

**NOTICE OF PUBLIC HEARING
CANNON BEACH PLANNING COMMISSION**

The Cannon Beach Planning Commission will hold a public hearing on **Thursday, April 27, 2023 at 6:00 p.m.** at City Hall, 163 E Gower Street, Cannon Beach, regarding the following:

AA#23-02, Mike Bates administrative appeal of the City's approval of a development permit, DP#23-10, for the construction of a mixed-use building at the intersection of First and Spruce Streets, Taxlot# 51030AA04402, a Limited Commercial (C1) zoned property. The request will be reviewed pursuant to Municipal Code section 17.88.180, Review Consisting of Additional Evidence or De Novo Review and applicable sections of the zoning ordinance.

SR 23-01, Mike Morgan, on behalf of Jeff and Miriam Taylor, application to allow a setback reduction to reduce the back yard setback from the required 15'0" to 5' in order to build a small porch of 72 square feet to be used as an emergency access. The property is located at 1956 S. Hemlock. (Tax Lot 04300, Map 51030DD), and in a Residential Low Density (RL) Zone. The request will be reviewed against the Municipal Code, section 17.64.010, Setback Reduction, provisions established.

SR#23-05 CIDA request on behalf of the City of Cannon Beach for a Setback Reduction and Street Vacation for the purpose of reducing the required setback in order to construct a covered entrance canopy and provide space for required off-street parking. The property is located at 268 Beaver Ave. (Tax Lots 4000, 4100, 4101, 4200, and 4301, Map 51020CB) in an Institutional (IN) zone. The request will be reviewed under Municipal Code section 17.64.010, Setback Reduction, and section 12.32, Street and Alley Vacation, provisions established.

SR#23-03 & V#23-02, Mike Morgan, on behalf of Brett and Jennifer Tanzer, requesting a setback reduction for the side and rear yard setbacks and a variance to exceed the floor area ratio limitations. The purpose of these applications is to allow for structural modifications to a pre-existing non-conforming detached garage and the addition of an Accessory Dwelling Unit. The property is in the Residential Medium Density (R2) zoning district. The request will be reviewed under Municipal Code section 17.64.010, Setback Reduction, and section 17.84, Variances, provisions established.

SR#23-04, Brent Burton application requesting a setback reduction to reduce the required front and side yard setbacks in order to construct a single-family dwelling on an undeveloped lot located near the intersection of S. Hemlock and Center Streets. The subject property (Tax Lot 04302, Map 51030DD) is located in a Residential Low Density (RL) zone. The request will be reviewed under Municipal Code section 17.64.010, Setback Reduction, provisions established.

ZO#23-01, Jeffrey Moon proposed Comprehensive Plan Amendment & Zone Change for Taxlot 51032BC00400, an undeveloped property north of the intersection of East Surfcrest Ave. and U.S. Highway 101. The property is currently zoned (RVL) Residential Very Low Density and the request is to change the zoning classification to (R2) Residential Medium Density. The request will be reviewed under Municipal Code section 17.86, Amendments, provisions established.

NOTICE TO MORTGAGEE, LIEN-HOLDER, VENDOR OR SELLER:
PLEASE PROMPTLY FORWARD THIS NOTICE TO THE PURCHASER

All interested parties are invited to attend the hearings and express their views. Statements will be accepted in writing or orally at the hearing. Failure to raise an issue at the public hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Correspondence should be mailed to the Cannon Beach Planning Commission, Attn. Community Development, PO Box 368, Cannon Beach, OR 97110 or via email at planning@ci.cannon-beach.or.us. Written testimony received one week prior to the hearing will be included in the Planning Commissioner's meeting materials and allow adequate time for review. Materials and relevant criteria are available for review at Cannon Beach City Hall, 163 East Gower Street, Cannon Beach, or may be obtained at a reasonable cost. Staff reports are available for inspection at no cost or may be obtained at a reasonable cost seven days prior to the hearing. Questions regarding the applications may be directed to Robert St. Clair, 503-436-8041, or at st.clair@ci.cannon-beach.or.us.

The Planning Commission reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. The hearings are accessible to the disabled. Contact City Manager, the ADA Compliance Coordinator, at (503) 436-8050, if you need any special accommodations to attend or to participate in the meeting. TTY (503) 436-8097. Publications may be available in alternate formats and the meeting is accessible to the disabled.



Robert St. Clair
City Planner

Posted/Mailed: 4/7/23