response from staff.

Authorization to Sign the Appropriate Orders

Motion: Knop moved to authorize the Chair to sign the appropriate orders; Newton seconded the motion.

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

INFORMATIONAL ITEMS

(8) Tree Report

No comments.

(9) Ongoing Planning Items

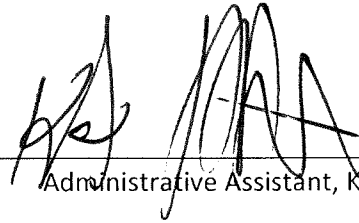
Adams discussed ongoing planning items. There is a Council/PC TSP Joint Session on Nov. 9th. Due to the holidays, the next PC meeting dates will be Tuesday, Nov 23rd & Tuesday, Dec 21st. Adams gave an update on the TSP.

(10) Good of the Order

Chair Johnson asked about accessory structures at 3988 S Hemlock. Adams gave an update. Johnson said that he was concerned about the viability of the replacement maple trees.

ADJOURNMENT

The meeting adjourned at 9:45 pm.

A handwritten signature in black ink, appearing to read 'Katie Hillenhagen', is written over a horizontal line.

Administrative Assistant, Katie Hillenhagen

Re: Joe Mansfield
Project

October 28, 2021

Dear Planning Commissioners,

Tonight's Conditional Use permit request for this project seems like it's putting the cart before the horse. Why are we not dealing with the question of annexation first, before making a decision whether or not to allow this development a Conditional Use permit?

Giving this project a green light tonight would make it much easier for the developer to annex this property into our city. This would give these outdoor 'hotel rooms', with private bathrooms, hot tubs, etc., our precious Cannon Beach city water.

During the increasing drought we've been experiencing over the past years, which we notice especially in the ever-more-dry summer months, we as a community, have disallowed county landowners to access our city water. Why should this proposal be any different?

Do we really need more rooms for more visitors in the summer? When is enough going to be enough? Is this truly a wise, ecologically-sound project for the future of our community as a whole?

Please find out more information about annexation & possible water usage by the visitors before you allow this project to go forward. Our community is already suffering from the negative effects of overtourism & overdevelopment.

Do we really want to encourage more

overnight visitors during the driest season of the year, especially considering their considerable consumption of our Cannon Beach water?

Please remember the flora & the fauna of our Ecola Creek watershed need water, too. How much will eventually be left for them?

Thank you,
Jan Siebert - Wahmunk
&
Wes Wahmunk
P.O. Box 778
Cannon Beach, Oregon
97110

October 28, 2021

Dear Planning Commissioners,

We urge you to support Jeff & Jennifer Harrison's appeal of Mohammed Najim's new building permit for Lot #1 of the Planned Unit Development (PUD) on N. Laurel St.,

Our understanding is that:

- The Floor Area Ratio (FAR) numbers do not reflect the 'loft' space area of the building, which is already on the PUD property. If included, the new building proposed would be too large for the space permitted under the PUD conditions of approval.
- Due to the fact that there is a garage already on the property, we agree with the Harrison's that a second garage would not be allowable under the conditions of the PUD approval.
- Finally, the 'living wall' still appears to need the design guidance, & care of a professional landscaper, which was a condition of the PUD agreement. This needs to be enforced by the City.

Thank you for your time & consideration,

Ian Siebert - Wahmunda
Wes Wahmunda

P.O. Box 778, Cannon Beach, OR. 97110

