



Minutes of the  
CANNON BEACH DESIGN REVIEW BOARD  
August 17, 2023  
6:00 p.m.  
Council Chambers

Present: Chair Dave Doering and Board Members Harvey Claussen, Michelle Valigura and Anita Dueber attended in person. Jen Yih attended via zoom.

Excused: None

Staff: Community Development Director Steven Sokolow  
ski, City Planner Robert St. Clair, and Administrative Assistant Emily Bare.

CALL TO ORDER

Chair Doering called the meeting to order at 6:01 pm.

ACTION ITEMS

**(1) Approval of Agenda**

Motion: Dueber moved to approve the agenda, Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, Yih and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

**(2) Approval of minutes from the July 20, 2023, Design Review Board Meeting**

Motion: Claussen moved to approve the minutes with amendments to those present at the meeting. Valigura seconded the motion.

Vote: Doering, Dueber, Valigura, Yih, and Claussen voted AYE; the vote was 5:0 in favor and the motion passed unanimously.

**(3) Public Hearing and consideration of DRB 23-08, Jay Orloff for the building of a new accessory dwelling unit above a new garage.**

**DRB 23-08**, Jay Orloff of Tolovana Architects, applicant on behalf of Paul White for the building of a new accessory dwelling unit above a new garage. The property is owned by Paul White and is located on East Tanana Street (Tax Lot 00600, Map 51032BC) in a Residential Moderate Density (R-1) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

Site visit: Valigura, Claussen, Doering and Dueber made site visits.

St. Clair read the staff report.

Applicant:

Jay Orloff  
Tolovana Architects  
PO Box 563  
Cannon Beach, OR 97110

Mr. Orloff presented the landscape, architecture and building plans. He reviewed the lighting plan and spoke to the tree removal permit application. The ADU will be used as a long-term rental.

Valigura asked how many trees will be taken out for the ADU, Orloff explained that there are three trees that would be removed for the building of the garage and ADU.

Claussen questioned Orloff on the size of the house and if the house could be downsized to twenty feet wide to save more trees. Orloff explained that with a long "shotgun" style house there would still be several trees lost due to the canopy requirements. There would be additional square footage that would be pushed upstairs to a second story.

Proponents: None

Opponents:

Michelle Johnson  
PO Box 121  
Cannon Beach, OR 97110

Johnson read her concerns regarding the ADU. She is opposed to the ADU being placed in an R1 (Residential Zone) which would create a multi-family dwelling. She addressed the narrow street due to the City giving up space to Amber Lane which requires her to make a three point turn to get in and out of her driveway.

Johnson also spoke to the fact that she did not receive notice that was sent to neighbors and that she found out about the meeting and was unable to properly review the plans.

Jan Seibert-Wahrmund  
PO Box 778  
Cannon Beach, OR 97110

Seibert-Wahrmund requested denial of the project based on the number of trees proposed to be removed.

Peter Lindsey  
PO Box  
147 E Tanana  
Cannon Beach, OR 97110

Lindsey gave a short history of the area of Tanana Street. His main concern is the management of the trees.

Sokolowski addressed the notice issues that Johnson spoke to. The notice mailings are sent to the legal address on the county assessor's database. Because her current address has changed, and she not update her new address with the county, she did not receive her notice. The Administrative Assistant emailed the notice to Johnson on August 16, 2023.

Claussen asked questions regarding the multi-family ADU requirements and the purview of the DRB and the reason that the ADU is not considered a multi-family dwelling.

Questions regarding parking were explained to Dueber.

Orlof explained the difficult site of the building and the slope and the trees. He has done his best to save as many trees as possible, even without the ADU.

Doering asked if there were any geological studies/surveys to determine any effect of the slope. Orloff explained that the geological studies had been submitted to the city.

Dueber wanted to know if the plans were going to go before the Planning Commission due to the water corridor protection.

Discussion:

Valigura is questioning the use and purpose of the ADU; will the ADU be used for the property owner and if the main house could be used for a short-term rental. Dueber expressed her concern that the project is not going before the Planning Commission.

Doering is greatly concerned about the removal of the trees. Dueber is concerned because she couldn't read the small print on the landscape plans. Doering asked if the neighbor's view and the criteria of impact of the scenic view.

Dueber wants a more compelling reason for an ADU. Otherwise, it appears that the owners could be looking to start a short-term rental. Valigura also spoke about privacy issues as a reason for denial.

Claussen believes that the garage and ADU are causing a scenic issue. Dueber also believes that the three parking spaces do not meet the requirements and would like the Planning Commission to review the plans.

Claussen moved to reopen the public hearing, Valigura seconded the motion.

Young and John Huneke  
PO Box  
Cannon Beach, OR 97110

The driveway that is proposed backs to their fence is going to impact their property. They are concerned about the parking and people living in the ADU. They are concerned that it will cause people to park in the street and that will greatly impact the functioning of the street.

Doering does not understand why or how the driveway can be used as parking if people are parked in the garage.

Johnson explained that there is no extra space to have additional parking on the street. Orloff offered to speak to the owners to add additional parking spot if the plans are approved without conditions.

The hearing was closed at 7:32 pm.

Motion: Valigura moves to deny the site design criteria, Dueber seconded the motion

Vote: Doering opposed, 3:1

Motion: Valigura moved to deny the architectural design, Claussen seconded the motion.

Vote: all in favor 4:0

Motion: Dueber moved to deny the landscape plan, Valigura seconded the motion.

Vote: All in favor 4:0

Motion: Valigura moved to approve Doering to sign the appropriate orders, Claussen seconded the motion.

Vote: All in favor 4:0

DISCUSSION ITEMS

**(4) Good of the Order**

**(5) ADJOURNMENT**

Chair Doering adjourned the meeting at 7:39 p.m.

---

Emily Bare, Administrative Assistant