



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2524

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Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

August 14, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Cannon Beach Plan Amendment
DLCD File Number 001-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 28, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Laren Woolley, DLCD Regional Representative
Rainmar Bartl, City of Cannon Beach

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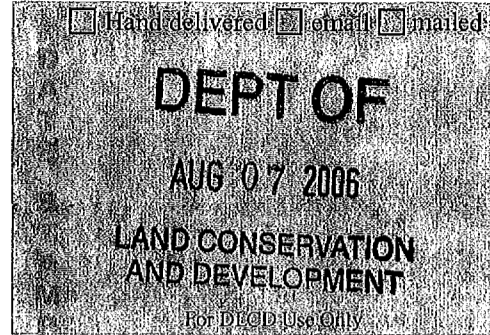


FORM 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: City of Cannon Beach Local file number: ZO 06-01 & CP 06-01
Date of Adoption: 8/1/2006 Date Mailed: 8/4/2006
Date original Notice of Proposed Amendment was mailed to DLCD: 4/10/2005

- | | |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend the Zoning Ordinance, Comprehensive Plan and Comprehensive Plan Background Report in association with the City's review of the existing urban growth boundary; Revise the City's UGB Management Agreement with Clatsop County

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

SAME

Plan Map Changed from: N/A to: _____

Zone Map Changed from: N/A to: _____

Location: _____ Acres Involved: _____

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: Goal 14

Was an Exception Adopted? YES NO

DLCD File No.: 001-06(15080)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No
If no, do the statewide planning goals apply? Yes No
If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

Clatsop County

Local Contact: **Rainmar Bartl, City Planner** Phone: **(503) 436-1581** Extension: **133**
Address: **City of Cannon Beach** City: **Cannon Beach**
PO Box 368
Zip Code + 4: **97110-368** Email Address: **bartl@ci.cannon-beach.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

BEFORE THE COMMON COUNCIL OF THE CITY OF CANNON BEACH

FOR THE PURPOSE OF AMENDING THE)
COMPREHENSIVE PLAN AND)
COMPREHENSIVE PLAN BACKGROUND)
REPORT, REGARDING THE URBAN)
GROWTH BOUNDARY AND RELATED)
POLICIES)
ORDINANCE NO. 06-09

The City of Cannon Beach does ordain as follows:

Section 1. Amend the Comprehensive Plan, Urban Growth Area Policy 3 to read as follows:

3. All land use actions shall be in conformance with the City Comprehensive Plan and Zoning Ordinance. Upon addition to the urban growth boundary, land shall be designated RVL, Residential Very Low Density.

Section 2. Amend Urban Growth Area Policy 4 to read as follows:

4. Full City services (water, sewer, and police protection) shall be provided only to those developments which annex to the City.

Section 3. Amend Urban Growth Area Policy 5 to read as follows:

5. 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 consistent with the coordinated 20-year population forecast for Clatsop County.
- b. There is a demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection.
- c. Changes to the location of the urban growth boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298, Priority of land to be included within urban growth boundary, and with consideration of the following factors:
 - 1). Efficient accommodation of identified land needs;
 - 2). Orderly and economic provision of public facilities and services;
 - 3). Comparative environmental, energy, economic and social consequences; and
 - 4). Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land.

Section 4. Amend the Urban Growth Area Policies to add a new Policy 6 to read as follows and renumbering subsequent policies:

6. Lands may be annexed to the City if the following criteria are met:

- a. The property is located within the City's urban growth boundary and is contiguous to the City limits;

- b. There is an adequate level of sewer and water system capacity available to accommodate the projected development of the area, or such capacity can be made available in a timely manner; and
- c. City utilities and roads can be extended to serve the area.

Section 5. Amend the Urban Growth Area Policies to add a new Policy 9 to read as follows:

9. Subdivisions and partitions proposed on urbanizable land (land within the urban growth boundary, but outside of the city limits) shall be designed to maintain the potential for denser urban development after the area is annexed into the City.

Section 6. Amend the Housing Policies by adding a new Policy 16 to read as follows:

16. The urban growth boundary review conducted in 2006 identified a need for additional land designated for multi-family use at some time during the twenty year planning period. The City will consider map designations, to provide for multi-family use, at such time as suitable areas are multi-family housing become available for development or redevelopment. In considering map designations changes to provide for additional multi-family housing, the city will utilize the conditional zone amendment provisions of the Zoning Code to achieve the appropriate multi-family use of these sites.

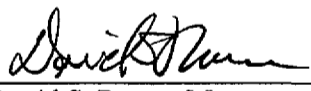
Section 7. Delete the legal description of the City of Cannon Beach Urban Growth Boundary in its entirety and replace with the legal description of the urban growth boundary described in Exhibit A – Ordinance 06-09.

Section 8. Amend the Land Use and Zoning Map to incorporate Tax Lot 200, 300 and 306, Map 51032CB into the urban growth boundary and designate these tax lots RVL, Residential Very Low Density.

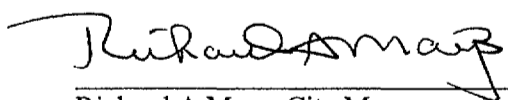
Section 9. Amend the Comprehensive Plan Background Report to incorporate the document Urban Growth Boundary Review 2005 as described in Exhibit B – Ordinance 06-09.

ADOPTED by the Common Council of the City of Cannon Beach this 1st day of August 2006, by the following roll call vote:


YEAS:	Councilors: Dooley, Swigart, Williams, Raskin; Mayor Rouse
NAYS:	None
EXCUSED:	None



David S. Rouse, Mayor

Attest:


Richard A Mays, City Manager

Approved as to Form:


William Canessa, Attorney

**Legal Description
City of Cannon Beach
Urban Growth Boundary**

August, 2006

The City of Cannon Beach Urban Growth Boundary is described as follows:

Commencing at the Northeast Corner of Section 19, Township 5 North, Range 10 West, Willamette Meridian;

Thence Westerly along the North Line of said Section 19, a distance of 2,220 feet more or less;

Thence Southerly a distance of 25 feet more or less to the intersection of the South right-of-way Line of 9th Street with the ordinary low tide line of the Pacific Ocean, and the true point of beginning;

Thence along said South right-of-way Line, Easterly a distance of 900 feet more or less, to the Westerly right-of-way Line of Ecola Park Highway;

Thence along said Westerly right-of-way Line, Southerly a distance of 850 feet more or less, to the South right-of-way Line of 8th Street;

Thence along said South right-of-way Line, Easterly a distance of 1,000 feet more or less, to the Westerly right-of-way Line of Spruce Street;

Thence along said Westerly right-of-way Line, Southerly a distance of 200 feet more or less, to a point of intersection with the Westerly prolongation of the North Line of Partition Plat 1998-005;

Thence along said North Line, Easterly a distance of 500 feet more or less, to the Northeast Corner Thereof;

Thence along the East Line of said Partition Plat, Southerly a distance of 340 feet more or less, to the South Line of a tract of land described in Book 639, Page 009, Clatsop County Deed Records, recorded on June 24, 1985;

Thence along said South Line, Easterly a distance of 835 feet more or less, to the Northerly right-of-way Line of Old Cannon Beach Road;

Thence Southerly a distance of 1,100 feet more or less, to the Southeast Corner of a tract of land described in Book 650, Page 244, Clatsop County Deed Records, recorded on January 24, 1986;

Thence leaving said Westerly right-of-way Line, Southeasterly a distance of 550 feet more or less, to the Easterly right-of-way Line of said Highway and the Southwest Corner of a tract of land described in Book 661, Page 205, Clatsop County Deed Records, recorded on August 21, 1986;

Thence along the South Line of said tract of land, Easterly a distance of 180 feet more or less, to the Northwest Corner of a tract of land described in Book 900, Page 711, Clatsop County Deed Records, recorded on May 15, 1996, and the Easterly right-of-way Line of said Highway;

Thence along the West Line of said tract of land and the Easterly right-of-way Line of said Highway, the following courses:

Thence Southerly a distance of 330 feet more or less;

Thence Westerly a distance of 100 feet more or less;

Thence Southerly a distance of 1,600 feet more or less, to the North-most Corner of a tract of land described in Book 602, Page 452, Clatsop County Deed Records, recorded on August 10, 1983;

Thence leaving said Easterly right-of-way Line, along the Easterly line of said tract of land, Southeasterly a distance of 1,235 feet more or less, to the Northwest Corner of a tract of land described in Book 601, Page 276, Clatsop County Deed Records, recorded on July 15, 1983, said point being on the north Line of Section 29, Township 5 North, Range 10 West, Willamette Meridian;

Thence along the West Line of said tract of land, Southerly a distance of 855 feet more or less;

Thence Westerly a distance of 900 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 500 feet more or less to the Northwest Corner of Partition Plat 1993-032;

Thence leaving said Easterly right-of-way Line, along the North Line of said Partition Plat, Easterly a distance of 1,622 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said Partition Plat, Southerly a distance of 1,308 feet more or less to the Southeast corner thereof and the Northeast Corner of Partition Plat 1992-034;

Thence along the East Line of said Partition Plat, Southerly a distance of 707 feet more or less to the Southeast corner thereof and the Northeast Corner of Partition Plat 1996-032;

Thence along the East Line of said Partition Plat, Southerly a distance of 268 feet more or less to the Southeast corner thereof and the Northeast Corner of a tract of land described in Book 558, Page 424, Clatsop County Deed Records, recorded on August 3, 1981;

Thence along the East Line of said tract of land, Southerly a distance of 386 feet more or less to the Southeast corner thereof and the Northeast Corner of the subdivision plat of "ELKWOOD MOUNTAIN";

Thence along the North Line of said plat, Westerly a distance of 1330 feet more or less to the Northwest corner thereof and the Northeast Corner of a tract of land described in Book 760, Page 951, Clatsop County Deed Records, recorded on June 17, 1991;

Thence along the North Line of said tract of land, Westerly a distance of 188 feet more or less to the Northwest corner thereof.

Thence along the West Line of said tract of land, Southerly a distance of 340 feet more or less, to the southwest corner thereof and the North Line of Partition Plat 1998-054;

Thence along the North Line of said Partition Plat and the prolongation of said Line, Westerly a distance of 453 feet more or less the East Line of Partition Plat 1999-014;

Thence along the East Line of said Partition Plat, Northerly a distance of 335 feet more or less to the Northeast corner thereof;

Thence along the North Line of said Partition Plat, Westerly a distance of 294 feet more or less to the Northwest Corner thereof and the Easterly right-of-way line of the Oregon Coast Highway (U.S. Highway 101);

Thence along the West Line of said Partition Plat and the Easterly right-of-way Line of said Highway, the following courses:

Thence Southerly a distance of 522 feet more or less;

Thence Easterly a distance of 160 feet more or less;

Thence Southerly a distance of 820 feet more or less, to the Northwest Corner of Partition Plat 1992-008;

Thence leaving said Easterly right-of-way Line, along the North Line of said Partition Plat, Easterly a distance of 785 feet more or less, to the Northeast Corner thereof;

Thence along the East Line of said Partition Plat and the prolongation of said Line, Southerly a distance of 1330 feet more or less, to the Northeast Corner of a tract of land described in Book 857, Page 743, Clatsop County Deed Records, recorded on October 26, 1994;

Thence along the North Line of said tract of land, Westerly a distance of 660 feet more or less to the Northwest Corner thereof;

Thence along the West Line of a tract of land described in Book 857, Page 743, Clatsop County Deed Records, recorded on October 26, 1994, the following courses:

Thence Southerly a distance of 605 feet more or less;

Thence Easterly a distance of 216 feet more or less;

Thence Southerly a distance of 200 feet more or less;

Thence Westerly a distance of 216 feet more or less;

Thence Southerly a distance of 50 feet more or less, to the Southwest Corner thereof;

Thence along the South Line of said tract of land, Easterly a distance of 300 feet more or less to the Northwest Corner of a tract of land described in Book 555, Page 677, Clatsop County Deed Records, recorded on June 25, 1981;

Thence along the West Line of said tract of land, the following courses:

Thence Southerly a distance of 200 feet more or less;

Thence Westerly a distance of 115 feet more or less;

Thence Southerly a distance of 250 feet more or less;

Thence Easterly a distance of 70 feet more or less;

Thence Southerly a distance of 213 feet more or less to the North Line of Partition Plat 2004-07;

Thence along the North Line of said Partition Plat, Easterly a distance of 472 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said Partition Plat, Southerly a distance of 292 feet more or less, to the Southeast Corner of said Partition Plat;

Thence along the South Line of Partition Plat 2004-07, Westerly a distance of 762 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 607 feet more or less to the Northwest Corner of a tract of land described in Book 218, Page 497, Clatsop County Deed Records, recorded August 1, 1952;

Thence leaving said Easterly right-of-way Line, along the North Line of said tract of land, Easterly a distance of 250 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said tract of land, Southerly a distance of 500 feet more or less to the North Line of a tract of land described in Book 882, Page 299, Clatsop County Deed Records, recorded on September 1, 1993;

Thence along the North Line of said tract of land, Easterly a distance of 90 feet more or less to the Northeast Corner thereof and the North Line of the subdivision plat of "HAYSTACK HEIGHTS";

Thence along said North Line, Easterly a distance of 460 feet more or less to the Northeast corner thereof;

Thence along the East Line of said plat, Southerly a distance of 650 feet more or less to the Southeast corner thereof and the North Line of the subdivision plat of "HAYSTACK HEIGHTS DIVISION THREE";

Thence along said North Line, Easterly a distance of 25 feet more or less to the Northeast corner thereof;

Thence along the East Line of said plat, Southerly a distance of 680 feet more or less to the Southeast corner thereof;

Thence along the South Line of said plat, Westerly a distance of 315 feet more or less to the Southwest corner thereof and the Southeast Corner of the subdivision plat of "HAYSTACK HEIGHTS DIVISION TWO";

Thence along the East Line of said plat, Northerly a distance of 10 feet more or less to the South Line of said plat;

Thence along said South Line, Westerly a distance of 585 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 1000 feet more or less to the Northwest Corner of a tract of land described in Book 742, Page 935, Clatsop County Deed Records, recorded on August 17, 1990;

Thence leaving said Easterly right-of-way Line along the North Line of said tract of land, Easterly a distance of 235 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said tract of land, Southerly a distance of 480 feet more or less to the Southeast Corner thereof;

Thence along the South Line of said tract of land, Westerly a distance of 350 feet more or less to the Southwest Corner thereof and the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 250 feet more or less;

Thence Westerly a distance of 30 feet more or less to the Northeast Corner of Government Lot 6 of Section 6, Township 4 North, Range 10 West, Willamette Meridian;

Thence along the East Line of said Lot, Southerly a distance of 300 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along said Easterly right-of-way Line, the following courses:

Thence Southeasterly a distance of 310 feet more or less;

Thence Northwesterly a distance of 40 feet more or less;

Thence Southeasterly a distance of 800 feet more or less, to the South Line of Government Lot 6 of Section 6, Township 4 North, Range 10 West, Willamette Meridian;

Thence along the South Line of said Lot, Westerly a distance of 640 feet more or less to the intersection with the ordinary low tide line of the Pacific Ocean;

Thence along said ordinary low tide line Northerly a distance of 19,000 feet more or less to the true point of beginning;

Situated in the East one-half of Sections 19, 30, and 31, the West one-half of Sections 20, 29, and 32, Township 5 North, Range 10 West, W.M., and the West one-half of Section 6, Township 4 North, Range 10 West W.M., County of Clatsop, State of Oregon.

URBAN GROWTH BOUNDARY REVIEW
2005

In 2005, the City conducted an analysis of its existing urban growth boundary to determine whether it contained sufficient residential land to accommodate the projected City's population growth to the year 2025.

The following are the general findings of that analysis:

1. There is a need for a minor expansion of the urban growth boundary to accommodate single-family and duplex development. The analysis determined that there is a supply of 415 lots available within the urban growth boundary and a need for 424 lots. The addition of a 4.78 acre area to the south of E. Surfcrest Road will increase the available supply of residential lots by 14 lots, bringing the twenty year demand and supply for residential lots into conformance.
2. Generally, the standards in the existing zoning code provide for an efficient use of land within the existing urban growth boundary. However, there are a number of minor amendments to the Zoning Code that can be implemented to increase the efficient use of existing residential land and to provide increased opportunities for needed housing within the City. These amendments are:
 - Eliminate the prohibition on no residential development of existing noncontiguous lots of less than 2,500 square feet;
 - Modify the lot of record standard for contiguous lots in the R-1, R-2, R-3, and R-M zones;
 - Permit accessory dwellings as an outright, rather than a conditional use, in the RVL, RL and R-1 zones and;
 - Eliminate the 99 foot dispersion standard for duplexes in the R-2 zone.
3. There is a need to provide an additional area for multi-family housing. The analysis determined that existing vacant land can provide for 50 multi-family units and there is a need to provide for 72 units.

The following sections in this report detail the methodology that was used to conduct the analysis of the existing urban growth boundary in order to determine whether it contained sufficient residential land to accommodate the projected City's population growth to the year 2025.

- Assumptions – Urban Growth Boundary Analysis
- Need for Residential Land to 2025
- Inventory Existing Residential Land

As part of its review of the existing urban growth boundary, the City evaluated the feasibility of extending the urban growth boundary to areas adjacent to the existing urban growth boundary. That evaluation is contained in a report titled "City of Cannon Beach, Urban Growth Boundary Utility Study." The following summarizes the methodology used in the report.

All areas adjacent to the existing urban growth boundary, which were not in industrial forest land holdings, were identified as having the potential to be included in an expanded urban growth boundary. Nine general areas were identified. The study analyzed these nine areas from two perspectives, the number of potential lots that could be accommodated, at urban densities, in each area and the feasibility and general costs of extending City sewer and water service to these areas.

The potential number of lots was determined by making an assumption about the likely density of development in the area based on the slope/density standard of the City's subdivision ordinance and the identifiable physical constraints of the area. Physical constraints that were considered included road access, topography and its orientation, the location of wetlands and stream corridors, and the configuration of adjacent existing lots and parcels.

The cost of bringing utilities to the edge of each potential addition area was determined. These costs were simplified and the distances need to extend existing utilities were also simplified. There was no attempt to provide an 'engineered' cost estimate. No cost estimate was determined for needed utilities within an area. Identified costs included sewer and water lines as well as sewer pump stations and water booster stations.

Current information was gathered for each area as it relates to zoning, number of parcels, current access, and an area description. Local site (water and sewer) utilities were determined and identified from aerial photography (flown December 2004) and City utility maps.

A site visit was made of each potential addition area. The purpose of the site visit was to verify, as much as possible, the information and conclusions that were drawn the analysis.

The report "City of Cannon Beach, Urban Growth Boundary Utility Study" is adopted by reference.

The nine general areas for the potential expansion of the urban growth boundary defined in the report "City of Cannon Beach, Urban Growth Boundary Utility Study" are:

1. Seal Rock Beach Addition
2. Bergstrom Property Addition
3. Elkridge Subdivision Addition
4. Knoll Addition
5. Swigart Addition
6. Elkwood Mountain/Seascape Addition
7. East Highway 101 Addition
8. Anderson Addition
9. Silver Point Addition

These nine areas were prioritized for potential inclusion within the urban growth boundary pursuant to the priorities identified in Oregon Revised Statutes 197.298. Two categories were established, a high priority category consisting of non-resource land or land for which Clatsop County took a Goal exception, and a lower priority category consisting of resource land for which Clatsop County did not take an exception.

The high priority areas are:

1. Seal Rock Beach Addition
2. Elk Ridge Subdivision, TL 200-500

3. Knoll Addition, TL 200 & 600
4. Elkwood Mountain/Seascape
5. East Highway 101 Addition
6. Silver Point – except TL 3500

The lower priority areas are:

1. Bergstrom Property Addition
2. Elk Ridge Subdivision Addition , TL 100
3. Knoll Addition, TL 700
4. Swigart Addition
5. Anderson Addition
6. Silver Point Addition, TL 3500

In the analysis of the six high priority areas for potential inclusion in the urban growth boundary, the East Highway 101 Addition was identified as the highest priority for potential inclusion in the urban growth boundary. This conclusion was based on the following factors, the availability of City sewer and water service immediately adjacent to the area, the lack of significant environmental constraints, and an existing platted public street which can provide vehicular access onto Highway 101. Within this general area of analysis, a smaller area south of E. Surfcrest Road is being incorporated into the urban growth boundary. The size of this area is approximately five acres and can accommodate 14 additional lots; this addition will bring the twenty year demand and supply for residential lots into conformance (a need for 424 lots and a supply of 429 lots).

*ASSUMPTIONS
URBAN GROWTH BOUNDARY ANALYSIS*

I. POLICY FRAMEWORK

Comprehensive Plan Vision Statement:

1. “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: . . .

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.”

2. “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: . . .

- 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 areas.”

Comprehensive Plan Policy Statements

1. Urban Growth Area Policy 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.”
2. The Economy Policy 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.”

Analysis Assumptions Utilized:

1. No conversion of industrial forest land (Weyerhaeuser) to urban uses.
2. No extension of City services south of Silver Point.
3. No change in City policy regarding destination resorts.

II. ANALYSIS OF WHETHER LAND USE WITHIN THE CITY IS EFFICIENT

General Findings:

1. Residential areas without environmental constraints: R-1/R-2: minimum lot size 5,000 square feet.
2. Residential areas with environmental constraints RL: minimum lot size 10,000 square feet.
3. Duplexes permitted on 5,000 square foot lots in R-2 zone, subject to dispersion standard.
4. Accessory dwellings permitted/conditionally permitted in all residential zones.
5. Some residential development, subject to wetland-lot-of-record standards, permitted in regulated wetland areas.
6. Mixed use (residential/commercial) is permitted within the City’s commercial zones.

Analysis Assumptions Utilized:

The application of existing zoning designations and standards to future residential development within the current City limits generally results in an efficient land use pattern within the City. However, there may be opportunities to modify some existing zoning designations and standards to achieve a more efficient future development pattern within the existing City limits, while maintaining the City’s character and livability.

III. POPULATION PROJECTION

The following information is taken from the Clatsop County Comprehensive Plan with regard to a coordinated population projection for Clatsop County to the year 2020.

TABLE 8: Clatsop County Population Projections

1. Center for Population Research and Census, Portland State University; United States Census.
2. City totals projected based on previous percentages of county population and percent growth.
3. Warrenton annexed Hammond in 1999, thus the substantial change in population.
4. Based on the previous growth rates and percentage of county population.
5. County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.

6. Cannon Beach numbers reflect the City's assumption that their existing percentage of County population will be maintained.

TABLE 8-1: Clatsop County Population Projections 2000 - 2020

JURISDICTION	2000 (actual)	2005	2010	2015	2020
Clatsop County ¹	35,630	36,919	38,376	40,018	41,788
Incorporated Cities: ²					
Astoria	9,813	10,152	10,649	11,205	11,826
Cannon Beach	1,588	1,642	1,707	1,780	1,859
Gearhart	995	1,107	1,151	1,200	1,254
Seaside	5,900	6,206	6,546	6,927	7,337
Warrenton	4,096	4,426	4,813	5,278	5,741
Unincorporated	13,238	13,386	13,510	13,628	13,771

1. County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.

2. City totals projected based on previous percentages of county population (see above), growth and county projection.

The following OEA population projections were utilized by Clatsop County to develop its population projections to 2020.

STATE POPULATION PROJECTIONS
OFFICE OF ECONOMIC ANALYSIS (OEA)
CLATSOP COUNTY
2000 - 2040

2000	2005	2010	2015	2020	2025	2030	2035	2040
35,622	36,919	38,376	40,018	41,788	43,727	45,771	47,898	50,089

Potential Analysis Assumptions:

- Utilize Clatsop County's Coordinated Population Projection for 2020

Cannon Beach 2020 population projection 1859

- Develop a population projection for Cannon Beach for 2025:

Assumption #1: Utilize same ratio of City population to County population as in 2020 projection - 4.45% and apply to the OEA Clatsop County 2025 projection of 43,727.

Cannon Beach 2025 population projection 1946

Assumption #2: Utilize an alternative, higher or lower City percentage of the County population projection for the year 2025:

Assume an annual City population growth rate between 2020 and 2025 of 1.0%

Cannon Beach 2025 population projection 1954

Assume an annual City population growth rate between 2020 and 2025 of 0.5%

Cannon Beach 2025 population projection 1906

3. DLCD “safe-harbor” standard: Utilize coordinated county projection (Note: the coordinated County population projection does not extend to 2025).

Analysis Assumptions Utilized:

Assumption #1: Utilize same ratio of City population to County population as in 2020 projection - 4.45% and apply to the OEA Clatsop County 2025 projection of 43,727.

IV. HOUSEHOLD SIZE

Potential Analysis Assumption:

1. Utilize same household size as in 2000 US Census
Household Size 2.11
2. Assume a smaller household size based on the following assumptions: 1). Nationwide trend of an aging population; and 2). Declining portion of the City’s population consisting of households with children.
Household size 2010 2.0
Household size 2020 1.95
Household size 2025 1.9
3. DLCD “safe-harbor” standard: Utilize household size from most recent Census, adjusted for trends.

Analysis Assumptions Utilized:

Household size of 2.0

V. VACATION DWELLINGS AS A PERCENTAGE OF TOTAL HOUSING STOCK

Potential Analysis Assumptions:

1. Utilize Housing Occupancy information from the 2000 US Census for the categories “held for seasonal, recreational or occasional use” and “vacant”
Vacation dwellings: 50%-57% of total housing stock
2. Utilize an analysis of the tenancy for recent building permits issued in 2003 and 2004

Vacation dwellings: 70% of total building permits issued

3. DLCD “safe-harbor” standard: None

Analysis Assumptions Utilized:

Vacation homes will constitute 70% of future residential construction.

VI. HOUSING MIX: SINGLE-FAMILY/DUPLEX/MULTIFAMILY

Potential Analysis Assumptions:

1. Utilize percentages in “Units in Structure” from the 2000 US Census:

SFR/Duplex/MF: 80%/6%/14%

2. Utilize the percentages based on an analysis of building permits issued within the City from 1995 -2004

SFR/Duplex/MF: 71%/2%/27%

3. DLCD “safe-harbor” standard: 50% multi-family

Analysis Assumptions Utilized:

Utilize the percentages in the 2000 US Census, SFR/Duplex/MF: 80%/6%/14%
(Note: this is the equivalent to applying the 50% DLCD “safe-harbor” standard to the number of permanent dwelling needed to 2025.)

VII. HOUSING VACANCY RATE

Analysis Assumptions:

1. Utilize a 2 percent vacancy rate for owner units and a 5 percent vacancy rate for renter units.
2. Utilize 2002 US Census vacancy rate: owner occupied 5% and rental vacancy of 16.3%.
3. Utilize a 2 percent vacancy rate for both owner occupied and rental housing.
4. DLCD “safe-harbor” standard: Two percent vacancy rate for owner occupied units and a 5 percent vacancy rate for rental units.

Analysis Assumptions Utilized:

Utilize a 2% vacancy rate for both owner occupied and rental housing.

VIII. POTENTIAL FOR REDEVELOPMENT OF EXISTING LAND WITHIN CITY FOR ADDITIONAL RESIDENTIAL USE

Assesses the potential for more intensive residential use of “underutilized residential parcels” within City limits, within the existing zoning standards.

Analysis Assumptions:

1. Assume that 50% of multiple lot parcels in single ownership will be redeveloped as additional housing.
2. Assume that 75% of multiple lot parcels in single ownership will be redeveloped as additional housing.
3. DLCD “safe-harbor” standard: Redevelopment needs to only be assumed for parcels of at least ½ acre in size.

Analysis Assumption Utilized

Assume that 50% of multiple lot parcels in single ownership will be redeveloped as additional housing.

NEED FOR RESIDENTIAL LAND TO 2025

I.	POPULATION PROJECTION		
1.	Population Projection, 2025		1946
II.	POPULATION GROWTH 2005-2025		
1.	PSU 2004 Population Estimate	1650	
2.	Population Projection, 2025	1946	
3.	Population Growth 2005-2025		296
III.	NUMBER OF DWELLING UNITS NEEDED TO ACCOMMODATE POPULATION GROWTH TO 2025		
1.	Number of Permanent Dwelling Units Needed to 2025 Assume a household size of 2.0	148	
2.	Number of Second Home Dwelling Units Needed to 2025 Assume 70% of total number of new dwelling units	352	
3.	Number of Dwelling Units Needed 2025		500
IV.	NUMBER AND TYPES OF DWELLING UNITS REQUIRED - 2025		
1.	Assume Percentage of SFR/Duplex/MF 80%/6%/14% Assume a 2% vacancy factor		

2.	Needed Housing units		
	Single –Family Dwellings		408
	Duplex/Accessory Dwelling Units		31
	Multi-family Dwelling Units		72
V.	AVAILABLE SINGLE- FAMILY LOTS WITHIN CITY LIMITS (RVL, RL, R-1, R-2, RAM)		
1.	Vacant Lots	191	
2.	Vacant Lots/Wetlands	58	
3.	Redevelopment of Existing Lots Assume 50%	39	
4.	Total		288
VI.	POTENTIAL LOTS WITHIN EXISTING UGB		
1.	Northside UGB (Recently Annexed, based on information provided as part of the annexation)	28	
2.	Midtown UGB	52	
3.	Eastside UGB	47	
4.	Total		127
VII.	POTENTIAL LOTS CITY AND UGB		
	Total		415
VIII.	SUPPLY AND DEMAND FOR SFR AND DUPLEX LOTS		
1.	Need to 2025		424
2.	Supply		415
IX.	AVAILABLE MULTI-FAMILY DWELLING UNITS, EXISTING VACANT LAND WITHIN CITY LIMITS		
	Total		50
X.	SUPPLY AND DEMAND FOR MULTI-FAMILY UNITS		
1.	Need to 2025		72
2.	Supply		50

INVENTORY OF EXISTING RESIDENTIAL LAND

I. The following methodology was used in the determination of the vacant buildable residential lots within existing city limits and potential number of dwelling units

1. Run records of all vacant tax lots designated RVL, RL, R -1, R-2, R-3, RAM within the City.
2. Exclude all vacant lots identified as potentially containing a wetland regulated by the City.
3. Review all remaining vacant parcels designated RVL, RL, R-1, R-2, and RAM to determine the number of potential lots under present zoning. Factors considered in making this determination were: ownership, slope, potential access, and geologic hazards.
4. Review all remaining vacant parcels designated R-3 to determine the number of dwelling units permitted on each vacant parcel based on the existing density standard of the R-3 zone.

II. The following methodology was used in the determination of vacant residential buildable lots within existing city limits that contain wetlands or stream corridors and the potential number of dwelling units:

1. Run records of all vacant tax lots designated RVL, RL, R -1, R-2, R-3, RAM that have been identified as potentially containing a wetland regulated by the city.
2. Analyze each parcel to determine the number of buildable lots based on the city's wetland lot of record standard.

III. The following methodology was used in the determination of the redevelopment of residential lots within existing city limits and potential number of dwelling units

1. Run records of all RVL, RL, R -1, R-2, R-3, RAM tax lots within the city that contain a structure.
2. Review all lots with a parcel size greater than the existing minimum lot size to determine if, under present zoning, additional residential lots can be created.
3. For existing lots with a parcel size large enough to potentially permit additional lot(s), review characteristics of site to determine feasibility of creating additional lots. Factors considered in making this determination were: slope, wetlands and stream corridors, potential access, existing building location, and geologic hazards
4. Based on the size of the parcel and the identified limiting factors, determine the number of additional lots that can be created from the existing parcel.

IV. The number of potential lots within the existing urban growth boundary was determined as follows:

1. Northside UGB Area. A land analysis conducted in conjunction with the consideration of this area for annexation, including statements by land owners on the number of parcels they intended to create on their property.
2. Midtown UGB Area. The report, "City of Cannon Beach, Urban Growth Boundary Utility Study," included an analysis on the likely number of lots that would be created in this area utilizing the same methodology that was applied to calculating potential number of lots is urban growth boundary expansion areas, i.e. based on the slope/density standard of the City's subdivision ordinance and the identifiable physical constraints of the area.
3. Eastside UGB Area. The report, "City of Cannon Beach, Urban Growth Boundary Utility Study," included an analysis on the likely number of lots that would be created in this area utilizing the same methodology that was applied to calculating potential number of lots is urban growth boundary expansion areas, i.e. based on the slope/density standard of the City's subdivision ordinance and the identifiable physical constraints of the area.

Table 1: Vacant Lots, City Limits RVL, RL, R1, R2, RAM

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	200	0.12	R1	1
2	41006BC	900	0.1	R1	1
3	41006BC	2700	0.12	R1	1
4	41006BC	3001	0.13	R1	1
5	41006BC	3002	0.13	R1	1
6	41006BC	3301	0.11	R1	1
7	41006BC	3401	0.11	R1	1
8	41006BC	3500	0.14	R1	1
9	41006BC	3501	0.13	R1	1
10	41006BC	6602	0.11	R1	1
11	41006BC	6900	0.11	R1	1
12	41006BC	7900	0.14	R1	1
13	41006BC	8602	0.12	R1	1
14	41006CB	1101	0.25	RL	1
15	41006CB	1200	0.12	RL	1
16	41006CB	3100	0.1	R1	1
17	51019AA	1400	0.46	RL	2
18	51019AA	1900	0.11	RL	1
19	51019AA	2200	0.11	RL	1
20	51019AA	3900	0.12	RL	1
21	51019AA	4100	0.12	RL	1
22	51019AA	4800	0.11	RL	1
23	51019AA	5600	0.37	RL	1
24	51019AA	5602/5604	0.21	RL	1
25	51019AA	7200	0.2	RVL	1
26	51019AA	7201/7300	0.16	RVL	1
27	51019AA	7202	0.11	RVL	1
28	51019AA	7600	0.11	RVL	1
29	51019AA	7605	0.23	RVL	1
30	51019AA	7606	0.11	RVL	1

31	51019AA	7607	0.11	RVL	1
32	51019AA	7608	0.23	RVL	1
33	51019AA	7610	0.11	RVL	1
34	51019AA	7701/7703	0.21	RVL	1
35	51019AA	7704	0.11	RVL	1
36	51019AA	7705	0.22	RVL	1
37	51019AB	100	0.54	RL	1
38	51019AB	1500	1.07	RL	1
39	51019AB	2500	0.5	RL	1
40	51019AC	600	0.66	RL	1
41	51019AC	1500	0.61	RL	1
42	51019AC	1600	0.96	RL	1
43	51019AC	1900	1.12	RL	1
44	51019AC	2000	0.21	RL	1
45	51019AD	314	0.09	R2	1
46	51019AD	1401	0.11	R2	1
47	51019AD	1700	0.11	R2	1
48	51019AD	4600	0.06	R2	1
49	51019AD	6600	0.11	R2	1
50	51019AD	7800	0.11	R2	1
51	51019AD	8700	0.11	R2	1
52	51019AD	9203	0.11	R2	1
53	51019AD	9400	0.11	R2	1
54	51019AD	9501	0.11	R2	1
55	51019AD	9702	0.12	R2	1
56	51019AD	10300	0.11	R2	1
57	51019AD	10700	0.23	R2	2
58	51019AD	10801	0.11	R2	1
59	51019AD	10802	0.11	R2	1
60	51019AD	10890	0.23	R2	2
61	51019AD	11002	0.11	RL	1
62	51020CB	400	0.13	R2	1
63	51020CB	502	0.11	R2	1
64	51020CB	900	0.17	R2	1
65	51020CB	1700	0.11	R2	1
66	51020CB	2200	0.11	R2	1
67	51020CB	2407	0.14	R2	1
68	51020CB	2408	0.11	R2	1
69	51029BC	901	0.19	R2	1
70	51029BC	1000	0.06	R2	1
71	51029BC	4701	0.11	R2	1
72	51029BC	4900	0.11	R2	1
73	51029BC	5301	0.11	R2	1
74	51029BC	7002	0.11	R2	1
75	51029BC	7003	0.12	R2	1
76	51029BC	10400	0.26	RAM	1
77	51029CB	301	1.1	RL	2
78	51029CB	401/700	0.37	RL	1
79	51029CB	500	0.24	RL	1
80	51029CB	2404/2405	0.2	R2	2
81	51029CC	400	0.63	RL	2
82	51030AA	900	0.14	R2	1
83	51030AA	2602	0.14	R2	1
84	51030AA	3400	0.1	R2	1
85	51030AA	3600	0.22	R2	2
86	51030AA	8900	0.11	R2	1

87	51030AA	10400	0.11	R2	1
88	51030AA	10700	0.11	R2	1
89	51030AA	12501	0.11	R2	1
90	51030AA	15100	0.11	R2	1
91	51030AD	3100	0.11	R2	1
92	51030AD	4600	0.23	R2	2
93	51030AD	4900	0.11	R2	1
94	51030AD	6600	0.11	R2	1
95	51030AD	12103	0.12	R2	1
96	51030DA	2300	0.11	R2	1
97	51030DA	2700	0.04	R2	1
98	51030DA	4101	0.23	R2	1
99	51030DA	4102	0.17	R2	1
100	51030DA	5800	0.11	R2	1
101	51030DA	7600	0.11	R2	1
102	51030DA	7900	0.11	R2	1
103	51030DA	8600	0.11	R2	1
104	51030DA	9300	0.11	R2	1
105	51030DA	10200	0.11	R2	1
106	51030DA	11200	0.11	R2	1
107	51030DA	11400	0.14	R2	1
108	51030DA	11500	0.11	R2	1
109	51030DD	100	0.14	R2	1
110	51030DD	604	0.23	RL	1
111	51030DD	905	3.84	RL	4
112	51030DD	1702	0.2	RL	1
113	51030DD	4500	0.21	RL	1
114	51030DD	7600	0.11	RL	1
115	51031AA	111	0.24	RL	1
116	51031AA	112	0.77	RL	1
117	51031AA	200	0.34	RL	1
118	51031AA	4100	0.11	R1	1
119	51031AA	4200	0.11	R1	1
120	51031AA	5300	0.14	RL	1
121	51031AA	5301	0.14	RL	1
122	51031AD	100	0.11	R1	1
123	51031AD	600	0.11	R1	1
124	51031AD	3005	0.12	R1	1
125	51031AD	5500	0.14	R1	1
126	51031AD	5800	0.17	R1	1
127	51031DA	500	0.11	R1	1
128	51031DD	200	0.11	R1	1
129	51031DD	2901	0.11	R1	1
130	51031DD	3600	0.11	R1	1
131	51031DD	3800	0.11	R1	1
132	51031DD	3902	0.12	R1	1
133	51031DD	4600	0.11	R1	1
134	51031DD	5300	0.23	R1	2
135	51031DD	5600	0.11	RL	1
136	51032BB	108	0.26	RL	1
137	51032BB	110	0.34	RL	1
138	51032BB	309	0.19	RL	1
139	51032BB	312	0.22	RL	1
140	51032BC	500	1.54	RL	1
141	51032BC	502	0.5	RL	1
142	51032BC	600	0.16	R1	1

143	51032BC	1100	0.12	R1	1
144	51032BC	2400	0.14	R1	1
145	51032BC	2604	0.11	R1	1
146	51032BC	3200	0.39	R1	3
147	51032BC	3201	0.11	R1	1
148	51032CC	317	0.17	R1	1
149	51032CC	318	0.16	R1	1
150	51032CC	328	0.13	R1	1
151	51032CC	330	0.12	R1	1
152	51032CC	333	0.31	R1	1
153	51032CC	334	0.19	R1	1
154	51032CC	336	0.13	R1	1
155	51032CC	338	0.12	R1	1
156	51032CC	349	0.13	R1	1
157	51032CC	354	0.14	R1	1
158	51032CC	355	0.14	R1	1
159	51032CC	359	0.15	R1	1
160	51032CC	361	0.21	R1	1
161	51032CC	365	0.15	R1	1
162	51032CC	367	0.16	R1	1
163	51032CC	372	0.17	R1	1
164	51032CC	374	0.18	R1	1
165	51032CC	375	0.18	R1	1
166	51032CC	1700	0.11	R1	1
167	51032CC	2600	0.08	R1	1
168	51032CC	2800	0.08	R1	1
169	51032CC	2900	0.2	R1	1
170	51032CC	4201	0.12	R1	1
171	51019AB	2700	.52	RL	1
172	51019AD	3601	.11	R2	1
173	51029BC	5301	.11	R2	1
174	51030DA	6802	.11	R2	1
175	51031DD	300	.11	R1	1
176	51032BC	3000	.18	R1	1
					191

Table 2: Vacant Wetland Lots, City Limits RVL, RL, R1, R2, R3, RAM

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	2900	0.13	R1	1
2	41006BC	4300	0.09	R3	1
3	41006BC	5800	0.13	R1	1
4	41006BC	9802	0.19	R1	1
5	41006CB	901	0.09	R1	1
6	41006CB	1900	0.17	R1	1
7	41006CB	3405	0.15	RL	1
8	41006CB	3407	0.15	RL	1
9	51019AA	6400	0.27	RL	1
10	51019AA	6500	0.11	RL	1
11	51019AA	6503	0.11	RL	1

12	51019AA	7501	1.38	RL	5
13	51019AD	305	0.11	R2	1
14	51019AD	900	0.57	R2	1
15	51019AD	1500	0.11	R2	1
16	51019AD	1600	0.11	R2	1
17	51019AD	1601	0.11	R2	1
18	51019AD	3000	0.11	R2	1
19	51019AD	3100	0.06	R2	1
20	51019AD	3400/3500	0.12	R2	1
21	51019AD	10800	0.11	R2	1
22	51020BC	400	1.84	RVL	3
23	51020CB	2400	0.21	R2	1
24	51020CB	2402	0.23	R2	1
25	51020CB	2403	0.23	R2	1
26	51020CB	2405	0.11	R2	1
27	51020CB	2600	0.23	R2	1
28	51020CB	2602	0.23	R2	1
29	51020CB	2603	0.23	R2	1
30	51029BC	10900	0.26	RAM	1
31	51029CB	1600	0.14	R2	1
32	51030AD	12307	0.13	R2	1
33	51030DA	4100	1.1	R2	1
34	51030DA	6900	0.31	R2	1
35	51030DA	8300	0.11	R2	1
36	51030DA	9600	0.11	R2	1
37	51030DA	10000/10100	0.22	R2	1
38	51030DA	10700	0.11	R2	1
39	51030DA	10900	0.11	R2	1
40	51030DD	5500	0.11	RL	1
41	51030DD	6000	0.11	RL	1
42	51030DD	7300	0.11	RL	1
43	51031AA	901	0.5	RL	1
44	51031AA	1600	0.11	RL	1
45	51032BC	500	1.54	RL	1
46	51032BC	502	0.37	RL	1
47	51032BC	1500	0.59	R1	1
48	51032BC	1502	0.11	R1	1
49	51032BC	1600	0.12	R1	1
50	51032CC	900	0.34	R3	1
51	51032CC	901	0.11	R3	1
52	51032CC	3400/3500	0.14	R1	1
53	51032CC	3501	0.41	R1	1
54	51032CC	3700	0.79	R1	1
55	51032CC	3900	0.16	R1	1

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Table 3: Redevelopment Lots, City Limits RVL, RL, R1, R2, RAM

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	5400	0.23	R1	1
2	41006BC	5700	0.25	R1	1
3	41006BC	6700	0.45	R1	1
4	41006BC	6800	0.22	R1	1
5	41006BC	7700	0.23	R1	1
6	41006BC	8201	0.26	R1	1
7	41006BC	10500	0.23	R1	1
8	41006CB	100	0.66	R1	1
9	41006CB	800	0.21	R1	1
10	51019AA	1500	0.61	RL	1
11	51019AA	7100	0.63	RVL	1
12	51019AB	101	0.61	RL	1
13	51019AB	1500/1600	1.16	RL	1
14	51019AB	1700/1800	1.54	RL	4
15	51019AD	700	0.23	R2	1
16	51019AD	1100	0.22	R2	1
17	51019AD	1300	0.23	R2	1
18	51019AD	4300	0.23	R2	1
19	51019AD	4400	0.23	R2	1
20	51019AD	7000	0.57	R2	1
21	51019AD	7001	0.37	R2	1
22	51019AD	7100	0.22	R2	1
23	51019AD	7500	0.23	R2	1
24	51019AD	7700	0.23	R2	1
25	51019DD	3900	0.23	R2	1
26	51020BC	102	0.43	R2	1
27	51020BC	300	0.42	R2	2
28	51020BC	111	0.47	R2	1
29	51020CB	1300	0.23	R2	1
30	51020CB	3400	2.61	RL	7
31	51029BC	700	0.24	R2	1
32	51029BC	3100	0.23	R2	1
33	51029BC	5600	0.22	R2	1
34	51029BC	6900	0.22	R2	1
35	51029BC	7100	0.23	R2	1
36	51029BC	7101	0.23	R2	1
37	51029BC	7200	0.23	R2	1
38	51029CB	1300	1.2	RL	1
39	51029CB	1701	0.28	R2	1
40	51029CB	2000	0.34	R2	2
41	51029CC	200	3.41	RL	1
42	51030AA	4300	0.23	R2	1
43	51030AA	10300	0.23	R2	1
44	51030AD	1500	0.23	R2	1
45	51030AD	4500	0.23	R2	1
46	51030AD	7600	0.22	R2	1
47	51030DD	300	0.29	R2	1
48	51030DD	401	0.47	R2	1
49	51031AA	4600	0.26	R1	1
50	51031AD	1301	0.2	R1	1

51	51031AD	2100	0.24	R1	1
52	51031AD	3100	0.22	R1	1
53	51031AD	5600	0.22	R1	1
54	51031AD	7100	0.22	R1	1
55	51031DA	502	0.21	R1	1
56	51031DA	1100	0.35	R1	2
57	51031DD	100	0.23	R1	1
58	51031DD	2700	0.23	R1	1
59	51031DD	2800	0.23	R1	1
60	51032BC	1401	0.47	R1	2
61	51032CC	301	0.41	R1	1
62	51032CC	302	0.34	R1	1
63	51032CC	364	0.28	R1	1
64	41006BC	5000	.36	R1	1

Table 4: Vacant Lots, City Limits R-3

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	3800	0.13	R3	1
2	41006BC	3801	0.13	R3	1
3	41006BC	3900	0.12	R3	1
4	41006BC	4200	0.1	R3	1
5	41006BC	4400	0.26	R3	3
6	41006BC	10301	0.11	R3	1
7	51029CA	100	1.44	R3	24
8	51032CC	600	0.11	R3	1
9	51032CC	1000/1001/ 1300/1301	0.48	R3	7
10	51032CC	1100	0.57	R3	9
11	51032CC	1101	0.11	R3	1
					50

FINDINGS OF FACT
CP 06-01, CITY OF CANNON BEACH REQUEST FOR AMENDMENTS TO THE
COMPREHENSIVE PLAN AND COMPREHENSIVE PLAN BACKGROUND REPORT IN
CONJUNCTION WITH THE CITY'S REVIEW OF THE EXISTING URBAN GROWTH
BOUNDARY

BACKGROUND

In 2005, the City began an analysis of its existing urban growth boundary to determine whether it contained sufficient residential land to accommodate the projected City's population growth to the year 2025.

The following are the general findings of that analysis:

1. There is a need for a minor expansion of the urban growth boundary to accommodate single-family and duplex development. The analysis determined that there is a supply of 415 lots available within the urban growth boundary and a need for 424 lots. The addition of a 4.78 acre area to the south of E. Surfcrest Road will increase the available supply of residential lots by 14 lots, bringing the twenty year demand and supply for residential lots into conformance.
2. Generally, the standards in the existing zoning code provide for an efficient use of land within the existing urban growth boundary. However, there are a number of minor amendments to the Zoning Code that can be implemented to increase the efficient use of existing residential land and to provide increased opportunities for needed housing within the City. These amendments are:
 - Eliminate the prohibition on no residential development of existing noncontiguous lots of less than 2,500 square feet;
 - Modify the lot of record standard for contiguous lots in the R-1, R-2, R-3, and R-M zones;
 - Permit accessory dwellings as an outright, rather than a conditional use, in the RVL, RL and R-1 zones and;
 - Eliminate the 99 foot dispersion standard for duplexes in the R-2 zone.
3. There is a need to provide an additional area for multi-family housing. The analysis determined that existing vacant land can provide for 50 multi-family units and there is a need to provide for 72 units.

The proposed amendments to the Comprehensive Plan and Comprehensive Plan Background Report include:

- Updated background material on the need to amend the City's urban growth boundary to accommodate projected residential development for the next twenty years.
- An amendment to the Comprehensive Plan/Zoning Code Map to include three parcels within the urban growth boundary, Tax Lot 200, 300 and 306, Map 51032CB.
- Amendments to the Comprehensive Plan urban growth area policies to bring the policies into conformance with the recently revised Oregon Statewide Planning Goal 14, Urbanization.
- New Comprehensive Plan policies recognizing the need for additional land designated for multi-family dwelling use.

- Amendments to the urban growth boundary joint management agreement with Clatsop County

The Planning Commission held a public hearing on the proposed amendments at its April 27, 2006 meeting.

The Council held a public hearing on the proposed amendments at its June 6, 2006, meeting.

ANALYSIS/INFORMATION

STATEWIDE PLANNING GOALS

- A. Goal 14 Urbanization provides the following standards for urban growth boundaries:

1. **“Urban Growth Boundaries** Urban growth boundaries shall be established and maintained by cities, counties and regional governments to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land. Establishment and change of urban growth boundaries shall be a cooperative process among cities, counties and, where applicable, regional governments. An urban growth boundary and amendments to the boundary shall be adopted by all cities within the boundary and by the county or counties within which the boundary is located, consistent with intergovernmental agreements, except for the Metro regional urban growth boundary established pursuant to ORS chapter 268, which shall be adopted or amended by the Metropolitan Service District.”

Finding: The City is coordinating its review of the existing urban growth boundary with Clatsop County. The City and Clatsop County have adopted an “Urban Growth Boundary Area Joint Management Agreement.” Modifications to that agreement are proposed as a result of the urban growth boundary review process.

Conclusion: The proposed amendments are consistent with this requirement of Goal #14.

2. **“Land Need** Establishment and change of urban growth boundaries shall be based on the following:

- (1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and
- (2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2).

In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.

Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.”

Finding: Clatsop County’s coordinated population projection to the year 2020 was utilized in conducting the analysis. Clatsop County does not have a coordinated population project to the year 2025. There is a population projection for Clatsop County to the year 2025. A Cannon Beach population estimate to the year 2025 was extrapolated from the Clatsop County population projection in order to create a 20-year population projection. The extrapolation of the City’s population to the year 2025 assumed that Cannon Beach would continue to represent the same percentage of the

estimated Clatsop County population as in the coordinated Clatsop County population projection to the year 2020.

The purpose of the city's urban growth boundary analysis was to determine the adequacy of the urban growth boundary for residential development. The general conclusion of the analysis was that the existing urban growth boundary, with a minor modification of approximately five acres, was adequate to accommodate the projected residential growth for the next twenty years. The analysis did identify a need to provide at least one additional area for multi-family housing. The comprehensive plan is being amended to identify this need. The potential areas to accommodate additional multi-family development are not being proposed for map amendments at this time. The City's strategy with regard to these properties is to consider a map amendment at the time of a specific development proposal. This approach will allow the City, through its conditional zoning provisions, to condition a map amendment to provide for high density residential in a manner that best addresses the City's needs for high density housing, i.e. rental housing, rather than condominium ownership.

The City conducted an evaluation of its existing residential zoning regulations to determine if their modification could result in additional in-fill development, while still maintaining overall community goals. The conclusion of the analysis was that generally the standards of the zoning code provide for an efficient use of land within the existing urban growth boundary. However, a number of minor amendments to the Zoning Code are being proposed. Their implementation will increase the efficient use of existing residential land by providing additional opportunities to provide for housing within the existing urban growth boundary. These proposed amendments are:

- Eliminate the prohibition on no residential development of existing noncontiguous lots of less than 2,500 square feet;
- Modify the lot of record standard for contiguous lots in the R-1, R-2, R-3, and R-M zones;
- Permit accessory dwellings as an outright, rather than a conditional use, in the RVL, RL and R-1 zones and;
- Eliminate the 99 foot dispersion standard for duplexes in the R-2 zone.

The implementation of these changes will provide for a limited increase in the number of developable lots and increase the areas where duplexes and accessory dwellings can be sited.

Conclusion: The proposed amendments are consistent with this requirement of Goal #14.

3. **“Boundary Location** The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:
(1) Efficient accommodation of identified land needs;
(2) Orderly and economic provision of public facilities and services;
(3) Comparative environmental, energy, economic and social consequences; and
(4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.”

Finding: As part of its review of the existing urban growth boundary, the City evaluated the feasibility of extending the urban growth boundary to areas adjacent to the existing

urban growth boundary. That evaluation is contained in a report titled "City of Cannon Beach, Urban Growth Boundary Utility Study." All areas adjacent to the existing urban growth boundary, which were not in industrial forest land holdings, were identified as having the potential to be included in an expanded urban growth boundary. Nine general areas were identified. The study analyzed these nine areas from two perspectives, the number of potential lots that could be accommodated, at urban densities, in each area and the feasibility and general costs of extending City sewer and water service to these areas. The nine areas were also prioritized for potential inclusion within the urban growth boundary pursuant to the priorities identified in Oregon Revised Statutes 197.298.

The area titled "East Highway 101 Addition," in the "City of Cannon Beach, Urban Growth Boundary Utility Study," was identified as the highest priority for potential inclusion in the urban growth boundary. This conclusion was based on the following factors, the availability of City sewer and water service immediately adjacent to the area, the lack of significant environmental constraints, and an existing platted public street which can provide vehicular access onto Highway 101. Within this general area of analysis, a smaller area south of E. Surfcrest Road is being incorporated into the urban growth boundary. The size of this area is approximately five acres and can accommodate 14 additional lots; this addition will bring the twenty year demand and supply for residential lots into conformance (a need for 424 lots and a supply of 429 lots).

Conclusion: The proposed amendments are consistent with this requirement of Goal #14.

4. **"Urbanizable Land** Land within urban growth boundaries shall be considered available for urban development consistent with plans for the provision of urban facilities and services. Comprehensive plans and implementing measures shall manage the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned."

Finding: To meet this objective, the comprehensive plan is being amended to incorporate the following policy:

9. Subdivisions and partitions proposed on urbanizable land (land within the urban growth boundary, but outside of the city limits) shall be designed to maintain the potential for denser urban development after the area is annexed into the City.

This policy is implemented by the following standard in the subdivision ordinance, Section 16.04.280.K:

K. Subdivision into Tracts Larger than Ordinary Building Lots. Where a tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged so as to allow the openings of future streets and logical further resubdivisions. However, each lot shall contain a feasible building site.

Conclusion: The proposed amendments are consistent with this requirement of Goal #14.

CONCLUSION:

The proposed amendments are consistent with the State-wide Planning Goals.

Projects\ugb\final\cp06-01 fin

BEFORE THE COMMON COUNCIL OF THE CITY OF CANNON BEACH

FOR THE PURPOSE OF AMENDING) ORDINANCE NO. 06-10
MUNICIPAL CODE, TITLE 17, ZONING,)
TO IMPLEMENT REVISIONS IN)
CONJUNCTION WITH THE REVIEW OF)
THE URBAN GROWTH BOUNDARY)

The City of Cannon Beach does ordain as follows:

Section 1. Amend Municipal Code, Section 17.08.020 Residential Very Low Density (RVL) Zone, Uses permitted outright by adding a new subsection H to read as follows:

H. Accessory dwelling which satisfies the requirements of Section 17.54.080.

Section 2. Amend Municipal Code, Section 17.08.030 Residential Very Low Density (RVL) Zone, Conditional uses permitted by deleting subsection F in its entirety.

Section 3. Amend Municipal Code, Section 17.10.020 Residential Lower Density (RL) Zone, Uses permitted outright by adding a new subsection H to read as follows:

H. Accessory dwelling which satisfies the requirements of Section 17.54.080.

Section 4. Amend Municipal Code, Section 17.10.030 Residential Lower Density (RL) Zone, Conditional uses permitted by deleting subsection F in its entirety.

Section 5. Amend Municipal Code, Section 17.12.020 Residential Medium Density (R1) Zone, Uses permitted outright by adding a new subsection H to read as follows:

H. Accessory dwelling which satisfies the requirements of Section 17.54.080.

Section 6. Amend Municipal Code, Section 17.12.030 Residential Medium Density (R1) Zone, Conditional uses permitted by deleting subsection F in its entirety.

Section 7. Amend Municipal Code, Section 17.12.040.A Residential Moderate Density (R1) Zone, Standards to read as follows:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020.

Section 8. Amend Municipal Code, Section 17.14.040.A Residential Medium Density (R2) Zone, Standards to read as follows:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet.

Section 9. Amend Municipal Code, Section 17.16.040.A Residential High Density (R3) Zone, Standards to read as follows:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet. The density of multifamily dwellings, other than limited triplexes, shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit. The density of limited triplexes shall be in conformance with Section 17.90.090. The maximum density of motels shall be one unit per one thousand square feet of site area.

Section 10. Amend Municipal Code, Amend Section 17.20.040.A Residential Motel (RM) Zone, Standards to read as follows:

A. Lot Size. Lot area shall be at least five thousand square feet, except that construction on lots of less than five thousand square feet is permitted subject to the standards of Section 17.82.020. The minimum lot size for a two-family dwelling shall be five thousand square feet. The density of multifamily dwellings, other than limited triplexes, shall be five thousand square feet for the first unit of the multifamily dwelling plus two thousand five hundred square feet for each additional unit. The density of limited triplexes shall be in conformance with Section 17.90.090. The maximum density of motels shall be one unit per one thousand square feet of site area.

Section 11. Amend Municipal Code, Section 17.82.020 Nonconforming lots to read as follows:


1. If a lot or the aggregate of contiguous lots held in a single ownership as recorded in the office of the county clerk at the time of the passage of the ordinance codified in this chapter has an area or dimension which does not meet the lot size requirements of the zone in which the property is located, the lot or the aggregate of contiguous lots may be occupied by a use permitted in the zones, subject to the other requirements of the zone, provided that, if there is an area deficiency, residential use shall be limited to a single-family dwelling.

2. In the R-1, R-2, R-3 and RM Zone, where two contiguous lots, which were created prior to the effective date of Ordinance 79-4A, are held in a single ownership and one of the lots has a minimum lot area of at least 4,000 square feet and the other lot has a minimum lot area of at least 2,500 square feet, both the lots may be occupied by a single-family dwelling so long as the total building coverage on the lot does not exceed forty percent.

Section 12. Amend Municipal Code, Section 17.90.170.A.1 Duplex standards by deleting this section in its entirety.

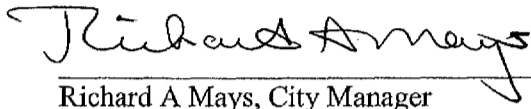
ADOPTED by the Common Council of the City of Cannon Beach this 1st day of August 2006,
by the following roll call vote:

YEAS:	Councilors: Dooley, Williams, Raskin
NAYS:	Swigart; Mayor Rouse
EXCUSED:	None



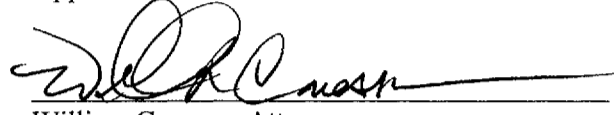
David S. Rouse, Mayor

Attest:



Richard A Mays, City Manager

Approved as to Form:



William Canessa, Attorney

FINDINGS OF FACT
ZO 06-01, CITY OF CANNON BEACH REQUEST FOR AMENDMENTS TO THE ZONING CODE
IN CONJUNCTION WITH THE CITY'S REVIEW OF THE EXISTING URBAN GROWTH
BOUNDARY

BACKGROUND

In 2005, the City began an analysis of its existing urban growth boundary to determine whether it contained sufficient residential land to accommodate the projected City's population growth to the year 2025.

In conformance with State-wide Planning Goal #14, Urbanization, the City conducted an evaluation of its existing residential zoning regulations to determine if their modification could result in additional in-fill development, while still maintaining overall community goals. The conclusion of the analysis was that generally the standards of the zoning code provide for an efficient use of land within the existing urban growth boundary. However, a number of amendments to the zoning code are being proposed. Their implementation will increase the efficient use of existing residential land by providing additional opportunities to provide for housing within the existing urban growth boundary. These proposed amendments are:

- Eliminate the prohibition on no residential development of existing noncontiguous lots of less than 2,500 square feet;
- Modify the lot of record standard for contiguous lots in the R-1, R-2, R-3, and R-M zones;
- Permit accessory dwellings as an outright, rather than a conditional use, in the RVL, RL and R-1 zones and;
- Eliminate the 99 foot dispersion standard for duplexes in the R-2 zone.

The implementation of these changes will provide for a limited increase in the number of developable lots and increase the areas where duplexes and accessory dwellings can be sited in the City.

The Planning Commission held a public hearing on the proposed amendments at its April 27, 2006 meeting.

The Council held a public hearing on the proposed amendments at its June 6, 2006, meeting.

ANALYSIS/INFORMATION

CRITERIA - ZONING ORDINANCE

A. Section 17.86.070 Criteria provides that "before an amendment to the text of the ordinance codified in this title is approved, findings will be made that the following criteria are satisfied:"

1. "The amendment is consistent with the comprehensive plan."

Findings:

Housing Policy 3 states that "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."

Finding: Accessory dwellings are an affordable housing type that can provide for such housing in a dispersed manner. Making accessory dwellings an outright use rather than a



conditional use in the RVL, the RL and the R-1 zone will increase the opportunities for such housing.

Housing Policy 7 states that “The City shall preserve and enhance the qualities that contribute to the character and livability of its residential areas. These qualities include limited traffic disruptions, uncongested streets, and a low level of noise and activity.”

Finding: The proposed amendments create a limited number of new opportunities for in-fill development by changing the City’s lot-of-record standard for lots that are substandard with regard to the current minimum lot size for the zone in which they are located. It is estimated that the proposed changes would create less than twenty additional developable lots. This number of additional development opportunities will not adversely affect the described qualities that contribute to the livability of the City’s residential neighborhoods.

Conclusion: The proposed amendment meets this criterion.

2. “The amendment will not adversely affect the ability of the city to satisfy land and water use needs.”

Findings: The proposed amendments will increase the ability to provide for accessory dwellings in the RVL, RL and R-1 zone, by making accessory dwelling an outright use in these zones.

The proposed amendments will increase the ability to provide for duplexes in the R-2 zone by deleting the 99-foot dispersion standard.

Changing the City’s lot-of-record standard for lots that are substandard with regard to the current minimum lot size for the zone in which they are located will increase the number of buildable lots within the City.

Taken together, these infill measures, in part, will allow the City to meet its projected residential growth requirements for the next twenty years.

Conclusion: The proposed amendment meets this criterion.

CONCLUSION

The proposed amendments meet the applicable criteria.

Projects\ugb\final\zofinalfindings

BEFORE THE COMMON COUNCIL OF THE CITY OF CANNON BEACH

FOR THE PURPOSE OF AMENDING)
CITY OF CANNON BEACH URBAN)
GROWTH BOUNDARY AREA JOINT)
MANAGEMENT AGREEMENT WITH)
CLATSOP COUNTY)

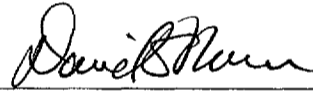
ORDINANCE NO. 06-11

The City of Cannon Beach does ordain as follows:

Section 1. The City of Cannon Beach Urban Growth Boundary Area Joint Management Agreement with Clatsop County is amended as described in Exhibit A—Ordinance 06-11.

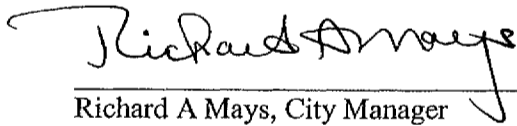
ADOPTED by the Common Council of the City of Cannon Beach this 1st day of August 2006, by the following roll call vote:

YEAS: Councilors: Dooley, Swigart, Williams, Raskin; Mayor Rouse
NAYS: None
EXCUSED: None



David S. Rouse, Mayor

Attest:


Richard A Mays, City Manager

Approved as to Form:



William Canessa, Attorney

CITY OF CANNON BEACH
URBAN GROWTH BOUNDARY AREA JOINT MANAGEMENT
AGREEMENT WITH CLATSOP COUNTY

SECTION 1. INTRODUCTION.

1. The parties to the Joint Management Agreement shall be the City of Cannon Beach, Oregon, hereinafter referred to as the City, and Clatsop County, Oregon, hereinafter referred to as the County.
2. The terms of the Joint Management Agreement shall be applicable to the city's Urban Growth Boundary Area. For the purposes of this Agreement, the Urban Growth Boundary Area shall be defined as that area of land extending from the City's corporate limits to the City's Urban Growth Boundary as referenced and mapped in the City's Comprehensive Plan, and hereby incorporated into and made a part of this document.

SECTION 2. DEFINITIONS.

1. Words and phrases used in this joint agreement and not defined herein shall be construed in accordance with ORS Chapters 92, 197, 215 and 227 and applicable Oregon statewide Planning Goals unless otherwise specified. In the event of two or more definitions are provided for a single word or phrase, the most restrictive definition shall be utilized in construing this Agreement.
2. Urban Area: Those lands which lie within the designated Urban Growth Boundary, either within or without the city.
3. Urban Growth Area: That portion of the Urban Area which is outside of the incorporated limits of the city.
4. Urban Growth Boundary: The line drawn around the Urban Area which separates rural from urbanizable land, as identified within the Comprehensive Plan for the city.
5. Urbanizable Land: Urbanizable lands are those lands within the Urban Growth Boundary which are identified and (1) determined to be necessary and suitable for future urban area: (2) can be served by public facilities and services: (3) are needed for the expansion of an urban area.
6. Land-use Actions: Land use actions consist of the discretionary approval of a proposed development of land as defined by ORS 197.015 (10). The following are land use actions: conditional use permit, variance, actions affecting a nonconforming use or structure, design review plan approval, subdivision and partition approval.
7. Development Permit: A permit which is issued administratively for a development which is in compliance with the standards of the zone in which it is located.

SECTION 3. INTENT OF AGREEMENT.

1. The provisions of this agreement shall establish the procedure for review and action on Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance amendments, land use actions, building permits, land use enforcement actions and other related matters.

SECTION 4. APPLICABLE DOCUMENTS.

1. The Cannon Beach Comprehensive Plan shall serve as the comprehensive plan for the Urban Area.
2. The Cannon Beach Zoning Ordinance and Subdivision Ordinance shall provide the criteria for acting on proposed land use actions and development permits in the Urban Area.

SECTION 5. LAND USE REGULATORY PROCEDURES.

Cannon Beach shall serve as the lead agency for all development requests within the urban area. The following procedures shall be followed:

1. Land use actions shall be processed according to the following procedure:
 - (a) All applications shall be submitted to Cannon Beach and shall be on forms provided by the City.
 - (b) Upon receipt of a complete application, the City shall notify the County Department of Planning and Development of the hearing date at which the matter will be considered.
 - (c) The application shall be reviewed by the Cannon Beach Planning Commission or Design Review Board as provided for in the Cannon Beach Zoning Ordinance and/or Cannon Beach Subdivision Ordinance.
 - (d) The County shall have standing to participate in the public hearing.
 - (e) The City shall notify the County of the decision of the Cannon Beach Planning Commission or Design Review Board within five (5) working days of the decision.
 - (f) The decision of the Cannon Beach Planning Commission or Design Review Board shall be final unless appealed by a party to the public hearing.
 - (g) An appeal of a decision of the Cannon Beach Planning Commission or Design Review Board shall be to the Clatsop County Board of Commissioners.
 - (h) The review of the appeal shall be pursuant to procedures set forth in the Clatsop County Land Development and Use Ordinance (Ordinance 80-14 as amended) .
 - (i) Cannon Beach shall have standing to participate in the appeal.
 - (j) Clatsop County shall notify Cannon Beach of its final decision on an appeal within five (5) working days of the decision.
2. Amendments to the Cannon Beach Comprehensive Plan, including the Urban Growth Boundary and Plan Map, Cannon Beach Zoning Ordinance map and text and the Cannon Beach Subdivision Ordinance shall be adopted by ordinance by both Cannon Beach and Clatsop County according to the following procedure.
 - (a) Application shall be submitted to Cannon Beach on forms provided by the city.

- (b) Upon receipt of a complete application the city shall notify the County Department of Planning and Development of the hearing date, at which the matter will be considered before the Cannon Beach Planning Commission and City Council.
 - (c) The County shall have standing to participate in the public hearing before the Planning Commission and City Council.
 - (d) Cannon Beach shall hold public hearing(s) *in* accordance with the procedures specified *in* the Cannon Beach Comprehensive Plan, Zoning ordinance, or Subdivision Ordinance.
 - (e) The city shall notify the County of the recommendation of the Cannon Beach Planning Commission within five (5) working days of the recommendation.
 - (f) If the Cannon Beach City Council approves the application, it shall do so by ordinance. If the City Council denies the application, the decision may be appealed to the Land Use Board of Appeals.
 - (g) The city shall notify the County of its final action within five (5) working days of adoption of an ordinance or the denial of the application.
 - (h) Clatsop County shall hold a public hearing on applications approved by Cannon Beach, according to procedures established in the Clatsop County Comprehensive Plan or Clatsop County Land and Water Development Use Ordinance (Ordinance 80-14, as amended).
 - (i) Clatsop County shall notify Cannon Beach of its final decision within five (5) working days of its decision.
3. Permitted uses shall be processed according to the following procedure:
- (a) The County shall be responsible for issuing building permits and development permits in the Urban Growth Area.
 - (b) The County shall be responsible for issuing and recording septic compatibility statements, electrical compatibility statements and water rights statements.
4. The City shall be responsible for the enforcement of the provisions of the Zoning Ordinance and Subdivision Ordinance in the Urban Growth Area, according to the provision of Section 8(2).

SECTION 6. ANNEXATION.

- 1. Annexation within the Cannon Beach Urban Growth Boundary shall be in accordance with relevant annexation procedures under Oregon law and the policies of the Cannon Beach Comprehensive Plan and Zoning Ordinance.
- 2. The City and County agree that the City shall assume responsibility for and jurisdiction over all County roads (or portions thereof) that abut the property that is being annexed.

SECTION 7. CLAIMS FOR COMPENSATION UNDER ORS 197.352

- 1. A demand for compensation filed pursuant to Ors 197.352 shall be acted on by both the City and the County. The City and County will make every effort to ensure that the final action taken by both parties is consistent. City and County action on a demand may be acted on concurrently so that final action on the demand can be taken within 180-days of the filing of the demand.

SECTION 8. ADMINISTRATION.

1. The city shall be responsible for issuing all land use permits. The County shall be responsible for issuing building permits, development permits and land use determinations on compatibility statements in the Urban Growth Area.
2. The City shall be responsible for the enforcement of the provisions of the Zoning Ordinance and Subdivision Ordinance in the Urban Growth Area including any costs associated therewith; provided however that no formal proceedings to abate a violation may be initiated in state court or before any Planning Commission or City Council without first obtaining the written consent of the County.
3. The City shall issue addresses for all buildings within the Urban Growth Area.

SECTION 9. TERMS OF AGREEMENT.

This agreement becomes effective as of _____, 20____.
This agreement shall be reviewed and amended by mutual consent of both parties.

IN WITNESS WHEREOF, This Urban Growth Boundary Area Joint Management Agreement is signed and executed the _____ day of _____, 20____.

MAYOR, City of Cannon Beach

IN WITNESS WHEREOF, This Urban Growth Boundary Area Joint Management Agreement is signed and executed the _____ day of _____, 20____.

CHAIR, Board of County Commissioners for
Clatsop County