



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

City of Cannon Beach to Consider Revised Wetland Overlay Ordinance

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February 9, 2024

The City of Cannon Beach Planning Commission will hold a public hearing regarding proposed changes to the Wetland Overlay zoning ordinance (Cannon Beach Municipal Code Chapter 17.43) on Thursday, February 22, 2024 at 6:00pm at City Hall at 163 E. Gower St.

This meeting is a continuation of public consideration of this zoning text amendment which had its first evidentiary hearing before the Planning Commission on October 26, 2023. This amendment to the wetland overlay ordinance has been a “fast tracked” component of the larger zoning code revision process. The initial effort of this amendment process was undertaken by a group of local citizens. Since the first evidentiary hearing the Urbsworks team, which is contracted to assist the City with the zoning code revision project, has worked with City staff and State agencies including the Department of Land Conservation and Development (DLCD) to refine the text of the proposed amendment and develop an Economic, Social, Environmental, and Energy (ESEE) analysis that identifies potential impacts that may result from the adoption of the proposed amendment.

The goal of these revisions is to bring wetland protections in Cannon Beach up to the standard of other municipalities in Oregon. The focus throughout the process has been on maximizing environmental protection for our dwindling local wetlands while maintaining the ability for every lot owner to make use of their property. Anyone who has an interest in this matter is encouraged to read the language of the proposed zoning amendment and the ESEE analysis which are available on the City’s website.

During this hearing, and possible future hearings on this matter, the Planning Commission will hear evidence and public testimony regarding the proposal, conduct deliberations, and make a recommendation to City Council regarding the proposed revisions to the ordinance. This is an opportunity for everyone who has an interest in local wetlands to have their voices heard. The City Council will then hold a public hearing where they will likewise hear evidence and conduct deliberations before making a decision on the proposed revisions. The date of the initial evidentiary hearing before City Council is to be determined.

On September 29, 2023 the City issued a Measure 56 notice to property owners with wetland affected properties advising them of rulemaking changes that may have potential impacts to their property values. The City has no way to verify whether, how, or when proposed land use regulations may affect the value of individual properties. The Planning Commission will not be addressing property-specific questions during this hearing.

During this process the public is encouraged to submit written comments to both the Planning Commission and City Council and attend and participate in the public hearings. Comments may be sent to the following:

Email: planning@ci.cannon-beach.or.us

Mail: P.O. Box 368, Cannon Beach, OR 97110