

Pelican Brewing to tap city's hotel market

Lot division a step toward future renovation

By Lyra Fontaine
Cannon Beach Gazette

Now that Pelican Brewing Company is up and running, its owners are turning their attention to the hotel property next door that is also owned by Cannon Beach Holdings LLC.

Pelican Brewing Company co-owners Mary Jones and Jeff Schons plan to renovate the hotel. The brewpub and hotel are currently located on the same parcel, but need to be on separate lots in order to finance the renovation. Last week, the Cannon Beach Planning Commission approved the preliminary plat for a two-lot partition of the property at 1371 S. Hemlock St.



Pelican Brewing in Cannon Beach.

"It is our intention to renovate the hotel and to do that, we will need a source of borrowing," said Jones, manager of Cannon Beach Holdings LLC. "To get the funding required to renovate, we need to

have it on its own parcel to be identified as collateral for our loan. That is the reason for the partition."

Jones said they do not plan on expanding it the seven-room hotel.

Both parcels meet the criteria for the division request, Schons said.

"We operate a hotel in Pacific City, we understand the hotel business," he said. "We're excited about this ho-

tel. ... We think it would be a great opportunity for the community to have a nice, well put-together little seven-room hotel right next to the Pelican. We see it as a long-term goal for Cannon Beach Holdings and a long-term opportunity for Pelican Brewing."

They are looking to renovate the hotel sometime in one to three years, he said.

Criteria for evaluating the application included lot size, street access, off-street parking and more.

The Planning Commission discussed how the hotel could impact parking in the area, since Pelican Brewing has led to parking concerns.

Commissioner Lisa Kerr said the applicant met the criteria, "whether we like the

way the whole Pelican Brewing phenomenon has affected the parking in the area." The motel's 10 parking spaces "seems fair and reasonable," she added.

City Planner Mark Barnes said Pelican Brewing has expressed interest in helping to reduce parking issues in the area.

"We are talking to Pelican about solutions that might involve shuttles and off-site parking," Barnes said. "They approached us to see if there was a way to solve some of these problems."

"We recognize that the parking in Cannon Beach is a significant issue," Schons said. "We want to do what our business should do to be a proactive and positive part in that solution."

Council says hotel meets zoning code

Overturms Planning Commission decision

By Lyra Fontaine
Cannon Beach Gazette

The path cleared for a hotel to add 18 additional guest suites.

The Cannon Beach City Council approved Hospitality First LLC's request for a conditional use permit to expand the Inn at Cannon Beach.

The 40-unit inn is located at 132 E. Surfcrest Ave. In the application, Hospitality First stated that Cannon Beach has an insufficient supply of lodging units for visitors during peak occupancy periods.

At its November meeting, the council overturned the Planning Commission's 4-1 denial of the permit in September, a decision based on factors including impacts the hotel units might have on traffic and water use. In October, Patrick Nofield appealed the denial on behalf of Hospitality First.

After debate about whether the site qualified for motel use, Mayor Sam Steidel and Councilors George Vetter, Melissa Cadwallader and Mike Benefield voted in favor of overturning the Planning Commission's decision. Councilor Wendy Higgins recused herself from voting due to conflict of interest and personal bias.

"We're very satisfied with the outcome," Nofield said after the meeting. "The Planning Commission's decision of denial regarding our conditional use application seemed to be a broad view of what they desire Cannon Beach to be. ... For our purpose, the relevant question was, does the conditional use application meet the criteria as established in the zoning ordinance?"

According to the staff report, the application met six criteria for conditional use approval, which included demand, an adequate site plan and not overburdening public facilities or causing traffic congestion.



The Inn at Cannon Beach plans to add 18 additional units.

Nofield said the Planning Commission's decision was "subjective" and not "responsive to the language of the review criteria that was outlined in the zoning ordinance or based on evidence of the record."

"From our perspective, the staff report to the Planning Commission provided findings of fact to support the approval of the project," he said at a Nov. 1 council meeting.

Jan Siebert-Wahrmund asked councilors to uphold the Planning Commission's denial, citing concerns about limited water resources and the need to be "mindful in making decisions about even modest

increments of growth."

"Our town is already overloaded and cramped in the

summer," Siebert-Wahrmund said. "Why would we choose to build more hotel and motel units when we are already stretched and strained as a community?" she said. "We do not need to exploit our precious place."

Public Works Director Dan Grassick said the city has adequate water resources for the proposed development.

"While it will add to the overall water consumption each year, it is not going to exceed your capacity," he said to councilors.

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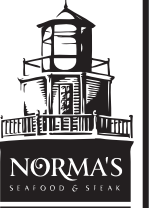
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