



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

Stanley Roberts
925 Lake St. S #201
Kirkland, WA 98033

RE: Roberts Residence Plan Completeness

August 3, 2020

Dear Mr. Roberts:

This letter is to notify you that the City has completed its initial review of the plan packet submitted by the applicant team and stamped received on Friday, July 17, 2020. This letter will serve as the City's notification of an incomplete application and identification of what items are missing from the application pursuant to ORS 227.178(2).

The application does not contain an Oceanfront setback survey as required for all lots abutting the oceanshore, as defined in Cannon Beach Municipal Code 17.04.320 and described in section 17.42.050(A)(6) of the Oceanfront Management Overlay (OM). It appears from the 'Roberts Site Plan,' provided by Jay Raskin's plan of the Roberts Residence, on July 8, 2020, the proposed residential structure may meet the oceanfront setback standards, but this is difficult to confirm without confirmation from the setback survey.

The application also does not contain signed and completed applications for tree removal permits for trees located both on private property and in the public right-of-way. The applications should indicate the trees to be removed and protected under the policies set forth in section 17.70.030(Q) and 17.70.040 of the Tree Removal and Protection chapter. Trees are noted on the 'Exhibit Sketch of Tree Locations' survey, conducted by S & F Land Services on June 10, 2020, but no Tree Protection Zones are indicated and there appears to be no indication of which trees are proposed to be kept and which are proposed to be removed.

Finally, the plans indicate that the proposed project will require the construction and staging of equipment and materials on City of Cannon Beach property, including both the Nenana Street right-of-way, as well as the City's property located south of the right-of-way. The application should include confirmation from the City as to how that activity will be allowed/permitted. Some of the questions raised by this issue include the consideration by the City whether to accept a roadway that does not appear to meet the City's own Road Standards, found in CBMC chapter 12.34, approval from the Cannon Beach City Council for the proposed staging plans and acceptance of the proposed roadway, while weighing the option of vacating the right-of-way if the roadway does not meet City standards.

The City has also contracted with Windsor Engineering for engineering and geotechnical review. While this review is only for the completeness of the planning and zoning materials, it does not speak for the engineering portion of the review. Please feel free to contact us if you have any questions.

Sincerely,

Jeffrey S. Adams, PhD