

Cannon Beach Code Audit

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About This Project

The objective of the Community Development Ordinance Code Audit project is to review and assess the CDO in comparison to the goals of the city's Comprehensive Plan. The Cannon Beach Comprehensive Plan (Plan) was originally adopted in 1979, received major amendments in the 1980s, and has had a series of minor amendments since that time, most recently in 2017. The Community Development Ordinance (CDO) has been amended periodically to address specific issues, but not in a comprehensive fashion. As development pressure has become more acute in recent years, the community acknowledges there are gaps between what the Plan envisions and what the CDO supports. Through this project, a consultant team will conduct a comprehensive review of both the Plan and the CDO to determine:

- How the Plan and CDO do or do not provide mutual support in furthering the community's vision.
- Which provisions in the CDO work together and which generate internal conflicts or inconsistencies.
- Any definitions or terms that need to be amended to increase consistency with state requirements.

As an outcome of this analysis, the team will identify potential approaches to resolve the identified issues to improve the cohesiveness and clarity of the Plan and CDO. These code concepts will outline clear choices for different organizational and regulatory options. Concepts will allow for flexible development, consider form based approaches and/or context sensitive provisions, and be consistent with the community vision and goals. Concepts may include overall code re-organization or reformatting to increase legibility, new terms or definitions, and proposed new or modified development. Code concepts will clarify policy choices but not result in specific code language.

Background

The Cannon Beach Zoning Code, in its current format, was adopted in the 1970s and segregates land uses. It does not always reflect current best and desirable zoning and planning practices

and is not always sufficient for implementing the vision, goals, and objectives as set forth in the Comprehensive Plan.

As one of the main tools to implement the Comprehensive Plan, it is essential that a new code be developed to build on the vision of the Comprehensive Plan and the Transportation and Growth Management’s 2021 Cannon Beach Transportation System Plan. The new code should include progressive provisions that address flexible development (mixed-use development, accessory dwelling units and in-fill development), consider form-based concepts or context sensitive applications, incorporate attractive aesthetics and regulations that are consistent with the community vision and goals, and create design and infill standards for development in the Cannon Beach.

The primary focus of the project will be maintaining the residential integrity of the Cannon Beach community, while planning for redevelopment of existing commercial areas, as well as re-development of targeted in-fill areas and remaining vacant lands. However, inclusion of different strategies to address the existing, non-conforming residential uses in the community should also be incorporated. Emphasis should remain focused on preserving the historic residential integrity and aesthetics of the community, while incorporating design elements, alternative transportation and parking systems that take into consideration the requirements of newer development.

Cannon Beach Village Character Survey

Cannon Beach has started work on a code audit, comparing the guiding language of the Cannon Beach Comprehensive Plan and the land development codes that support that vision. The Comprehensive Plan, which hasn’t had a significant review in over forty years, often speaks of the ‘village character’ and many of its ordinances are written with language referring to this character. The City has held a joint work session with the City Council, Planning Commission and Design Review Board on what village character means to them and now they would like to know what village character means to the Cannon Beach community. Please take a few moments to let the Joint Commission know your thoughts on village character so they can consider the community’s vision in drafting future revisions to the code.

Please visit the [Cannon Beach Village Character Survey](#) and share your vision for Cannon Beach.

Presentation Materials & Notes

March 13, 2023 Cannon Beach Community Development Ordinance Code Audit Project Final CDO Recommendations 502.71 KB

October 12, 2022 Code Audit Joint Commission Presentation 18.56 MB

October 1, 2022 Code Audit Digest: Memo 3 2.02 MB

September 21, 2022 Code Audit Digest: Memo 2 127.76 KB

September 14, 2022 Code Audit Digest: Memo 1 220.76 KB

September 7, 2022 Code Audit Joint Commission Packet 10.06 MB

June 29, 2022 Code Audit Joint Commission Presentation 14.15 MB

June 29, 2022 Code Audit Joint Commission Packet 1011.64 KB

June 28, 2022 Village Character Public Survey Results 8.42 MB

March 1, 2022 Code Audit Joint Work Session Presentation 44.68 MB

April 20, 2022 Code Audit Joint Commission Presentation 53.26 MB

April 20, 2022 Code Audit Village Character Breakout Session Notes 198.26 KB

April 20, 2022 Code Audit Village Character Joint Commission Survey Summary 2.05 MB

March 1, 2022 Code Audit Joint Work Session Packet 2.06 MB

