

Minutes of the  
CANNON BEACH DESIGN REVIEW BOARD  
May 19, 2016  
Council Chambers

Present: Chair Mike Morgan; Board Members Marc Bates, Sandi Lundy, Jenee Pearce, and Todd Rowley

Excused: None

Staff: Planner Mark Barnes and Administrative Assistant Alisha Gregory

CALL TO ORDER

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

ACTION ITEMS

**(1) Approval of Agenda**

Motion: Pearce moved to approve the agenda as presented; Lundy seconded the motion.

Vote: Bates, Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 5/0 in favor and the motion passed unanimously.

**(2) Consideration of the Minutes of the Design Review Board Meeting of April 14, 2016**

Motion: Bates moved to approve the minutes of April 14, 2016 as presented; Rowley seconded the motion.

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously. Pearce abstained as she was not at the April 14, 2016 meeting.

**(3) Continuation of Consideration of DRB 16-03, Dave Norstedt, on behalf of Wayfarer Restaurant, Exterior Modifications to Existing Restaurant Located at 1190 Pacific Drive**

Chair Morgan introduced the item.

Barnes summarized his staff report noting the hearing is closed for public comment. The applicants have re-presented exhibit A.1 and the Board members are allowed to refer to it during deliberation. In response to a question from Bates, Barnes confirmed that exhibit A.1 shows the pre-existing upper deck. Barnes reviewed a letter from the City's Land Use Attorney, Bill Kabeiseman.

Pearce stated she was not present at the April 14, 2016, hearing, however she has listened to the audio and read the minutes. She feels she can make an informed decision on this matter so will be participating in the consideration.

In response to a question from Morgan regarding the removal of the "lower patio", Barnes stated that the Wayfarer must restore the area to the previous conditions, including: removal of the concrete pavers, removal of the fire pit, restoration of soft-scape, and removal of stairs connecting the "upper patio" to the "lower patio". Morgan stated that he does not believe the issue of the "lower patio" is in the Board's purview and that DRB 16-03 should be considered as a separate issue.

In response to a question from Bates regarding City policy, Barnes stated that he does not believe the City has anything in place that would prevent approving the application while a separate issue is pending with the City. Morgan noted no objections from opposition regarding the "upper patio".

Board members discussed concern that the pending issue with the “lower patio” will not be resolved. Morgan stated it is his belief that it has been resolved and any further action is not within the Board’s purview. Lundy noted that upon her site visit she observed the lower patio and would not characterize it as being “abandoned”. Barnes stated that a motion may include a condition that the modifications requested in application DRB 16-03 may not take place until after full restoration of the “lower patio” site.

Motion: Lundy moved to approve the application with the condition that the exterior modifications approved under this application may not be started until the removal of lower patio improvements on the southwest side of the building and the restoration of this area is completed; Bates seconded the motion.

Vote: Bates, Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 5/0 in favor and the motion passed unanimously.

**(4) Authorization for the Chair to Sign the Appropriate Orders**

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

Vote: Bates, Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 5/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

**(5) Work Session - Zoning Ordinance and Comprehensive Plan Amendments**

Barnes reviewed his staff report noting the proposed amendments and “housekeeping measures”. Barnes would like to get the Design Review Board’s input to present to the Planning Commission. The Planning Commission will be having a work session and subsequent public hearings.

Board members discussed the amendments. Barnes’ three amendments pertaining to Design Review Board criteria were agreed upon by the Board members.

**(6) Good of the Order**

Morgan stated concern regarding Fresh Food’s right-of-way use on South Hemlock. Grassick stated that once a certificate of occupancy is granted, the right-of-way usage will be minimal.

Pearce stated the Walk Your Evacuation Route event will begin on June 28th at Breakers Point. This will be the event’s 5th year.

ADJOURNMENT

Chair Morgan adjourned the meeting at 6:39 p.m.

---

Alisha Gregory, Administrative Assistant