

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
November 12, 2009
Council Chambers

Present: Chair Hank Johnson, Tom Ayres, William Brehm, Jenee Pearce, Jay Raskin, and Marilyn Rooper

Excused: Tim Krupa

Staff: City Planner Rainmar Bartl, and Administrative Assistant Stephanie McGuire

CALL TO ORDER AND APPROVAL OF AGENDA

Chair Johnson called the meeting to order at 6:00 p.m.

Motion: Brehm moved to approve the agenda; Pearce seconded the motion.

Vote: Ayres, Brehm, Johnson, Pearce, Raskin, and Rooper voted AYE; the vote was 6/0 in favor and the motion passed.

(1) Consideration of the Minutes of the Design Review Board Regular Meeting of August 20, 2009

Motion: Pearce moved to approve the minutes of August 20, 2009; Rooper seconded the motion.

Vote: Ayres, Brehm, Johnson, Pearce, Raskin, and Rooper voted AYE; the vote was 6/0 in favor and the motion passed.

(2) Public Hearing and Consideration of DRB09-10, City of Cannon Beach, Modifications to Landscaping at the Cannon Beach Chamber of Commerce Building

No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Hank Johnson stated that he had designed the plan and declared a conflict of interest. Johnson turned the meeting over to Vice Chair Rooper and stepped away from the dais. No other Board member declared a conflict of interest or personal bias. As ex parte contacts, Board members indicated they had visited the site.

Bartl summarized the staff report, noting that the modifications are primarily on the north and west sides of the building. Bartl stated that with regard to the applicable criteria, the site development and architectural criteria are not applicable; all landscape criteria apply. It was noted that no lighting was included in the plan, but the Design Review Board could potentially consider lighting. Rooper asked for clarification. Bartl stated that the Design Review Board could require lighting as part of the landscape plan.

Vice Chair Rooper opened the public hearing and stated that the pertinent criteria were posted; testimony and evidence must address those criteria or other applicable criteria; failure to raise an issue accompanied by statements or evidence sufficient to permit the decision makers to respond to the issue would preclude appeal based upon that issue; prior to the conclusion of the initial evidentiary hearing, any party may request that the hearing record remain open for at least seven days for the submission of additional testimony or evidence.

Rooper asked if any additional correspondence had been received. There was none.

Rooper asked for testimony from the applicant.

Mark See, Director of Public Works, City of Cannon Beach, PO Box 368, Cannon Beach, OR 97110, introduced Hank Johnson, designer of the landscape plan.

Hank Johnson, PO Box 292, Cannon Beach, OR 97110, stated that he looked at the property from a distance in order to create a design. Larger and taller plant material is incorporated into the design to complement the roof design of the building. Additional plant material is proposed to help shield the garden area from traffic on Spruce Street, as well as providing privacy for events being held at the property. The deck configuration is modified in order to facilitate the use of the tents that are placed on the deck during events, and to develop a cleaner design line.

Another design objective was to simplify the landscape line along the tennis court. The proposed ornamental grasses are low in height. A large basalt stone will be placed parallel to Spruce Street and is intended to be used as a bench. The other two stones are more ornamental in character, but the taller of the two could be used for seating. On the east side of the building, Johnson stated that the objective was a cleaner more coherent plan. There will be no irrigation system; however, soaker hoses will be placed in certain areas to assist in establishing the plant material.

Johnson directed Board members to the submittal illustrating the type of material used for the proposed retaining wall. In response to a question from Raskin, he stated that the face of the wall will appear open-stacked, but some mortar will be placed on the back side of the wall to increase its stability.

In response to a question by Rooper, Johnson stated that the open areas would remain grass. The proposed beds will be slightly smaller than the existing beds, which will increase the grassy area. In response to a question about ground cover around the flag pole and the existing Hinoki false cypress, Johnson stated only bark dust will be utilized.

Ayres expressed concern about the height of the Katsura tree adjacent to the tennis court because sunlight is needed to dry any moisture off the court. Ayres stated a concern that the tree's leaves and root system could be problematic for the tennis courts.

Brehm asked if additional Hinoki cypress would be added. Johnson said yes. Raskin asked about the vertical growth of the proposed Katsura trees. Johnson stated that trees are pyramid-shaped and that the canopy does not spread outward.

Raskin asked if there were any ADA issues to be considered in relation to the modified deck and walkway design. Johnson stated that he had met with the Building Official and no issues were identified.

Pearce asked that lighting of the walkway be considered.

Jeff Jewell, Chamber Director, PO Box 64, Cannon Beach, OR 97110, stated that additional lighting on the building might be nice, but that the lack of lighting in the landscaped area is not currently an issue. Facility renters sometimes bring their own lighting for an event.

Rooper asked for testimony from proponents. There was none.

Rooper asked for testimony from opponents. There was none.

Rooper asked for any staff response. There was none.

There were no additional statements.

Vice Chair Rooper closed the public hearing.

Consideration of DRB 09-10

Motion: Pearce moved to approve the landscape plan; Brehm seconded the motion.

Pearce stated that she would like to see some solar, spot lighting added in a few key areas. There was no Design Review Board consensus on adding lighting.

Ayres asked if a gate could be added in the southeast corner of the Spruce Street tennis court to aid in access between the tennis courts. It was agreed that Parks staff will look at the tennis court gate as an operational issue.

Vote: Ayres, Brehm, Pearce, Raskin, and Rooper voted AYE; the vote was 5/0 in favor and the motion passed.

Johnson returned to the dais.

(3) Motion for Chair to Sign Appropriate Orders

Motion: Pearce moved to authorize the Chair to sign the appropriate orders; Brehm seconded the motion.

Vote: Ayres, Brehm, Johnson, Pearce, Raskin, and Rooper voted AYE; the vote was 6/0 in favor and the motion passed.

(4) Staff Reports

Bartl reported that the December meeting will be held on the 10th of December.

(5) Good of the Order

Rooper asked if the revised signs at Breaker's Point had been reviewed as a major/minor modification. Bartl stated that he would look into the matter and discuss with the Chair.

ADJOURNMENT

Chair Johnson adjourned the meeting at 6:30 p.m.

Stephanie McGuire, Administrative Assistant