

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
January 15, 2015
Council Chambers

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

Excused: Marc Bates

Staff: Planner Mark Barnes and Administrative Assistant Alisha Gregory

CALL TO ORDER

Vice-Chair Sandi Lundy called the meeting to order at 6:00 p.m.

ACTION ITEMS

(1) Approval of Agenda

Motion: Pearce moved to approve the agenda as amended; Morgan seconded the motion.

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(2) Introduction of New Member, Mike Morgan

(3) Election of Chair and Vice Chair for 2015

Motion: Pearce moved to appoint Morgan as Chair; Lundy seconded the motion.

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Morgan moved to appoint Pearce as Vice-Chair; Rowley seconded the motion.

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(4) Consideration of the Minutes of the Design Review Board Meeting of October 16, 2014

Motion: Pearce moved to approve the minutes of October 16, 2014 as presented; Lundy seconded the motion.

Vote: Lundy, and Rowley voted AYE; the vote was 2/0 in favor and the motion passed unanimously. Morgan and Pearce abstained as they were not present at the October 16, 2014 meeting.

(5) Public Hearing and Consideration of DRB 15-02, Haystack Gardens LLC, New Construction of a Three-unit Multi-Family Building; Improvement of an Existing Public Alley; and Reconfiguration of Landscaping; 184 E Gower Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare, there was none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He summarized the exterior lighting calculation method presented by the applicants, noting that this is the first application reviewed by the Board since the Exterior Lighting Ordinance

was passed in 2014. He stated that, based on the application, numerical standard have been met. He noted additional correspondence received. In response to concerns noted in the correspondence regarding the alley, Barnes stated that the Planning Commission approved the application with a condition for alley improvement. Barnes reviewed the applicable criteria to be looked at with this application. In regards to tree removal, Morgan suggested a condition that the applicant re-establish a line of trees after the alley has been improved.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Mike Skidmore, architect representing applicant, 5309 22nd Avenue NW, Suite #B, Seattle WA 98107 gave a powerpoint presentation summarizing the application in three phases: site strategy and design, scale, and materials. He noted the elimination of existing curb cut off of Gower Street that will allow the continuation of the sidewalk at that location. Regarding oppositions concern of trees that may be effected by the alley improvement, Skidmore noted that there are no written standards in the City Municipal Code regarding such. The applicant will work closely with the City to minimize impact. The applicant wishes to improve the alley with gravel if possible. In response to questions from Morgan, Skidmore noted that trees need to be removed but they may not effect the trees on Parkin's property. In response to questions from Rowley, Skidmore noted that Rita Frailey with Cannon Beach Landscaping has designed the landscaping plan. He reviewed the landscape plan. He noted a twenty (20) foot buffer between the alley and the building along with the location of a six (6) foot fence.

Skidmore noted that the building has been modeled to resemble the Haystack Gardens Building. Frosted glass may be used for the west facing windows on the bottom level.

Skidmore reviewed the materials and colors selected for the project in detail. He reviewed the building lighting and landscape lighting and how they conform to the dark skies ordinance. In response to a question from Lundy, Skidmore stated that building code standards have been met for safety lighting. Pearce stated her approval for the building and landscape design.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response.

Barnes noted that all the lighting fixtures are International Dark-Sky Association (IDA) approved. He stated that the existing alley is thirty (30) feet wide.

In response to Board discussion regarding the "lollypop" lights located south of the subject property that are not part of this application, Barnes stated that they do not meet the City's new dark skies standards. Morgan expressed interest in replacing those lights and suggested Council review that idea. Morgan noted that since the alleyway is thirty (30) feet wide, there may be opportunity to shift the twenty (20) foot improved portion to the south to help preserve the trees located on adjacent properties. Barnes noted that tree removal permits will be required as they are located in the right-of-way and that minimizing tree damage can be address at that time.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-02

Motion: Pearce moved to approve the site plan as presented; Rowely seconded the motion.

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Pearce moved to approve the landscaping plan with the condition that effort be made to protect trees on the adjacent Parkin property; Lundy seconded the motion.

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(6) Public Hearing and Consideration of DRB 15-01, City of Cannon Beach, Modification to the previously-Approved Beach Access Stairway in the Gogona Street Right of Way

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare, there was none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report noting that this is a re-look at a previous approval. He noted that the design is something the City wishes to replicate at other beach access stairways. The now existing bollards and sign were omitted from the previously approved application. He stated that the previous Board Chair did not approve the changes as “minor” and therefore this is an after the fact application. He reviewed the criteria sheets attached to the staff report, noting that Board members may choose to use these sheets prior the the meetings and “score” each application, making any necessary changes at the public meeting based on testimony and discussion.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Public Works Director Dan Grassick presented the application. He noted the changes would add protection and prevent damage from driftwood logs that are brought in during high tide. He noted that the six (6) foot bollards are currently exposed, however, after sand inundation the bollards will not be fully exposed. He noted the addition of emergency evacuation route signage, stating that emergency route signage will be added to all beach access points. Lundy expressed concerns regarding erosion. Grassick noted periodic sand migration. The Board discussed this further.

Morgan noted concerns with rip-rap effecting adjacent properties. He stated that, to him, the bollards look industrial and out of character. Morgan stated concerns with the bollard spacing and questioned if people would be able to safely and quickly evacuate the area. Grassick stated that the spacing was based on experience and previous repairs of the existing stairs. Grassick stated that the sky grey color will etch and fade with time. Morgan noted concerns with the design and discouraged the use at other locations. Grassick reviewed the cost of repairs and expressed the need to limit the damage accrued. Logan Lane access will be the next project and the City can present a different design at that time. Grassick noted that wood would not be strong enough to prevent damage. The Board discussed other options and preferences. In response to a suggestion from Rowley regarding retaining walls, Grassick noted that at the Tolovana Wayside access has a retaining wall that fills with sand and requires costly removal approximately three times a year. The consensus was to have a future design brought before the Board for review prior to installation.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-01

Motion: Pearce moved to approved the modification of the plans including the bollards and the sign; Lundy seconded the motion.

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(7) Authorization for the Chair to Sign the Appropriate Orders

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

Vote: Lundy, Morgan, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

(8) Good of the Order

Barnes stated that the Planning Commissioners have requested training. He will be looking into something mid to early spring this year and will include training for the Design Review Board members as well.

ADJOURNMENT

Chair Morgan adjourned the meeting at 7:03 p.m.

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
February 19, 2015
Council Chambers

Present: Board Members Sandi Lundy, Jenee Pearce, and Todd Rowley
Excused: Board Member Marc Bates and Chair Mike Morgan
Staff: Planner Mark Barnes and Administrative Assistant Alisha Gregory

CALL TO ORDER

Vice-Chair Pearce called the meeting to order at 6:00 p.m.

ACTION ITEMS

(1) Approval of Agenda

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

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

(2) Consideration of the Minutes of the Design Review Board Meeting of January 15, 2015

Motion: Lundy moved to approve the minutes of January 15, 2015 as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

(3) Public Hearing and Consideration of DRB 14-15, Vito Cerelli Application for Modification to Schooner's Cove Inn at 188 N Larch

Vice-Chair Pearce introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Vice-Chair Pearce asked if any Design Review Board member had any conflicts of interest or personal biases to declare. Pearce noted that she is a member of the City's Public Works committee, however, this will not impact her decision. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He noted that no exterior lighting changes are being considered.

Vice-Chair Pearce opened the public hearing.

Vice-Chair Pearce asked for testimony from the applicant.

Vito Cerelli, 31897 Maxwell Lane, Arch Cape OR, 97102, representing the property owner, gave a presentation. He noted that the proposed design, including railings, shingles, and roof line will match the existing design. The elevator will serve the north and south buildings.

Vice-Chair Pearce asked for testimony from proponents. There was none.

Vice-Chair Pearce asked for testimony from opponents. There was none.

Vice-Chair Pearce asked for additional staff response. There was none.

Vice-Chair Pearce asked if the applicant wished to make any final statements. The applicant did not.

Vice-Chair Pearce closed the public hearing.

Consideration of DRB 14-15

Motion: Rowley moved to approve the site plan as presented; Lundy seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

Motion: Lundy moved to approve the architectural plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

Motion: Rowley moved to approve the landscaping plan as presented; Lundy seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

(4) Authorization for the Vice-Chair to Sign the Appropriate Orders

Motion: Lundy moved to authorize the Vice-Chair to sign the appropriate orders; Rowley seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

(5) Good of the Order

Barnes noted that Board members will be receiving a statement of economic interest from the Oregon Ethics Commission. These forms will need to be filed. If any Board members have questions see Colleen Riggs for assistance.

ADJOURNMENT

Vice-Chair Pearce adjourned the meeting at 6:13 p.m.

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
March 19, 2015
Council Chambers

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

Excused: Board Member Marc Bates

Staff: Planner Mark Barnes and Administrative Assistant Alisha Gregory

CALL TO ORDER

Chair Morgan called the meeting to order at 6:01 p.m.

ACTION ITEMS

(1) Approval of Agenda

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(2) Consideration of the Minutes of the Design Review Board Meeting of February 19, 2015

Motion: Pearce moved to approve the minutes of February 19, 2015 as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously. Chair Morgan abstained as he was not present at the February 19, 2015 meeting.

(3) Public Hearing and Consideration of DRB 15-05, David Vonada Application for Modification to the Existing Deck and Sidewalk of The Wine Shack at 124 N Hemlock Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He noted one additional wall mounted sign not included in the application that will be reviewed administratively.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

David Vonada, Tolovana Architects, PO Box 648, Tolovana Park, OR, 97145, representing Mike Clark (the building owner), gave a presentation along with the business owner, Steve Sinkler, PO Box 995 Cannon Beach, OR, 97110. Vonada noted that the modifications are meant to enhance pedestrian interaction with the business. Vonada distributed an updated drawing showing the locations of additional countertops on the deck railing. He noted that the existing railing is natural and weathered in front of the Wine Shack and white in front of the adjacent antique store. Modifications will match existing, part natural and part white.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-05

Motion: Pearce moved to approve the site plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(4) Public Hearing and Consideration of DRB 15-01A, City of Cannon Beach, Application for the Relocation of the “Sroufe Memorial Water Fountain” to the Library Property at 131 N Hemlock Street

Motion: Lundy moved to continue the public hearing to the April 16, 2015 Design Review Board meeting held at City Hall; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(5) Public Hearing and Consideration of DRB 15-02A, City of Cannon Beach, Application for the Construction of a Bus Shelter at the Intersection of Yukon/Chilkoot Trail and Hemlock Streets

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He noted that the design is the same basic design as other bus shelters located throughout town perviously approved by the Board. The Board will be reviewing the location, setting, and orientation for this application.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Public Works Director, Dan Grassick, gave a presentation. He noted that a neighbor had requested the placement of a bus shelter at that location. Grassick spoke with adjacent property owners to the east and they had no objections with the new location.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. Grassick noted the cost for the new bus shelter will be coming out of next fiscal year's budget. In response to Lundy regarding artwork in the glass, Grassick noted that the artwork is part of the City's public art program. The City Manager has spoken with artist Ecola Lewis to continue the previously approved glass art located on other bus shelters in the city.

Chair Morgan closed the public hearing.

Consideration of DRB 15-02A

Motion: Pearce moved to approve the site plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Rowley moved to approve the architectural plan as presented; Lundy seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Pearce moved to approve the landscaping plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(6) Public Hearing and Consideration of DRB 15-03, City of Cannon Beach, Application for the Installation of Two Interpretive Signs Along NeCus' Park Pedestrian Trail

Barnes stated that the Planning Commission will be holding a public hearing for a sign variance for the NeCus' Park interpretive signs at their April 23, 2015 meeting. The Board will make a decision regarding the freestanding signs after the Planning Commission makes their decision.

Motion: Rowley moved to continue the public hearing to the May 21, 2015 Design Review Board meeting held at City Hall; Pearce seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(7) Public Hearing and Consideration of DRB 15-04, City of Cannon Beach, Application for the Installation of an Interpretive Sign in the Right-of-way at the West End of 2nd Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He reminded the Board that they are reviewing the appearance, size, location, etc., not the sign content.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Public Works Director Dan Grassick introduced Barbara Linnett, PO Box 692, Astoria, OR, 97103 and Barb Knop, PO Box 658 Cannon Beach, OR, 97110. Grassick stated that the artist that was commissioned for previous interpretive signs, Sally Lackaff, will be doing similar art work on this sign. He stated that the article in the Board member's packet demonstrates Lackaff's artwork. The proof will be complete on March 27, 2015. Text will be

located on the sign interspersed with artwork. The sign will project off the back of the seawall so visitors may view the sign and view the beach behind it. The goal is to have the sign installed by Earth Day.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-04

Pearce thanked for the work with the City's interpretive signs.

Motion: Pearce moved to approve the site plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Rowley moved to approve the architectural plan as presented; Pearce seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(8) Authorization for the Vice-Chair to Sign the Appropriate Orders

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

(9) Good of the Order

Morgan noted complaints voiced to him regarding tree removal at 6th and Larch Streets. Morgan led a discussion regarding tree removal.

ADJOURNMENT

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

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
March 19, 2015
Council Chambers

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

Excused: Board Member Marc Bates

Staff: Planner Mark Barnes and Administrative Assistant Alisha Gregory

CALL TO ORDER

Chair Morgan called the meeting to order at 6:01 p.m.

ACTION ITEMS

(1) Approval of Agenda

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(2) Consideration of the Minutes of the Design Review Board Meeting of February 19, 2015

Motion: Pearce moved to approve the minutes of February 19, 2015 as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, and Rowley voted AYE; the vote was 3/0 in favor and the motion passed unanimously. Chair Morgan abstained as he was not present at the February 19, 2015 meeting.

(3) Public Hearing and Consideration of DRB 15-05, David Vonada Application for Modification to the Existing Deck and Sidewalk of The Wine Shack at 124 N Hemlock Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He noted one additional wall mounted sign not included in the application that will be reviewed administratively.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

David Vonada, Tolovana Architects, PO Box 648, Tolovana Park, OR, 97145, representing Mike Clark (the building owner), gave a presentation along with the business owner, Steve Sinkler, PO Box 995 Cannon Beach, OR, 97110. Vonada noted that the modifications are meant to enhance pedestrian interaction with the business. Vonada distributed an updated drawing showing the locations of additional countertops on the deck railing. He noted that the existing railing is natural and weathered in front of the Wine Shack and white in front of the adjacent antique store. Modifications will match existing, part natural and part white.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-05

Motion: Pearce moved to approve the site plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(4) Public Hearing and Consideration of DRB 15-01A, City of Cannon Beach, Application for the Relocation of the “Sroufe Memorial Water Fountain” to the Library Property at 131 N Hemlock Street

Motion: Lundy moved to continue the public hearing to the April 16, 2015 Design Review Board meeting held at City Hall; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(5) Public Hearing and Consideration of DRB 15-02A, City of Cannon Beach, Application for the Construction of a Bus Shelter at the Intersection of Yukon/Chilkoot Trail and Hemlock Streets

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He noted that the design is the same basic design as other bus shelters located throughout town perviously approved by the Board. The Board will be reviewing the location, setting, and orientation for this application.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Public Works Director, Dan Grassick, gave a presentation. He noted that a neighbor had requested the placement of a bus shelter at that location. Grassick spoke with adjacent property owners to the east and they had no objections with the new location.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. Grassick noted the cost for the new bus shelter will be coming out of next fiscal year's budget. In response to Lundy regarding artwork in the glass, Grassick noted that the artwork is part of the City's public art program. The City Manager has spoken with artist Ecola Lewis to continue the previously approved glass art located on other bus shelters in the city.

Chair Morgan closed the public hearing.

Consideration of DRB 15-02A

Motion: Pearce moved to approve the site plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Rowley moved to approve the architectural plan as presented; Lundy seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Pearce moved to approve the landscaping plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(6) Public Hearing and Consideration of DRB 15-03, City of Cannon Beach, Application for the Installation of Two Interpretive Signs Along NeCus' Park Pedestrian Trail

Barnes stated that the Planning Commission will be holding a public hearing for a sign variance for the NeCus' Park interpretive signs at their April 23, 2015 meeting. The Board will make a decision regarding the freestanding signs after the Planning Commission makes their decision.

Motion: Rowley moved to continue the public hearing to the May 21, 2015 Design Review Board meeting held at City Hall; Pearce seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(7) Public Hearing and Consideration of DRB 15-04, City of Cannon Beach, Application for the Installation of an Interpretive Sign in the Right-of-way at the West End of 2nd Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report. He reminded the Board that they are reviewing the appearance, size, location, etc., not the sign content.

Chair Morgan opened the public hearing.

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located on the sign interspersed with artwork. The sign will project off the back of the seawall so visitors may view the sign and view the beach behind it. The goal is to have the sign installed by Earth Day.

Chair Morgan asked for testimony from proponents. There was none.

Chair Morgan asked for testimony from opponents. There was none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-04

Pearce thanked for the work with the City's interpretive signs.

Motion: Pearce moved to approve the site plan as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Rowley moved to approve the architectural plan as presented; Pearce seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

(8) Authorization for the Vice-Chair to Sign the Appropriate Orders

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

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

(9) Good of the Order

Morgan noted complaints voiced to him regarding tree removal at 6th and Larch Streets. Morgan led a discussion regarding tree removal.

ADJOURNMENT

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

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
May 21, 2015
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 6:01 p.m.

ACTION ITEMS

(1) Approval of Agenda

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

Vote: Bates, Lundy, Pearce, Rowley, and Chair Morgan 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 March 19, 2015

Motion: Pearce moved to approve the minutes of March 19, 2015 as presented; Rowley seconded the motion.

Vote: Lundy, Pearce, Rowley, and Chair Morgan voted AYE; the vote was 4/0 in favor and the motion passed unanimously. Board Member Bates abstained as he was not present at the March 19, 2015 meeting.

(3) Public Hearing and Consideration of DRB 15-07, Haystack Gardens LLC, Application for Modifications to a Previous Approval for the Construction of a New Three-unit Multi-family Building at 184 E Gower Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report, noting the original project was approved by the Board at the January meeting. The original proposal included access from an unnamed alley on the north-side of the property. The applicant wishes to change access to the south-side of the property, off of Gower. These modifications include reconfiguration of access and slight landscape plan changes. No modifications to the building were noted. Barnes noted that there was no additional correspondence received for this item.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Mike Skidmore, 5309 22nd NW St B Seattle 98107, architect representing the applicant, gave a brief presentation noting the revised site plan. He noted that at the previous public hearing, an adjacent property owner stated concerns with the alley improvements affecting existing trees on her property. In response the applicant has chosen to relocate the access. Skidmore reviewed the eighteen foot access in detail, noting that they will be able to maintain the existing landscaping by the alley and keep the existing trees. In response to a question from

Bates, Skidmore noted that the existing plan has a surplus of seven parking stalls. The modified plan still offers enough off-street parking, but now with a surplus of four stalls. Three parking stalls will be removed from Gower Street to allow use of the existing access that will be improved. Skidmore noted discussion with the City's Public Works Director, Dan Grassick, regarding the removal of an eight foot parking stall to the south to provide a better site line for exiting onto Gower St.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents. There were none.

Jan Siebert Wahrmund, PO Box 778, Cannon Beach OR 97110, noted that she was neither an opponent or proponent. She asked if any trees are coming down due to this project. Skidmore stated that trees will be removed within the footprint of the new building. Grassick noted that the ornamental cherry tree located in the bump out north of the new access on Gower will be removed. It will not be able to be relocated, however, the City will get a new ornamental cherry tree and relocate to another area of town.

Chair Morgan asked for additional staff response.

Grassick stated that the access to the south is already there, it had just been ignored by drivers and parked in front of. The City met with the applicants and agreed to an eighteen foot access. The light poles on Gower need to be replaced but are not going to be addressed with this project. In regards to a possible addition of an ADA accessible stall Grassick stated that the slope of the street may not meet ADA criteria. Morgan expressed need for an ADA stall. Grassick stated that the applicant will rebuild the driveway access and the City will deal with the storm drain in that location.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-07

Pearce agreed with Morgan regarding the need for an ADA parking stall.

Lundy stated that the modifications are a "win, win", and makes sense to keep the existing mature trees.

Motion: Pearce moved to approve the application as presented; Rowley seconded the motion.

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

Barnes will take the findings from the original application in January and make the appropriate changes.

(4) Public Hearing and Consideration of DRB 15-06, Vito Cerelli, Application for the Construction of a New Commercial Building at 3401 S Hemlock Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. Morgan stated that he may have a conflict of interest and recused himself. Morgan stepped down and moved to the audience.

No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report noting the property is currently a vacant lot. He stated that the application does not address all the required lighting standards. The Board may choose to defer to staff for code compliance during the building permit process, or require the applicant to come back and address the lighting standards. Barnes noted additional correspondence emailed and presented in hard copy format to the Board.

Vice Chair Pearce opened the public hearing.

Vice Chair Pearce asked for testimony from the applicant.

Vito Cerelli, O'Brien Construction, 31897 Maxwell Lane, Arch Cape, OR 97102, and Tim Welsh, Fresh Foods, 11365 Fern Way, Nehalem, OR 97131 gave a presentation. Cerelli reviewed the application in detail noting the following: total square footage; enhancing existing landscape; twenty-nine (29) off-street parking spaces on site; a sidewalk will be added on the west side of the property; store layout; cedar trash enclosure to match main building elements; storage for wood, ice, and shopping carts will be concealed. Barnes reviewed the general definition of a back lit sign, per the municipal code, stating that it may be determined that this sign does meet code requirements. In response to Lundy, Cerelli reviewed the sign colors and material referring to page 1.9 of the application for additional sign detail. Lundy noted concerns with the signs not meeting the requirements outlined in the City's dark skies ordinance. Barnes and the Board members discussed the sign in detail. Barnes stated that the sign will be part of the lighting calculations that will be required for the building permit.

Vice Chair Pearce asked for testimony from proponents.

Doug Neleigh, 16568 NW Graf St 97229. Neleigh referenced his letter representing the Sand Castles Condominiums and Tolovana Inn. He noted concerns from the Sand Castles Condominium owners regarding noise, hours of operations, and deliveries. Both entities have concerns regarding traffic congestion at the Warren Way and Hemlock St. intersection. Both entities are proponents. Barnes noted that this use is allowed outright in the Limited Commercial (C1) zone.

Welsh stated that the hours of operation have not been determined, however they are anticipating being open from 7:00 am to 9:00 pm in the off season, possibly open until 10:00 pm in the summer. Delivery times will be consistent with other business deliveries through town. Most deliveries happen between 9:00 am and 11:00 am, with some larger suppliers delivering between 7:30 am and 8:30 am throughout the week. In response to a question from Bates, Welsh noted the location of the delivery access. Cerelli presented a 3D image of the business.

Jan Siebert Wahrmond, PO Box 778, Cannon Beach OR 97110, stated that she is neither a proponent or opponent. Siebert Wahrmond inquired about the existing trees on the property - how many will be saved and how many will be removed. Cerelli stated that all the trees along the south and east sides of the property will be saved. Trees on the north will need to be removed for building and parking purposes. The applicant will be adding trees back in after construction.

Lundy stated that in a previous application for this property the Board was told the trees to the south would not live. Cerelli stated that any trees that can be salvaged will be, along with planting of additional trees. Lundy requested that a provision be put into place that as many trees as possible will be salvaged.

Vice Chair Pearce asked for testimony from opponents. There were none.

Vice Chair Pearce asked for additional staff response. There was none.

Vice Chair Pearce asked if the applicant wished to make any final statements. The applicant did not.

Vice Chair Pearce closed the public hearing.

Consideration of DRB 15-06

Motion: Rowley moved to approve the site plan as presented; Bates seconded the motion.

Rowley noted, in regards to noise, that the property is located close to the highway which produces a lot of noise and that the property is not located in a quiet location. Lundy stated that she has received positive feedback regarding the addition of another market in town.

Vote: Bates, Lundy, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the

motion passed unanimously.

Motion: Lundy moved to approve the architectural plan as presented; Rowley seconded the motion.

Lighting standards will be deferred to Barnes.

Vote: Bates, Lundy, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Lundy moved to approve the landscaping plan as presented; Bates seconded the motion.

The Board agreed to ask the applicant to salvage as many existing trees possible and plant additional trees.

Vote: Bates, Lundy, Pearce, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Chair Morgan returned to the table.

(5) Continuation of the Public Hearing and Consideration for DRB 15-01A, City of Cannon Beach, Application for the Relocation of the “Sroufe Memorial Water Fountain” to the Library Property at 131 N Hemlock Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. Chair Morgan noted that his wife is completing the landscape design and that he sat on the art committee that chose to relocate the fountain but feels that he can remain fair and objective. Bates stated that his wife is on the library board but does not feel that will bias his decision. Lundy stated that she is on the library board but does not feel that will bias her opinion. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report noting that no correspondence was received for this item.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Dan Grassick, Public Works Director, gave a presentation reviewing proposed landscape modifications. Grassick noted that the existing trash can will be relocated. In response to a question from Morgan, Grassick stated that the new flagstone walkway will be flush with the sidewalk and go all the way up to fountain. In response to concerns from Bates regarding the planter strip abutting the Mariner Market property, Grassick stated that it is city property and will be maintained. The Board discussed the addition of a step to the fountain as presented by Grassick. Safety concerns were noted. After further discussion the Board agreed to add the step to the fountain.

Chair Morgan asked for testimony from proponents.

Phillis Bernt, PO Box 999, Cannon Beach OR 97110, library board member, thanked the City for approaching the library regarding this project. She stated that she can not speak on behalf of the board in regards to adding the step, but personally believes it to be a good addition. She believes the landscape plan will add to the attractiveness of Hemlock St. not just the library location.

Chair Morgan asked for testimony from opponents. There were none.

Chair Morgan asked for additional staff response. There was none.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-01A

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

It was noted that this approval includes the addition of a non-slip step.

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

(6) Authorization for the Chair and Vice-Chair to Sign the Appropriate Orders

Motion: Rowley moved to authorize the Chair and Vice-Chair to sign the appropriate orders; Bates seconded the motion.

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

DISCUSSION ITEMS

(7) Good of the Order

In response to Rowley, regarding Seaside Vacation Homes rental signs in the yard of a few short-term rentals in town, Barnes stated that it appears the signs are compliant with the municipal code. Seaside Vacation Homes did not apply for sign permits. The application may come before the Board as free standing signs if criteria is not met. Chair Morgan noted other short-term rental properties that have signs, however, those are affixed to the building.

Chair Morgan noted that in the past, more complete landscape plans were required. He believes the landscape plans have recently declined in detail. He asked that the Board take time to “score” each application. Barnes stated that the Board may choose to give him the criteria checklists once completed.

ADJOURNMENT

Chair Morgan adjourned the meeting at 7:19 p.m.

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
June 18, 2015
Council Chambers

Present: Board Members Marc Bates, Sandi Lundy, and Jenee Pearce
Excused: Chair Mike Morgan and Board Member Todd Rowley
Staff: Planner Mark Barnes and Administrative Assistant Alisha Gregory

CALL TO ORDER

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

ACTION ITEMS

(1) Approval of Agenda

Motion: Bates moved to approve the agenda as presented; Lundy seconded the motion.
Vote: Bates, Lundy, and Pearce voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

(2) Consideration of the Minutes of the Design Review Board Meeting of May 21, 2015

Motion: Lundy moved to approve the minutes of May 21, 2015 as presented; Bates seconded the motion.
Vote: Bates, Lundy, and Pearce voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

(3) Public Hearing and Consideration of DRB 15-08, Andra Georges, Application for Major Modifications to an Exterior Walkway of an Existing Commercial Building at 251 N Hemlock Street

Vice Chair Pearce introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Vice Chair Pearce asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report detailing the specific elements of the application. He noted that the Board will need to interpret the code regarding the proposed mural. Regarding the lighting, the application does not include the lumens, backlight, uplight, and glare for the outdoor lights. The Board will need to make a determination on whether or not the lighting meets design standards. The "dark-sky" standards can be handled administratively during the building permit process. Barnes stated that no correspondence was received for this item.

Vice Chair Pearce opened the public hearing.

Vice Chair Pearce asked for testimony from the applicant.

Andra Georges, member of the Garrett Sea LLC, 5331 SW Macadam Suite 258, Portland OR 97329 gave a presentation. Georges noted the rental shops located behind the Hemlock frontage building. The current design does not invite foot traffic. The goal is to enhance the walkway into the back courtyard area and continue to improve the courtyard and shops. The signage in the application will improve visibility for tenants similar to other shopping area signage on Hemlock. Georges noted the historic background of the buildings at this location. Georges stated that the mural is not a wall painting but a 32" high, 50' long, mural mounted on post. It will be

located 18” to 2’ from the actual wall, therefore independent from the wall. The materials will be cedar. Georges reviewed the lighting in detail stating that the mural lighting will be downward facing.

Georges presented a scaled drawing of the mural (colored mural drawing is located on 05.11.15 Proposed Pergola and Signs plan in the DRB 15-08 record file). She stated that the artist is Rumiko Tsuda, her sister-in-law. In response to a question from Pearce, Georges stated that the lights will be set on a timer. In response to a question from Bates, Georges noted that there will be one light located on the directory sign. She noted a correction on the plans stating that the light that appears to be “floating in air” should actually be shown on the directory sign. The Board discussed signage with Georges. Barnes stated that the application is under the total square footage allowed for this property. Barnes will note specific signage in detail in the findings.

Pearce noted that the Board usually requires sample materials and colors. Lundy stated that she believes the application to be very descriptive and offers the details needed to make a decision. In response to a question from Pearce, Georges stated that the lights will be bronze. The framework will be natural cedar. Bates noted that the application does not offer significant detail in regards to landscaping. Georges reviewed the landscaping with the Board, noting that ajuga and skimmia will be used.

Vice Chair Pearce asked for testimony from proponents. There were none.

Vice Chair Pearce asked for testimony from opponents. There were none.

Vice Chair Pearce asked for additional staff response. Barnes re-stated that the lumens and BUG (backlight, uplight, and glare) ratings are numeric values that can be handled administratively with the building permit process if the Board chooses.

Vice Chair Pearce asked if the applicant wished to make any final statements. The applicant did not.

Vice Chair Pearce closed the public hearing.

Consideration of DRB 15-08

Motion: Lundy moved to approve the site plan as presented; Bates seconded the motion.

Vote: Bates, Lundy, and Pearce voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

Regarding the architectural plan, Bates noted concerns with setting precedent approving the mural. The Board agreed since the mural is not a permanent fixture on the wall and located on an interior wall, not facing a public street, that it may be allowed per the City code. Barnes noted that the Board has previously approved art work for glass panels on City bus shelters which may be considered similar to this request.

Motion: Bates moved to approve the architectural plan, including the artwork that faces the interior of the property, as presented; Lundy seconded the motion.

Vote: Bates, Lundy, and Pearce voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

Motion: Bates moved to approve the landscaping plan as presented; Lundy seconded the motion.

Vote: Bates, Lundy, and Pearce voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

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

Motion: Lundy moved to authorize the Vice Chair to sign the appropriate orders; Bates seconded the motion.

Vote: Bates, Lundy, and Pearce voted AYE; the vote was 3/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

(5) Good of the Order

Pearce stated concerns that previously approved freestanding signs for Beaches have not been placed. The approval was given over a year ago. Barnes stated that he will be writing a letter to Pam Gaddis, the applicant, regarding the expiration of the approval.

In response to questions from Lundy regarding previously approved split-rail fencing along Spruce Street, adjacent to Little Pompey, Grassick reviewed the project, stating that the sidewalk will need to be installed before the fence can be.

ADJOURNMENT

Vice Chair Pearce adjourned the meeting at 6:36 p.m.

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
July 16, 2015
Council Chambers

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

Excused: Board Member Jenee Pearce

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: Bates moved to approve the agenda 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.

(2) Consideration of the Minutes of the Design Review Board Meeting of June 18, 2015

Motion: Lundy moved to approve the minutes of June 18, 2015 as presented; Bates seconded the motion.

Vote: Bates and Lundy voted AYE; the vote was 2/0 in favor and the motion passed unanimously. Chair Morgan and Board Member Todd Rowley abstained as they were not present at the June 18, 2015 meeting.

(3) Public Hearing and Consideration of DRB 15-09, Dave Norstedt, Application for Major Modifications to an Existing restaurant, the Lumberyard, at 264 E 3rd Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report noting the modifications are generally on the north-side of the building and associated with the addition of a craft brewing operation. He stated the application does not address all the required lighting standards. The Board may choose to defer to staff for code compliance during the building permit process. Barnes noted the recommended conditions written in the staff report. The application does not include any sign changes. Barnes stated there has been no additional correspondence.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Mike Skidmore, 5309 22nd NW St B Seattle WA, 98107, architect for this project, noted that this application does not include any changes to signs. Skidmore gave a powerpoint presentation of the plans located in the Board member's materials. He presented an animated 3D model and walked the Board members through the proposed changes. He noted a twenty-two square foot increase in landscaping. In response to a question from Morgan regarding the landscape strip along the west side of the building, Skidmore stated that a small piece will be taken out to place steps, otherwise it will remain the same. Lundy stated concerns with delivery trucks blocking vehicles in the parking lot. Skidmore noted there are no requirements for loading/unloading parking spaces for this site. In

response to a question from Bates, Skidmore noted that there will be no additional mechanical units on the exterior of the building. In response to a question from Bates regarding additional waste, Skidmore stated that most of the additional waste will be repurposed. The existing trash and recycle receptacles will be adequate.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents. There were none.

Chair Morgan asked for additional staff response. There was no additional staff response.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-09

Motion: Rowley moved to approve the site plan with the condition that the exterior lighting be evaluated at the time a building permit is reviewed; Bates seconded the motion.

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Bates moved to approve the architectural plan as presented; Lundy seconded the motion.

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Bates moved to approve the landscaping plan 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.

(4) Public Hearing and Consideration of DRB 15-10, David Vonada, Application for a New Commercial Building, Pelican Pub, at 1371 S Hemlock Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report, noting four parking spaces that lack adequate back-up space. In response to Lundy, Barnes stated according to the site plan the minimum numerical parking requirements are met. Barnes noted additional correspondence sent in by William Allred in support.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Mary Jones, PO Box 189, Pacific City OR 97135, co-owner and President of Pelican Pub & Brewery gave a presentation.

David Vonada/Tolovana Architects, PO Box 648, Tolovana Park OR 97145, gave a presentation noting that this plan is for the demolition of the existing building and the construction of a new commercial building. Vonada reviewed the plans in detail. He noted that the purchase of the property included an eight unit hotel to the east. The applicant may look into dividing the property in the future. The presented parking standards are calculated as two separate properties. Both parcels meet the minimum numerical standards. He reviewed an additional parking summary not noted on Board member's original plans, sheet AS-102. Vonada further noted lighting calculations

stating the existing hotel lighting is not included in the lighting plan and will possibly be updated at a later date. Proposed signage was reviewed. Signage criteria is met with this application. In response to a question from Morgan, Vonada noted that the sidewalks are existing and the current retaining wall along Hemlock Street will be retained.

Jay Orloff/Tolovana Architects, PO Box 648, Tolovana Park OR 97145, presented an animated 3D model and walked the Board members through the application in detail.

In response to a question from Bates, Vonada confirmed that existing landscape will be removed to allow for the new refuge location. In response to a question from Morgan, Orloff noted that the 3 foot minimum landscape width requirement is not shown on the model but includes the existing landscape that meets requirements.

Vonada presented building material samples. The application is for the use of hardy plank on the north side of the building to address maintenance concerns. In response to a question from Rowley regarding the passthrough to Dawes Street, Vonada noted that the access will be removed, infilled, and striped for parking. Vonada addressed concerns with parking spots 29, 30, 31, and 32. He proposed, due to the limited space for backing up, they be designated employee parking to alleviate any parking concerns.

Rita Frailey, Cannon Beach Landscape Service, PO Box 126 Tolovana Park OR, 97145, presented the landscape plan. She stated that the landscape motif is dune; a variety of ornament grasses, pines, and hardy perennials will be planted. She noted the existing plant material has been poorly taken care of and trees overly pruned. She reviewed the planting materials in detail. Lundy stated concerns removing cherry trees as they are aesthetically pleasing and enjoyed by locals and visitors. Frailey noted that the existing trees are infested with shot hole fungus. Morgan agreed with Lundy and asked if any cherry trees can be added into the landscape plan. After conferring with Jones, Frailey stated that three pines located in the middle island can be replaced with cherry trees. Frailey noted that daybreak cherry trees will provide small blossoms and minimize debris in the parking lot. In response to Bates, Frailey noted that the perennials located on the west and south side of the lot will be maintained. In regards to interpreting language on page three of the staff report regarding the 3 foot minimum landscape width requirement, the Board's consensus was to require that the average equal a minimum of 3 feet. Barnes stated that this standard is a site by site standard and will not set a precedent.

Vonada reviewed signage based on the Pelican Brewing Company logo. He noted that hotel signage - Pelican's Nest and Suites. He reviewed sign locations.

Jeff Schons, PO Box 189, Pacific City OR 97135, co-owner of Pelican Pub & Brewery, clarified signage noting that the sign application is for two businesses and based on separate sign calculations.

The Board and applicants discussed breaking up the pattern on the hardy plank wall to the north. Frailey stated that this can be accomplished with landscaping.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents. There were none.

Chair Morgan asked for additional staff response. There was no additional staff response.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-10

Motion: Lundy moved to approve the site plan with the condition that the exterior lighting be evaluated at the time a building permit is reviewed; Rowley seconded the motion.

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Bates moved to approve the architectural plan with the condition that parking spaces 29, 30, 31, and 32 be used for employee use only; Rowley seconded the motion.

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

Motion: Lundy moved to approve the landscaping plan with the condition that three additional cherry trees be planted, two south of the bike rack and one to the north; and the condition that the landscape plan be modified to include a trellis or green wall on the north elevation; Rowley seconded the motion.

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

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

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

Vote: Bates, Lundy, Morgan, and Rowley voted AYE; the vote was 4/0 in favor and the motion passed unanimously.

DISCUSSION ITEMS

(5) Good of the Order

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 7:18 p.m.

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
August 20, 2015
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 6:01 p.m.

ACTION ITEMS

(1) Approval of Agenda

Morgan noted that Bruce Francis would like to address the Board regarding water conservation.

Motion: Pearce moved to approve the agenda as amended; 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 July 16, 2015

Motion: Lundy moved to approve the minutes of July 16, 2015 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. Board Member Pearce abstained as she was not present at the July 16, 2015 meeting.

(3) Consideration of FS 15-02, Emergency Locate Sign, on the Beach Adjacent to 7th and Oak Streets

Barnes summarized his staff report noting this is a non-hearing item. He stated that this sign was before the Planning Commission and was granted a single sign variance to have more than one freestanding sign at this location. This application is before the Board for the approval of the design.

Dan Grassick, Public Works Director, gave a presentation explaining the State Parks emergency locate sign system that runs along the coast. Each sign is meant to be seen 1-2 miles off shore and at low light. In response to a question from Morgan, Grassick confirmed this will be the only one in Cannon Beach, other than the sign located at Tolovana Wayside on State Parks property. In response to questions regarding existing signage at a nearby beach access, Barnes stated that he has taken a conservative interpretation of "location" for this area.

Morgan stated that he does not believe the signage program is well thought-out, however, he approves of the design.

Motion: Pearce moved to approve the freestanding sign as presented; 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: Bates moved to authorize the Chair to sign the appropriate orders; Pearce 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) Breakers Point

Bruce Francis and Doug Ray gave a detailed presentation to the Board regarding a master plan for landscape renovation at Breaker's Point to decrease water consumption. Ray explained the desired plan in detail, offering to share research and background information to help the City shape policy and procedure for water conservation.

(6) Good of the Order

None.

ADJOURNMENT

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

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
September 17, 2015
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

The Board discussed hearing DRB 15-13 first.

Motion: Pearce moved to approve the agenda as amended; 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 August 20, 2015

Motion: Pearce moved to approve the minutes of August 20, 2015 as presented; 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.

(3) Public Hearing and Consideration of DRB 15-13, New Cingular Wireless PCS, LLC, Application for Reconstruction and Expansion of an Existing Building at 315 S Spruce Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report discussing Federal Communications Commission (FCC) regulations and local authority limitations. Barnes noted that there are no conflicts of interest by Board members based on the cellular provider they personally use. Barnes stated that a lease has already been signed between AT&T and the City. Barnes noted additional correspondence.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Application team:

Meridee Pabst, Busch Law Firm PLLC, 2728 N L St. Washougal 98671, Jacob Finney, Technology Associates, 7117 SW Beveland St. Suite 101 Tigard OR 97223, Richard Roche, AT&T West, External Affairs Director, 819 SW Oak St. Suite 300 Portland OR 97205.

Pabst led a presentation of the application materials reviewing FCC legal requirements and the City's preexisting use requirements noted in Barnes' staff report.

Finney, reviewed a powerpoint presentation. A copy of that presentation is located in the record file. In response to a question from Morgan regarding landscape, Finney noted sheet L1 with a detailed plant list. Finney stated that a cell on wheels (COW) will be used for a few days in order to not disrupt T-Mobile's service during construction. The COW will fit entirely on the property.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents.

Jan Siebert Wahurmund, 778 Cannon Beach, OR 97110, stated she is not an opponent but has concerns regarding an old growth tree located on the south portion of the property. Finley confirmed that the tree would not be impacted.

Chair Morgan asked for additional staff response. Barnes clarified the tree removal process during construction, noting that the tree in question is not in the building footprint and not part of the application. In regards to preexisting use, the City Attorney and Land Use Attorney agreed that the decision to allow the expanded use may be voted on by the Design Review Board and does not need to go to the Planning Commission.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-13

The Board discussed the benefit to cellular service subscribers. In response to questions from Bates, Finney noted that generators are utilized at this site when needed for emergency purposes. Bates stated concern with increased concentration of fuel between the three buildings. Morgan stated he would prefer a natural gas line at that location. The Board discussed visual impact of the project. Lundy noted that some cell towers are made to look more like trees, a design she would prefer.

Motion: Pearce moved to approve the site plan, architectural plan, and landscape plan as presented; 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) Public Hearing and Consideration of DRB 15-12, Cannon Beach Conference Center, Application for Construction of a New Building at 289 N Spruce Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Application team:

Jeff Carlson, 289 S Spruce, PO Box 398, Cannon Beach OR 97110; Steve Winstead, lead architect; Mark Hadley, landscape architect; John Edwards, HLB Otak Inc.; Ron Kief; and Sam Ortwig, maintenance manager.

Carlson presented the application materials in detail, noting construction will happen in two phases.

Windstead reviewed a 3D digital model, noting construction materials in detail. Morgan recommended additional openings in the west wall of the new building. Windstead noted unusable space. Lundy stated concerns that the west side of the building, abutting Spruce Street, does not look welcoming and looks like the backside of a building. Morgan agreed, stating that additional windows may help improve the aesthetics. Windstead noted opportunities for additional windows.

Hadley, WHPacific, 9755 SW Barnes Rd, Suite 300, Portland OR 97225, gave a presentation, reviewing the landscape design. In response to concerns from Morgan regarding tree removal, Hadley stated that three key shore pines will be retained.

Edwards gave a detailed presentation regarding flood plain and base flood elevations.

Dan Grassick, Public Works Director, gave a presentation regarding the addition of a loading zone. Grassick stated that the first three parking spaces located at Spruce and 3rd Street will be designated loading zone from 6:00 a.m. - noon. Grassick reviewed additional sidewalk to be placed in that area, noting lane width will meet City requirements.

In response to Lundy, Carlson stated that the new construction and campus improvements will increase aesthetic appeal and look more inviting, however, the space is not intended to be utilized as a public space.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents.

Jan Siebert Wahurmund, 778 Cannon Beach, OR 97110, stated she is not an opponent but noted concerns with the increased building size and tree removal. Carlson noted that the existing building square footage is 12,000 to 13,000 and will be expanded to 20,000 square feet. The Board discussed tree root impact from construction and sidewalk improvement.

In regards to lighting questions, Barnes stated that flag lighting is exempt from the City's dark sky ordinance. Carlson stated that only areas effected by construction have been included in lumen calculations.

Chair Morgan asked for additional staff response. There was no additional staff response.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-12

Lundy stated concerns that the new construction does not appear to be conducive with the "town" atmosphere and does not appear welcoming to Cannon Beach residents. Rowley stated he understands Lundy's concerns, but also believes that application has been well thought out and presented. Bates stated that additional windows on the west should be considered. Pearce agreed but should be added at the applicant's discretion.

Motion: Pearce moved to approve the site plan with the condition that the applicant add windows to the north and west elevations and that the applicant brings revised drawings to the Design Review Board for review and an informational item; 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.

Motion: Rowley moved to approve the architectural plan with the following conditions: maximum ridge height of the proposed roof shall be no more than 32 feet above average grade and the proposed building will meet all applicable flood plain standards; 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.

Motion: Pearce moved to approve the landscaping plan as presented; 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.

(5) Authorization for the Chair to Sign the Appropriate Orders

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

DISCUSSION ITEMS

(6) Good of the Order

Pearce reported that SOLV will be meeting Saturday at 10:00 a.m. at City Hall for beach clean-up.

Bates stated that he will not be able to attend the October meeting.

ADJOURNMENT

Chair Morgan adjourned the meeting at 8:19 p.m.

Alisha Gregory, Administrative Assistant

Minutes of the
CANNON BEACH DESIGN REVIEW BOARD
December 17, 2015
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; 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.

(2) Consideration of the Minutes of the Design Review Board Meeting of September 17, 2015

Motion: Pearce moved to approve the minutes of September 17, 2015 as presented; 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.

(3) Public Hearing and Consideration of DRB 15-14, Harding, Application for Major Modifications at 277 Beaver Avenue

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. Chair Morgan asked if any Design Review Board member had any ex parte contacts. Chair Morgan stated on his site visit he had contact with the applicant and had a cup of coffee. He stated this will not bias his decision. Site visits were declared by Board members.

Barnes summarized his staff report, noting that the applicant previously submitted an application for color changes in which the former DRB chairman decided was a major modification and would need DRB approval. The applicant decided to not pursue a change at that time, rather to bring forward all changes at once. Barnes stated the subject property is nonconforming in regards to the 20 percent landscape area requirement and three-foot landscape border requirement. The proposed modifications will not increase nonconformance.

Barnes stated that no correspondence has been received for this item.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Victor and Jane Harding, PO Box 1386, Cannon Beach OR 97110, gave a presentation, reviewing the application in detail noting that the proposed colors are different from the previous colors presented to the DRB chairman.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents. There were none.

Chair Morgan asked for additional staff response. Barnes clarified that only the former chairman and himself reviewed the previous application.

Morgan stated that during his site visit he spoke with J. Harding regarding the lack of landscaping at the site and discussed the addition of more planters. J. Harding stated that she has purchased additional large planters. In response to a question from Bates, V. Harding stated that the surface under the existing deck is dirt. In response to Bates' concerns regarding run-off, Barnes stated that rainwater will be collected by gutters and drain into the storm system. The proposed modifications will require a building permit; at that time the public works department will review drainage.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-14

Motion: Pearce moved to approve the site plan as presented; 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.

Motion: Bates moved to approve the architectural plan as presented; Pearce seconded the motion.

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

Motion: Pearce moved to approve the landscaping plan with a condition that additional planters be added to the deck; 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.

(4) Public Hearing and Consideration of DRB 15-15, Haystack Gardens, Application for Landscape Modifications at 148 E Gower Street

Chair Morgan introduced the item. No one objected to the jurisdiction of the Design Review Board to hear this matter at this time. Chair Morgan asked if any Design Review Board member had any conflicts of interest or personal biases to declare. There were none. No ex-parte contacts were declared. Site visits were declared by Board members.

Barnes summarized his staff report noting that the Board previously approved a four-unit residential structure at this project location. The applicant has not begun construction - this application will overlap with the proposed building footprint.

Chair Morgan opened the public hearing.

Chair Morgan asked for testimony from the applicant.

Applicants:

Mike Skidmore, Skidmore Architecture, 5309 22nd NW St B Seattle WA, 98107; Dave Norstedt, PO Box 219, Cannon Beach OR 97110.

Skidmore noted that the application calls for the removal of two trees. This was based on an old survey - one of those trees was struck by lightning and has been removed. The only tree to be removed is an existing tree that is dying. Skidmore reviewed the building footprint for the approved residential units, noting it is the intentions of the applicants to move forward with their original plan. The proposed artificial turf can be peeled back to not interfere with the approved building location. He clarified that the artificial turf is not considered in the landscape calculations. Skidmore reviewed the proposed lighting. In response to Board questions regarding the use of artificial turf, Skidmore stated benefits in regards to lawn maintenance and lawn usage for events. In response to a question from Bates, Skidmore reviewed drainage for the site. Morgan stated that artificial turf for public use should be discouraged, however, this is for a private area not in public view so he does not oppose it.

Chair Morgan asked for testimony from proponents. There were none.

Chair Morgan asked for testimony from opponents.

Jan Siebert Wahrmond, PO Box 778, Cannon Beach OR 97110, stated concerns with the use of artificial turf and drainage issues. In response to a question from Siebert Wahrmond regarding landscape calculations, Barnes reviewed the difference between “hardscape” and “soft-scape”. Skidmore reiterated that the artificial turf if not included in the soft-scape calculations. In response to a question from Morgan regarding calculations, Barnes confirmed that the proposed artificial turf area could be covered with pavers or patio and still meet required landscape calculations for that site. Siebert Wahrmond restated concerns with artificial turf used within the City and setting precedent.

Chair Morgan asked for additional staff response. Barnes stated that if the Board would like to address artificial turf a code amendment may be considered. The Board discussed artificial turf in additional detail. The consensus was if it is out of view of the public it may be considered a viable option for some locations.

Chair Morgan asked if the applicant wished to make any final statements. The applicant did not.

Chair Morgan closed the public hearing.

Consideration of DRB 15-15

Motion: Pearce moved to approve the site plan as presented; 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.

Motion: Pearce moved to approve the architectural plan as presented; 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.

Motion: Pearce moved to approve the landscaping plan as presented, given that the artificial turf is in a private setting and not visible or accessible by the public; 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.

(5) Authorization for the Chair to Sign the Appropriate Orders

Motion: Bates 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

(6) Good of the Order

Barnes stated that if the Board would like to address artificial turf with a code amendment he can draft language and bring before the Board at the January meeting. The consensus was to address artificial turf with a code amendment.

Bates stated he will be out of town in January. Morgan stated that he may not be able to attend as well.

ADJOURNMENT

Chair Morgan adjourned the meeting at 6:40 p.m.

Alisha Gregory, Administrative Assistant