

COMPREHENSIVE PLAN, URBAN GROWTH AREA POLICIES
POTENTIAL AMENDMENTS

URBAN GROWTH AREA POLICIES

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

1. The City and Clatsop County shall adopt an urban growth boundary management agreement that provides the primary responsibility for making land use decisions in the urban growth boundary to the City of Cannon Beach.

Discussion: Maybe make the policy a little more generalized, i.e. have an agreement defining responsibilities for land use decision making and reference a periodic update.

2. The County shall notify the City of proposed land use actions adjacent to the Urban Growth Boundary that have the potential for impacting the future development of the City.

Discussion: I'm not sure this has happened on a consistent basis. Does the County want to do this? Concept of requiring "shadow subdivisions" for development in potential urban growth boundary areas. Makes some sense from the City's standpoint.

3. All land use actions shall be in conformance with the City Comprehensive Plan and Zoning Ordinance. The density of development within the Urban Growth Boundary shall be in the range of one to three acres per dwelling. The specific density shall be based on the capacity of the land in terms of slope or landslide hazard and the availability of water service, sewage disposal and police and fire protection.

Discussion: The approach, with regard to zoning the UGB area, has been to designate these areas RVL, minimum one acre lot sizes, and then upon annexation rezoning them to an urban density. Any change is this approach? If not, change language to recognize the RVL zone density of one acre either directly or indirectly.

4. Full City services (water, sewer, police, street maintenance) shall be provided only to those developments which annex to the City. Developments within the urban growth boundary but outside the city limits shall include plans for individual utility systems which have been approved by the City.

Discussion: I don't see the need for the City to approve individual utility systems for development in the ugb.

5. Annexations, or changes in the Urban Growth Boundary, shall be permitted only upon findings by the City, with the concurrence of the County, that the following criteria have been met:

- a. There is a demonstrated need to accommodate long-range urban population growth.
- b. There is a need for housing, employment opportunities, and livability that the change would accommodate.
- c. The change would provide for orderly and economic extension of public facilities. For annexation requests, adequate sewer and water system capacity must be available at the time of the request, or the applicant must commit to providing the required sewer and water system improvements.
- d. The change would allow for efficient land use and utility patterns.
- e. Environmental, energy, economic and social consequences are considered.

Changes in the Urban Growth Boundary shall also conform to the procedures and requirements of Goal #2, Part II, Exceptions.

Discussion: This policy will be divided into two policies. One for changes in the ugb – this policy will be consistent with the revised language in Goal #14. The other policy will address annexations.

5. ~~Annexations, or~~ Changes in the Urban Growth Boundary, shall be permitted only upon findings by the City, with the concurrence of the County, that the following criteria ~~have been~~ **are** met:

a. There is a demonstrated need to accommodate long-range urban population, ~~growth.~~ **consistent with the coordinated 20-year population forecast for Clatsop County.**

b. There is a **demonstrated** need for housing, employment opportunities, ~~and 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.~~ ~~that the change would accommodate.~~

c. ~~The change would provide for orderly and economic extension of public facilities. For annexation requests, adequate sewer and water system capacity must be available at the time of the request, or the applicant must commit to providing the required sewer and water system improvements.~~ **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 outside of the urban growth boundary,

- ~~d. The change would allow for efficient land use and utility patterns.~~
- ~~e. Environmental, energy, economic and social consequences are considered.~~
- ~~Changes in the Urban Growth Boundary shall also conform to the procedures and requirements of Goal #2, Part II, Exceptions.~~

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**

- 6. Upon annexation to the City, an area shall be given a plan and zone designation that is consistent with the Comprehensive Plan, the site's environmental characteristics, the uses being proposed and is compatible with the designation of adjacent areas.
- 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.

Amend the Urban Growth Area Policies by adding a new policy 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.

Potential additions to existing policy text are in bold

~~Potential deletions from existing policy text are struck out~~

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