



CITY OF CANNON BEACH

AGENDA

MASKED IN PERSON ATTENDANCE OPTION AVAILABLE

Following state mandatory mask requirements in public spaces, Cannon Beach has returned to In-Person Public Meetings but will continue to provide a Zoom option for future meetings. Please visit the meeting page on our [website](#) for information on how to connect to Zoom, provide public comment or access meeting materials.

Meeting: Planning Commission
Date: **Thursday, August 26, 2021**
Time: **6:00 p.m.**
Location: Council Chambers, City Hall

6:00 CALL TO ORDER

6:01 (1) **Approval of Agenda**

6:02 (2) **Consideration of the Minutes for the Planning Commission Meeting of July 22, 2021**
If the Planning Commission wishes to approve the minutes, an appropriate motion is in order.

ACTION ITEMS

6:05 (3) **Public Hearing and Consideration of SR 21-05, David Vonada request, on behalf of Dana & Thurman Cardwell, of 1696 S. Hemlock, for a Setback Reduction of the rear-yard setback requirement for an entry-arbor in conjunction with a fence for an existing residence.**

SR 21-05, David Vonada application, on behalf of Dana & Thurman Cardwell, to allow a setback reduction to reduce the rear-yard setback from the required 15 feet to 0 feet to accommodate an entry arbor in conjunction with a rear-yard fence, according to chapter 17.14 Residential Medium Density Zone of the Municipal Code. The property is located at 1696 S. Hemlock St. (Tax Lot 4102, Map 51030DA) in the Residential Medium Density (R2) zone and Oceanfront Management Overlay (OM) zone. The request will be reviewed against the Municipal Code, Section 17.64.010, Setback Reduction, Provisions established.

INFORMATIONAL ITEMS

6:30 (4) **Tree Report**

(5) **Ongoing Planning Items:**
Transportation System Plan: Interactive Online Open House, September 14, at 6-7 PM,
@ www.cannonbeachtsp.com;
Living Wall Yearly Monitoring Report

(6) **Good of the Order**

6:50 (7) ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Administrative Assistant, Katie Hillenhagen at Hillenhagen@ci.cannon-beach.or.us or (503) 436-8054. 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: August 18, 2021

Join Zoom Meeting:

Meeting URL: <https://us02web.zoom.us/j/83508783839?pwd=Z0RIYnJFK2ozRmE2TkRBRUFJNlg0dz09>

Meeting ID: 835 0878 3839

Password: 801463

One Tap Mobile:

+16699006833,,83508783839#,,1#,801463# US (San Jose)

+13462487799,,83508783839#,,1#,801463# US (Houston)

Dial By Your Location:

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 835 0878 3839

Password: 801463

View Our Live Stream:

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

Virtual Participation & Public Comment for Meetings:

If you wish to provide public comment as a virtual meeting participant, you must submit it by **noon**, the day of the meeting, to planning@ci.cannon-beach.or.us. All written comments received by the deadline will be distributed to the commission, parties of record and the appropriate staff prior to the start of the meeting. The written comments will be included in the record copy of the meeting.

You may also request to speak virtually during this meeting. You must submit your request to speak by **noon**, the day of the meeting, to planning@ci.cannon-beach.or.us. If you wish to speak to an issue, please provide that information within the 'subject' or 'body' of your text. If it is not directed at a particular issue, Public Comment may be taken at the beginning of the meeting.

**Minutes of the
CANNON BEACH PLANNING COMMISSION**
Thursday, July 22, 2021

Present: Chair Daryl Johnson and Commissioners Barb Knop and Lisa Kerr in person.
Commissioners Janet Patrick, Charles Bennett, and Joe Bernt via Zoom

Excused: Clay Newton

Staff: Director of Community Development Jeff Adams 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: Knop moved to approve the agenda as presented; Kerr seconded the motion.

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

(2) Consideration of the Minutes for the Planning Commission Meeting of June 24, 2021

Bernt noted some typos that needed to be corrected. Hillenhagen will correct the typos before finalizing the minutes.

Motion: Knop moved to approve the minutes as amended; Bernt seconded the motion.

Vote: Knop, Bernt, Patrick and Chair Johnson voted AYE; Kerr abstained because she was not present for the whole meeting; the motion passed.

WORK SESSION ITEMS

(3) Review of a Zoning Ordinance Amendment by the City of Cannon Beach, for a text amendment regarding combination of lots, floor area ratios and lot coverages for residential districts, while striking the Planned Development language.

Adams read his staff report (see staff report in packet for full details). Adams went over the Council request for some code audit items to be dealt with more quickly than the full audit would allow, he referred to these as fast-track items. Adams noted that what we do in the short term can be adjusted when the full code audit is completed. Adams said that the full code audit could take a year to a year and a half.

Kerr asked who decided what would be on the fast track.

Adams said that City Council did.

Kerr proposed that a height limit of 18 feet be added for oceanfront properties. She noted that Clatsop County has this restriction.

They discussed the County height limits and it was noted that at least Arch Cape has this restriction.

Adams said that he is happy to get more information on height limits and that and they are welcome to discuss an 18' limit for oceanfront properties. Adams noted that the height that Cannon Beach currently has is low in comparison to other cities and counties.

They discussed the option of an oceanfront building height, the complexities involved and the implications for non-conforming structures.

Bernt noted that there was a time that they were getting pressure to raise the building height.

Adams went back to his staff report and the fast-track options that Council had put forward. Option 1 is for a lot line adjustment recombination prohibition. This would make it so that people cannot pull together more than one lot to get a larger building. People would have to keep lots as they are plotted. Adams went over the language in the code relating to nonconforming lots (see 17.82.20 in the Municipal Code). He also read 17.10.40.A from the code, which relates to lot size in RL and RVL zones.

Adams went over his proposed addition to the code related to the recombination of lots; see below and the staff report for full details (changes are in red).

C. A request for a lot line adjustment must meet all of the following criteria:

3. The adjustment is not a combination or recombination of entire parcels or previously platted lots or portions thereof, except to meet minimum lot size requirements of a district.

Bernt brought up the idea that the opposite end of the spectrum is a problem where he lives. He said that people have been subdividing larger lots to create small ones with several homes.

Adams noted that in the current changes the City is trying to limit big mega homes so this approach is to address that. Adams continued to go over the proposed changes and the options that he drafted.

Adams said that you could go at this in different ways, such as zoning overlays. He noted that he went with a simpler approach because this is supposed to go through quickly. As noted, before, these changes can be fine-tuned in the full code audit process.

They discussed option one. Everyone said that they are on board with option one.

Option two was discussed. It was noted that now it was more of a choice between options two and three to add to option one.

Kerr asked about the 5,000SF max for FAR.

Adams said that this is just a number he threw out; it is about the max that could be done with the current language. They discussed possible FAR and Lot Coverage options.

Kerr brought up the option of having a max square footage for all houses. They discussed this option.

Adams asked for a preference between option 2 or 3 for lot coverage.

The Commission agreed that they would like to put a cap of 3,500SF for all lots across all districts.

Bernt asked about accessory structures and Adams said that he would be sure to state that accessory dwellings are included in the 3,500SF number. Bernt also asked about basements and the possibility of giving those to people as compensation for not having tall buildings.

Adams pointed out that the issue with basements is water and flood zones.

The commission agreed that they are ok with FAR and Lot Coverage as is and would like to cap the size of homes at 3,500SF.

The commission also agreed to getting rid of planned developments.

The last topic was building heights and Adams asked for direction on that.

Kerr said that in Arch Cape the oceanfront building height is 18'.

Adams pointed out that there are hardly any oceanfront lots left to build on in Cannon beach.

Kerr pointed out that this would include houses that were torn down and rebuilt.

Adams discussed weighting the change they would get from an 18' limit (currently the max height is 28') against the pushback that they might get for making so many structures nonconforming. Adams went over the nonconformity language.

Kerr did not think that the language was limiting.

Adams asked commissioners to consider if this is the best way to save the historic structures on the coast.

They discussed the pros and cons of using height as the constricting factor.

The commission agreed to recommending an 18' height limit for oceanfront houses.

Adams said that he would draft this up to have it as a hearing at the next possible meeting.

They discussed that these are unique approaches and new terrain for the city.

INFORMATIONAL ITEMS

- (4) Tree Report**
No comments.

- (5) Ongoing Planning Items**

Adam said that they are getting good feedback with the parking surveys and asked people to visit the site.

(6) Good of the Order

No comments.

ADJOURNMENT

The meeting adjourned at 7:24 pm.

Administrative Assistant, Katie Hillenhagen



Cannon Beach Planning Commission

Staff Report:

PUBLIC HEARING AND CONSIDERATION OF **SR# 21-05**, DAVID VONADA APPLICATION, ON BEHALF OF PROPERTY OWNERS, DANA AND THURMAN CARDWELL, REQUESTING A SETBACK REDUCTION AT 1696 SOUTH HEMLOCK (TAXLOT 51030DA04102) FOR A REDUCTION OF THE REAR-YARD SETBACK OF 15 FEET TO 0 FEET TO ALLOW FOR AN REAR-ENTRY ARBOR FOR AN EXISTING RESIDENTIAL SINGLE-FAMILY STRUCTURE. THE PROPERTY IS IN THE RESIDENTIAL MEDIUM DENSITY (R2) ZONING DISTRICT. THE REQUEST WILL BE REVIEWED UNDER CANNON BEACH MUNICIPAL CODE, SECTION 17.64.010, SETBACK REDUCTION, PROVISIONS ESTABLISHED.

Agenda Date: August 26, 2021

Prepared By: Jeffrey S. Adams, PhD

GENERAL INFORMATION

NOTICE

Public notice for this August 26 Public Hearing is as follows:

- A. Notice was posted at area Post Offices on August 4, 2021;
- B. Notice was mailed on August 4, 2021 to surrounding landowners within 100' of the exterior boundaries of the property, Cannon Beach Rural Fire Department, Department of Land Conservation and Development;

DISCLOSURES

Any disclosures (i.e. conflicts of interest, site visits or ex parte communications)?

EXHIBITS

The following Exhibits are attached hereto as referenced. All application documents were received at the Cannon Beach Community Development office on July 26, 2021 unless otherwise noted.

"A" Exhibits – Application Materials

- A-1** Application packet, including **SR 21-05**, with attached narrative and sketch plan, Received July 26, 2021;

"B" Exhibits – Agency Comments

None at the time of writing

"C" Exhibits – Cannon Beach Supplements

- C-1** CKI Survey
- C-2** 1696 S. Hemlock St., Arbor violation letter, from City of Cannon Beach, dated June 11, 2021;
- C-3** Image, No Parking In This Block signage along Forest Lawn

C-4 On-street parking along Forest Lawn right-of-way

“D” Exhibits – Public Comment

- D-1 John and Beverly Henry, email correspondence, dated July 23, 2021;
- D-2 Michael and Nancy Tutmarc, Tutmarc Architects, email correspondence, dated August 9, 2021;
- D-3 Mike Bates and Leslie France, email correspondence, received August 16, 2021;
- D-4 Greg Hubert, email correspondence, received August 16, 2021;
- D-5 Bob and Heidi Klonoff, letter received via email, received August 14, 2021;

BACKGROUND

David Vonada, on behalf of Dana and Thurman Cardwell, is seeking a setback reduction of the rear-yard setback from 15 feet to 0 feet to allow for a new entry-arbor for an existing single-family residence, at 1696 S. Hemlock St., at taxlot# 51030DA04102.

The 7,500 square-foot (SF) Residential Medium Density Zoned (R2) lot is a through-lot accessed from S. Hemlock St., with rear-yard frontage along Forest Lawn.

The 3,124 SF existing residence, according to the Clatsop County Assessor’s Office records, was built in 2007. As indicated on the CKI survey oceanfront setback survey from the Cannon Beach History By Location records (C-1), many of the homes and accessory structures located along this same stretch of Forest Lawn Rd. are non-conforming structures, placed well within the required yards adjacent to the Forest Lawn right-of-way, presumably due to the geological hazards presented by the sites along the oceanfront.

Many of the neighboring properties, including the recently approved Klonoff Property at 1658 Forest Lawn, across the Forest Lawn right-of-way, the new home at 1698 Forest Lawn and the homes at 1680 and 1740 Forest Lawn, have received setback reductions or variances over the past twenty years.

The applicant was issued a letter of violation on June 11, 2021, regarding the violation of constructing an arbor in the required rear-yard and given alternatives for bringing the structure into compliance (see C-2). The applicant submitted materials requesting a setback reduction on July 26, 2021, within the timeline prescribed in the letter of violation.

APPLICABLE CRITERIA

R2 Medium Density Residential Zoning District

17.14.040 Standards.

In an R2 zone, the following standards shall apply except as they may be modified through the design review process pursuant to Chapter 17.44:

A. *Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to Section 17.82.020. The minimum lot size for a single-family dwelling shall be five thousand square feet. The minimum lot size for all uses, including single-family dwellings, shall be adjusted for average slope using the standards in Section 16.04.310(A).*

B. *Lot Dimensions.*

1. *Lot Width. Lot width shall be at least forty feet.*
2. *Lot Depth. Lot depth shall be at least eighty feet.*
3. *Front Yard. A front yard shall be at least fifteen feet.*

4. *Side Yard.* A side yard shall be at least five feet, except on a corner or through lot the minimum side yard from the street shall be fifteen feet.

5. *Rear Yard.* A rear yard shall be at least fifteen feet, except on a corner or through lot it shall be a minimum of five feet, except where a rear lot line abuts a street, it shall be a minimum of fifteen feet.

17.04.370 Lot, through.

“Through lot” means a lot abutting two or more streets, other than an alley, that is not a corner lot.

Setback Reduction

17.64.010.A.1. *Total building coverage shall not exceed forty percent.*

Staff Comment: Total building coverage proposed is for 2,390 square-feet of a 75,000 square-foot lot, which would equate to 38% of the lot. The proposed structure is within the standards provided.

17.64.010.A.2. *Significant views of the ocean, mountains or similar features from nearby properties will not be obstructed any more than would occur if the proposed structure were located as required by the zoning district.*

Staff Comment: The structure does not intrude into any viewsheds, as the structure depicted in the attached photos falls directly west of the existing residence and not within sightlines of any neighboring viewsheds. Moreover, placing a condition limiting any extension or addition to the proposed arbor, where required rear-yard setback requirements are maintained according to the R2 district, would provide assurance that the standard remains viable for future conditions.

17.64.010.A.3. *The proposed building location will not interfere with solar access of buildings on adjoining property.*

Staff Comment: Although no solar analysis has been provided, the solar impact to any adjoining properties should be negligible.

17.64.010.A.4. *It is the purpose of setbacks to provide for a reasonable amount of privacy, drainage, light, air, noise reduction and fire safety between adjacent structures. Setback reduction permits may be granted where the planning commission finds that the above purposes are maintained, and one or more of the following are achieved by the reduction in setbacks:*

- a. Tree protection,*
- b. The protection of a neighboring property's views of the ocean, mountains or similar natural features,*
- c. The maintenance of a stream corridor or avoidance of geologic hazards or other difficult topography,*
- d. The provision of solar access,*
- e. Permitting construction on a lot with unusual configuration,*
- f. Rehabilitation of existing buildings where other reasonable alternatives do not exist,*
- g. Protection of a wetland or wetland buffer area, or*
- h. Permitting construction on an oceanfront lot where the effect of the application of the oceanfront setback requirement of Section 17.42.050(A)(6) reduces the depth of the lot located within the required setbacks to less than forty percent of the lot's depth. Under this standard, a reduction in the required setback shall be considered only in the setback opposite of the required oceanfront setback.*

Staff Comment: The applicant has provided that ‘(e) permitting construction on a lot with unusual configuration.’ The applicant states, that it is the intent of the arbor to serve as the main entrance to the residence, since the elevation of the property, accessed from Hemlock “is not welcoming or safe.”

The standard provides an opportunity for the Planning Commission to grant a reduction of the western setback as requested to allow for the entry arbor. Placing the limiting condition on expansion into the required yard of other structures, would assure compliance with the standard.

17.64.010.A.5. *Adjacent rights-of-way have sufficient width for utility placement or other public purposes.*

Staff Comment: The Public Works Department and Rural Fire Department have had an opportunity to comment and there appear to be no drainage or utility easement conflicts.

17.64.010.A.6. *The reduction would not create traffic hazards; or impinge upon a public walkway or trail.*

Staff Comment: The proposal does not encroach into any public walkway or trail. There are no anticipated impacts to public traffic flow or which might cause any traffic hazard from this proposal and off-street residential parking will be provided on site.

17.64.010.A.7. *Any encroachment into the setback will not substantially reduce the amount of privacy which is or would be enjoyed by an abutting property.*

Staff Comment: The home is currently operated as a 14-Day Short-Term Rental, with an occupancy of 10 and parking shown for four cars accessed from S. Hemlock St. The property has ample on-street right-of-way parking area along the newly constructed rear-yard fence frontage of Forest Lawn and although signs are placed within the first few hundred feet of Forest Lawn, heading north along the one-way roadway stating, ‘NO PARKING IN THIS BLOCK.’ It is unclear if the entire forty-foot Forest Lawn right-of-way is considered the block intended, or just the initial stretch, as it makes its way around the wetlands area.

If the right-of-way adjacent to the proposed entry-arbor is intended to be ‘no parking’ it should be more clearly marked and would be the only case which might pose an issue for properties in the area, as the area is currently utilized as on-street parking (see C-4).

17.64.010.A.8. *The proposed building location will not interfere with the ability to provide fire protection to the building or adjacent buildings.*

Staff Comment: The nearest hydrants are within 150 feet from the subject property, accessible both north and south from S. Hemlock and Forest Lawn.

Procedural Requirements

This application is subject to ORS 227.178, requiring the City to take final action within 120 days after the application is deemed complete. It was submitted July 26, 2021; and determined to be complete on July 26, 2021. Based on this, the City must make a final decision before November 26, 2021.

The Planning Commission’s August 26th meeting will be the first evidentiary hearing on this revised request. ORS 197.763(6) allows any party to request a continuance. If such a request is made, it should be granted. The Planning Commission’s next regularly scheduled hearing date is September 23, 2021.

PLANNING COMMISSION ACTION

If the Commission wishes to review the Findings prior to final approval:

TENTATIVE MOTION: Having considered the evidence in the record, I move to *tentatively* (approve/approve with conditions/or deny) the David Vonada application, on behalf of Dana and Thurman Cardwell, for a rear-yard setback reduction request of 15 feet to 0 feet, Cannon Beach Planning Commission application number **SR# 21-05**, as discussed (subject to the following conditions) and request staff to draft findings for review and adoption, at a special called meeting, next Thursday at 6PM, September 2nd at City Hall:

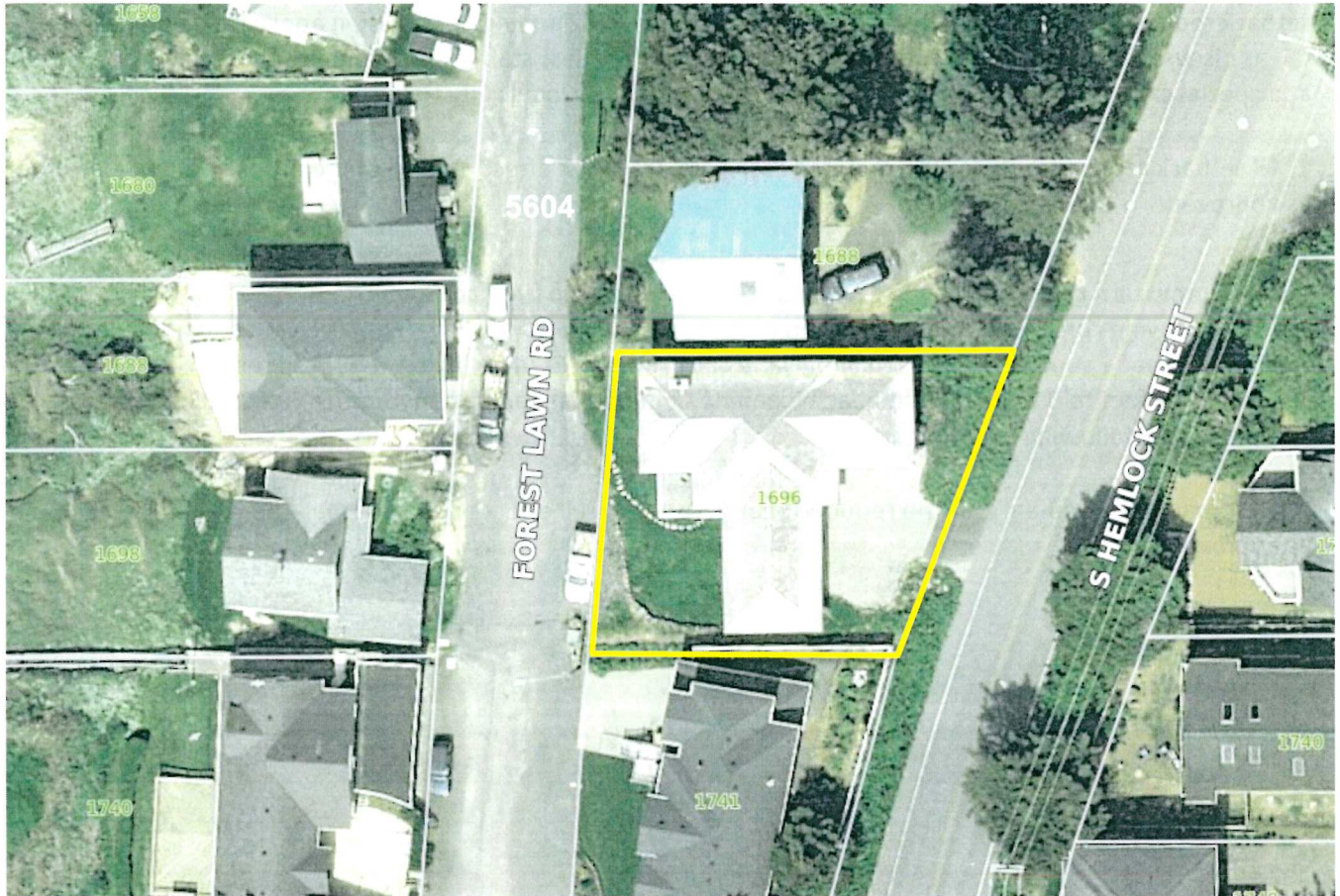
1. All setback requirements for the required rear-yard are in full effect outside of the arbor plan and elevation, as approved.

If the Commission does not wish to review the Findings prior to final approval:

MOTION: Having considered the evidence in the record, I move to (approve/approve with conditions/or deny) the David Vonada application, on behalf of Dana and Thurman Cardwell, for a rear-yard setback reduction request of 15 feet to 0 feet, Cannon Beach Planning Commission application number **SR# 21-05**, as discussed (subject to the following conditions):

1. All setback requirements for the required rear-yard are in full effect outside of the arbor plan and elevation, as approved.

Site Map:



Street View from S. Hemlock



Street View from Forest Lawn





CITY OF CANNON BEACH

City of Cannon Beach
Finance Department

JUN 29 2021

Received

SETBACK REDUCTION APPLICATION

Please fill out this form completely. Please type or print.

Applicant Name:

DAVID VONADA

Email Address:

david@tolovanaarchitects.com

Mailing Address:

P.O. Box 648 Tolovana Park, Or. 97145

Telephone:

503.869.8688

Property-Owner Name:

Dana & Thurman Cardwell

(if other than applicant)

Mailing Address:

P.O. Box 12055 Cannon Beach, Or. 97110

Telephone:

303.941.9510

Property Location:

1696 S. HEMLOCK

(street address)

Map No.:

W. 10.300A

Tax Lot No.:

4102

SETBACK REDUCTION REQUEST:

1. Description of the setback reduction that is being sought.

SEE ATTACHMENT.

2. Description of the proposed building plans pertinent to the setback reduction request.

3. Justification of the setback reduction request. Explain how the request meets each of the following criteria for granting a setback reduction.

(a) Total building coverage shall not exceed forty percent;

- (b) Significant views of the ocean, mountains or similar features from nearby properties will not be obstructed any more than would occur if the proposed structure were located as required by the zoning district;

City of Cannon Beach
Finance Department

SEE ATTACHMENT

Received

- (c) The proposed building location will not interfere with solar access of buildings on adjoining property;

- (d) The granting of the setback reduction requires that one or more of the following are achieved by the reduction in setback:

- Tree protection
- The protection of a neighboring property's views of the ocean, mountains or similar natural features,
- The maintenance of a stream corridor or avoidance of geologic hazards or other difficult topography,
- The provision of solar access,
- Permitting construction on a lot with unusual configuration,
- Rehabilitation of existing buildings where other reasonable alternatives do not exist,
- Protection of a wetland or wetland buffer area, or
- Permitting construction on an oceanfront lot where the effect of the application of the oceanfront setback requirement of Section 17.42.050(A)(6) reduces the depth of the lot located within the required setbacks to less than forty percent of the lot's depth. Under this standard, a reduction in the required setback shall be considered only in the setback opposite of the required oceanfront setback.

- e) Adjacent rights-of-way have sufficient width for utility placement or other public purposes;

- f) The reduction would not create traffic hazards; or impinge upon a public walkway or trail;

g) Any encroachment into the setback will not substantially reduce the amount of privacy which is or would be enjoyed by an abutting property; and

City of Cannon Beach
Finance Department

2021 2 16 21

Received

h) The proposed building location will not interfere with the ability to provide fire protection to the building or adjacent buildings.

8. Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structures, and dimensions of proposed development.

Attach additional sheets as necessary.

Setback Application Fee: \$500.00

Applicant Signature: David L. Landa Date: 6/16/21

Property Owner Signature: X J. M. Carter Date: 6/16/2021

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. Please attach the name, address, phone number, and signature of any additional property owners.

As Property Owner, my signature or an authorized applicant's signature, allows any duly authorized employee of the City to enter upon all properties affected by this permit for the purpose of follow-up inspection, observation, or measurement.

For Staff Use Only:

Received on: 7/26/2021 By: (Signature)

Fee Paid: 500.00 Receipt No.: 11003590

(Last revised March 2021)

City of Cannon Beach

Setback Reduction Request Application for the Cardwell Residence

- ATTACHMENT -

1. Description of Setback Reduction that is being sought: This request is to allow an arbor with entry gate in excess of 6 feet in height within the rear yard setback of the property. The new fence and entry gate will be on the west property line abutting Forest Lawn Drive.

2. Description of the proposed building plans pertinent to the variance request:

The Cardwell's house is bordered on the east side on Hemlock Street and the west side by Forest Lawn drive. Although their driveway and address are on Hemlock, they use Forest Lawn as their main entry as a matter of convenience due to the grade of the property and reduced traffic congestion.

As part of their new fence improvements on their west property line, it is the desire of the Cardwell's to create an entry off Forest Lawn by constructing an arbor around the entry gate, as they have begun. When completed, It will feature a matching roof to the main house.

3. Justification for the setback reduction request:

- a. The building coverage for the Cardwell residence calculates to 30%. This criteria is met.
- b. There is no impact to significant views from this project.
- c. The proposed arbor will not interfere with solar access from any adjacent property.
- d. The approval of this setback reduction request permits construction on a lot with an unusual configuration. The Cannon Beach Zoning Code Section 17.90.070 allows projections into required yards for building entrances. It is the intend of the arbor and gate to serve as the main entrance to the residence.
- e. The right of way of Forest Lawn has sufficient width for both utilities and other public uses. A 6 ft, high fence is allowed on a property line by the Cannon Beach Zoning Code. However, the literal application of the Zoning Ordinance would prohibit an arbor or trellis structure over 6 feet in height as part of the fence.

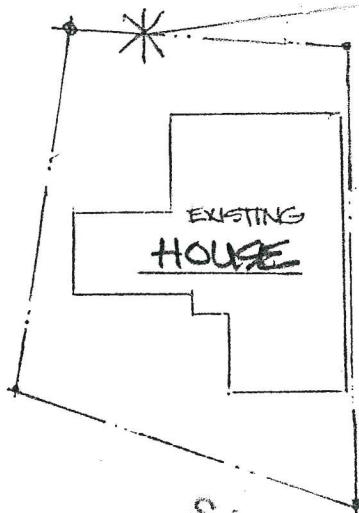
- f. The setback reduction for the arbor will have no greater impact on Forest Lawn than that of a fence. We believe the design of the arbor as part of the fence is a welcome addition to the streetscape and will add to the neighborhood feel of Forest Lawn Drive.
- g. This setback reduction will add to the privacy of the neighbors as an extension of the fence.
- h. The proposed arbor location will not interfere with the ability to provide fire protection any more than a fence. The gate will allow greater access than a solid fence.

The Cardwell's lot borders on both Hemlock and Forrest Lawn. Due to the elevation of their property, the driveway and pedestrian entrance off Hemlock is not welcoming or safe for visitors. The addition of the arbor and entry off Forrest Lawn provides a much more welcoming entry to the house. While this condition is similar to other houses on the east side of Forest Lawn, it does not apply to other houses in the R2 zone.

The granting of this setback reduction will not be detrimental to the public health, safety, or materially injurious to properties or improvements in the area because it add to the streetscape and character of Forest Lawn. This request is not a self-imposed hardship or difficulty as this proposed design is in response to both the location and elevation of the property between two streets. This condition has existed prior to its development.

See attached.

Forest Lawn Rd



ARBOR LOCATION

S Hemlock St

Ross Ln

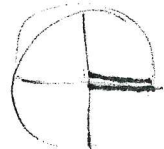
Viewpoint Terrace

CARDWELL RESIDENCE

SITE PLAN

NOT TO SCALE

7-16-21



REF.
N.

Ross Ln

Arbor Ln

Fore

Cardwell Setback Reduction Application





C-2

CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

Dana Lynn Cardwell
171 Terrance Loop
Bozeman, MT 59718

RE: 1696 S. Hemlock St., Arbor violation

June 11, 2021

Ms. Cardwell:

This letter follows the conversation we had last month regarding the various options for correcting the illegal construction of the arbor in the required rear yard of your 1696 S. Hemlock residence. As we discussed, Cannon Beach Municipal Code (CBMC) 17.54.020, which I've attached, only permits the arbor structure, as part of an entry fence, in the front yard of a home, not in the required rear yard.

As we discussed, you may ask for a setback reduction to zero feet, request a variance, or remove the arbor. Enclosed you will find both setback reduction and variance applications, which would require a hearing before the Planning Commission for approval. If no application is submitted, or no action is taken to remove the structure, by the end of July, 2021, the City will be forced to begin violation procedures.

Please feel free to contact us if you have any further questions.

Sincerely,

Jeffrey S. Adams, PhD

17.54.020 Fences.

Fences shall be subject to the following standards:

- A. In any required front yard, fences shall not exceed three and one-half feet in height except that an entry area or arbor with a maximum height of eight feet may be permitted where: its length is no more than twenty percent of the site frontage, up to a maximum of ten feet, and its depth is no more than five feet; the structure is part of a fence or constitutes a pedestrian entry; the structure is constructed of wood; and the structure is not located in a required clear-vision area. The height of an entry with a pitched roof shall be measured as the average of its peak and eave. Fences located in the required clear-vision area, as defined by Section 17.90.040, shall not exceed a height of three feet;
- B. In any rear or side yard, fences shall not exceed six feet in height. Fences located within the required clear vision area, as defined by Section 17.90.040, shall not exceed a height of three feet;
- C. For lots abutting the oceanshore, any fence located within a required ocean yard shall not exceed a height of two and one-half feet;
- D. Fences of any height may be located in areas that are not a required yard. Fences over six feet in height shall require a building permit;
- E. All fences or portions thereof, shall be located or constructed in such a way as not to prevent access to abutting properties for building maintenance or fire protection purposes or shall not obstruct significant views of the ocean, mountains or similar features from adjacent buildings;
- F. The height of a fence shall be measured from the existing grade where the fence is located. The "existing grade" is defined as the surface of the ground, prior to any alterations;
- G. In residential zones, fences shall not make use of barbed wire or other sharp or otherwise dangerous construction material. In other zones, barbed wire may be permitted where required for security reasons and where no other reasonable alternatives are available.
- H. Notwithstanding the provisions of subsections A and B, a fence of up to seven feet in height may be permitted in conjunction with a community garden so long as any portion of the fence located within the required clear vision area, as defined by Section 17.90.040, does not exceed a height of three feet. (Ord. 09-4 § 15; Ord. 93-26 § 1; Ord. 93-22 § 1; Ord. 92-11 § 48; Ord. 89-3 § 1; Ord. 86-16 § 4; Ord. 79-4 § 1 (4.010) (1))

C-3 NO PARKING IN THIS BLOCK SIGNAGE ALONG FOREST LAWN



C-4 On-street parking along Forest Lawn right-of-way



Katie Hillenhagen

From: JOHN HENRY <johnhenry54@prodigy.net>
Sent: Friday, July 23, 2021 9:23 AM
To: Katie Hillenhagen
Cc: Jeffrey Adams; David Vonada; tmcadell@aquionix.com
Subject: Setback Reduction Request for the Cardwell residence; 1696 S. Hemlock Street

To: Cannon Beach Planning Commission.

This note is to express our support for a setback reduction to allow an arbor exceeding the regulated height of 6 feet on the Forest Lawn entryway to 1696 S. HEMLOCK ST.

John and Beverly Henry
1688 S. Hemlock
Cannon Beach, Oregon

Jeffrey Adams

From: Michael Tutmarc <outlook_48A0C3F1E09301AF@outlook.com> on behalf of Michael Tutmarc <michael@tutmarc.com>
Sent: Monday, August 09, 2021 11:07 AM
To: Planning Group
Subject: SR 21-05

To whom it may concern,

We live directly across the street from the project referred to in this hearing. We are at 1688 Forest Lawn Road. We have no objections to the arbor now built or proposed, if it is still somewhat similar to what is currently framed there.

Thank you,
Michael Tutmarc (and Nancy)
Tutmarc Architects Inc
Tutmarc Associates Inc



206-525-5502 office
206-459-9375 cell

Katie Hillenhagen

From: Mike Bates <mike.bates57@hotmail.com>
Sent: Monday, August 16, 2021 1:20 PM
To: Katie Hillenhagen
Cc: tmcardwel@aquionix.com; Jeffrey Adams; David Vonada
Subject: Setback Reduction Request for Cardwell Residence, 1696 S. Hemlock.

Follow Up Flag: Follow up
Flag Status: Flagged

As owners and full-time residents of the property just south of 1696 S. Hemlock, we have no objection to the proposed zoning variance that would allow the new owners, Matt and Dana Cardwell, to complete construction of the arbor on the property where and as it presently stands on the boundary of their property adjacent Forest Lawn Road. The structure does not block our views, nor does it impede traffic in any way. In our view, it is in keeping with the character of other properties on the street, both arbors already extant on Forest Lawn and road setbacks already granted. We are pleased with the landscaping improvements Matt and Dana have brought to their new residence, including the arbor, that enhance the aesthetics of the whole neighborhood.

We are appreciative of the job the compliance team and the commission have done to maintain the character of our fine community. However, in the case of the Cardwell's arbor, we're curious whether the zoning restriction contemplates their situation. The proposed structure abuts a public street, not the boundary between adjacent private properties. Having lived next to 1696 S. Hemlock for the better part of five years, we can assure you that renters of the property used Forest Lawn as the entrance to the residence every bit as much as they used Hemlock. The arbor is consistent with the aesthetics of a home with two entrances.

Regards,

Mike Bates and Leslie France
1741 Forest Lawn Road.

Sent from [Mail](#) for Windows

Katie Hillenhagen

From: david@tolovanaarchitects.com
Sent: Monday, August 16, 2021 10:07 AM
To: Katie Hillenhagen
Subject: FW: Cardwell Arbor - Setback Reduction Request

Follow Up Flag: Follow up
Flag Status: Flagged

Katie:

Below is another letter for the Cardwell trellis.

Thanks, David

Greg Hubert <ghubert@rdcamerica.com>

Sent: Friday, July 23, 2021 4:33 PM

To: Thurman Cardwell <tmcardwell@Aquiunix.com>

Cc: Dana Cardwell (danacardwell@outlook.com) <danacardwell@outlook.com>; david@tolovanaarchitects.com

Subject: Re: Cardwell Arbor - Setback Reduction Request

I support this setback reduction request. G

Sent from my iPhone

On Jul 23, 2021, at 11:06 AM, Thurman Cardwell <tmcardwell@aquionix.com> wrote:

Hi Greg,

Thank you for expressing a willingness to support our arbor Setback Reduction request with the Cannon Beach Planning Commission. Our hearing with the City of Cannon Beach Planning Department is set for August 26. David Vonada of Tolovana Architects is assisting with our request and suggested that we have all letters of support submitted a week in advance of this deadline. So, if you could please draft a letter of support and send by Friday, August 20, we would greatly appreciate it. In your letter, please include in the subject line: Setback Reduction Request for the Cardwell residence; 1696 S. Hemlock Street.

Please email letters to:

Katie Hillenhagen: hillenhagen@ci.cannon-beach.or.us

and cc:

Jeff Adams: adams@ci.cannon-beach.or.us

David Vonada : david@tolovanaarchitects.com

Matt Cardwell: tmcardwell@aquionix.com

If you would like an easier alternative, you can simply send us an informal email of support and we can have David submit the email to the Commission. If you decide to write a letter or send an email to the Commission, we would appreciate receiving a copy via email as well.

Suggested points to consider in the letter/email:

- As background information, an arbor (or other structure greater than 6') is not allowed because the Forest Lawn side of the house is technically considered the back of the home and arbors are only allowed in the "front". However, 12 of the 14 properties on the block front Forest Lawn. As you know, the structures on the block include both arbors over 6' and large homes including several with setback reductions to build closer to Forest Lawn. As such, the existence of structures over 6' within the setback area are common on the block.
- We are asking only for a very minor setback reduction to construct an arbor over the 6' height limitation.
- There is no impact to significant views from this project.
- The setback reduction for the arbor will have no greater impact on the Forest Lawn than that of the fence already constructed.
- The arbor, which is partially built, will match the architectural style of the home including corbels, gables, roof pitch, shingling, etc. We believe the design of the arbor as part of the fence is a welcome addition to the streetscape and will add to the neighborhood feel of Forest Lawn Drive.
- The setback reduction will add to the privacy of the neighbors as an extension of the fence.
- The lot borders on both Hemlock and Forest Lawn. Due to the elevation of the property and blind corner, the driveway and pedestrian entrance off Hemlock is not welcoming or safe for visitors. The addition of the arbor and entry of Forrest Lawn provides a much more welcoming and safe entry to the house.

Please don't hesitate to reach out if you have any questions or concerns. Thanks so much for your assistance, we genuinely appreciate it!

Sincerely,
Matt and Dana Cardwell
303-550-8492
303-941-9570

Thurman Cardwell
<image003.png>

5 West Mendenhall Street
Suite 202
Bozeman, Montana 59715
mobile: 303-550-8492
tmcardwell@aquionix.com
<http://www.aquionix.com>

Statement of Confidentiality: Information contained in this email is legally privileged and confidential information intended for the use of the listed addressee. If the reader is not the intended recipient, you are hereby notified that any dissemination or distribution is strictly prohibited.

Aug 14, 2021

Cannon Beach Planning Commission
PO Box 368
Cannon Beach, OR 97110

RE: Setback Reduction Request for the Cardwell residence; 1696 S. Hemlock Street.

To Whom it May Concern:

It is our understanding that our neighbors, Matt and Dana Cardwell, are requesting a setback reduction in order to finish an arbor that they have already begun building. We support the request and believe the arbor will be a net plus for the neighborhood.

It is our understanding that an arbor is not allowed because the back of the home is on Forest Lawn, whereas arbors are only allowed on the front side. Yet, most of the properties on the block have their front sides on Forest Lawn, and various structures on the block include arbors over 6' as well as setback reductions to build closer to Forest Lawn.

Here, the Cardwells are asking for only a minor setback reduction. Such an arbor would not significantly impact the views of other neighbors. Indeed, the arbor will be a beautiful addition to the neighborhood generally and to the Cardwell residence in particular. We can think of no reason not to approve this very worthwhile and modest proposal, and we urge the Commission to grant approval.

Please don't hesitate to reach out if you have any additional questions or concerns.

Bob and Heidi Klonoff
1658 Forest Lawn Dr.
Bob: 503-702-0218
Heidi: 503-348-8995



CITY OF CANNON BEACH

August 4, 2021

SR 21-05, David Vonada, on behalf of Dana and Thurman Cardwell, application to allow an arbor with an entry gate in excess of 6 feet in height within the rear yard setback of the property, according to chapter 17.14 Residential Medium Density Zone of the Municipal Code. The property is located at 1696 S. Hemlock (Tax Lot 4102, Map 51030DA) in the Residential Medium Density (R2) zone. The request will be reviewed against the Municipal Code, Section 17.64.010, Setback Reduction, Provisions established.

Dear Property Owner,

Cannon Beach Zoning Ordinance requires notification to property owners within 100 feet, measured from the exterior boundary, of any property which is the subject of the proposed applications. Your property is located within 100 feet of the above-referenced property or you are being notified as a party of record.

The public hearing on this matter will be held on Thursday, August 26th, 2021, at the Cannon Beach City Hall, and public may participate through phone, video-conference or when possible, in-person, in Council Chambers, 163 E. Gower St.

Please note that you may submit a statement either in writing or orally at the hearing, supporting or opposing the proposed action. Your statement should address the pertinent criteria, as stated in the hearing notice. Statements in writing must be received by the date of the hearing and if you wish to speak at the hearing, please let our offices know by noon, the day of the hearing.

Enclosed are copies of the public hearing notice, a description of how public hearings are conducted and a map of the subject area. Should you need further information regarding the relevant Zoning Ordinance, Subdivision Ordinance or Comprehensive Plan criteria, please contact Cannon Beach City Hall at the address below, or call Katie Hillenhagen at (503) 436-8054 or email hillenhagen@ci.cannon-beach.or.us.

Sincerely,

Katie Hillenhagen
Administrative Assistant

Enclosures: Notice of Hearing
Conduct of Public Hearings
Map of Subject Area

**NOTICE OF PUBLIC HEARING
CANNON BEACH PLANNING COMMISSION**

The Cannon Beach Planning Commission will hold a public hearing on **Thursday, August 26, 2021 at 6:00 p.m.** at City Hall, 163 E Gower Street, Cannon Beach, regarding the following:

SR 21-05, David Vonada, on behalf of Dana and Thurman Cardwell, application to allow an arbor with an entry gate in excess of 6 feet in height within the rear yard setback of the property, according to chapter 17.14 Residential Medium Density Zone of the Municipal Code. The property is located at 1696 S. Hemlock (Tax Lot 4102, Map 51030DA) in the Residential Medium Density (R2) zone. The request will be reviewed against the Municipal Code, Section 17.64.010, Setback Reduction, Provisions established.

All interested parties are invited to attend the hearings and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Planning Commission, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Jeffrey Adams, 503-436-8040, or at adams@ci.cannon-beach.or.us.

The Planning Commission reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.



Jeffrey C. Adams, PhD
Director of Community Development

Posted/Mailed: **August 4, 2021**

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

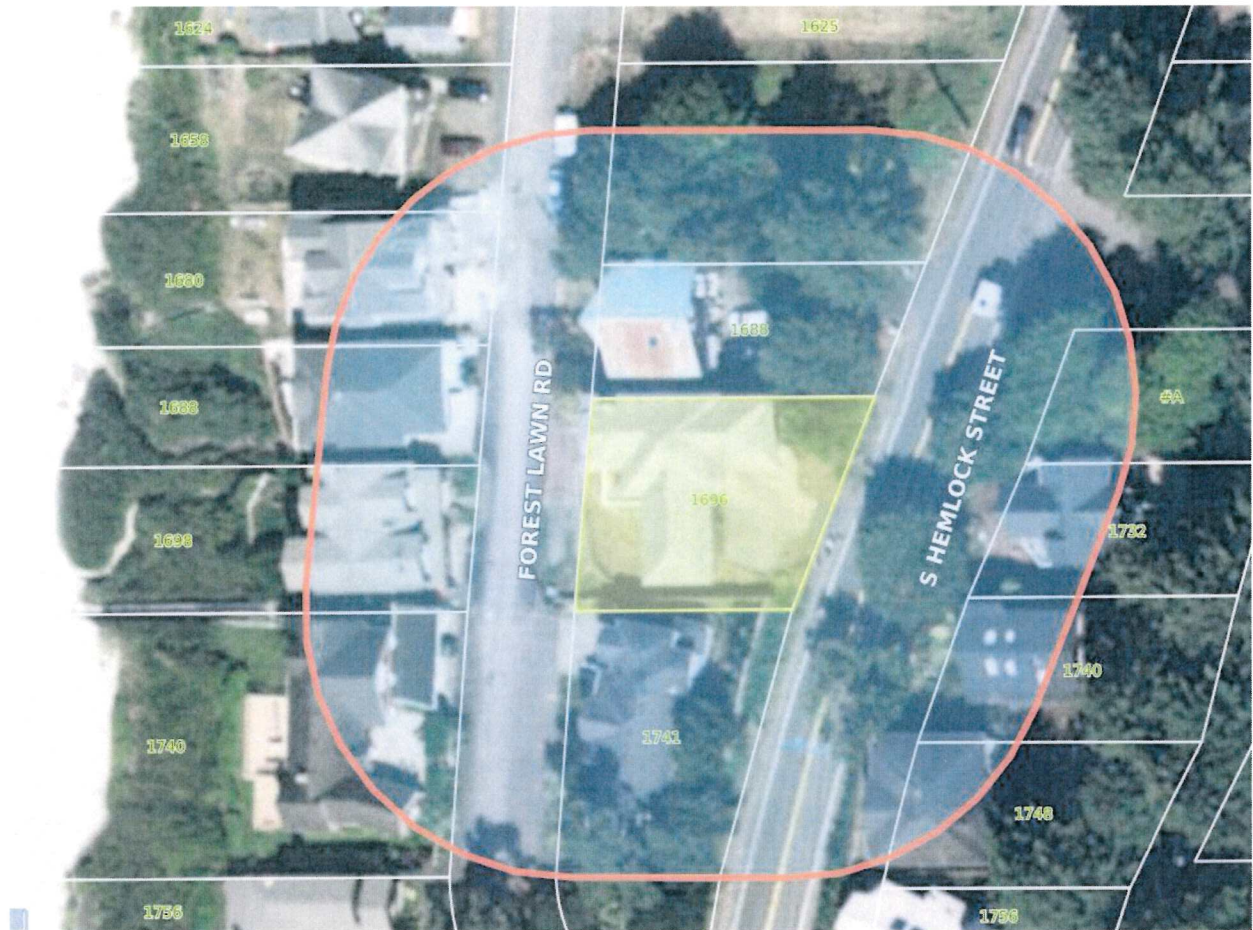
City of Cannon Beach, P. O. Box 368, Cannon Beach, OR 97110
(503) 436-1581 • FAX (503) 436-2050 • TTY: 503-436-8097 • www.ci.cannon-beach.or.us

**CONDUCT OF PUBLIC HEARINGS BEFORE
CANNON BEACH CITY COUNCIL and PLANNING COMMISSION**

- A. At the start of the public hearing, the Mayor or Planning Commission Chair will ask the following questions to ensure that the public hearing is held in an impartial manner:
1. Whether there is a challenge to the jurisdiction of the City Council or Planning Commission to hear the matter;
 2. Whether there are any conflicts of interest or personal biases to be declared by a Councilor or Planning Commissioner;
 3. Whether any member of the Council or Planning Commission has had any ex parte contacts.
- B. Next, the Mayor or Planning Commission Chair will make a statement which:
1. Indicates the criteria which apply to the action;
 2. Cautions those who wish to testify that their comments must be related to the applicable criteria or other criteria in the Comprehensive Plan or Municipal Code that the person testifying believes apply;
 3. States that failure to raise an issue in a hearing, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue precludes appeal based on that issue;
 4. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The City Council or Planning Commission shall grant such request by continuing the public hearing or leaving the record open for additional written evidence or testimony.
- C. The public participation portion of the hearing will then proceed as follows:
1. Staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the Council or Planning Commission.
 2. The Councilors or Planning Commissioners may then ask questions of staff.
 3. The Mayor or Planning Commission Chair will ask the applicant or a representative for any presentation.
 4. The Mayor or Planning Commission Chair will ask for testimony from any other proponents of the proposal.
 5. The Mayor or Planning Commission Chair will ask for testimony from any opponents of the proposal.
 6. Staff will be given an opportunity to make concluding comments or respond to additional questions from Councilors or Planning Commissioners.
 7. The Mayor or Planning Commission Chair will give the applicant and other proponents an opportunity to rebut any testimony of the opponents.
 8. Unless continued, the hearing will be closed to all testimony. The Council or Planning Commission will discuss the issue among themselves. They will then either make a decision at that time or continue the public hearing until a specified time.

NOTE: Any person offering testimony must first state their name, residence, and **mailing address** for the record. If representing someone else, the speaker must state whom he represents.

SR #21-05; Cardwell, 1696 S Hemlock



SR 21-05

1696 S Hemlock, Cardwell

TAXLOTKEY	SITUS_ADDR	OWNER_LINE	STREET_ADD	CITY	STATE	ZIP_CODE
51030DA11500	1724 View Point Ter #A	Sullivan Daniel A	3201 W 32nd Ave	Anchorage	AK	99517
51030DA11600	1732 View Point TER	Gonzalez Patricia J	6501 113th Pl SE	Bellevue	WA	98006
51030DA04101		Ryan Snyder	PO Box 219	Cannon Beach	OR	97110
51030DA04102	1696 S Hemlock St	Cardwell Dana Lynn Hartje	171 Terrance Loop	Bozeman	MT	59718
51030DA04103	1688 Hemlock St	Henry John M	35 W 945 Fiedcrest Dr	Saint Charles	IL	60175
51030DA04600	1658 Forest Lawn Rd	Klonoff Robert	PO Box 902	Cannon Beach	OR	97110
51030DA04700	1680 Forest Lawn Rd	Alleva Fileno A	6314 204th Dr NE	Redmond	WA	98053
51030DD00100	1688 Forest Lawn Rd	Tutmarc Michael	3857 45th Ave NE	Seattle	WA	98105
51030DD00200	1698 Forest Lawn Rd	Weed Steven Bruce	11601 Holmes Point Dr NE	Kirkland	WA	98034
51030DD00300	1740 Forest Lawn Rd	Hubert Gregory A/Teresa L	3111 Hunts Point Cir	Hunts Point	WA	98004
51030DD00401	1756 Forest Lawn Rd	Reynolds Jean S Rev Liv Trust	3121 NW Cumberland Rd	Portland	OR	97210
51030DD00402	1741 Forest Lawn Rd	Bates Jay Michael	PO Box 820	Cannon Beach	OR	97110
51030DD04800	1740 View Point TER	McQuhae Diana C	714 Evergreen Rd	Lake Oswego	OR	97034
51030DD04900	1748 View Point TER	Brask Justin	3501 NW Banyon Pl	Portland	OR	97229



Memo

RE: Nicholson Planned Development Living Wall Monitoring Report

August 26, 2021

Introduction

On August 11, 2020, the Community Development Director and Planning Commission Chairman Daryl Johnson brought the 2020 Planning Commission's Recommendations on the Cannon Beach Preservation Subdivision Living Wall before the City Council for discussion. The City Council requested staff to pursue legal advice on the Homeowner's Association (HOA) requirement, while pursuing HOA arrangements and planting plans for the Living Wall with the current owners.

Staff has been in contact with representatives of the Cannon Beach Preservation Subdivision during the past year and draft By-Laws have been produced for the North Laurel Homeowner's Association, but as of this writing, they have not been finalized. The finalization of the HOA agreement has been complicated by the appeal of the administrative approval of the building permit pulled for 544 N. Laurel St., for MJ Najimi's single-family residence on Lot 1 of the Planned Development. The appeal over-turned the administrative decision and made its way to the Land Use Board of Appeals (LUBA), where the state board upheld the City's decision to have the turret removed yet cautioned the City against delving into past land use decisions regarding the planned development.

Following the LUBA decision and upon evidence from the signed Findings of the March 8, 2016 Final Plan Approval, where the City Council approved the earlier PC stage two findings not requiring an HOA, excerpted and copied below:

Finally, subsection C.1 requires that the applicant submit ... *Copies of the legal documents required by the commission for dedication or reservation of public facilities, or for the creation of a nonprofit homes association.* This subsection is a submittal requirement. The first part of this requirement is not applicable because there are no dedications or reservations of public facilities. The proposed driveway will be a private shared facility, not a public street. Municipal utilities (water and sanitary sewer) will be public within the Laurel Street right-of-way, and private on the subject property. The second part of this requirement is also not applicable because there is no required nonprofit homes association for this project. The applicant has indicated that they will

LUBA Record 2016-033 Page 7

5 of 15

not be creating a homeowners association because the functions of a homeowners association can be met by deed restrictions and easements. The City's code does not require the creation of a homeowners' association. Documents submitted by the applicant at the City Council's March 1, 2016 hearing are sufficient to meet the City's needs.

CBMC17.40.040.C.1 establishes the major substantive approval criteria for final approval of a planned development and some submittal requirements. Based on the City's previous stage 2 approval, on information provided by the applicant, on the City's staff reports, and on the reasoning in the preceding paragraphs, the City Council finds that the applicant's final plan submittal, subject to conditions, meets all of the requirements of CBMC 17.40.040.C1. This criterion is met.

- CBMC 17.40.030.G.2 requires a home owners type association "[w]henver private outdoor living area is provided * * *," CBMC 17.40.030.A makes clear that there are two types of outdoor living areas—those that are private and those that are common. As is shown on the final plat submitted by applicant, all of the outdoor living areas for the site will be subject to a common space easement and are therefore not private. Because no

LUBA Record 2016-033 Page 10

8 of 15

private outdoor living areas are provided as part of this proposal, no home owners type association is required by CBMC 17.40.030.G.2.

There has been no evidence provided of a plant material evaluation, planting plan, or new contract with landscape professional, but as stated earlier, the HOA agreement has yet to be enacted to oversee any contractual landscape arrangement. Staff committed to yearly inspections for at least a three-year period at last year's PC review and will continue to monitor the progress of the Living Wall.

2020 Recommendation

The Planning Commission finds that the error was in not having a certified or registered landscape architect contracted to do the initial plantings and oversee the implementation, and the subsequent development. The PC recommends that the City demand an Home Owners Association (HOA) be formed, as required by CBMC 17.40.030(G)(2), which will oversee a contract with a registered or certified landscape architect to assess the current state of the planting and develop a planting materials plan that will supplant and replace the current planting list. This contract will be executed with the City's approval and will have a timeline of completion and a timeline, with performance measures, for monitoring of improvements. City staff will provide a report to the City Council upon completion of the improvements and a yearly monitoring report for at least three years.

2021 Monitoring Report

Staff inspected the Living Wall on June 29, 2021, documenting the growth and development of the planting materials with the attached photos. Virtually every planter box has established sword-ferns or salal and many are thriving, obscuring the concrete base. There has been significant growth in much of the sword-ferns over the past year, while the salal seems to be slower to establish. However, as can be seen in the photos provided, the salal is putting out shoots and runners and should, with continued care, fill-in the remaining areas in the next couple years.

Attachments



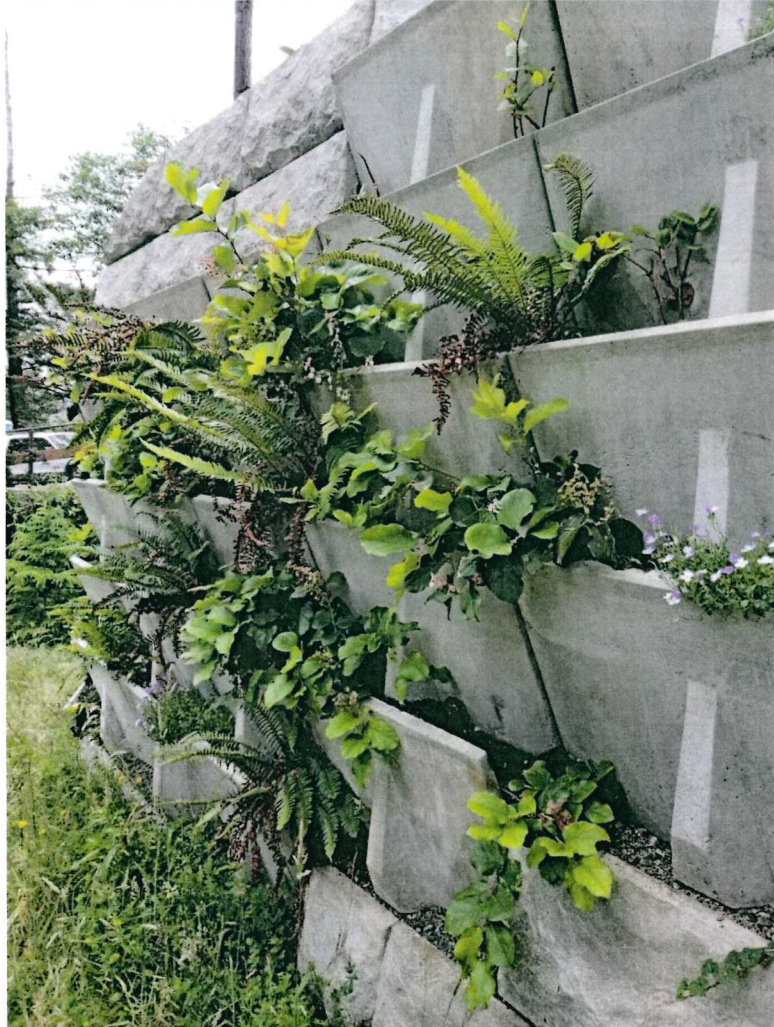
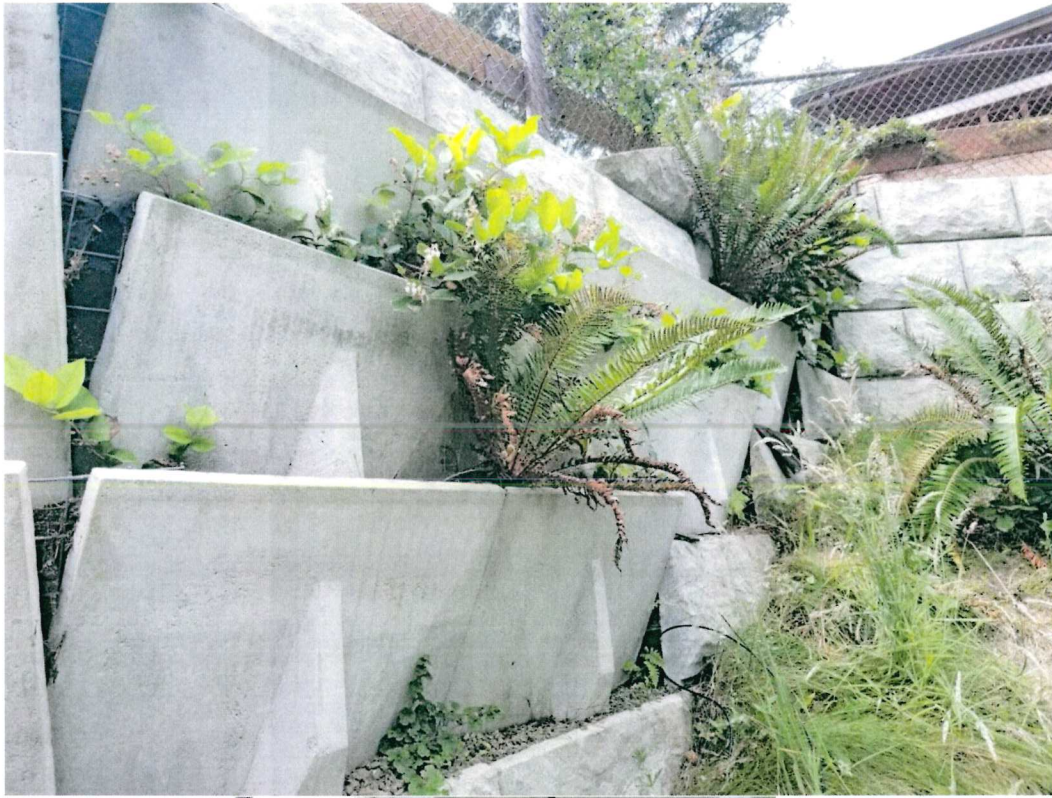
























City of Cannon Beach
Building Codes Division
Tree Permit Applications
July 2021

[illegible]

