

**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, Bennett 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, Bennett 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.

They 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.

2 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.

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

Administrative Assistant, Katie Hillenhagen