

P# 22-01 & CU# 22-02 Patrick/Dave LLC, Three-Lot Partition and Conditional Use Permit Application for a Partition in the Wetland Overlay Zone

If you feel any part of this record is missing or inaccurate, please contact planning [at] ci.cannon-beach.or.us (subject: Forest%20Lawn)

Materials, including relevant criteria are available for review at Cannon Beach City Hall. Copies may be obtained at a reasonable cost. Please contact [planning \[at\] ci.cannon-beach.or.us](mailto:planning@ci.cannon-beach.or.us).

Public Comment Collected through September 1, 2022

September 1, 2022 Packet 3.64 MB

Public Hearing June 23, 2022

Notice of Public Hearing 232.24 KB

Staff Report 755.03 KB

Staff Report Addendum - July 21, 2022 2.38 MB

Staff Report Addendum - July 28, 2022 5.59 MB

“A” Exhibits – Application Materials

A-1 Application of P# 22-01 & CU# 22-02, by Jamie Lerma on behalf of Patrick/Dave LLC
771.89 KB

A-2 Application Narrative; 940.05 KB

A-3 Exhibit A - Application Forms; 701.05 KB

A-4 Exhibit B - Tentative Partition Plan; 422.95 KB

A-5 Exhibit C - Existing Conditions Plan; 594.66 KB

A-6 Exhibit D - Vicinity & Zoning Map; 6.15 MB

A-7 Exhibit E - Wetland Delineation; 6.92 MB

A-8 Exhibit F- DSL Wetland Delineation Concurrence; 1.78 MB

A-9 Exhibit G - USACE Jurisdictional Determination; 216.44 KB

A-10 Exhibit H - Preliminary Utility Plan; 225.5 KB

A-11 Exhibit I - Arborist Report; 313.42 KB

A-12 Geotechnical Investigation and Geologic Hazard Report Proposed Forest Lawn Subdivision, Lots 1-3, Clatsop County Tax Lot No. 51030DA04100, by Earth Engineers, Inc., dated June 3, 2022; 4.38 MB

A-13 Forest Lawn Partition, Supplemental Geotechnical Findings, by DOWL, dated June 10, 2022; 209.63 KB

A-14 Forest Lawn Partition (P 22-01/CU 22-02) Response to Public Comments, dated June 17, 2022; 217.43 KB

A-15 Geotechnical Investigation and Geologic Hazard Report Proposed Forest Lawn Subdivision, Lots 1-3, Clatsop County Tax Lot No. 51030DA04100, by Earth Engineers, Inc., dated June 3, 2022, revised June 10, received June 13, 2022; 4.4 MB

A-16 Forest Lawn Partition, Supplemental Geotechnical Findings, by DOWL, dated June 10, 2022, received June 13, 2022; 209.63 KB

A-17 Response to Tree Plan Review Letter, by Renee M. France, Radler, White, Parks & Alexander, LLP, received June 23, 2022; 140.75 KB

A-18 Applicant Response to Public Comment, Email Correspondence, Matt Robinson, DOWL, June 23, 2022; 1.12 MB

A-19 Applicant Response to Public Comment, Email Correspondence, Matt Robinson, DOWL, June 23, 2022; 1.13 MB

A-20 Applicant Response Regarding Off-Site Sources of Stormwater Discharge, July 18, 2022; 9.71 MB

A-21 Applicant Response Regarding Clear and Objective Standards - ORS 197.307(4); 354.47 KB

A-22 Exhibit I - Arborist Report, Revised, July 22, 2022; 1.25 MB

A-23 Forest Lawn Partition Tree Protection Plan; 733.27 KB

A-24 Applicant Email correspondence regarding new materials, received July 22, 2022; 801.75 KB

A-25 Letter regarding Commissioner Bates Article - P 22-01/CU 22-02, Renee M. France, dated July 27, 2022; 684.27 KB

A-26 Supplemental Findings Letter, including Tentative Partition Plan (updated Exhibit B), Simplified Tentative Partition Plan, Arborist Plan (updated Exhibit I), Supplemental Earth Engineers Letter, dated July 28, 2022; 2.71 MB

“B” Exhibits – Agency Comments

None received as of this writing;

“C” Exhibits – Cannon Beach Supplements

C-1 Haystack Views pre-application meeting response letter, dated December 10, 2021
371.99 KB

C-2 Haystack Views follow-up letter, dated March 1, 2022; 181.96 KB

C-3 Completeness determination letter, dated June 3, 2022; 202.8 KB

C-4 Pre-Application Cover Letter, Matthew Robinson, DOWL, dated November 12, 2021;
185.99 KB

C-5 Pre-Application Exhibit A - Partition Plat 2000-037; 1.09 MB

C-6 Pre-Application Exhibit B - PHS Stormwater Influence Letter, dated September 1, 2021;
892.41 KB

C-7 Pre-Application Exhibit C - Stormwater Runoff Calculation; 5.62 MB

C-8 Pre-Application Exhibit D - Existing Conditions Survey; 594.65 KB

C-9 Pre-Application Exhibit E - DSL Wetland Delineation Concurrence Letter; 1.78 MB

C-10 Pre-Application Exhibit F - USACE Jurisdictional Determination Letter; 232.01 KB

C-11 Pre-Application Exhibit G - Preliminary Subdivision Plan; 435.42 KB

C-12 Shapiro and Associates, Wetlands Delineation, with supplemental materials, dated December 10, 1992; 379.33 KB

C-13 City of Cannon Beach Minor Partition Order, with supplemental materials, dated January 27, 2000; 80.62 KB

C-14 Arnsberg Family Limited Partnership Property Donation request, before City Council, with supplemental materials, dated September 2, 2003; 271.82 KB

C-15 Karen La Bonte, Letter on behalf of the City of Cannon Beach to Quail Cove, LLC, dated April 29, 2021; 2.42 MB

C-16 City of Cannon Beach application for Development Permit DP# 21-23, dated November 5, 2021; 1.41 MB

C-17 City of Cannon Beach Order and Findings for Development Permit DP# 21-23, dated November 5, 2021; 225.98 KB

C-18 Cardwell Appeal of Administrative Decision for Development Permit DP# 21=23, dated November 17, 2021; 3.53 MB

C-19 City of Cannon Beach Notice of Decision to withdraw, dated January 11, 2022; 216.92 KB

C-20 City of Cannon Beach correspondence over the Forest Lawn stormwater concerns, various dates; 8.68 MB

C-21 City of Cannon Beach Planning Commission Meeting Minutes, October 22, 1987; 107.27 KB

C-22 City of Cannon Beach Planning Commission Meeting Minutes, January 27, 2000; 135.25 KB

C-23 City Arborist Letter, June 20, 2022; 5.13 MB

C-24 City of Cannon Beach Planning Commission Meeting Packet, October 22, 1987; 2.64 MB

C-25 City of Cannon Beach Planning Commission Meeting Packet, January 27, 2000; 1.54 MB

C-26 Jeff Gerhardt, City of Cannon Beach Arborist Letter, Initial Tree Plan Review 2, Forest Lawn Partition, dated July 27, 2022; 189.78 KB

“D” Exhibits – Public Comment

D-1 Dana Cardwell, Email Correspondence, June 1, 2022; 46.66 KB

D-2 Lolly Champion, Email Correspondence, June 7, 2022; 756.38 KB

D-3 Steve Mayer, Email Correspondence, June 12, 2022; 447.71 KB

D-4 Dana Cardwell, Letter via Email Correspondence, June 13, 2022; 22.31 KB

D-5 Dana Cardwell, Summary of Appeal, Email Correspondence, June 13, 2022; 50.56 KB

D-6 Bonnie Neugebauer, Letter via Email Correspondence, June 13, 2022; 58.63 KB

D-7 Roger Neugebauer, Letter via Email Correspondence, June 13, 2022; 106.01 KB

D-8 Rosanne Dorsey, Email Correspondence, June 14, 2022 642.89 KB

D-9 William Reiersgaard, Email Correspondence, June 15, 2022; 328.27 KB

D-10 Lolly Champion, Email Correspondence, June 15, 2022; 628.13 KB

D-11 Marty Harris, Letter via Email Correspondence, June 15, 2022; 227.62 KB

D-12 Lolly Chamption, Petition, June 17, 2022; 239.17 KB

D-13 Jeanne Marks & Dori Schnitzer Letter, received via email, June 22, 2022; 448.59 KB

D-14 Austin Raglione, Gabriella Raglione and Tim Roush Letter via Email Correspondence, June 23, 2022; 28.68 KB

D-15 Cameron La Follette, on behalf of Oregon Coast Alliance, Letter via Email Correspondence, June 23, 2022; 132.34 KB

D-16 Dana Cardwell, Letter via Email Correspondence, July 13, 2022; 65.96 KB

D-17 Dana Cardwell, Letter via Email Correspondence, July 20, 2022; 32.52 KB

D-18 William Collins, Email Correspondence, July 20, 2022; 436.16 KB

D-19 Andrew Morrow, Letter via Email Correspondence, July 20, 2022; 73.33 KB

D-20 Rosey Dorsey, Email Correspondence, July 21, 2022; 1.08 MB

D-21 Monica Gorman, Email Correspondence, July 21, 2022; 433.96 KB

D-22 Barb Hinthorne, Email Correspondence, July 26, 2022; 450.15 KB