

Cannon Beach Comprehensive Plan

CODIFIED
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(Through Ordinance 04-09A)

TABLE OF CONTENTS

INTRODUCTION	<u>Page</u>
General Plan Philosophy and Policy Statement.....	1
History and Organization.....	1
Purpose	2
THE COMPREHENSIVE PLAN	
Vision Statement.....	5
General Development Policies.....	6
AREA POLICIES, RECOMMENDATIONS AND GUIDELINES	
Northside.....	8
Downtown.....	9
Ecola Creek Estuary Plan.....	10
Midtown.....	15
Tolovana Park.....	16
ELEMENT POLICIES, RECOMMENDATIONS AND GUIDELINES	
Urban Growth Area.....	16
Housing	17
The Economy	18
Transportation.....	19
Bike Plan.....	20
Hazards Polices.....	20
Area Specific Hazards Polices.....	20
Geologic Hazards.....	21
Flood Hazard.....	22
Sand Dune Construction	22
Beachfront Protective Structures	23
Energy	24
Recreation, Open Space, Natural, Visual and Historic Resources.....	25
Public Facilities and Services	27
Streets.....	27
Water System.....	28
Sewer System.....	28
Storm Drainage.....	29
Day Care	29
Recycling	29
School System.....	30
Visual and Performing Arts	30
Air, Water and Land Quality	30
Solid Waste Protection.....	31
Fire Protection.....	31
Police Protection.....	31
Community Appearance and Design	31
Learning Opportunities	32

TABLE OF CONTENTS

PROCEDURAL POLICIES 32

CITIZEN INVOLVEMENT 33

MAPS

 Land Use & Zoning Map34

 Beachfront Areas Where No Development Existed on January 1, 197735

 Coastal Shoreland Boundary.....36

 Existing Beach Access36

 Water System37

 Existing Sewer System37

 Street Classifications.....38

 Proposed Bike Routes38

 Geologic Hazards & Formations.....39

 Flood Hazard Areas39

 Ownership Map.....40

 Dwellings Lacking Foundations40

 Developed Land Areas.....41

 Buildability & Soil Types41

GENERAL PLAN PHILOSOPHY AND POLICY STATEMENT

The City of Cannon Beach Comprehensive Plan was prepared under the requirements of Oregon Revised Statutes Chapter 197. The State planning law, generally referred to as Senate Bill 100, was enacted by the Legislature in 1973. The Law established the Land Conservation and Development Commission, which in turn adopted nineteen State-wide planning goals and guidelines. The goals and guidelines have the force of law, and regulate land use until local comprehensive plans are ruled to be in compliance with them. Furthermore, ORS Chapter 197 requires that local comprehensive plans:

- "(1) Must be adopted by the governing body;
- (2) Are expressions of public policy in the form of policy statements, generalized maps and standards and guidelines;
- (3) Shall be the basis for more specific rules, regulations and ordinances which implement the policies expressed through the comprehensive plan;
- (4) Shall be prepared to assure that all public actions are consistent and coordinated with the policies expressed through the comprehensive plan, and
- (5) Shall be regularly reviewed and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve."

Although the City's Comprehensive Plan was written to be in compliance with the State-wide goals and guidelines, the Plan is addressed primarily to local concerns and problems.

The Comprehensive Plan, Zoning and Subdivision Ordinances are not fixed documents. Although the planning period for the City is generally considered to be to the year 2000, it is recognized that many changes in the community may take place during the next twenty years. Changes in the Plan may be made with appropriate findings of fact. Major legislative changes shall be made no more frequently than every two years; minor changes shall be considered on a yearly basis.

All City ordinances, policies and actions must be consistent with the Comprehensive Plan. Where there is a conflict between the Plan and ordinances or other City policies, the Plan shall prevail. The Comprehensive Plan is intended to be consistent within itself and coordinated with other plans, particularly that of Clatsop County and special agencies. Where inconsistent policies are found, they must be corrected through Plan amendment.

Above all, the Plan is intended to be a statement of the people of the community concerning their desires for future development. As such, it has been developed in an open, well-publicized process. All future changes or additions shall be done in this manner.

79-02)

(Res

HISTORY AND ORGANIZATION

The Cannon Beach Planning Commission has developed the City's Comprehensive Plan with the help of the planning staff of the Clatsop-Tillamook Intergovernmental Council (CTIC).

The Comprehensive Plan can be viewed as a constitution for the development of the City. All actions such as zoning, subdivision, construction, sewer and water extensions, or annexation must be in conformance with the Plan. The Plan is intended to guide the growth of the City for the foreseeable future, with review or updating every two years.

A discussion draft has been mailed to all property owners in the area of Cannon Beach in an attempt to stimulate public comment at the hearings.

The Plan is organized according to topic or element, and generally follows the subjects required by the State Law. Each area of the City, such as the North Side, Downtown, Midtown and Tolovana Park, is covered separately, with many of the Goals, Policies or Recommendations based on concerns expressed at the neighborhood meetings.

Policies have the force of law and are definite statements of intent on the part of the City. They are to be implemented by the Planning Commission or by the City through its legislative acts. Policies, guidelines and recommendations must be interpreted by the Planning Commission and City Council to be effective. The views of citizens in planning matters of the City are essential for the Comprehensive Plan to work.

In the development of the Cannon Beach Comprehensive Plan, the following activities have taken place:

1. Regular meetings of the Planning Commission and City Council have been held to discuss residents' and property owners' concerns. Townspeople have been invited to express their feelings and desires at weekly workshops, and at regularly scheduled meetings.
2. A City-wide questionnaire was mailed and distributed to many residents and property owners. The responses were used in developing goals and policies of the Comprehensive Plan.
3. Regular articles in the three local newspapers have publicized the progress the City has made on an issue-by-issue basis. Local people and non-resident property owners have had the opportunity to comment on proposed policies.
4. Information on the Plan and implementing ordinances has been made available to anyone by City Staff or Planning Commission members, including all technical data. Staff and the Planning Commission have been available to talk to citizens seeking information on the Plan, both in and out of regular meetings.
5. A draft copy of the proposed Comprehensive Plan was mailed to all property owners in the Cannon Beach area, and distributed around the City. Several public hearings were held to solicit comment on the Plan and Ordinances prior to adoption or enactment.
6. A final public hearing/workshop was held on February 2, 1979 in order to make necessary corrections to the Plan, which was adopted on March 6, 1979. *(Res 79-02)*
7. Major revisions to the Plan were made during 1984, and adopted on August 13, 1984.
8. The City completed its State mandated periodic review in November of 1986. The City was notified on January 16, 1987 that it meets statutory and rule regulations for periodic review.

PURPOSE

The purpose of the Cannon Beach Comprehensive Plan is to control and promote development which is most desirable to the majority of the residents and property owners of the City. It is not the intention of the Plan to encourage growth, or to stop development; rather, it is the intention of the people who have prepared the Plan, including the City Planning Commission and interested citizens, to establish a set of policies and guidelines which

will allow for development to occur, while preserving those qualities which brought them to the community, or has made the community what it is today.

The character of Cannon Beach, admittedly a difficult concept to define, is made up of many factors. Some of these include a beautiful coastal location, the surrounding natural environment, a diversity of people, and a friendly, small-town atmosphere.

Cannon Beach is not without controversy. It is a community in which citizens are concerned enough to become involved in all phases of City affairs, and this involvement often leads to conflict. The intention of the Plan is to attempt to draw together the concerns of the entire community. While the policies, guidelines and recommendations are not unanimously agreed upon, they represent a statement which the City can use to guide its future growth.

(Res 79-02)

The Comprehensive Plan

VISION STATEMENT

The intent of the City is to plan for a modest level of growth over the next two decades. This growth should occur in small incremental steps that allow the community to evolve in its desired direction without disrupting the fabric of the life of the community.

The fundamental principle of the plan is to foster a community with a strong sense of place which provides its residents the quality of life that they desire. The protection and enhancement of the following unique community characteristics form the basis for achieving this principle:

Proximity to and interaction with the surrounding natural environment as defined by the ocean and its beach, the Ecola Creek estuary and surrounding forested hillsides.

A city that is physically small in size and has well defined edges as the result of its location adjacent to the ocean and forest land.

A concern for planning and design controls which create a visually attractive community for residents and visitors.

A community spiritedness which results in a high level of community participation and the development of innovative solutions to problems.

The presence of the arts.

Community diversity, where residents have a variety of lifestyles and there is an acceptance thereof.

A small town atmosphere that is characterized by a relaxed pace of life, a friendly informal setting and a high sense of security.

Cannon Beach will continue to plan for a balance between the residential and resort elements of the community. In achieving this balance, the emphasis will be placed on managing the resort aspects of Cannon Beach in a manner that is not disruptive to the residential character of the community.

Cannon Beach will continue to be a small town where the characteristics of a village are fostered and promoted. Both the physical and social dimensions associated with a village will be integral to Cannon Beach's evolution during the next two decades. The elements of the town's physical form which the plan will foster are:

Development that honors the city's physical setting.

A compact development pattern where various land uses are readily accessible to residents and visitors.

A distinct edge to the town which defines the separation of urban from rural and natural resource uses.

Mixed land uses which promote the livability of the town.

Buildings that are generally small in scale and appropriate to their setting.

Compact commercial areas that are pedestrian oriented and are readily accessible from adjoining residential areas.

Visually attractive commercial areas which reflect the coastal location and incorporate a high degree of pedestrian amenities and landscaping.

A rustic streetscape that permits informal private landscaping and irregular lines to roadway improvements.

Public spaces, such as the post office and the city park, that foster a high level of community interaction.

Small-scale family owned businesses.

The social values which will be encouraged in the town's civic life are:

A sense of safety.

A high level of community interaction.

Diversity of individuals and families.

Friendliness.

Arts as an integral part of the life of the community.

A commitment to civic affairs.

A sense of retreat for residents and visitors. *(Ord 93-25)*

GENERAL DEVELOPMENT POLICIES

1. The Design Review Board shall evaluate all development, other than single-family dwellings within the City to insure that it is in keeping with the design criteria of the Zoning Ordinance and is compatible with the surrounding development. *(Ord 84-08; Res 79-02)*
2. A maximum building height requirement shall be maintained. *(Ord 84-08; Res 79-02)*
3. Commercial uses which detract from the unique character of downtown, or are detrimental to the small town atmosphere of Cannon Beach shall be prohibited. These uses include formula food restaurants, drive-in restaurants, commercial amusement activities, and transient outdoor merchandising. Formula food restaurants are defined as businesses required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, interior or exterior design, or uniforms. *(Ord 84-08; Res 79-02)*
4. The City shall control excavation, grading, and filling in order to: avoid landslides and other geologic hazards; protect adjacent property and structures; provide for appropriate drainage improvements; minimize the extent of vegetation removal; minimize erosion and sedimentation; and protect the aesthetic character of the City. *(Ord 92-10; Ord 84-08; Res 79-02; Ord 98-04)*
5. The density of residential development throughout the City shall be based on the capability of the land in terms of its slope, potential for geologic hazard and drainage characteristics. Density limits throughout the City shall generally be:

Net Density Standards

High **(R3)**, **(RM)** - 15 dwellings per acre

Duplex or Medium **(R2)**, **(RMa)**, **(MP)**, **(RAM)** - 11 dwellings per acre

Moderate Single-Family (**R1**) - 8 dwellings per acre

Low (**RL**) - 4 dwellings per acre

Very Low (**RVL**) - 1 dwelling unit per acre

(Ord 84-08; Res 79-02)

6. The scale of residential development shall be controlled, in part, through standards for lot coverage and maximum gross square footage. *(Ord 94-07)*
7. The density of motel development shall be one unit per 1,000 square feet of site area, except as it may be modified through the design review process. *(Ord 90-03; Ord 84-08)*
8. The density of commercial development shall be determined by the height, setback, parking and landscaping requirements, except as it may be modified through the design review process. *(Ord 90-03; Ord 84-08)*
9. To control development in areas with slopes exceeding 20% and areas subject to potential geologic hazards so that potential adverse impacts can be minimized. *(Ord 92-10; Res 79-02)*
10. When site investigations are required in areas of potential landslide hazard, a site specific investigation shall be prepared by a registered geologist. Based on the conclusions of this investigation, an engineered foundation design by a soils engineer may be required by the Building Official. When site investigations are required in areas of potential coastal erosion hazard, the site specific investigation shall be prepared by a registered geologist with expertise in shoreline processes. Based on the conclusions of this investigation, protective structures designed by a registered civil engineer may be required by the Building Official.

Site investigation reports shall meet the City's criteria for the content and format for geologic hazard reports. *(Ord 84-08; Res 79-02)*

11. Site investigations by a qualified soils engineer may be required for the construction or development of property identified by the Soil Conservation Service as containing weak foundation soils. Site reports shall include information on bearing capacity of the soil, adequacy and method of drainage facilities, and the length of fill settlement necessary prior to construction. *(Ord 84-08; Res 79-02)*
12. Site investigations by a registered geologist shall be performed, prior to development, in any area with a slope exceeding 20%. Based on the conclusions of this investigation, an engineered foundation design by a soils engineer may be required by the Building Official. *(Ord 84--08)*
13. In order to maintain the scenic character of U.S. Highway 101, commercial uses along the highway shall be limited to existing commercial zones (C-1). Future public uses along the highway shall be consistent with the maintenance of the scenic character of U.S. 101. *(Ord 84-08; Ord 96-16)*
14. To ensure that development is designed to preserve significant site features such as trees, streams and wetlands. *(Ord 92-10)*
15. The City shall regulate the removal of trees in order to preserve the City's aesthetic character, as well as to control problems associated with soil erosion and landslide hazards. *(Ord 92-10)*
16. To provide flexibility in regulations governing site design so that developments can be adapted to specific site conditions. *(Ord 92-10)*

NORTHSIDE POLICIES

1. The Northside area, the area north of Ecola Creek, shall remain primarily residential in character. Development should take place only in a manner that is compatible with sensitive lands, steep slopes, active foredunes, areas subject to flooding, wetlands and stream banks. *(Ord 98-13; Ord 88-03; Res 79-02)*
2. Chapman Point is recognized as an important scenic and natural area of Cannon Beach and shall be protected by a zoning designation which permits only those uses which are consistent with the maintenance of its scenic character. *(Ord 95-19; Ord 88-03; Ord 84-08; Res 79-02)*
3. Les Shirley Park shall be maintained and improved in a manner that is compatible with the Ecola Creek estuary and adjacent residential development. Riparian vegetation adjacent to Ecola Creek and Logan Creek shall be left in its natural condition. *(Ord 95-04; Ord 88-03; Res 79-02)*
4. A fifteen foot buffer on either side of Logan Creek is established to protect riparian vegetation. In order to minimize impacts on riparian vegetation, uses and activities permitted within the buffer shall be limited. *(Ord 95-19; Ord 92-10; Ord 88-03; Ord 84-08)*
5. Placement of trailers or recreation vehicles, unless specifically permitted for use during on-going construction, in an approved RV park, or stored (but not occupied) shall be prohibited from the Northside and the City. *(Ord 88-03; Res 79-02)*
6. Subdivision or development of the land area east of Ecola Park Road shall be carefully undertaken. Streets shall be replatted along contour lines in steeper areas, and the density of development shall be inversely proportionate to the steepness of the slopes. The area shall be platted in large lots or acreages. All development in the area shall take advantage of the existing topography and natural vegetation, particularly older trees. Prior to subdivision, issuance of a building permit, or other development, a complete geologic hazards study and topographic map shall be filed with the City. *(Ord 88-03; Ord 84-08; Res 79-02)*
7. Clustering of development may be considered in order to reduce the effect of geologic hazards, protect trees and wetland areas, and to retain larger areas of open space. Where cluster development is permitted, wetland areas shall not be used in determining the permitted density of the development (no density transfer from wetland to upland areas). *(Ord 95-19; Ord 88-03; Res 79-02)*
8. Permanent mobile homes may be allowed in the exiting area east of Old U.S. 101 above the 10' contour line and adjacent to the residential area. The mobile home area shall be well designed, with proper drainage, screening (preferably with existing trees), and streets. Further development of the mobile home area shall be reviewed as a conditional use. A vegetative buffer shall be maintained between the mobile home area and adjacent residences for a distance of at least 25 feet. Mobile homes must meet the requirements of the Flood Hazard Ordinance in terms of anchoring and flood-proofing, but filling necessary to raise the elevation of the sites shall be limited by the impact on adjacent areas. *(Ord 88-03)*

NORTH SIDE POLICIES GUIDELINES AND RECOMMENDATIONS

1. The city will consider construction of additional water storage capacity on the north side in order to improve fire protection. *(Ord 98-10)*

2. The City and State should cooperate in seeking funding for the acquisition of a scenic corridor along Ecola Park Road from Fifth Street to the State Park. *(Res 79-02)*
3. The city will monitor the need for additional pedestrian and bicycle improvements on Fifth Street between Alternative Highway 101 and Ecola Park Road. *(Ord 96-16)*

DOWNTOWN POLICIES

1. The Downtown area is currently the primary commercial center of the community. Other areas in the City which shall be considered developing commercial areas are the commercial areas of Midtown, Tolovana Park and Elkland Village. *(Ord 88-03; Res 79-02)*
2. The City's objective is to support development in the Downtown area that will result in a compact town-center where a wide variety of uses occur, including housing, businesses, motels, and civic uses, including parks. *(Ord 88-03)*
3. No new land acquisition, by the City, is anticipated for parking purposes. *(Ord 88-03; Ord 84-08; Res 79-02; Ord 96-16)*
4. Where feasible, parking areas should be constructed with vehicular access onto Spruce or Larch Streets in order to enhance the pedestrian orientation of Hemlock Street. *(Ord 88-03)*
5. Uses along Hemlock Street are encouraged to create landscaping oriented to Hemlock Street for the purpose of establishing an interesting streetscape with stopping/resting nodes for pedestrians without creating a "corridor effect." *(Ord 88-03; Ord 84-08)*
6. The City will maintain the existing two-way traffic pattern in the Downtown area for the immediate future. *(Ord 88-03)*
7. The City shall continue to encourage and promote improvements to Downtown streets and sidewalks necessary to enhance pedestrian use and safety. *(Ord 94-07; Ord 88-03)*
8. The City will encourage the provision of permanent housing in Downtown by providing zoning incentives for mixed-use structures which incorporate housing. *(Ord 88-03)*
9. The general size of the Downtown commercial and motel area shall remain the same. *(Ord 88-03; Res 79-02)*
10. The City will take steps to provide a stronger focus on Downtown's natural environmental context, the estuary, and ocean beach. Potential improvements include a path system which incorporates interpretive signage and improved beach access. *(Ord 88-03)*
11. The City will prepare a management plan for the estuarine area located east of Spruce Street. The intent of this management plan shall be to preserve the integrity of the estuarine area while accommodating the storm water that drains. *(Ord 88-03)*
12. Ecola Creek Park shall be maintained as a passive use site. Consideration may be given to limited improvements which would be necessary for the launching of non-motorized boats. *(Ord 95-04; Ord 88-03)*

13. In conjunction with Downtown property-owners, the City will implement a program for the physical and visual improvement of the Downtown area. Specific projects include:
 - a. underground installation of utility lines; *(Res 79-02)*
 - b. improved beach access at the west end of Second Street; *(Ord 84-08)*
 - c. sidewalk improvements; and
 - d. information kiosks. *(Ord 88-03)*
14. New development in Downtown shall have a scale that is appropriate to its location. *(Ord 88-03)*
15. New construction, or extensive remodeling of existing buildings, should maintain or improve existing delivery access. *(Ord 88-03; Ord 84-08)*

ECOLA CREEK ESTUARY PLAN POLICIES

Under the Statewide Planning program, the Ecola Creek Estuary is classified as a conservation estuary. The Estuarine Resources Goal defines a conservation estuary or management unit as follows:

Areas shall be designated for long-term uses of renewable resources that do not require major alteration of the estuary, except for the purpose of restoration. These areas shall be managed to conserve the natural resources and benefits. These shall include areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture. They shall include tracts of significant habitat smaller or of less biological importance than those in natural estuaries, and recreational or commercial oyster and clam beds not included in natural estuaries or management units. Areas that are partially altered and adjacent to existing development of moderate intensity, which do not possess the resource characteristics of natural or development units shall also be included in this classification. *(Ord 04-05; Ord 86-11; Res 79-02)*

The city has determined to establish estuarine policies and use standards which are more restrictive than those permitted in a conservation estuary. The requirements of the Ecola Creek Estuary Zone are intended to protect the natural resources of the creek area. Only uses with minimal impact are permitted, such as pilings, buried cables, sewer lines, riprap, wastewater outfalls, and bridge crossing support structures. No motorized boating is permitted. There are two bridges across Ecola Creek at the present time and no more are anticipated. The City maintains its sewage treatment outfall in the estuary. No additional outfalls are anticipated. *(Ord 04-05; Ord 95-22)*

Clatsop County adopted an exception to the requirements of the Estuarine Resources Goal and the Coastal Shorelands Goal to permit the construction of a wetland treatment component to the city's wastewater treatment system, east of Highway 101. This system has been in operation, in conformance with the requirements of the city's NPDES Waste Discharge Permit, since 1984. *(Ord 04-05; Ord 95-22)*

Most activities permitted in the estuary are subject to the resource capability requirements and the preparation of impact assessments. The city has concluded that the permitted uses and activities will have limited impacts on the estuary and that there will be minimal cumulative impact as a result of development in the Ecola Creek Estuary. *(Ord 04-05; Ord 95-22; Ord 86-11)*

The Estuary is defined to include: estuarine water; tidelands; tidal marshes (wetlands from lower high water (LHW) inland to the line of non-aquatic vegetation); and submerged lands. In areas where there are no tidelands

or tidal marshes, the estuary extends to Mean Higher High Water. The estuary extends upstream to the head of tidewater. *(Ord 04-05; Ord 95-22)*

1. The City supports the Oregon Department of Fish & Wildlife's Natural Fish Conservation Policy of maintaining and restoring sustainable naturally produced native fish species in their natural environment.

(Ord 04-05)

2. Maintenance and repair of the existing dike on Ecola Creek is permitted. Construction of new dikes, or improvements to the existing dike which involve the filling of new estuarine areas are not permitted unless an exception to Goal #16 has been taken. *(Ord 86-11; Res 79-02)*

3. Alterations to the shoreline or the Creek which would alter the flow of the stream are not permitted. *(Ord 86-11; Res 79-02)*

4. To protect, enhance and restore the functions and values of riparian corridors, which include water quality protection, storm and flood water conveyance, fish and wildlife habitat, and open space. Riparian vegetation along Ecola Creek shall be protected, except where removal is permitted in conjunction with an approved use or activity. *(Ord 04-05; Ord 95-22; Ord 86-11)*

5. No additional land located within the boundaries of the Estuary Zone shall be used for the pasturing of animals. Additional numbers of animals shall not be permitted on these pastures. *(Ord 86-11; Res 79-02)*

6. The city's wastewater treatment facility shall endeavor to minimize the use of chlorine to treat sewage prior to discharge to the Ecola Creek estuary, in accordance with its National Pollution Discharge and Elimination System (NPDES) permit and DEQ guidelines. *(Ord 95-22; Ord 86-11)*

7. The management and improvement of Les Shirley Park shall be compatible with the Ecola Creek environment. Natural vegetation shall be retained, particularly along Ecola and Logan Creeks. *(Ord 95-22; Ord 95-04; Ord 86-11)*

8. All activities in the Ecola Creek Estuary shall be coordinated with Clatsop County to insure they are compatible with the County Comprehensive Plan. *(Ord 95-22; Ord 86-11; Res 79-02)*

9. Adverse impacts to estuarine resources resulting from dredge or fill permitted in intertidal or tidal marsh areas shall be mitigated by creation, restoration or enhancement of another area to ensure that the integrity of the estuarine ecosystem is maintained. Such mitigation shall improve or maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats and species diversity, unique features and water quality. The cost of mitigation shall be included as part of project cost analysis. *(Ord 95-22; Ord 86-11; Res 79-02)*

10. No specific projects involving intertidal dredge or fill are anticipated. Therefore, no specific mitigation sites have been identified. When a project is identified that requires mitigation, the City shall amend the Comprehensive Plan to identify and protect needed mitigation sites. *(Ord 86-11)*

11. Dredging may be permitted only for:

- a. Temporary alteration.
- b. Active restoration or estuarine enhancement;

- c. Bridge crossing support structures;
 - d. Submerged cable, sewer line, water line, or other pipeline; or
 - e. Incidental dredging necessary for the construction of a through d above. *(Ord 86-11)*
12. Fill may be permitted only as part of the following uses and activities:
- a. Maintenance and protection of man-made structures existing as of October 7, 1977;
 - b. Active restoration or estuarine enhancement;
 - c. Bridge crossing support structures;
 - d. Temporary alterations.
 - e. In conjunction with a use for which an Exception has been taken. *(Ord 95-22; Ord 86-11)*
13. The dredging and/or filling provided for by Policy 11 and 12 shall be allowed only:
- a. If required for navigation or other water dependent uses that require an estuarine location or if specifically allowed by the applicable management unit requirements of the Statewide Planning Goals, Estuarine Resources Goal #16;
 - b. If a need (i.e., a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights; and
 - c. If no feasible alternative upland locations exist; and
 - d. If adverse impacts are minimized. *(Ord 95-22; Ord 86-11)*
- Other uses and activities which could alter the estuary shall only be allowed if the requirements in b, c, and d are met. *(Ord 86-11)*
14. Temporary alterations are permitted in the estuary so long as they:
- a. Are of short-term duration (generally less than 3 years).
 - b. Are consistent with the resource capabilities of the area; and
 - c. Are such that the area and affected resources can be restored to their original condition, and
 - d. Are needed to facilitate a use allowed by the Plan. *(Ord 86-11)*
15. Proper management of existing stream side vegetation is the preferred method of shoreline stabilization, followed by planting of vegetation. Where vegetative protection is inappropriate (because of high erosion rate, the use of the site, or other factors), structural means such as riprap or bulkheading may be considered, if consistent with the restrictions in the estuarine zone. *(Ord 86-11)*
16. Where a use could potentially alter the estuarine ecosystem, the City shall require a clear presentation of the impacts of the proposed alteration. *(Ord 86-11)*

17. As required by Statewide Planning Goal #16, Estuarine Resources, some development uses and activities in certain management zones must be consistent with the resource capabilities of the management zone or unit. A procedure for determining if a development is consistent with the resource capabilities of the zone is set forth in the City Zoning Ordinance.

The following uses must be shown to be consistent with the resource capabilities of the area and the purposes of the estuarine zone:

- a. Structural shoreline stabilization, for purposes other than protection of uses existing as of October 7, 1977, unique natural resources, historical and archaeological values and public facilities;
 - b. Storm water and treated wastewater outfalls;
 - c. Active restorations for purposes other than restoration of fish and wildlife habitat or water quality;
 - d. Bridge crossings support structures;
 - e. Dredge, fill or piling necessary for the installation of uses listed above.
 - f. Temporary alterations; and
 - g. Uses and activities permitted by an approved goal exception. *(Ord 95-22; Ord 86-11)*
18. Existing public access shall not be restricted or diminished by activities or uses. *(Ord 86-11)*
19. The City shall rely on the Oregon Department of Environmental Quality (DEQ) and the Department of Agriculture, where applicable, to assess the impacts of actions affecting water quality, including wastewater effluent and the use of chemicals. *(Ord 86-11)*
20. The City shall coordinate any change of the Ecola Creek Estuary Plan with Clatsop County in future updates or periodic reviews. *(Ord 86-11; Res 79-02)*
21. To protect, enhance and restore the functions and values of estuarine habitats necessary to support viable fish populations, particularly those of coastal coho salmon, in Ecola Creek and associated tributaries. *(Ord 04-05)*

ECOLA CREEK ESTUARY PLAN
PERMITTED USES

- | | | |
|----|------------------------------------|---|
| 1. | Bridge Crossing Support Structures | C |
| 2. | Bridge Crossings | C |
| 3. | Diking | |
| | Maintenance and Repair of Dikes | P |
| | Temporary Dike | P |
| | Emergency Dike Repair | P |
| 4. | Dredging | C |
| 5. | Fill | C |
| 6. | Restoration | |
| | Passive | P |

- | | | |
|-----|---|---|
| | Active | C |
| 7. | Research and Education Observation | P |
| 8. | Non-motorized Boating, Individual | P |
| 9. | Piling | C |
| 10. | Shoreline Stabilization | |
| | Vegetative | P |
| | Riprap | C |
| | Bulkhead | C |
| 11. | Storm Water and Treated Wastewater Outfalls | C |
| 12. | Submerged Cable, Sewer Line, Water Line, or other Pipeline | C |
| 13. | Estuarine Enhancement | C |
| 14. | Temporary Alterations | C |
| 15. | Uses and activities permitted by an approved Goal Exception | C |
| 16. | Maintenance and repair of structures or facilities existing as of Oct. 7, 1977 which no longer meet the purposes of the estuary zone. | C |
- (Ord 95-22; Ord 86-11; Res 79-02)*
- P:** Permitted uses and activities may be undertaken subject to the standards set forth in the zoning ordinance and applicable State and Federal regulations. *(Ord 86-11)*
- C:** Conditional uses and activities may be undertaken subject to written findings, adopted after a public hearing, that the proposed use or activity is consistent with the policies of the Comprehensive Plan, appropriate zoning standards and, where required, that the use or activity is consistent with the resource capability of the area and the purpose of the estuary zone. *(Ord 86-11)*

ECOLA CREEK ESTUARY PLAN
EXPLANATIONS AND CONDITIONS

For the purposes of the Estuary Plan the following explanations and conditions apply:

1. **Boating:**
Non-motorized boating, including canoes, rowboats, kayaks, rafts and similar small craft. *(Ord 95-22; Ord 86-11)*
2. **Bridge Crossing:**
The portion of a bridge spanning a waterway or wetlands, not including supporting structures or fill. *(Ord 95-22; Ord 86-11)*
3. **Bridge Crossing Support Structures:**
Piers, piling, and similar structures necessary to support a bridge span but not including fill for causeways or approaches. *(Ord 95-22; Ord 86-11)*
4. **Dredging:**
Removal of materials from a wetland or body of water for channel deepening, realignment, or other uses. *(Ord 95-22; Ord 86-11)*
5. **Estuarine Enhancement:**
An action which results in a long term improvement of existing estuarine functional characteristics and processes that is not the result of a creation or restoration action. *(Ord 95-22; Ord 86-11)*
6. **Filling:**
The placement by man of sand, sediment, or other material, usually in submerged lands or wetlands, to create new uplands or raise the elevation of land. *(Ord 95-22; Ord 86-11)*

7. **Mitigation:**
The creation, restoration, or enhancement of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats and species diversity, unique features and water quality. (ORS 196.830). *(Ord 95-22; Ord 86-11)*
8. **Pasturing:**
The pasturing of animals, such as horses, cattle or other large animals, including sheds or stables. *(Ord 95-22; Ord 86-11)*
9. **Public Need**
A substantial public benefit which accrues to the community as a whole. *(Ord 95-22; Ord 86-11)*
10. **Restoration:**
Revitalizing, returning, or replacing original attributes and amenities, such as natural biological productivity, aesthetic and cultural resources, which have been diminished or lost by past alterations, activities or catastrophic events. For the purposes of State-wide Planning Goal 16, estuarine restoration means to revitalize or reestablish functional characteristics and processes of the estuary diminished or lost by past alterations, activities, or catastrophic events. A restored area must be a shallow subtidal or an intertidal or tidal marsh area after alteration work is performed, and may not have been a functioning part of the estuarine system when alteration work began. *(Ord 95-22; Ord 86-11)*
11. **Restoration, Active:**
Involves the use of specific positive remedial actions, such as removing fills or installing water treatment facilities. *(Ord 95-22; Ord 86-11)*
12. **Restoration, Passive:**
The use of natural processes, sequences, and timing which occurs after the removal or reduction of adverse stresses without other specific positive remedial action. *(Ord 95-22; Ord 86-11)*
13. **Shoreline Stabilization:**
Placement of riprap, seawalls, revetments, or other activities to stabilize eroding shorelines. *(Ord 95-22; Ord 86-11)*
14. **Temporary Alteration:**
Dredging, filling, or another estuarine alteration occurring over a specified short period of time which is needed to facilitate a use allowed by the plan. Temporary alterations may not be for more than three years and the affected area must be restored to its previous condition. Temporary alterations include: 1) alterations for bridge construction or repair; 2) minor structures (such as blinds) necessary for research and educational observation; and 3) alterations to establish mitigation sites. *(Ord 95-22; Ord 86-11)*

MIDTOWN POLICIES

1. The area between Taft Street and Gower Street and between the ocean and U.S. 101 will continue to be devoted primarily to residential use. However, along Hemlock Street, between Washington and Gower Streets, the expansion of existing small scale motels is permitted. *(Ord 92-10; Ord 88-10; Ord 88-03; Ord 84-08; Ord 81-01; Res 79-02)*
2. The southern portion of the publicly owned property east of Spruce Street and north of Madison Street shall be preserved as open space. *(Ord 98-11; Ord 88-03; Ord 84-08; Res 79-02)*

3. An area east of U.S. Highway 101, in the vicinity of Elk Creek Road and the Sunset Boulevard exit from U.S. Highway 101, is designated for non-retail-oriented commercial and enclosed recreation uses. A redesignation of this area, from C2, General Commercial, to C1, Limited Commercial, to permit retail-oriented businesses, shall not be considered. Upon annexation, the City may consider a designation change to General Commercial use for an area abutting the General Commercial area. *(Ord 88-03; Ord 84-08; Res 79-02)*
4. The area north of Elk Creek Road on the east side of U.S. Highway 101 (south of the Ecola Creek Wetlands) shall be designated for residential and recreational vehicle park use with an emphasis on low-income housing alternatives, which could include mobile homes. *(Ord 88-03; Ord 84-08; Res 79-02)*
5. No additional land shall be zoned Limited Commercial, C-1. *(Ord 94-07; Ord 88-03)*
6. The city, in cooperation with the Oregon Department of Transportation, should study the feasibility of constructing a pedestrian overpass across U.S. Highway 101 at an appropriate location north of the Sunset Boulevard interchange. *(Ord 88-03; Ord 84-08; Ord 96-16)*
7. The City shall continue to encourage and promote sidewalk improvements to enhance pedestrian use in the commercial portions of the Midtown area. *(Ord 94-07; Ord 88-03)*
8. The City, in conjunction with Midtown property owners, will implement its beach access program for the Midtown area by making the following improvements:
 - a. Development of a more attractive beach access point at Ecola Ramp;
 - b. The construction of an ocean-resources oriented environmental information kiosk at the City parking lot;
 - c. Signage indicating the location of beach access;
 - d. Suitable trash receptacles, especially in the vicinity of the beach. *(Ord 95-04; Ord 88-03)*
9. Proposals that would result in a commercial strip along U.S. Highway 101 will not be considered. *(Ord 88-03)*

MIDTOWN POLICIES RECOMMENDATIONS

1. The central commercial area around City Hall should continue to be made more attractive. *(Ord 97-16; Ord 84-08)*

TOLOVANA PARK POLICIES

Tolovana Park is generally considered as the area extending from Tolovana Hill (Arbor Lane) to the southern City limits, and from the Pacific Ocean to the eastern City limits. *(Res 79-02)*

1. The Tolovana Park area of Cannon Beach shall remain primarily residential. Generally, the area west of Hemlock shall continue to develop with single-family dwellings on 50' x 100' lots, except where smaller lots already exist. *(Ord 94-07; Ord 84-08; Res 79-02)*

2. The expansion of motels and commercial uses shall be allowed only within the areas presently designated for commercial or motel use. Such expansion shall be architecturally compatible with surrounding residential uses. No additional land shall be zoned for commercial or motel use.
(Ord 94-07; Ord 84-08; Res 79-02)

URBAN GROWTH AREA POLICIES

The following policies regulate land or activities within the Cannon Beach Urban Growth Boundary, but outside the City Limits. (Policies affecting both City and County are to be adopted by both jurisdictions.)
(Ord 88-03; Res 79-02)

1. The City and Clatsop County shall adopt an urban growth boundary management agreement that provides the primary responsibility for making land use decisions in the urban growth boundary to the City of Cannon Beach.
(Ord 90-10)
2. The County shall notify the City of proposed land use actions adjacent to the Urban Growth Boundary that have the potential for impacting the future development of the City.
(Ord 90-10; Ord 88-03; Ord 84-08; Res 79-02)
3. All land use actions shall be in conformance with the City Comprehensive Plan and Zoning Ordinance. The density of development within the Urban Growth Boundary shall be in the range of one to three acres per dwelling. The specific density shall be based on the capacity of the land in terms of slope or landslide hazard and the availability of water service, sewage disposal and police and fire protection.
(Ord 88-03; Ord 84-08; Res 79-02)
4. Full City services (water, sewer, police, street maintenance) shall be provided only to those developments which annex to the City. Developments within the urban growth boundary but outside the city limits shall include plans for individual utility systems which have been approved by the City.
(Ord 94-13; Ord 88-03; Ord 84-08; Res 79-02)
5. Annexations, or changes in the Urban Growth Boundary, shall be permitted only upon findings by the City, with the concurrence of the County, that the following criteria have been met:
 - a. There is a demonstrated need to accommodate long-range urban population growth.
 - b. There is a need for housing, employment opportunities, and livability that the change would accommodate.
 - c. The change would provide for orderly and economic extension of public facilities. For annexation requests, adequate sewer and water system capacity must be available at the time of the request, or the applicant must commit to providing the required sewer and water system improvements.
 - d. The change would allow for efficient land use and utility patterns.
 - e. Environmental, energy, economic and social consequences are considered. *(Ord 84-08; Res 79-02)*

Changes in the Urban Growth Boundary shall also conform to the procedures and requirements of Goal #2, Part II, Exceptions.
(Ord 88-03)

6. Upon annexation to the City, an area shall be given a plan and zone designation that is consistent with the Comprehensive Plan, the site's environmental characteristics, the uses being proposed and is compatible with the designation of adjacent areas.
(Ord 88-03; Ord 84-08; Ord 80-01; Res 79-02)

7. The City is opposed to the location of a destination resort adjacent to the City. The City will work with Clatsop County to ensure that land along Highway 101 south of the Highway 26/Highway 101 junction is not designated as being appropriate for a destination resort. *(Ord 94-13; Ord 88-03)*

HOUSING POLICIES

1. In order to maintain the city's village character and its diverse population, the city will encourage the development of housing which meets the needs of a variety of age and income groups, as well as groups with special needs. *(Ord 97-19; Ord 92-10; Res 79-02)*
2. The City will cooperate with other groups, private, governmental, and nonprofit in establishing programs or projects that provide affordable housing. *(Ord 92-10; Res 79-02)*
3. To the extent possible, the city shall endeavor to accommodate affordable housing in a manner that disperses it throughout the community rather than concentrating it at specific locations. *(Ord 97-19; Ord 92-10)*
4. The city encourages employers to provide affordable housing in conjunction with their operations. *(Ord 92-10)*
5. The City recognizes that there needs to be a balance between employment and housing in the Cannon Beach area and that the City can not rely solely on other communities to provide needed affordable housing. *(Ord 92-10)*
6. The City recognizes the importance of its existing residential neighborhoods in defining the character of the community and will strive to accommodate new residential development in a manner that is sensitive to the scale, character and density of the existing residential development pattern. *(Ord 92-10; Res 79-02)*
7. The City shall preserve and enhance the qualities that contribute to the character and liveability of its residential areas. These qualities include limited traffic disruptions, uncongested streets, and a low level of noise and activity. *(Ord 92-10; Ord 92-01; Res 79-02)*
8. The City finds that transient occupancy of dwelling units constitutes a visitor oriented commercial use in the City's residential areas. In order to maintain the residential character and livability of its neighborhoods and to prevent the adverse effects of the transient occupancy of dwelling units on residential neighborhoods, it is necessary to limit and regulate the transient occupancy of dwelling units. *(Ord 04-09A; Ord 92-10; Ord 92-01; Ord 85-04; Ord 84-08; Res 79-02)*
9. The City will encourage and support the development of housing units in conjunction with commercial uses in order to provide additional housing, to provide for a diversity of uses in the City's commercial areas and to provide security to commercial areas. *(Ord 97-19; Ord 92-10; Ord 84-08)*
10. The city will encourage the preservation of the older housing stock. *(Ord 97-19; Ord 92-10)*
11. The city will provide flexibility in regulations governing site design so that developments can be adapted to specific site conditions. *(Ord 97-19; Ord 92-10)*
12. The city will consider the use of cluster development and planned development techniques as a means of preserving common open space, protecting significant natural features, and providing for a variety of affordable housing types. *(Ord 97-19; Ord 92-10; Res 79-02)*

13. To the extent feasible, higher density housing developments should be located in proximity to the City's major employment areas and arterial streets. *(Ord 97-19; Ord 92-10; Ord 84-08)*
14. The City, in conjunction with the Cannon Beach Historical Society, should establish a voluntary program for protecting buildings with local historic merit. *(Ord 97-19; Ord 92-10)*
15. The city will comply with federal and state fair housing laws which affirm access to housing opportunities for all persons in Cannon Beach. *(Ord 92-10)*

THE ECONOMY POLICIES

1. The City seeks to achieve a moderate level of controlled growth which permits the City to maintain the important elements of its small-town character and preserve its unique natural setting. *(Ord 88-03)*
2. The three major sectors of the city's economy are tourism, the second home industry and retirement. The city anticipates that these sectors will continue to constitute the majority of the city's economy. The city's efforts will be directed toward enhancing these economic sectors in a manner that results in the desired balance between the residential and resort elements of the community. *(Ord 97-19; Ord 88-03; Ord 84-08; Res 79-02)*
3. The vitality of all the major sectors of the City's economy is dependent in large part on the city's physical location, its natural amenities and the attractiveness of its residential and commercial areas. The presence of the visual and performing arts and opportunities for life long learning are also important to the health of the local economy. The City's economic development strategy will focus on the protection and enhancement of these factors. The objective is to strengthen the local economy in a manner that retains the community's small town character and benefits the entire community. *(Ord 97-16; Ord 88-03)*
4. The City will work with other communities in the County to develop similar community enhancement programs as a basis for regional tourist-oriented development. *(Ord 88-03)*
5. The City shall work with the Chamber of Commerce to ensure that tourist promotion does not result in the sacrifice of small-town values important to permanent residents and second home owners. *(Ord 88-03; Ord 84-08; Res 79-02)*
6. The Chamber of Commerce, in cooperation with the City, is encouraged to consider developing a recruitment plan for businesses that provide basic services for local residents, as well as exploring methods that could be used to retain existing non-tourist-oriented businesses. *(Ord 88-03)*
7. No additional land shall be designated Residential/Motel, RM. *(Ord 97-16; Ord 88-03; Ord 84-08; Res 79-02)*
8. The Zoning Ordinance shall maintain an area outside of the three commercial centers for commercial activities requiring an extensive land area. Examples of uses to be provided for are: building material sales, warehouses, contractor shops, and enclosed recreation uses. *(Ord 88-03; Ord 84-08; Res 79-02)*
9. The city supports the economic development planning and implementation activities of the Clatsop Economic Development Committee and the Northwest Oregon Economic Alliance. *(Ord 97-16)*

10. The city will consider actions which will support the needs of the retirement community. *(Ord 97-16)*
11. The city will consider actions that will diversify the local economy where those businesses are compatible with the city's small town character. *(Ord 97-16)*

TRANSPORTATION POLICIES

1. The city should maintain a local bus service, at an appropriate level of service, to provide for the transportation requirements of persons without vehicles, to reduce vehicular congestion particularly during peak tourist periods, and to conserve energy. The local bus service should be designed to provide convenient connection to available intercity and regional bus service. *(Ord 86-11; Res 79-02; Ord 96-16)*
2. A safer and more efficient north entrance to the City will be developed. The preferred long-term design solution is a northbound underpass/overpass, which the city will actively pursue for inclusion on the Oregon Department of Transportation's Statewide Transportation Improvement Program (STIP). Until the underpass/overpass is completed, the city will cooperate with the Oregon Department of Transportation in making interim improvements. *(Ord 86-11; Ord 84-08; Res 79-02; Ord 96-16)*
3. The City will work with the Oregon Department of Transportation to coordinate plans and projects. *(Ord 86-11; Ord 96-16)*
4. The City recognizes that the Highway 101 corridor has significant scenic attributes. These attributes include: two travel lanes; a forested corridor that creates a sense of enclosure and continuity; the lack of adjacent commercial development; and a limited number of access points onto the highway. The City will cooperate with the Oregon Department of Transportation in protecting these elements of the Highway 101 corridor through Cannon Beach. *(Ord 94-07)*
5. The City supports maintaining the existing Highway 101 cross section within the City's urban growth boundary. The City also recognizes the need to make safety improvements to the highway such as improved vehicular safety at the north entrance to the City and improved merging lanes at the Sunset Boulevard interchange. The City is opposed to highway widening that would result in the creation of a passing lane or a four lane cross section within the urban growth boundary. *(Ord 94-07)*
6. The appearance of the exits and entrances from U.S. Highway 101 into the city should be improved through appropriately designed landscaping. *(Ord 96-16)*
7. Access to Hemlock Street and U.S. 101 shall be limited. Wherever possible, traffic from development shall enter these roads from shared access points or streets, rather than individual driveways. *(Ord 96-16)*
8. The city will address traffic and parking issues in its commercial areas by means of an annual parking and traffic management plan. *(Ord 96-16)*
9. The city will implement the action elements of its Americans with Disabilities Act transition plan. *(Ord 96-16)*
10. The city will continue to emphasize the use of land-use techniques and appropriate pedestrian, bicycle and transit improvements as a means of reducing the demand for motor vehicle trips. *(Ord 96-16)*

BIKE PLAN POLICIES

1. The city shall develop, and update on a periodic basis, a master bike plan for the city. *(Ord 95-04)*

HAZARDS POLICIES

1. The City shall make reasonable efforts to protect life and property from natural disasters and hazards. Measures employed by the City shall be the Plan, Zoning and Subdivision Ordinances, and other City Ordinances. *(Res 79-02; Ord 98-04)*
2. As reliable information on the location and nature of building hazards becomes available, it shall be included in the Comprehensive Plan background data, and shall form the basis for City policies regulating development in these areas. *(Res 79-02)*
3. A "Master Map" delineating areas of natural hazards shall be kept on file in City Hall, and shall be available to inform citizens of the locations of hazards. The Master Map shall contain the most up-to-date information available on mass movement, ocean or stream flooding, weak foundations soils, or other hazards the Planning Commission or City Council may designate. *(Res 79-02)*

AREA SPECIFIC HAZARDS POLICIES

1. The Curves Area (Tolovana Hill):

Further development within the large active landslide on either side of Hemlock must be carefully planned and closely monitored. *(Res 79-02)*
2. The North End Area:
 - a. Topographic map coverage is important for the evaluation of the area's buildability. At the present time, this coverage is not feasible due to the dense vegetation that covers most of the area. Proposed developments, through their site investigations, should provide more detailed topographic mapping. *(Res 79-02)*
 - b. Development could be allowed on certain steep slopes where the thick basalt sill occurs as bedrock near enough to the surface for footings to be anchored in solid, fresh basalt without extensive (preferably no) excavation of soil. This area is designated Ti - basaltic intrusive rocks on the Geologic Hazards Formations Map. Efforts shall be made to retain the natural conditions of steep slopes. *(Ord 84-08; Res 79-02)*
 - c. The remainder of the north end area shall be designated low density. *(Ord 92-10; Res 79-02)*
3. Beach Frontage:
 - a. Excavation of sand from the beach shall be prohibited. This practice oversteepens sections of the seaward slope of the dunes and exposes them to erosion by storm waves, and to a lesser extent, by high tides. The blowing of sand up onto Ocean Avenue could better be controlled by maintaining adequate vegetation cover between the street and the sand buffer. Removal or destruction of vegetation in this area shall be strictly prohibited. *(Res 79-02)*

- b. In order to control foot traffic across protective dune barriers and to reduce blowing onto the street and adjacent property, access trails to the beach shall be maintained and clearly marked. *(Res 79-02)*

GEOLOGIC HAZARDS POLICIES

1. A site specific investigation performed by a qualified expert shall be a prerequisite for the issuance of any building permit in the following areas, and delineated on the Master Map:
 - a. Those areas consisting of landslide topography developed in tertiary sedimentary rocks (TOMS).
 - b. Any property containing, or adjacent to all or part of, an active landslide.
 - c. Any property having beach frontage.
 - d. The area south of Maher Street underlain by the Astoria Formation (Tma units).
 - e. Within the two stream drainages south of West Way. *(Ord 84-08; Res 79-02)*
2. Development requirements for the City are:
 - a. Structures should be planned to preserve natural slopes. Cut and fill methods of leveling lots shall be discouraged.
 - b. Access roads and driveways shall follow the slope contours to reduce the need for grading and filling.
 - c. Removal of vegetation shall be kept to a minimum for stabilization of slopes.
 - d. Drainage patterns shall not be altered in steeper areas. Roof drains shall be channeled into natural drainage or storm sewers.
 - e. No development shall be allowed to block stream drainage ways, or to increase the water level or water flow onto adjacent property. *(Res 79-02)*

FLOOD HAZARD POLICIES

1. The City shall continue its participation in the Federal Flood Insurance Program, through the enforcement of the Flood Hazard Overlay portion of the Zoning Ordinance. All new construction and substantial improvements shall be planned to minimize flood damage. *(Ord 84-08; Res 79-02)*
2. Where development within the floodplain is allowed, assurance to the City shall be given that the development will not be expected to raise adjacent flood heights and increase public safety hazards. *(Res 79-02)*
3. Development in areas subject to severe ocean erosion or flooding (the velocity zone) shall be constructed in such a way that hazards are minimized. *(Ord 84-08; Res 79-02)*
4. Filling of wetlands or natural drainages shall be prohibited unless it is adequately demonstrated that it will not affect adjacent property, and the wetlands area is not, in the view of State or Federal resource

agencies, valuable biologically.

(Res 79-02)

SAND DUNE CONSTRUCTION POLICIES

1. The City shall prohibit residential development and commercial and industrial buildings on beaches, active foredunes, on other foredunes which are conditionally stable and are subject to ocean undercutting or wave overtopping, and on interdune areas (deflation plains) that are subject to ocean flooding. Permitted uses in these areas shall be those which are of very low intensity (such as raised wooden walkways), uses which do not cause the removal of sand or vegetation, and which could be easily removed in the event of ocean flooding, erosion or other hazard.
(Ord 86-11; Ord 84-08; Res 79-02)
2. Before a building permit is issued for construction involving the removal of vegetation in areas with sand soils, a satisfactory wind erosion prevention plan will be submitted which provides for temporary and permanent sand stabilization and maintenance of new and existing vegetation. The vegetation program shall return the area to its original level of stability. *(Ord 86-11; Ord 84-08; Res 79-02)*
3. Removal of vegetation during construction in any sand area shall be kept to the minimum required for building placement or other valid purpose. Removal of vegetation should not occur more than 30 days prior to construction. Permanent revegetation shall be started on the site as soon as practical after construction, final grading or utility placement. Storage of sand or other materials should not suffocate vegetation. *(Ord 86-11; Res 79-02)*
4. Site specific investigations by a registered geologist shall be required prior to issuance of building permits in open sand areas, on hillsides in sand areas regardless of the type of dune or its present stability, and on those conditionally stable dunes not subject to ocean hazard, but which in the view of the Building Official have potential for wind erosion or other damage. Site reports shall be paid for by the developer and the City may submit the reports to State and Federal agencies for evaluation. *(Ord 86-11; Ord 84-08; Res 79-02)*
5. The developer or party initiating action in sand areas shall be responsible for preventing adverse impacts from wind erosion on adjacent property, City streets, or utilities. Where necessary, the City may cause such impacts to be corrected at the expense of the developer. *(Ord 86-11; Ord 84-08; Res 79-02)*
6. Foredunes shall be breached only on a temporary basis in an emergency, e.g. fire control, cleaning up oil spills, and alleviating flood hazard. Restoration after breaching shall reestablish, to the maximum extent feasible, the contours and vegetative cover existing on the site prior to the breaching. *(Ord 84-08; Res 79-02)*
Grading or sand movement necessary to maintain views or to prevent sand inundation may be allowed for structures in foredune areas only if the area is committed to development or is within an acknowledged urban growth boundary and only as part of an overall plan for managing foredune grading. A foredune grading plan shall include the following elements based on consideration of factors affecting the stability of the shoreline to be managed including sources of sand, ocean flooding, and patterns of accretion and erosion (including wind erosion), and effects of beachfront protective structures and jetties. The plan shall:
 - a. Cover an entire beach and foredune area subject to an accretion problem, including adjacent areas potentially affected by changes in flooding, erosion, or accretion as a result of dune grading;
 - b. Specify minimum dune height and width requirements to be maintained for protection from flooding and erosion. The minimum height for flood protection is 4 feet above the 100 year flood elevation;

- c. Identify and set priorities for low and narrow dune areas which need to be built up;
 - d. Prescribe standards for redistribution of sand and temporary and permanent stabilization measures including the timing of these activities, and
 - e. Prohibit removal of sand from the beach-foredune system. Before construction can begin, the foredune grading plan must be adopted as an amendment to the Comprehensive Plan. *(Ord 88-13; Ord 86-11)*
7. Wells in dune areas shall not be permitted, in order to prevent the drawdown of groundwater and possible destruction of vegetation. *(Ord 86-11; Res 79-02)*
8. The City, through its Zoning Ordinance, shall regulate sand movement or alteration and vegetation control on City lands not identified in the Dune Classification System (the ADBO Zone). *(Ord 86-11)*

BEACHFRONT PROTECTIVE STRUCTURES POLICIES

1. The priorities for shoreline stabilization for erosion control are (from highest to lowest):
- a. Proper maintenance of existing riparian vegetation;
 - b. Planting of riparian vegetation;
 - c. Vegetated riprap;
 - d. Non-vegetated riprap;
 - e. Bulkhead or seawall.

Where riprap, bulkheads or seawalls are proposed as beachfront protective measures, evidence shall be provided that higher priority methods of erosion control will not work. *(Ord 86-11; Ord 84-08; Res 79-02)*

2. Structural shoreline stabilization methods shall be permitted only if:
- a. There is a critical need to protect a structure that is threatened by erosion hazard;
 - b. Impacts on adjacent property are minimized;
 - c. Visual impacts are minimized;
 - d. Access to the beach is maintained;
 - e. Long-term or recurring costs to the public are avoided, and
 - f. Riparian vegetation is preserved as much as possible.

These criteria shall apply to structural shoreline stabilization both east and west of the State Zone Line. *(Ord 86-11; Ord 84-08)*

3. The City's review of beachfront protective structures, both east and west of the State Zone Line, shall be coordinated with the Department of Transportation and the Division of State Lands. *(Ord 86-11; Ord 84-08)*

4. Permits for beachfront protective structures shall be issued only where development existed on January 1, 1977. For the purposes of this requirement "Development" means houses, commercial and industrial buildings, and vacant subdivision lots which are physically improved through construction of streets and provision of utilities to the lot and includes areas where an exception to the State Beaches and Dunes Goal has been approved. Refer to the Background Report for a description of areas where development existed on January 1, 1977. Notwithstanding that the Comprehensive Plan and a map made part of this Ordinance identify property where development existed on January 1, 1977, owners whose property is identified as undeveloped on January 1, 1977 shall have a right to a hearing as provided in Article 10 of Ordinance 79-4A as amended to determine whether development did or did not exist on the property on January 1, 1977. *(Ord 86-11; Ord 84-08)*

5. Beachfront protective structures shall be designed by a registered engineer, if landslide retention is a factor in the placement of the structure, or if the City's design criteria for riprap are not used. The structure shall be the minimum necessary to provide the level of protection required. *(Ord 86-11; Ord 84-08)*

6. The emergency placement of riprap to protect buildings from an imminent threat shall be permitted without a permit. However, the City, Department of Transportation and the Division of State Lands shall be notified of the placement. Measures taken as a result of emergency conditions will be inspected. The City may require alteration in the material placed so that it conforms to City standards. *(Ord 86-11; Ord 84-08)*

ENERGY POLICIES

1. The City of Cannon Beach shall support the Statewide Goal for conserving energy. *(Res 79-02)*

2. The City shall continue to support the recycling center. *(Ord 84-08; Res 79-02)*

3. Through construction of centralized parking lots, people shall be encouraged to park their vehicles and walk. By keeping the downtown area compact, the City can and shall encourage energy conservation. *(Res 79-02)*

ENERGY POLICIES GUIDELINES AND RECOMMENDATIONS

1. The City's bike plan encourages alternative forms of transportation that conserve energy. *(Ord 84-08; Res 79-02)*

2. The City should support the production of electrical energy by allowing wind generators, subject to reasonable safety, noise, and visual controls. The possibility of Tillamook Head as a wind generator site should be encouraged so long as its scenic and recreational value is not diminished. *(Res 79-02)*

3. The City supports programs which provide insulation and weatherization of all habitable buildings. *(Ord 84-08; Res 79-02)*

4. The City should explore the possibility of using State forest lands to establish a community wood lot. *(Res 79-02)*

RECREATION, OPEN SPACE, NATURAL, VISUAL, AND HISTORIC RESOURCES POLICIES

1. The City shall promote a recreation system for all age and interest groups. *(Ord 86-11; Res 79-02)*
2. The City recognizes the importance of the beach as a recreation and economic resource to the area. *(Ord 86-11; Res 79-02)*
3. Construction of new facilities or the expansion of existing facilities at the Tolovana Wayside shall be subject to city review in accordance with the requirements of the Park Management Zone. *(Ord 95-04; Ord 88-03; Ord 86-11; Res 79-02)*
4. The City shall cooperate with the school district to encourage maximum use of the elementary school by townspeople for recreational purposes. *(Ord 88-03; Ord 86-11; Res 79-02)*
5. The City shall encourage the use of park lands and appropriate public buildings for the arts, education and recreation. *(Ord 88-03; Ord 86-11; Res 79-02)*
6. The City shall recognize the importance of the Oregon Coast Trail as a recreation resource for the State, and shall encourage the preservation of its scenic character. *(Ord 95-19; Ord 88-03; Ord 86-11; Ord 84-08; Res 79-02)*
7. The Parks and Community Services Committee shall annually review park needs to determine what people want and what resources are available. *(Ord 95-04; Ord 88-03; Ord 86-11; Ord 84-08; Res 79-02)*
8. The City shall carry out a program of providing public access to the ocean beach and Ecola Creek by:
 - a. Retaining existing public ownership, rights-of-way, and similar public easements which provide access to coastal waters or replacing such access if they are sold, exchanged or transferred (rights-of-way may be vacated so long as equal or improved access is provided as part of a development project).
 - b. The City is developing a system of five major public access points to the ocean beach and Ecola Creek estuary. These five major public access points are: Les Shirley Park, 2nd Street street-end, Whale Park, Ecola Ramp and Tolovana Wayside. Each public access point consists of three elements: parking, physical access improvements and appropriate signage. Some access points shall be designed to permit access for persons with limited mobility.
 - c. If needed, the City will develop a system of secondary public access points upon completion of the major public access points. All street and alley ends abutting the beach are considered potential beach access points.
 - d. The City will work with affected property owners to establish a path along Ecola Creek between Ecola Creek Park and the City Park.
 - e. The City may require that proposed structural shoreline stabilization projects that abut street-ends and other public rights-of-way incorporate steps and paths or other improvements that improve public access. *(Ord 95-04; Ord 88-03; Ord 86-11)*
9. A tree corridor along U.S. Highway 101 shall be maintained. The corridor shall incorporate both the U.S. Highway 101 right-of-way and adjacent private property. *(Ord 88-03; Ord 86-11; Res 79-02; Ord 96-16)*
10. Trees shall be protected through Zoning Ordinance provisions pertaining to either forest management or tree removal. *(Ord 94-22; Ord 88-03; Ord 86-11; Ord 84-08; Res 79-02)*

11. Vegetation and tree cover along the ocean front shall be managed in a manner which retains its erosion control capabilities and maintains its contribution to the scenic character of the beach.
(Ord 95-19; Ord 88-03; Ord 86-11; Ord 84-08; Res 79-02)
12. The city property that contains the springs which provide the city's water source shall be maintained in its natural condition to protect water quality. Logging and the spraying of herbicides or pesticides shall be prohibited.
(Ord 98-10)
13. Haystack Hill State Park shall be maintained as a natural area. No development, including trails, shall be permitted.
(Ord 95-04; Ord 88-03; Ord 86-11; Ord 84-08; Res 79-02)
14. The city supports the Oregon Parks and Recreation Department's rule prohibiting driving on the beach. The City will continue to administer a permit process for necessary beach access such as wood gathering, dory launching, or access for disabled or elderly persons.
(Ord 95-14; Ord 88-03; Ord 86-11; Res 79-02)
15. Spotlights to illuminate the beach and the ocean are prohibited. Oceanfront development may include lighting that is designed for on-premise security purposes only. Existing spotlights or floodlights which are not designated for security lighting shall be phased out.
(Ord 88-03; Ord 86-11; Ord 84-08; Res 79-02)
16. The City recognizes Les Shirley Park as a Historic Resource (under OAR 660-16-000) because of its association with the Lewis and Clark Expedition. The City will protect the Historic Site from incompatible uses through Zoning Ordinance restrictions.
(Ord 88-03; Ord 86-11)
17. The City should investigate the potential of the Knoll area for passive recreational use.
(Ord 88-03)
18. The City will make its parks available for use in conjunction with appropriate arts and educational events.
(Ord 88-03)
19. The City will consider the development of a sidewalk and path system which links key environmental resources and features of the community. Where appropriate, signs interpreting the environmental resource will be provided.
(Ord 95-04; Ord 88-03)
20. The city will cooperate with appropriate state and federal agencies in preparing and implementing a management plan for the Rocky Shore Conservation District established for Haystack Rock.
(Ord 95-04)
21. The City will review land use activities that may affect known archaeological sites. If it is determined that a land-use activity may affect the integrity of an archaeological site, the City will consult with the State Historic Preservation Office on appropriate measures to preserve the site and its contents.
(Ord 95-19)
22. Indian cairns, graves and other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinternment has been developed by the State Historic Preservation Office. Upon discovery of any new archaeological sites, the City will address the Goal 5 requirements through an amendment to Comprehensive Plan Background Report.
(Ord 95-19)
23. The City will cooperate with the Oregon Department of Parks and Recreation in implementing a program to regulate uses on the beach.
(Ord 95-19)
24. To protect, enhance and restore the functions and values of freshwater habitats necessary to support viable fish populations, particularly those of coastal coho salmon, in Ecola Creek and associated

tributaries.
(Ord 04-05)

(Ord

25. To protect, enhance and restore the functions and values of riparian corridors, which include water quality protection, storm and flood water conveyance, fish and wildlife habitat, and open space. (Ord 04-05)
26. To implement the salmon habitat protection and recovery strategies contained in the City's Endangered Species Response Plan for coastal coho salmon. (Ord 04-05)
27. To coordinate with the Ecola Creek Watershed Council in the development and implementation of the City's salmon habitat protection and recovery strategies. (Ord 04-05)
28. To support public education programs that promote the preservation and enhancement of streams, wetlands and associated riparian areas through landowner and land user stewardship. (Ord 04-05)

RECREATION, OPEN SPACE, NATURAL, VISUAL AND HISTORIC RESOURCES **GUIDELINES AND RECOMMENDATIONS**

1. The City recognizes the importance of the Ecola Creek estuary and wetlands as a natural area. (Ord 86-11; Ord 84-08; Res 79-02)
2. The City should consider the use of City or County owned lands for recreation purposes. (Ord 95-04; Ord 86-11; Res 79-02)
3. The City, through its budget, is encouraged to establish a fund for recreation and open space. (Ord 86-11; Ord 84-08; Res 79-02)

PUBLIC FACILITIES AND SERVICES **STREETS POLICIES**

1. The city shall prepare and adopt minimum street improvement standards. (Ord 84-08; Res 79-02; Ord 96-16)
2. The City shall accept streets into the City system only after they have been improved to City standards. (Res 79-02; Ord 96-16)
3. Adequate storm drainage shall be provided in all street improvement projects. The Public Works Director shall specify the appropriate placement and sizing of all drainage facilities. Existing ditches or natural drainages may be acceptable if approved by the Public Works Director. (Ord 84-08; Res 79-02)
4. The City Public Works Committee shall prepare an annual work program for street maintenance and improvement projects, and forward its recommendations to the city council. (Res 79-02; Ord 96-16)
5. The council will maintain a policy on where sidewalk improvements are appropriate. (Res 79-02; Ord 96-16)
6. The city will accept a very low level of service for vehicles using portions of Hemlock Street during peak tourist periods, particularly in the commercial portions of downtown and midtown. A low level of vehicular service is consistent with the city's objective of creating compact commercial areas which are oriented to pedestrians rather than to vehicles. (Ord 96-16)

STREETS GUIDELINES AND RECOMMENDATIONS

1. Alternative transportation uses of City rights-of-way should be considered where they are not needed for streets. These uses may include bike paths and walking trails. *(Ord 95-04; Res 79-02)*
2. The City Council may consider blocking of streets which constitute public safety hazards because of poor visibility or steepness if other access is available. *(Res 79-02)*
3. The City may require the stubbing out of sewer, water and other underground utilities to undeveloped lots to avoid future excavation of streets. *(Res 79-02)*

WATER SYSTEM POLICIES

1. The City shall establish and update as required a water use rate structure capable of maintaining and improving the water system. *(Ord 98-10)*
2. The city will promote the wise use of water through educational means. *(Ord 98-10)*
3. A three-year capital improvement program for maintaining and upgrading the water system shall be established. The capital improvement program shall be reviewed annually. An annual work program shall be established based on the capital improvement program. *(Ord 98-10)*
4. The City shall establish and update as required a water system development fee that ensures that new development makes an equitable contribution to the cost of existing water system improvements. *(Ord 98-10)*
5. The city shall provide water service only to property located within the city limits. Where water service is not available, new development requiring the water service shall bear all costs associated with the extension of the water system. *(Ord 98-10)*
6. Subdivisions, planned developments, motels or other uses shall be approved only if sufficient water capacity is available. *(Ord 98-10)*
7. Water lines in proposed developments shall be adequately sized to meet future development needs, including fire flow requirements. *(Ord 98-10)*
8. Fire hydrants or other fire protection devices shall be installed by the developer to the satisfaction of the City and Fire Protection District. *(Ord 98-10)*
9. Plans for all water system improvements and water line extensions shall comply with all state and federal regulations. *(Ord 98-10)*

SEWER SYSTEM POLICIES

1. The City shall establish and update as required a sewer use rate structure capable of maintaining and improving the sewer system. *(Ord 98-10)*
2. A three year capital improvement program for maintaining and upgrading the sewer system shall be established. The capital improvement program shall be reviewed annually. An annual work program shall be established based on the capital improvement program. *(Ord 98-10)*

3. The City shall establish and update as required a sewer system development fee that ensures that new development makes an equitable contribution to the cost of existing sewer system improvements. *(Ord 98-10)*
4. The city shall provide sanitary sewer service only to property located within the city limits. Where sewer service is not available, new development requiring the sewer service shall bear all costs associated with the extension of the sewer system. *(Ord 98-10)*
5. The City shall review the capacity of the sewage treatment system at 5-7 year intervals to determine remaining capacity and identify needed improvements. *(Ord 98-10)*
6. Subdivisions, planned developments, motels or other uses shall be approved only if sufficient capacity is available. *Ord 98-10)*
7. Sewer lines in proposed developments shall be adequately sized to meet future development needs. *(Ord 98-10)*
8. Plans for all sewer line extensions and treatment plant improvements shall comply with all state and federal regulations. *(Ord 98-10)*

STORM DRAINAGE SYSTEM POLICIES

1. The City shall establish and update as required a storm drainage fee structure capable of maintaining and improving the storm drainage system. *(Ord 98-10)*
2. A three year capital improvement program for maintaining and upgrading the storm drainage system shall be established. The capital improvement program shall be reviewed annually. An annual work program shall be established based on the capital improvement program. *(Ord 98-10)*
3. The City shall establish and update as required a storm drainage system development fee that ensures that new development makes an equitable contribution to the cost of existing storm drainage system improvements. *(Ord 98-10)*
4. New development shall provide an appropriate level of storm drainage improvements. *Ord 98-10)*

DAY CARE POLICIES

1. The City recognizes the value of a day care center in providing quality child care for residents and visitors. *(Res 79-02)*
2. The City shall encourage Day Care development by use of public lands. *(Res 79-02)*

RECYCLING POLICY

1. The City shall continue to give support to the Recycling Center as a method of disposing of solid waste and saving money. *(Res 79-02)*

SCHOOL SYSTEM RECOMMENDATION

1. The City and school district should cooperate in promoting the best use of the school. Efforts should be made to incorporate local recreation and other uses. *(Res 79-02)*
2. If a new school is constructed on city property, efforts should be made to use the land and present building for community activities. *(Ord 95-04; Res 79-02)*
3. The City supports the planning of a new school. If the new school is to be located on city property, the new school should be planned to take advantage of the other uses that can be accommodated. All activities planned for the site should complement each other in terms of design and function. *Ord 95-04; Res 79-02)*

VISUAL AND PERFORMING ARTS

1. The City recognizes the value of the arts in the life of its community and in particular the important contribution made by resident artists. *(Ord 88-03; Ord 84-08; Res 79-02)*
2. The City shall support the arts in the community. City funding support for arts related events and activities is available through the city's community grants program. Funds shall also be made available for the purchase of public art. *(Ord 97-16; Ord 88-03; Res 79-02)*
3. Where appropriate, the City will incorporate the arts and crafts into City-funded projects. *(Ord 88-03; Res 79-02)*
4. The City may make its facilities, such as the City Hall and the City parks, available for art events, such as performances and non-commercial arts and crafts exhibitions. *(Ord 97-16; Ord 88-03; Res 79-02)*
5. A community center which would provide for the needs of the City's residents and artisans, the performing arts, and extended education programs, such as Portland State University's Haystack program, is highly desirable. *(Ord 94-07; Ord 88-03)*
6. The City recognizes the value of the Coaster Theater as a performing arts center and will make every effort to ensure that it continues to be used for that purpose. *(Ord 88-03)*
7. The City encourages private developers to incorporate arts and crafts elements into their projects. *(Ord 88-03)*
8. The City recognizes the value of an artist's perspective in planning and design review and shall make every effort to appoint an artist to serve on these committees. *(Ord 88-03; Res 79-02)*
9. The City recognizes the importance of the image it projects. Whenever written materials are generated for the City, every effort will be made to include quality graphic design. *(Ord 88-03; Res 79-02)*

AIR, WATER AND LAND QUALITY POLICIES

1. The City shall maintain the high air quality of Cannon Beach by working toward the provision of a regional solid waste disposal facility as an alternative to the City dump, and by prohibiting the open burning of trash (excluding leaves). *(Ord 86-11; Res 79-02)*
2. The City shall operate the sewage treatment facility in accordance with its National Pollution Discharge Elimination System (NPDES) permit. *(Ord 98-10)*
3. The City will adopt and implement erosion and sedimentation control measures to protect water quality, fish and wildlife habitat, and its investment in the storm drainage system. *(Ord 86-11; Ord 84-08; Res 79-02; Ord 98-04)*
4. Noise standards shall be included in the Zoning Ordinance to conform with State requirements. Special attention shall be given to controlling or eliminating off-road vehicles within the City Limits because of noise and erosion problems. *(Ord 86-11; Res 79-02)*
5. The City's actions shall be consistent with State and Federal hazardous waste regulations. *(Ord 86-01)*
6. The city will take the lead in working with Ecola Creek watershed land owners to develop and implement land management practices that maintain and enhance the water quality of Ecola Creek and its tributaries. *(Ord 98-10)*
7. To improve water quality parameters, such as temperature, sedimentation and chemical and nutrient contamination, which are necessary to support viable salmonid populations in Ecola Creek and associated tributaries. *(Ord04-05)*

SOLID WASTE PROTECTION POLICY

The City's franchisee currently deposits solid waste at the Seaside Transfer Station, from where it is shipped to a sanitary landfill at Raymond, Washington. The City will continue to meet DEQ Solid Waste Standards by using disposal facilities which are in compliance with State and Federal Standards, and by supporting a recycling program which reduces the need for disposal facilities. *(Ord 86-11)*

FIRE PROTECTION POLICIES

1. In cooperation with the Cannon Beach Rural Fire Protection District, the City shall maintain and develop a strong fire protection system. *(Ord 98-10)*
2. The city shall coordinate its review of subdivisions and other developments with the fire district to ensure that the sizing of the water system and placement of fire hydrants is adequate. Developments shall be allowed only if the water system is capable of providing adequate fire flow. Fire hydrants or other fire protection devices shall be installed by the developer and approved by the city. *(Ord 98-10)*

POLICE PROTECTION RECOMMENDATIONS

Due to the increasing number of tourists that visit the Cannon Beach area, there is an increasing pressure placed on the City police force. The State should assist the City in protection, particularly during the peak summer period, and in areas of State responsibility. *(Res 79-02)*

COMMUNITY APPEARANCE & DESIGN POLICIES

1. The City shall cooperate with the State Highway Division and other appropriate entities to improve the appearance of the U.S. Highway 101 corridor from the Cannon Beach junction to the City's northern entrance. The City's objective will be the creation and maintenance of a forested buffer on either side of U.S. Highway 101, if practicable. *(Ord 88-03)*
2. The quarrying of the north face of the Knoll area shall be discontinued. Existing bare areas shall be re-contoured and re-vegetated. *(Ord 88-03)*
3. The area north of the Ecola Creek bridge represents a focal point at the entrance to downtown Cannon Beach. The City should take steps to enhance the visual appearance of this area. *(Ord 88-03)*
4. The City will protect the visual character of the commercial and motel areas through standards for signs, utilities, and other visual intrusions. *(Ord 88-03)*
5. Public and private development in the City's commercial and motel areas shall be directed toward the creation of a pedestrian-oriented environment. Walk through areas between buildings are encouraged. *(Ord 88-03)*
6. New commercial, motel and government uses shall include landscaping and open spaces. *(Ord 88-03)*
7. Off-street parking areas shall be appropriately landscaped. *(Ord 88-03)*
8. The City shall use a design review process to ensure high standards of building design. *(Ord 88-03)*

LEARNING OPPORTUNITIES

1. The City shall cooperate with educational institutions at all levels in order to enhance the learning experiences of both residents and visitors. *(Ord 88-03)*
2. The City should seek ways to support continuing education programs in Cannon Beach, such as Portland State University's Haystack Program in the Arts, the Haystack Rock Awareness Program, and Clatsop Community College programs. Programs of this type should be encouraged to function in the off-season as well as during the summer. *(Ord 97-16; Ord 88-03)*
3. The City should incorporate learning opportunities, especially regarding the environment, history, and the arts, into any plans for a community center. *(Ord 88-03)*
4. The City supports the placement of interpretive signs concerning the city's environment and history. *(Ord 97-16; Ord 88-03)*
5. The City will continue to make its facilities, such as City Hall, the City parks, and the Marsh Wastewater Treatment Program, available for educational purposes. *(Ord 97-16; Ord 88-03)*
6. The City will support and encourage educational programs, such as those of Clatsop Community College and the Sunset Parks and Recreation District. *(Ord 97-16; Ord 88-03)*

PROCEDURAL POLICIES

1. The City Planning Commission is primarily responsible for the administration of the Plan and land use ordinances. The City Council shall adopt amendments to the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance by ordinance. *(Ord 84-08; Res 79-02)*

2. A major review of the Plan shall be undertaken every four years to assess changing conditions and needs. Minor Plan revisions may occur as needed. *(Ord 84-08; Res 79-02)*
3. A change in the Comprehensive Plan shall occur only after the Planning Commission and the City Council have each held a public hearing. Public notice shall be published at least twenty days prior to the public hearing date. *(Ord 90-10; Ord 84-08; Res 79-02)*
4. All City ordinances, policies and actions affecting land use must be consistent with the Comprehensive Plan. Where there is a conflict between the Plan and ordinances or actions, the Plan shall prevail. *(Res 79-02)*

CITIZEN INVOLVEMENT POLICIES

1. Citizens, including residents and property owners, shall have the opportunity to be involved in all phases of the planning efforts of the City, including collection of data and the development of policies. *(Res 79-02)*
2. The Planning Commission, Design Review Board and other City committees shall be representative of the wide diversity of views and interests in the community. *(Res 79-02)*
3. Technical information, such as the Plan background data, the Goals and Policies, and City Ordinances shall be available to the public at nominal cost. *(Res 79-02)*
4. Citizens shall receive responses to their comments to decision-makers, either directly at meetings, in the minutes of the meetings, or by written correspondence. *(Ord 84-08; Res 79-02)*
5. A taped record of each meeting shall be kept in City Hall and made available to persons wishing to listen to it. A written summary of the meetings shall be made available through the City recorder or City Clerk at the individual's expense. *(Res 79-02)*
6. Adequate financial resources shall be made available for the operation of the City Planning Commission. *(Ord 84-08; Res 79-02)*