

A black and white photograph of a coastal scene. In the foreground, there is a dense patch of tall, thin grasses. Beyond the grass is a wide, sandy beach. In the background, the ocean is visible with several large, dark rock formations. The most prominent is a large, triangular rock formation in the center-left. To its left is a smaller, more jagged rock formation. To its right is another smaller rock formation. The sky is a uniform light gray.

# COMMUNITY DEVELOPMENT ORDINANCE (CDO) AUDIT

Joint Work Session  
September 2021

Marcy McInelly, AIA

Urbsworks, Inc and Keith Liden





# Interviews

Nine individuals

- » City Council
- » Planning Commission
- » Design Review Board

What I've learned



# Cannon Beach, the place

The power of the landscape and location

A treasured and cultivated aesthetic

Village character







# Cannon Beach, the people

Unusual degree of passion and dedication to serving the community

The resource this represents in a code audit



# Cannon Beach, this moment

A code update is needed

Housing supply issues

Make it easier to live here

Set a limit on maximum house size

Look at more, smaller dwellings

Role of Design Review Board (increase?)

Examine variance criteria and processes

Rules that are not subject to different interpretations

Development environment is changing; rules need to be defensible

Protect village character and natural beauty



Words people used

Soul

Village

Loved cabins

Sandwiched between the forest and the  
ocean

Landlocked

Incredibly unique place

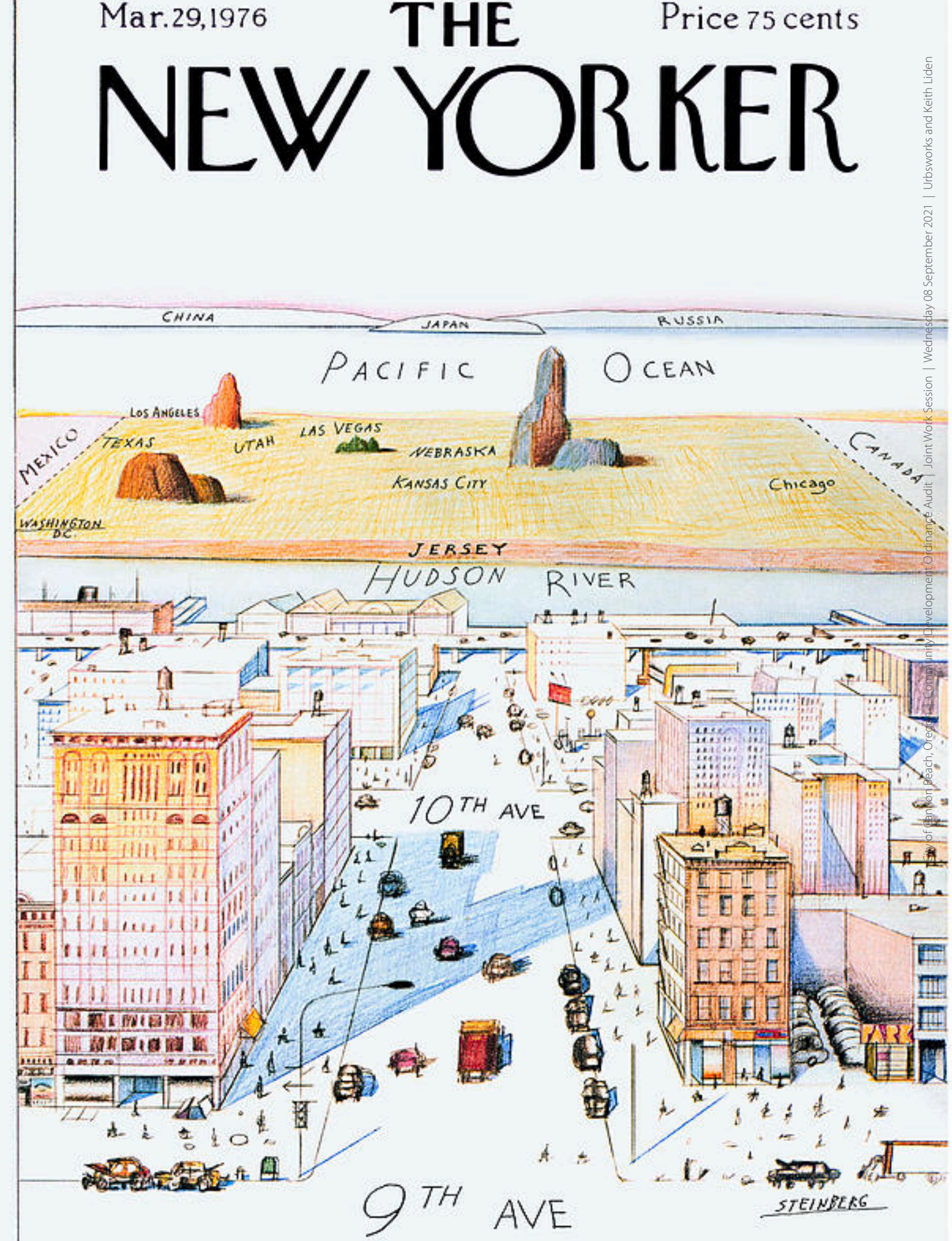


Words I used

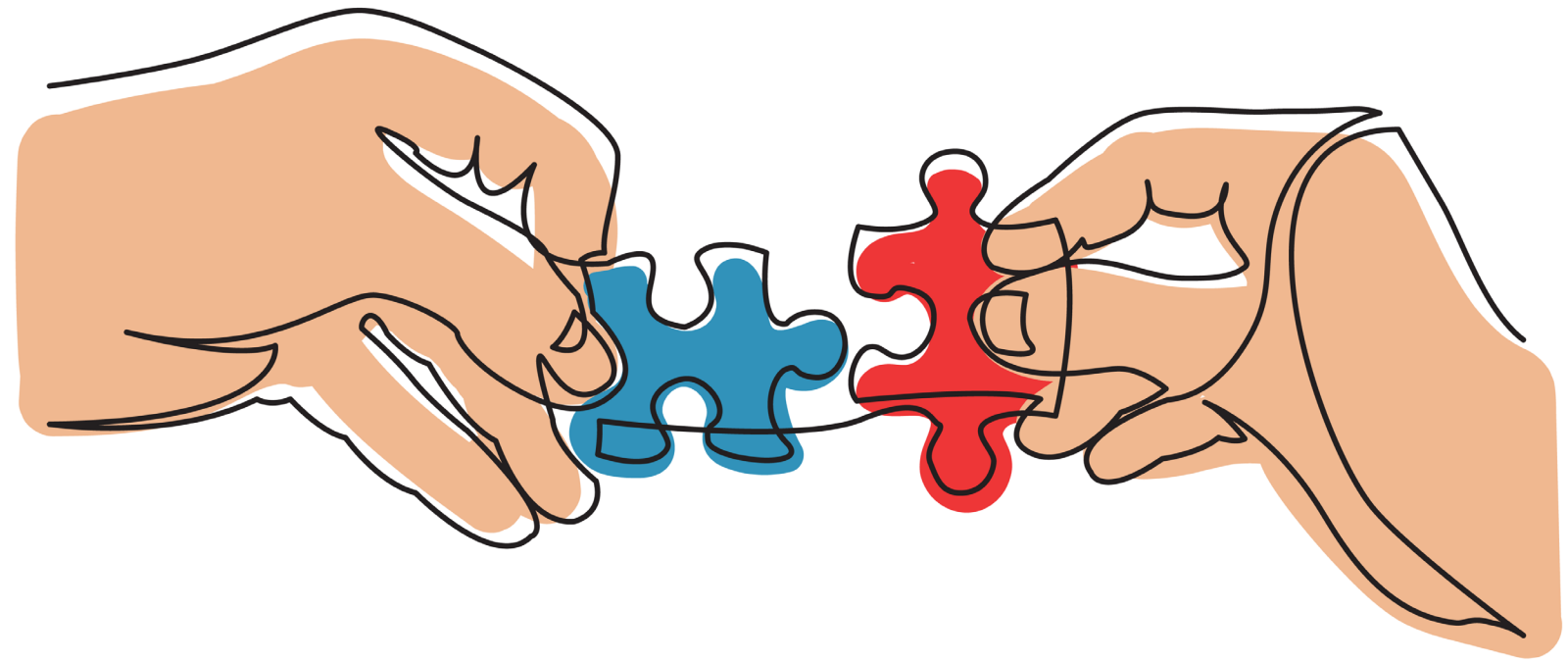
Iconic

Complex and nuanced

A place that is many  
things to many people







# Code Audit

A top to bottom assessment

Modernize regulations

Eliminate holes and patches

Improve the function of entire system:

Articulate intention embedded within Comprehensive Plan  
(real and perceived)

Translate into clear code language and defensible regulations

Revisit vision: Illustrate, test, and inspire



# Team

Marcy McInelly, AIA, Architect,  
Urban Designer, President  
of Urbsworks, Inc.— project  
manager, urban designer, and  
form based approach specialist

Keith Liden, AICP — Land use  
planner

Pauline Ruegg, Urbsworks, Inc —  
Code support

Erika Warhus, Urbsworks, Inc. —  
Deputy project manager







Thank you

