

CITY OF CANNON BEACH

AGENDA

Meeting: Planning Commission
Date: **Thursday, December 22, 2014**
Time: **6:00 p.m.**
Location: Council Chambers, City Hall

6:00 CALL TO ORDER

ACTION ITEMS

6:02 (1) **Approval of Agenda**

6:03 (2) **Consideration of the Minutes of the Planning Commission Meeting of November 24, 2014**

If the Planning Commission wishes to approve the minutes, an appropriate motion is in order.

6:05 (3) **Public Hearing and Consideration of CU 14-07, a Conditional Use Request by the Breakers Point Homeowners Association for Dune Grading West and South of the Breakers Point Condominium Development**

The applicant, Bruce Francis, on behalf of the Breakers Point Homeowners Association, is requesting a conditional use permit to allow foredune grading in conformance with the Chapman Beach Management Unit Plan. The affected property is described as Tax Lots 1901, 2000, and 2800, and Map 51019DA. The properties are located in Residential High Density (R3), Open Space (OS), Estuary (E), Oceanfront Management Overlay (OM), and Flood Hazard Overlay (FHO) zones. The conditional use request will be reviewed against the criteria of the Municipal Code, Section 17.80.110, Conditional Uses, Overall use standard; Section 17.42.060.A.3, Specific standards, Foredune Grading; and Section 17.38.210.G, Flood Hazard Overlay Zone, Coastal high-hazard areas.

If the Planning Commission wishes to approve, modify, or deny the request, an appropriate motion is in order.

6:25 (4) **Public Hearing and Consideration of CU 14-08, a Conditional Use Request by Haystack Gardens LLC for Development of a Three-unit Multi-family Residence in a Limited Commercial Zone at 148 East Gower Street**

The applicant, Dave Norstedt, on behalf of Haystack Gardens LLC, is requesting a conditional use permit to allow the construction of a 3-unit multifamily dwelling on an existing commercial property. The property is located at 148 E Gower Street (Tax Lot 11800, Map 51030AD) and is in a Limited Commercial (C1) zone. The property is owned by Haystack Gardens LLC. Municipal Code, Section 17.22.030, Conditional uses permitted, requires a conditional use permit for a multifamily dwelling in a C1 zone. The conditional use request will be reviewed against the criteria of the Municipal Code, Section 17.80.110, Conditional Uses, Overall use standard.

If the Planning Commission wishes to approve, modify, or deny the request, an appropriate motion is in order.



- 6:45 (5) **Public Hearing and Consideration of PD 14-01, Request by KPFF Consulting Engineers and Jeff Nicholson for a Preliminary Approval for a Planned Development to Allow a Four-unit Single-family Residential Development at 532 N Laurel Street**

-and-

Public Hearing and Consideration of V 14-06, Request by KPFF Consulting Engineers and Jeff Nicholson for a Variance to the Slope-Density Requirement to Allow a Four-unit Single-family Residential Development at 532 N Laurel Street

-and-

Public Hearing and Consideration of ZC 14-01, Request by KPFF Consulting Engineers and Jeff Nicholson for a Zone Map Amendment, Placing a Planned Development (PD) Overlay Zone on the Property at 532 N Laurel Street

The applicant, KPFF Consulting Engineers, on behalf of Jeffrey Nicholson, is requesting a plan development permit, variance, and zoning map amendment in conjunction with the re-platting of an existing lot to accommodate four single-family residences. The property is located at 532 N Laurel Street (Tax Lot 7000, Map 51019AD) and is in a Residential Medium Density (R2) zone. The property is owned by Lucie's Cottages LLC. The plan development request will be reviewed against the criteria of the Municipal Code, Section 17.40.050, Planned Development (PD) Zone, Permit criteria. The variance request will be reviewed against the criteria of the Municipal Code, Section 17.84.030 Variances, Criteria for granting. The zoning map amendment request will be reviewed against Municipal Code, Section 17.86.070 Amendments, criteria.

If the Planning Commission wishes to approve, modify, or deny the request, an appropriate motion is in order.

- 7:15 (6) **Authorization of the Chair to Sign the Appropriate Orders**

If the Planning Commission wishes to authorize the Chair to sign the orders, an appropriate motion is in order.

7:17 INFORMATIONAL ITEMS

(7) **Ongoing Planning Items**

(8) **Good of the Order**

7:25 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 Alisha Gregory at agregory@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: **December 15, 2014**