



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

March 12, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Clatsop County Plan Amendment
DLCD File Number 002-06



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: March 28, 2007

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
Patrick Wingard, Clatsop County

<paa> ya

FORM 2

DLCD NOTICE OF ADOPTION

DEPT OF

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

MAR 08 2007

(See reverse side for submittal requirements)

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: CLATSOP COUNTY Local File No.: Ord. No. 07-01
(If no number, use none)

Date of Adoption: 2-28-07 Date Mailed: 3-7-07
(Must be filed in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 8-25-06

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other: _____
(Please Specify Type of Action)

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

AMEND THE CLATSOP COUNTY COMPREHENSIVE PLAN MAP / ZONING MAP
PURSUANT TO THE CITY OF CANNON BEACH'S ADOPTION OF ORD. NO. 06-09
THAT ADDED 4.81 ACRES OF LAND TO ITS URBAN GROWTH AREA.

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: RURAL LANDS to DEVELOPMENT

Zone Map Changed from: RA-2 to UGB

Location: CANNON BEACH, EAST OF HWY 101 Acres Involved: 4.81

Specify Density: Previous: 1 d.u. / 2 ac. New: per city

Applicable Statewide Planning Goals: 2+14

Was an Exception Adopted? Yes: No:

DLCD File No.: 002-06(15497)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing**. Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: CITY OF CANNON BEACH, CLATSOP COUNTY, DLCD, ODOT

Local Contact: PATRICK WINGARD Area Code + Phone Number: 503-325-8611

Address: 800 EXCHANGE ST., SUITE 100 City: ASTORIA

Zip Code+4: 97103 Email Address: pwingard@co.clatsop.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.

RECORDED

MAR - 2 2007

IN THE BOARD OF COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

Doc # 2007030004

AN ORDINANCE AMENDING THE)
CLATSOP COUNTY COMPREHENSIVE)
PLAN / ZONING MAP)

ORDINANCE NO. 07-01

WHEREAS, on August 1, 2006 the City of Cannon Beach adopted Ordinance No. 06-09 which amended the Cannon Beach Land Use and Zoning Map to incorporate Tax Lot 200, 300, and 306, Map 5-10-32CB, into the Cannon Beach Urban Growth Boundary.

WHEREAS, on August 4, 2006 the City of Cannon Beach notified Clatsop County of the comprehensive plan map/zoning map amendments adopted by the City on August 1, 2006.

WHEREAS, the application was considered by the Planning Commission at a public hearing on October 10, 2006 and the Commission unanimously recommended approval, which recommendation is attached as Exhibit "PC"; and

WHEREAS, consideration for this ordinance complies with the Post Acknowledgement rules of the Oregon Land Conservation and Development Commission and the Clatsop County – City of Cannon Beach Urban Growth Boundary Area Joint Management Agreement. The Clatsop County Planning Commission has sought review and comment and has conducted the public hearing process pursuant to the requirements of ORS 215.050 and 215.060, and the Board of Commissioners received and considered the Planning Commission's recommendations on this request and held a public hearing on this ordinance pursuant to law on February 14, 2007; and

WHEREAS, public notice has been provided pursuant to law; now therefore,

THE BOARD OF COMMISSIONERS OF CLATSOP COUNTY ORDAIN AS FOLLOWS:

SECTION 1. The Clatsop County Comprehensive Plan / Zoning Map is hereby amended as shown in attached Exhibit A.

SECTION 2. The Board of Commissioners hereby approves the application and findings of fact contained in the Exhibit "PC" Planning Commission recommendation.

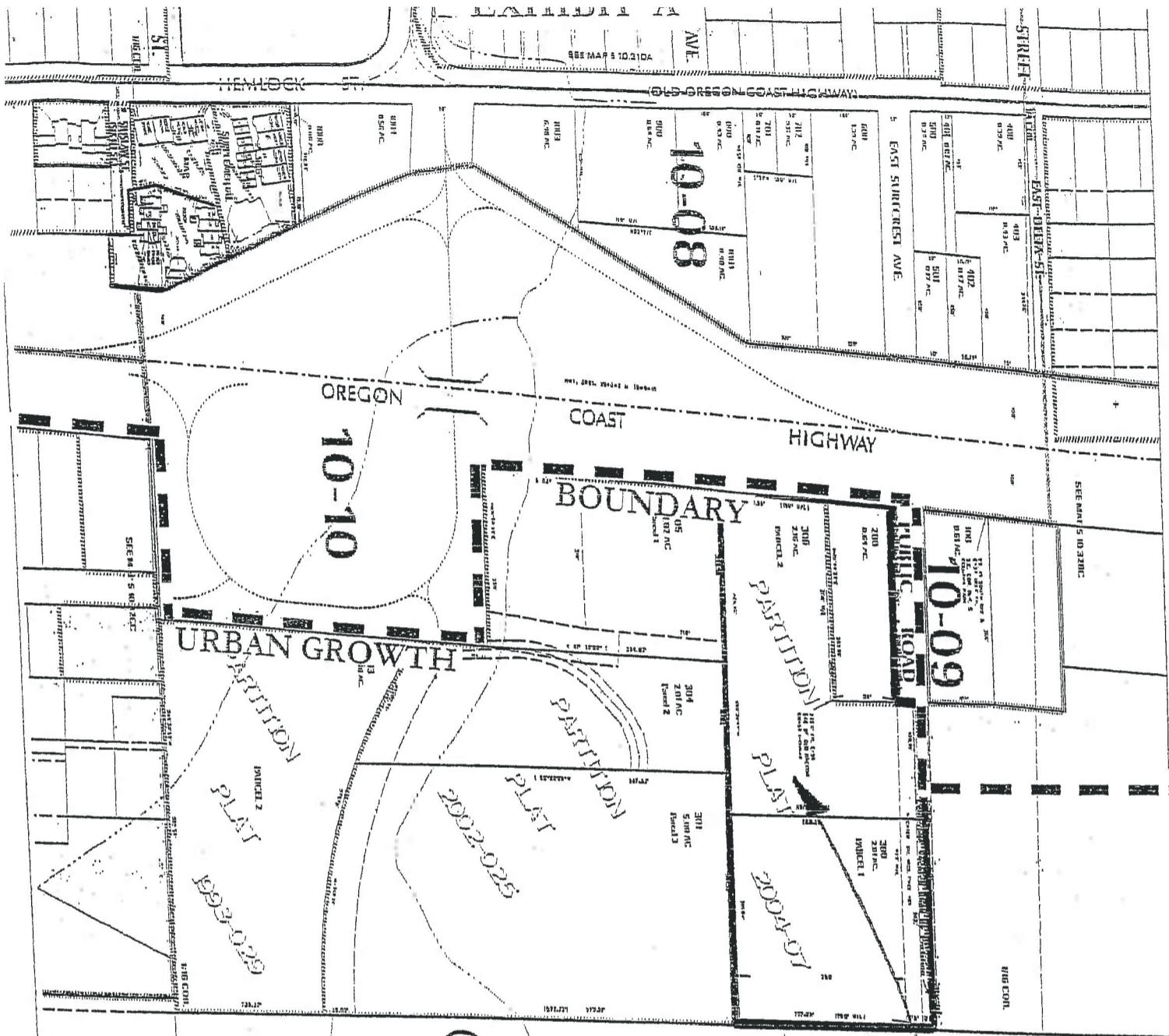
SECTION 3. In support of this ordinance, the Board adopts the October 3, 2006 Staff Report and recommendation attached as Exhibit "PC".

Approved this 28th day of February, 2007

THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

By Richard H. Lee
Richard Lee, Chair

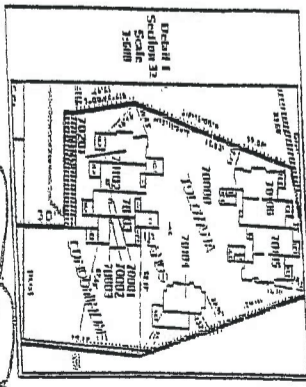
By Valerie Crawford
Recording Secretary



*Area Proposed For
Inclusion in
Current BPA
Urban Growth
Designation*

15N 11000 SEC. 24 & 25
CLATSOP COUNTY
Scale 1:1200

EXHIBIT A,
ORD. 07-01



*County Existing Proposed
Plan Rural Decareast
Designation: RA-2 URB
Zone Designation:*

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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July 10, 2006
5.10.32CB

EXHIBIT "PC"

BEFORE THE PLANNING COMMISSION
FOR CLATSOP COUNTY, OREGON

In the matter of an amendment to the
Clatsop County Comprehensive Plan and
Comprehensive Plan/Zoning Map by
the City of Cannon Beach

RESOLUTION AND ORDER

NO. 06-10-03

RECITALS

A. Pursuant to Article 2 of the Clatsop County Land and Water Use Development Ordinance, the City of Cannon Beach applied for a comprehensive plan/zoning map amendment (Urban Growth Boundary expansion) (Exhibit 1 of attached Exhibit A) on August 4, 2006, regarding property in Clatsop County (the "Property") described as:

T5N, R10W, Section 32CB, Tax Lots 200, 300 & 306

B. Pursuant to County Procedures for Land Use Applications, staff examined the application and submitted a report dated October 3, 2006 regarding the request. The Staff Report is attached as Exhibit A.

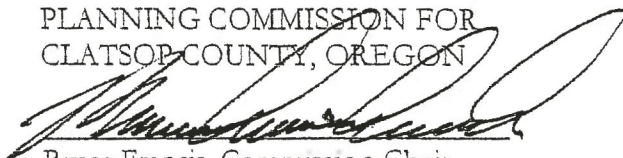
C. Pursuant to County procedures, a hearing was held on the Exhibit A matter on October 10, 2006 for which appropriate notice was provided.

WHEREFORE, the Planning Commission finds and resolves:

1. That the Director is directed to present the Planning Commission's recommendation to approve the request to the Board of Commissioners for their consideration.
2. That the Exhibit A Staff Report is adopted by reference in support of this recommendation.

SO ORDERED this 10th day of October 2006.

PLANNING COMMISSION FOR
CLATSOP COUNTY, OREGON


Bruce Francis, Commission Chair

MARC AUERBACH VICE CHAIR



Exhibit A

STAFF REPORT

Date: October 3, 2006

Applicant: City of Cannon Beach
PO Box 368
Cannon Beach, OR 97110

Property Owners: Robert & Darlene Harbison Trust
PO Box 1272
Cannon Beach, OR 97110
(T5N, R10W, Sec. 32CB, Tax Lot 200)

Gerald Sroufe
PO Box 166
Cannon Beach, OR 97110
(T5N, R10W, Sec. 32CB, Tax Lots 300 & 306)

Request: Comprehensive Plan/Zoning Map Amendment
(Expansion of the Cannon Beach Urban Growth Boundary)

Hearing Date: October 10, 2006

Hearing Body: Planning Commission

Property Description: T5N, R10W, Section 32CB, Tax Lots 200, 300, & 306

Acres: 4.81

Location: East of Hwy 101 and south of East Surfcrest Avenue, Cannon Beach area

Current Zoning: RA-2, Residential Agricultural – 2

Proposed Zoning: UGB, Urban Growth Boundary

Current Comprehensive Plan Designation: Rural Lands

Proposed Comprehensive Plan Designation: Development

Overlay Districts: None

Exhibits:

1. City of Cannon Beach Ordinance No. 06-09
2. Subject Property Map
3. Clatsop County/City of Cannon Beach Urban Growth Boundary Joint Management Agreement
4. Written Comments Received

Application Description:

The applicant, City of Cannon Beach, requests an amendment to the Clatsop County Comprehensive Plan/Zoning Map pursuant to City of Cannon Beach Ordinance No. 06-09 (Exhibit 1), adopted by the City on August 1, 2006, and the Clatsop County/City of Cannon Beach Urban Growth Boundary Joint Management Agreement (Exhibit 3). The subject property is located East of Hwy 101 and north of East Surfcrest Avenue in the Cannon Beach area and is comprised of three discrete parcels described as: T5N, 10W, Sec. 32CB, Tax Lots 200, 300, & 306. A subject property map is included in attached Exhibit 2.

The current County zoning designation for the subject property is RA-2, Residential – Agricultural – 2. The current County comprehensive plan designation for the subject property is Rural Lands. The City's proposal to expand its Urban Growth Boundary to encompass the subject property would change the County zoning designation for the property to "UGB" and the County plan designation to "Development".

The Clatsop County/City of Cannon Beach Urban Growth Boundary Joint Management Agreement (UGMA) (attached, Exhibit 3), requires amendments to the City of Cannon Beach Urban Growth Boundary Zone Map and Plan Map to be co-adopted by Clatsop County.

On August 1, 2006 the City of Cannon Beach adopted Ordinance No. 06-09 amending the Cannon Beach Land Use and Zoning Map to incorporate the subject property into the City's Urban Growth Boundary.

UGMA Section 5.2 states, "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: (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 and Use Ordinance (ordinance 80-14, as amended)".

Physical Characteristics:

The subject property is comprised of three discrete parcels, 0.64, 2.01, and 2.16 acres in size, respectively. The property abuts the east side of Hwy 101 and is just south of East Surfcrest Avenue in Cannon Beach. The property was the subject of a 2004 land partition and is currently unimproved.

Neighborhood Characteristics:

Cannon Beach/Hwy 101 vicinity.

Access and Utilities:

The subject property is accessed via Hwy 101 and an unimproved public road (East Surfcrest Avenue). As a function of the proposed urban growth boundary expansion (comprehensive plan/zoning map amendment) and subsequent City annexation procedures, the City of Cannon Beach would expectedly provide water, sewer, police, etc. services to the subject property.

I. APPLICABLE REVIEW CODES AND POLICIES:

Clatsop County Land and Water Development and Use Ordinance (LWDUO - Ord. No. 80-14):

Section 2.030 (Type III procedure)
Section 2.105-2.125 (Notice Requirements for Public Hearings)
Section 3.200 (Residential-Agricultural 2 Zone Standards)
Section 3.480 (Urban Growth Boundary Zone Standards)
Section 5.400 (Zone Changes)

Clatsop County Standards Document (Ord. No. 80-14):

Not applicable to the application.

Clatsop County Comprehensive Plan:

Goal 2 – Land Use Planning
Goal 14 – Urbanization

Clatsop County/City of Cannon Beach Urban Growth Area Joint Management Agreement

Section 5. Land Use Regulatory Procedures

II. APPLICABLE REVIEW CRITERIA (LWDUO):

Section 2.030 Type III Procedure.
Section 2.105 Responsibility of Director for Hearings.
Section 2.110 Mailed Notice of a Public Hearing.
Section 2.120 Procedure for Mailed Notice.
Section 2.125 Procedure for Published Notice.

Finding: The City of Cannon Beach notified Clatsop County on August 4, 2006 of the comprehensive plan map/zoning map amendments adopted by the City on August 1, 2006 (City of Cannon Beach Ordinance No. 06-09). The Department Director set an October 10, 2006 public hearing date for the matter before the Planning Commission. Notice of the proposed amendment was mailed to the Oregon Department of Land Conservation and Development on August 25, 2006. Notice of the public hearing was mailed to all affected property owners and governmental agencies on September 20, 2006. Notice of the public hearing was published in the Daily Astorian on September 22, 2006. This Type III application has been processed in accordance with all applicable procedural requirements of LWDUO Sections 2.030, 2.105, 2.110, 2.120, and 2.125.

Section 3.200 RA-2 Zone Standards
Section 3.480 UGB Zone Standards

Finding:

Cannon Beach Ordinance No. 06-09 is a facially valid land use proceeding. No procedural errors are evident. Satisfactory analyses and findings of fact are contained in the Urban Growth Boundary Review completed by the City of Cannon Beach in 2005 (Exhibit B of Ord. 06-09) to substantiate the City's need for adding residential land to its urban land base. The subject property is suitable for inclusion in the Cannon Beach Urban Growth Boundary and for a change in County zoning from RA-2 to UGB.

Section 5.400 Zone Changes

The governing body shall approve a non-legislative zone designation change if it finds compliance with Section 1.040, and all of the following criteria:

- (1) The proposed change is consistent with the policies of the Comprehensive Plan.
- (2) The proposed change is consistent with the statewide planning goals (ORS 197).
- (3) The property in the affected area will be provided with adequate public facilities and services including, but not limited to: (A) Parks, schools, and recreational facilities; (B) Police and fire protection and emergency medical facilities; (C) Solid waste collection; and, (D) Water and wastewater facilities.
- (4) The proposed change will insure that an adequate and safe transportation network exists to support the proposed zoning and will not cause undue traffic congestion or hazards.
- (5) The proposed change will not result in over-intensive use of the land, will give reasonable consideration to the character of the area, and will be compatible with the overall zoning pattern.
- (6) The proposed change gives reasonable consideration to peculiar suitability of the property for particular uses.
- (7) The proposed change will encourage the most appropriate use of land throughout Clatsop County.
- (8) The proposed change will not be detrimental to the health, safety, and general welfare of Clatsop County.

Finding:

As discussed elsewhere in this report, the proposed change is consistent with the applicable policies of the Comprehensive Plan and statewide planning goals. The subject property is well suited for receipt of public facilities and services and has good access potential via Hwy 101 and a platted public road that abuts the subject property. The subject property abuts the Cannon Beach City Limits and Urban Growth Boundary along its northerly boundary and the Cannon Beach City Limits along its westerly boundary (as projected across Hwy 101). In its Urban Growth Boundary Review (part of Exhibit 1), the City demonstrates that the subject property is appropriate for urban (residential) development and that the proposed zone change will not be detrimental to the health, safety, and general welfare of Clatsop County.

III. APPLICABLE REVIEW CRITERIA (Comprehensive Plan):

Goal 2 – Land Use Planning

The County's land and water have been placed in one of six (6) Plan designations. The designations that apply to this application are:

1. Development (*PROPOSED PLAN DESIGNATION*)

Development areas are those with a combination of physical, biological, and social/economic characteristics which make them necessary and suitable for residential, commercial, or industrial development and includes those which can be adequately served by existing or planned urban services and facilities.

In Clatsop County, the County has three types of such areas: cities and their urban growth boundaries; rural communities; and rural service areas, which are areas similar to cities (sewer and water) but lack size and a government structure.

b. Urban Growth Boundaries. See land use plans of Astoria, Cannon Beach, Gearhart, Seaside and Warrenton. Clatsop County has adopted each of the city's land use plans for areas outside of the city limits and inside the urban growth boundary. The cities and the County have adopted Urban Growth Boundary Management Agreements. Clatsop County has turned over all administration and enforcement with Cannon Beach's urban growth boundary to Cannon Beach and Astoria's urban growth boundary to Astoria. Currently, Clatsop County administers and performs enforcement for areas outside the city limits inside the urban growth boundaries of Gearhart, Seaside and Warrenton.

6. Rural Lands (*CURRENT PLAN DESIGNATION*)

Rural Lands are those that are outside the urban growth boundary, outside of rural community boundaries, are not agricultural lands or forest lands. Rural lands include land suitable for sparse settlement, small farms, or acreage homesites with no or hardly any public services, and which are not suitable, necessary, or intended urban use.

Finding:

The City of Cannon Beach has completed the necessary evaluations (i.e., housing inventories, population projects, etc.) to justify inclusion of the subject property into its Urban Growth Boundary. The City of Cannon Beach conducted public hearings for the matter before the City Planning Commission and City Council and coordinated its work with the Oregon Department of Land Conservation and Development. The proposed change in County comprehensive plan designation for the subject property from Rural Lands to Development is justified given the analyses and findings contained in City of Cannon Beach Ordinance No. 06-09 (Exhibit 1).

Goal 14 – Urbanization

Policy:

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:

- (1) Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- (2) Need for housing, employment opportunities, and livability;
- (3) Orderly and economic provisions for public facilities and services;
- (4) Maximum efficiency of land uses within and on the fringe of existing urban area;
- (5) Environmental, energy, economic, and social consequences;

- (6) Retention of agricultural land as defined, with Class I being the highest priority for retention [and] Class IV the lowest priority; and
- (7) Compatibility of the proposed urban uses with nearby agricultural activities.

Policy:

Establishment and change of the urban growth boundaries shall be a cooperative process between a city and the county or counties that surround it.

Policy:

Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account (1) the growth policy of the area, (2) the needs of the forecast population, (3) the carrying capacity of the planning area, and (4) the open space and recreational needs.

Finding:

The City's proposal adheres to the principles of the County Goal 14 comprehensive plan policies cited above. The City has undertaken the necessary analyses and inventories to validate the proposed five-acre urban growth boundary expansion.

IV. APPLICABLE REVIEW CRITERIA (Clatsop County/City of Gearhart Urban Growth Area Joint Management Agreement):

Section 5. Land Use Regulatory Procedures

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: (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 and Use Ordinance (ordinance 80-14, as amended).

Finding:

The City of Cannon Beach and Clatsop County must adopt by Ordinance the comprehensive plan/zoning map amendment application that serves as the subject of this report. The City of Cannon Beach adopted the amendment by Ordinance (No. 06-09) on August 1, 2006. Clatsop County is currently processing the application according to appropriate procedures contained in the Clatsop County Land and Water Development and Use Ordinance.

Recommendation to Planning Commission:

Suggested Motion: Recommend approval of the application to the Board of Commissioners adopting the findings of fact of this report and authorizing the Planning Commission Chair's signature on the attached Resolution and Order.

Respectfully submitted,

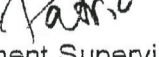
Patrick Wingard AICP 
Community Development Supervisor
October 3, 2006

EXHIBIT 1

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.

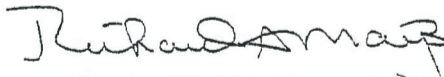
ADOPTED by the Common Council of the City of Cannon Beach this 1st day of August 2006, by the following roll call vote:

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 1/2 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 in 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 in 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		
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	1
93	51030AD	4900	0.11	R2	2
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
					61

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

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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

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EXHIBIT 3

ORDINANCE 90-15

AN ORDINANCE ADOPTING THE CITY OF CANNON BEACH
URBAN GROWTH BOUNDARY AREA JOINT MANAGEMENT
AGREEMENT WITH CLATSOP COUNTY

The City of Cannon Beach does ordain as follows:

Section 1. The Urban Growth Boundary Area Joint Management Agreement with Clatsop County attached hereto and referred to as "Appendix A" is hereby adopted.

This Ordinance shall become effective on November 1, 1990.

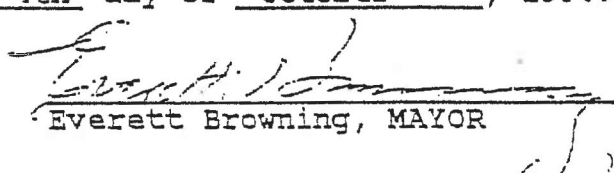
PASSED by the Common Council of the City of Cannon Beach this 2nd day of October, 1990, by the following vote:

YEAS: Mayor Browning; Councillors Beers, Fraser and Jack

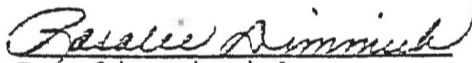
NAYS: None

ABSENT: Councillor Niebuhr

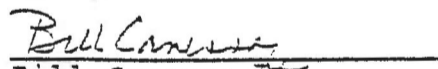
SUBMITTED to the Mayor this 4th day of October, 1990,
and APPROVED by the Mayor this 4th day of October, 1990.


Everett Browning, MAYOR

Attest:


Rosalie Dimmick
City Recorder/Treasurer

Approved:


Bill Canessa
City Attorney

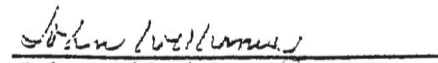

John Williams
City Manager

EXHIBIT "A"

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, major partition, and minor partition.

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 amendments, Zoning Ordinance and Subdivision Ordinance amendments, land use actions, 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 and Water 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 City shall be responsible for issuing development permits in the Urban Growth Area.
 - (b) The City shall be responsible for issuing and recording septic compatibility statements, electrical compatibility statements and water rights statements.
 - (c) Notice of all permits and compatibility statements issued under this section shall be submitted to the Clatsop County Department of Planning and Development within ten (10) working days of issuance.
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 7(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

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portions thereof) that abut the property that is being annexed.


SECTION 7. ADMINISTRATION.

1. The City shall be responsible for issuing all land use and 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.
4. The City shall maintain records of all land use and development permits and compatibility statements within the Urban Growth Area.

SECTION 8. TERMS OF AGREEMENT.

This agreement becomes effective as of _____, 19____. This agreement shall be reviewed and amended at the time established for Cannon Beach's periodic review or at any other time by mutual consent of both parties.

IN WITNESS WHEREOF, This Urban Growth Boundary Area Joint Management Agreement is signed and executed this 4th day of October, 1990.


MAYOR, City of Cannon Beach

IN WITNESS WHEREOF, This Urban Growth Boundary Area Joint Management Agreement is signed and executed this ____ day of _____, 19____.

CHAIR, Board of County
Commissioners for Clatsop County

EXHIBIT 4

Clatsop County Planning Commission
800 Exchange Street, Suite 100
Astoria, OR 97103



September 30, 2006

Planning Commissioners:

On August 1, 2006, the City of Cannon Beach adopted Ordinance No. 06-09 expanding the Urban Growth Boundary (UGB). As owners of Tax Lots 300 and 306, we encourage the Clatsop County Planning Commission to approve the application by the City of Cannon Beach for this comprehensive plan/zoning map amendment.

Respectfully submitted,

Gerald B. Sroufe Maureen Dooley-Sroufe

Gerald B. Sroufe and Maureen Dooley-Sroufe
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