



Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
October 19, 2023
6:00 p.m.
Council Chambers

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

Excused: None

Staff: Community Development Director Steven Sokolowski, City Planner Robert St. Clair, Administrative Assistant Emily Bare, City Manager Bruce St. Denis, attended in person and City Attorney Carrie Richter attended via Zoom.

CALL TO ORDER

Chair Dueber called the meeting to order at 6:00 pm.

ACTION ITEMS

(1) Approval of Agenda

Motion: Dueber motioned to amend the agenda to reverse the order of the public hearings, Valigura seconded the motion.

Vote: Dueber, Valigura, and Claussen voted AYE; the vote was 3:0 in favor and the motion passed unanimously.

(2) Approval of minutes from the September 21, 2023, Design Review Board Meeting

Motion: Both Dueber and Valigura made amendments to the meeting minutes. Claussen moved to approve amended minutes, Valigura seconded the motion.

Vote: Dueber, Valigura, and Claussen voted AYE; the vote was 3:0 in favor and the motion passed unanimously.

DRB 23-10 & 23-11, Mike Skidmore and Aaron Plante, applicants, for an exterior remodel with changes to fenestration and new planters and pavers (DRB 23-10), and exterior painting and changes to exterior illumination fixtures (DRB 23-11) at the surfsand resort, 148 W. Gower St. (TAXLOTS 8600, 8800, 8900, 8901, 8902, AND 8903, MAP 51030AD) in a Residential Motel (RM) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

Site visit:

St. Clair read the staff report.

Phillip Willson
General Manager of Surfsand
148 W Gower Ave

Cannon Beach, OR 97110

Mr. Wilson went through the architectural and design pictures explaining the project of both DRB 23-10 and DRB 23-11.

Valigura asked if the hotel will be adding the correct tufted puffin. Wilson explained that additional artwork may be coming later down the road.

Doering wanted to know where the lighting would be placed at the hotel. Wilson explained that the lighting is replacement fixtures, not new additional lights.

Dueber asked if a new sign was going to be added to the property as indicated on drawing A4. Wilson spoke regarding an exit sign on a newer section of the hotel.

Proponents: None

Opponents: None

Staff recommends approval.

No additional comments before the public hearing were closed at 6:27pm.

Motion: Claussen motion to approve architectural design DRB 23-10, Valigura seconded the motion.

Vote: Claussen, Dueber, Valigura and Doering voted aye 4:0.

Motion: Claussen motion to approve architectural design DRB 23-11, Valigura seconded the motion.

Vote: Claussen, Dueber, Valigura and Doering voted aye 4:0.

Continuation DRB 23-09, CIDA INC, applicant on behalf of the City of Cannon Beach for the rejuvenation project of the Cannon Beach Elementary School buildings and NeCus Park site for use by Cannon Beach visitors and residents, businesses, and the Clatsop Nehalem Confederated Tribe for a variety of community interests. The property is owned by the City of Cannon Beach and is located at 368 Beaver St (Tax Lot 04100, Map 51020CB) in an Institutional (IN) zone. The application will be reviewed against the criteria of Municipal Code, Chapter 17.44.080-17.44.100, Design Review Criteria.

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

Sokolowski spoke to additional comments sent in from a community member, also spoke of the site visits as led by staff. It was noted that the comments made by the DRB members were relayed to CIDA staff.

Watt and Jennifer Childress' additional comments were read to the Board by Sokolowski.

CIDA
15895 SW 72nd Ave
Portland, OR 97224

Johnson recapped the previous meeting and discussion that ensued with staff. The City Manager provided a list of questions and concerns from the Board as well as CIDA response. This information is available within the meeting packet.

The Heritage Garden plan has been simplified. The new plan was reviewed, and the modifications were explained.

The landscape architect explained that they were trying very intentionally to express and tell the story of the Nehalem Tribe that lived on that site. She explained the changes made to the northern section of the park, the types of trees, shrubs and ground cover have been significantly decreased, as well as the number of plants proposed. The issue of elk eating the plants was addressed, evergreen trees will help block some of the plants. She suggested that a temporary fence be provided for the garden for the first couple of years to help make the plants grow larger and stronger. She explained that the cherry trees will not be able to stay, the shore pine will hopefully be used somewhere else in the garden.

Claussen asked how old the cherry trees are, Johnson answered about six inches in diameter. Claussen informed the applicant that many children have fond memories of the trees. He asked if the trees could be made healthier. The architect believes that the trees are too old to replant. She also feels that it is disrespectful to keep them as they are not native to the area and do not fit the intention of the garden.

Dueber asked about the problem of the elk eating the garden, and planting clover in another part of the property. Dueber voiced concern regarding the project and creating a manicured garden while assuming the elk will know what they can eat and where to go to get the clover.

Claussen wanted to know if the Thunderbird theme is necessary on the ground.

Dueber asked about the concept of the welcoming woman, how big, materials and which way will she be facing.

Johnson further explained the methodology of the planting plan and the elk problem. Claussen explained that the elk had eaten all the native plants in his garden. Valigura spoke to local resident Mike Morgan asking how long the temporary fence would need to be on-site for and he stated forever.

Dueber stated that she doesn't like the project and where the story circle is.

Johnson spoke to the Board's concerns, and they have worked very hard with community outreach, and this is not a Johnson design, but what the community members have requested.

Claussen asked about the parking area for the food bank.

Bruce St. Dennis
City Manager
PO Box 368
Cannon Beach, OR 97110

St Dennis states that the building the food bank is in poor shape. The city is looking into either replacement or fixing the building. There are problems with the windows and rotting on the north side of the building. The tribe wants the location to remain. Claussen wanted to know if it would be accessible from the west. Dueber wanted to know when the changes/improvements could occur.

Doering Feels like he is saturated with information.

Valigura informed the landscape architect that one of the plant types used is like "Doritos" to the elk as she was told by Mr. Morgan.

Dueber questioned the use of an irrigation system, and how long the fence be there and if the garden will be accessible while the fence is up. The architectural landscaper explained that a gate could be utilized.

Dick Bash
122 Ave F
Seaside, OR 97138

Mr. Bash explained that he sees this project as a great educational opportunity. He suggested that the thunderbird garden be used as a classroom, plan on keeping the fence up and have a gate from both sides which is locked up and secured when the workers go home. That way the area will be protected, it could happen for a few years or however long it would make sense. Bash expressed the need for this native space and education with kids, he believes that children will come on fieldtrips and be exposed to such a rich space. Dueber asked if he knew anything about the thunderbird on the ground. Bash stands behind the image and location.

Architectural design was discussed.

Claussen inquired about possible rotting/water damage with the arches. Johnson explained the solution and new construction that will be utilized to protect the area, the roof and gutters that will be placed as part of the solution.

Doering was unable to go to the onsite visit, so he doesn't have many details. He stated that he firmly supports the design.

Claussen was questioning why a classroom needs to be eliminated, Johnson explained that it is a programing issue. He also expressed that the community outreach was pleased that three classrooms are going to be saved. The other classroom is being turned into a lobby/gallery area. It isn't a sacrifice, but an enhancement to the building.

Claussen asked if there are ways of making the Quan set hut prettier? Dormers? Johnson explained the cost and if it was important to the history of the site. Claussen wanted to know how much money the city would save if the Quan set hut was eliminated.

Proponents:

Jan Siebert-Wahrmund
PO Box 778
Cannon Beach, Or 97110

The Wahrmund's are in support of these projects. They ask that trees not be removed or limbed for ocean views. She requests that any tree trimming/limbing be completed under the supervision of the City's arborist. She and her husband are thankful for attempting to save the southeast shore pine tree as well as the nearby cedar tree.

Todd Lawson
CN Tribe

The classroom is not the only memory, but the mural that was painted by the kids. The Thunderbird concept on the ground has been discussed with several tribal members and they all support the design. There is no suggestion that this is a new tribal tradition, and there is not a carved cedar thunderbird being placed on the ground, so there is no offense to be found.

Lawson believes that messing with the Quan set hut simple barrel design is not worth the challenge.

Deb Atiyeh
PO Box 1426
Cannon Beach, OR 97710

Deb asked CIDA how many public meetings have been held for the school project, CIDA clarified that they are upwards of two dozen public forum meetings. Atiyeh is in support of the tribe, and it is her belief that the tribes' desires need to be encouraged, this is sacred ground to them, and it holds cultural World significance. We need to honor and traditions. She is asking all the Board to honor that.

Betty Garen
PO Box 137
Cannon Beach, OR 97110

She didn't intend to speak tonight; however, she feels strongly that this is an opportunity to bring back their land and honor the people that were there.

Opponents: None

The staff has nothing more to add.

Public hearings are closed at 8:03pm.

Dueber stated that she would move to deny the landscape plan as presented. She feels that the landscape plan is not conducive to the space or community. The eight-foot fence, fire pit and gates are not a good fit for the community. She doesn't agree with the welcoming woman into the right-of-way works, she would refer to Planning Commission for review. How are emergency vehicles going to be able to easily access the street, especially with two-way traffic.

Claussen wants to know about how the facility will be staffed and the budget, who is going to be responsible for the maintenance. Valigura doesn't feel like the landscaping fits into the village feel of Cannon Beach.

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

Vote: Dueber, Claussen and Valigura voted AYE: the vote was 3:1 and the motion passed.

Claussen believes that the DRB has purview of the Quan sit hut, that there are several criteria that need to be addressed. Dueber is concerned about the shiny roof and the woman facing the east side. She is struggling to make the building that will be the new icon of Cannon Beach, no longer Haystack Rock. The murals need to be saved, she doesn't feel that this project pays homage to the tribe, nor does it fit the village feel of Cannon Beach.

Dueber allowed Johnson to speak. He addressed the variance and emergency vehicle. Sokolowski explained to the Board that the current fire chief has not signed off on the Variance.

Motion: Claussen moved to deny the architectural plan, Valigura abstained Dueber seconded the motion to deny

Vote: Claussen and Deuber voted AYE: Valigura abstained from voting 2:1 the motion passed.

Claussen's greatest concern is parking and traffic. Dueber doesn't understand how the variance was approved. Both Claussen and Dueber want to defer the variance back to the Planning Commission.

Motion: Claussen denied the site plan based on public access and emergency safety and evacuation, Valigura seconded the motion.

Vote: All voted AYE; motion passed 4:0

DISCUSSION ITEMS

(4) **Good of the Order**

(5) **ADJOURNMENT**

Chair Dueber adjourned the meeting at 8:26 p.m.

Emily Bare, Administrative Assistant