

25

**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF CANNON BEACH**

IN THE MATTER OF VARIANCE REQUESTS  
FOR THE FOLLOWING PROPERTY:

Tax Lot 102, Map 51029BD  
Elk Creek Road

FINDINGS OF FACT,  
CONCLUSIONS, AND  
ORDER NO. V 04-06

IN ZONE: RVL/RAM/MP/C-1  
  
APPLICANT: City of Cannon Beach  
P.O. Box 368  
Cannon Beach, OR 97110

The above-named applicant applied to the City for a variance to permit the creation of two lots with no street frontage. The property is located on Elk Creek Road (Tax Lot 102, Map 51029BD) and has the following map designations: Residential Very Low Density (RVL), Residential Alternative/Manufactured Dwelling (RAM), Manufactured Dwelling/Recreational Vehicle Park (MP), and Limited Commercial (C-1).

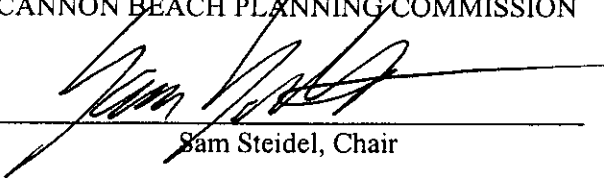
The public hearing on the above-entitled matter was held before the Planning Commission on 09/30/04; the Planning Commission closed the public hearing at the 09/30/04 meeting and a decision was made at the 09/30/04 meeting.

THE PLANNING COMMISSION ORDERS that the VARIANCE REQUEST is GRANTED and adopts the findings of fact, conclusions and conditions contained in "Exhibit A." The effective date of this ORDER is 20 days following the signing of this order, subject to the conditions contained in Exhibit "A."

This decision may be appealed to the City Council by an affected party by filing an appeal with the City Manager within 20 days of this date.

CANNON BEACH PLANNING COMMISSION

DATED: 9-30-04

  
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Sam Steidel, Chair

