



## CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

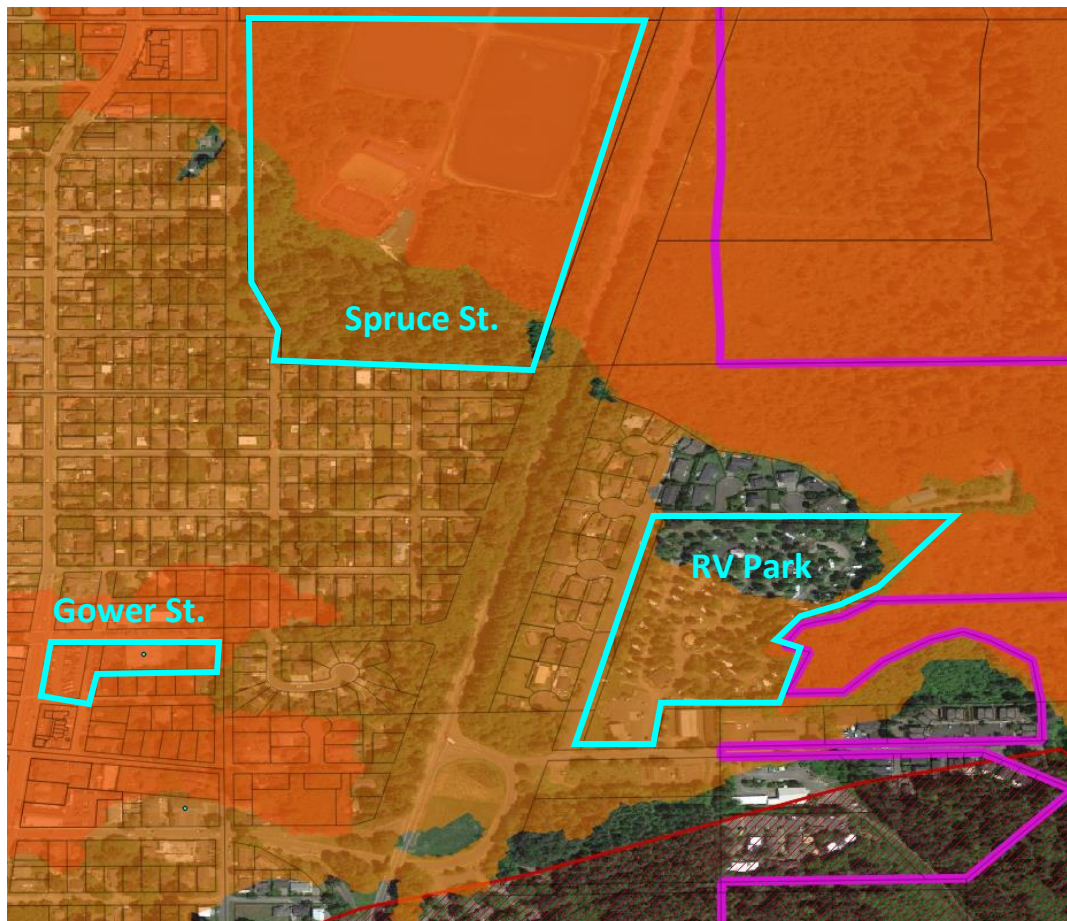
CANNON BEACH, OR 97110

### City Hall Re-location Site Selection Analysis

Site:	Gower St.	Southwind	Spruce St.	RV Park
Size:	1.3 acres	55 acres	32 acres	9 acres
Elevation:	28'	100'	45'	45'
Tsunami Zone:	Medium	Outside	Large	X-Large
Landslide Zone:	No	Yes	No	No
Zoning:	C-1	IR	OSR	MP
Rezoned to:	NA	IN	IN	IN

This analysis provides a basic land use summary for each of the city-owned site locations, which have been mentioned a future home to the City Hall/Police Station/Emergency Operations Center.

#### Constraints



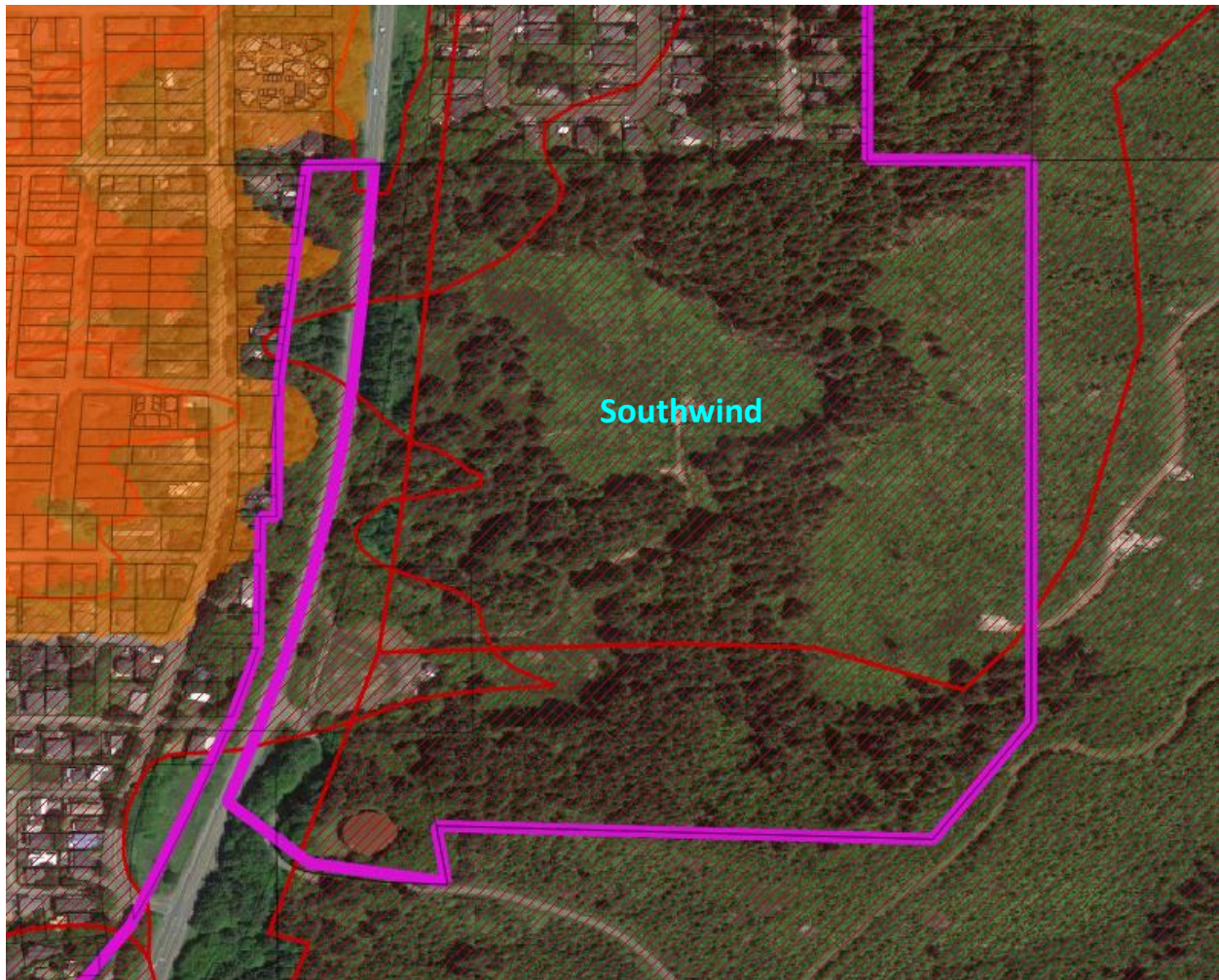


**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110







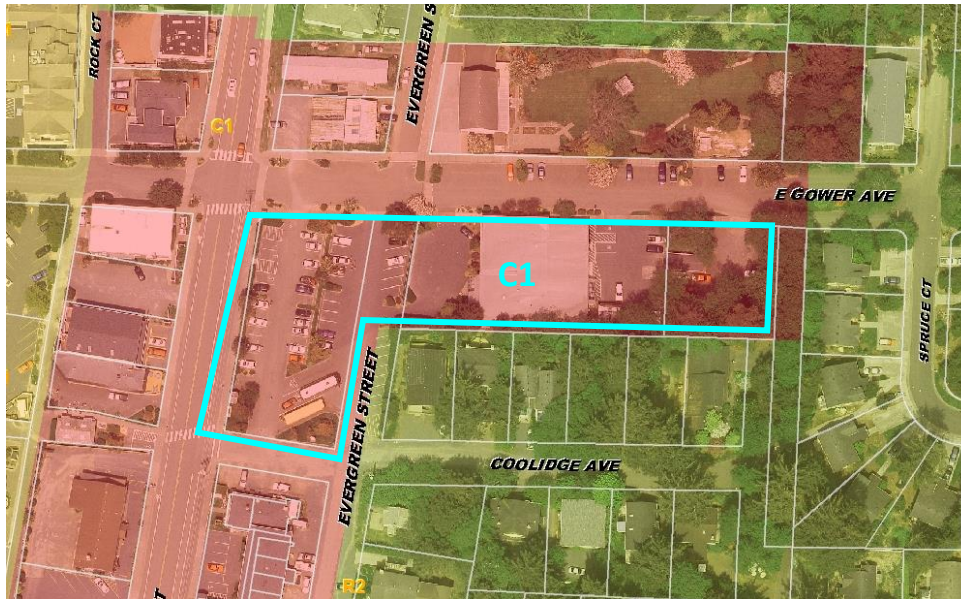
## CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

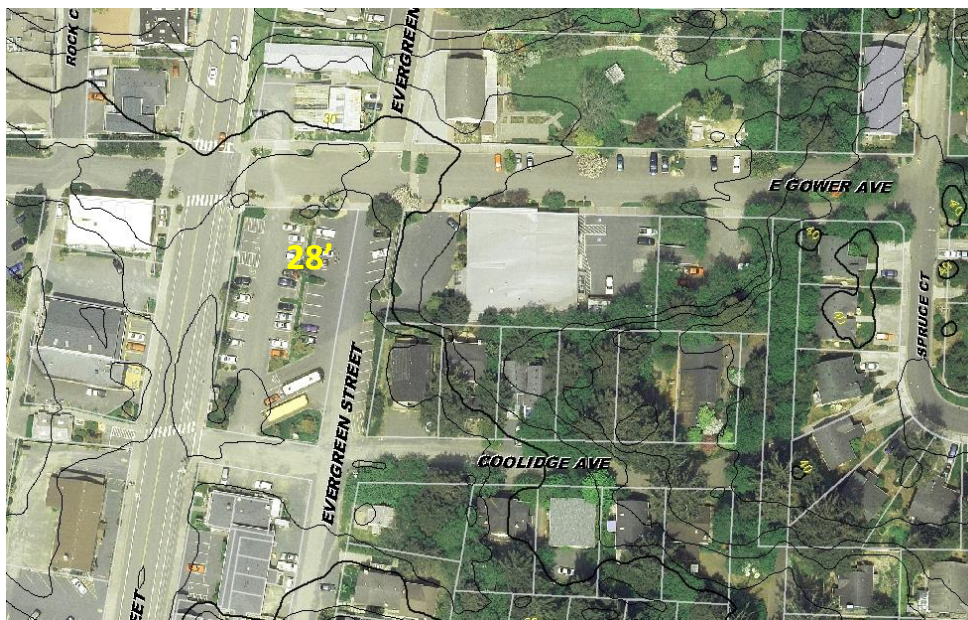
PO Box 368

CANNON BEACH, OR 97110

### Gower Street Zoning



### Gower Street Contours



### Gower Street Summary:

The Gower Street site is the only site within the Medium Tsunami zone and has other environmental concerns regarding possibly contaminated soils, from an historic gas station on this site. The government structure would be a conditional use, as it currently is within the C1 zoning district. It is centrally located and has ample available parking and infrastructure.





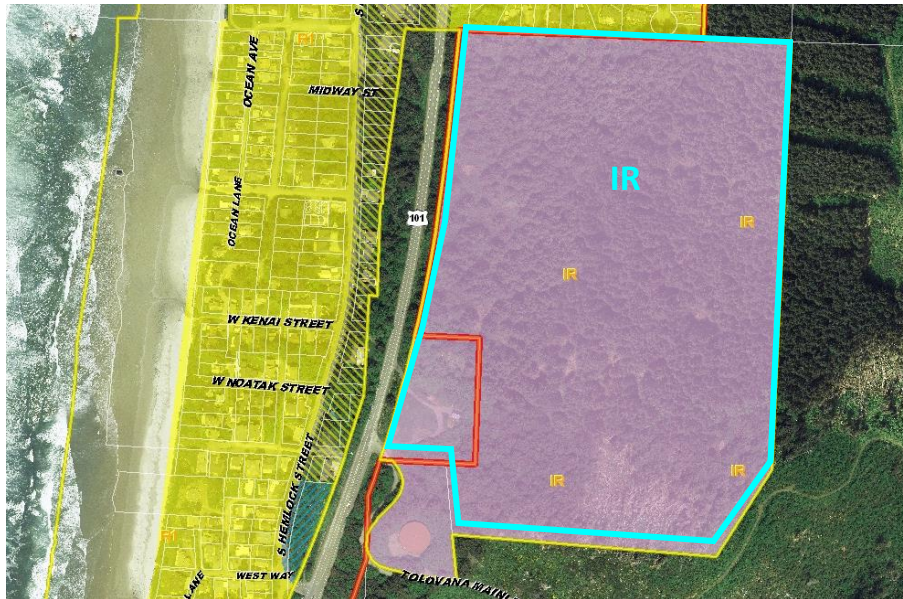
## CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

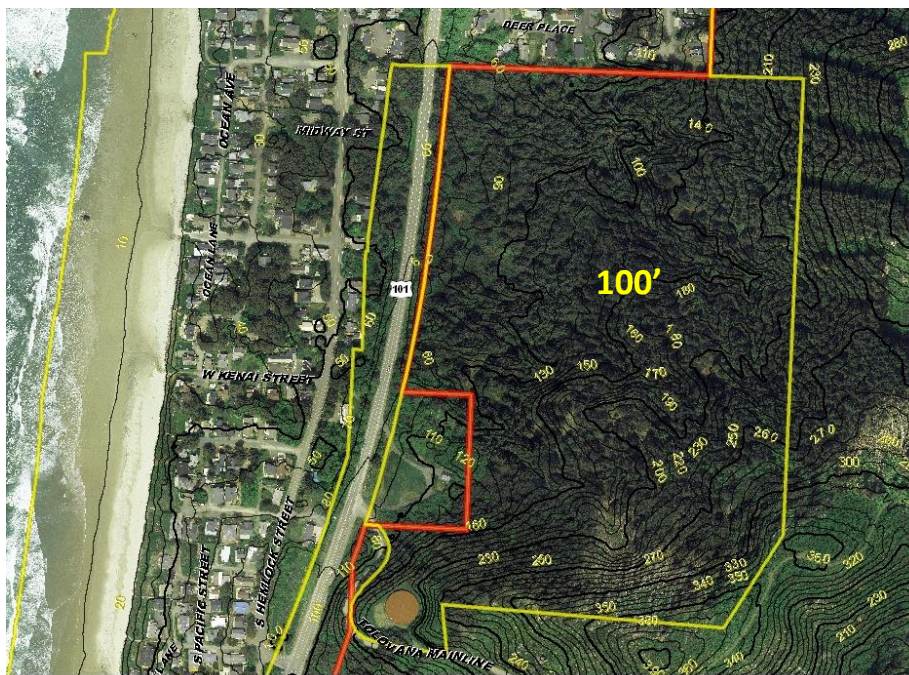
PO Box 368

CANNON BEACH, OR 97110

### Southwind Zoning



### Southwind Contours



### Southwind Summary:

The Southwind site is the only site completely out of the Tsunami inundation zone, but also the only site within the Landslide zone. The site would need to be rezoned to IN to allow Government facilities outright and the location would require infrastructure upgrades, including transportation facilities.





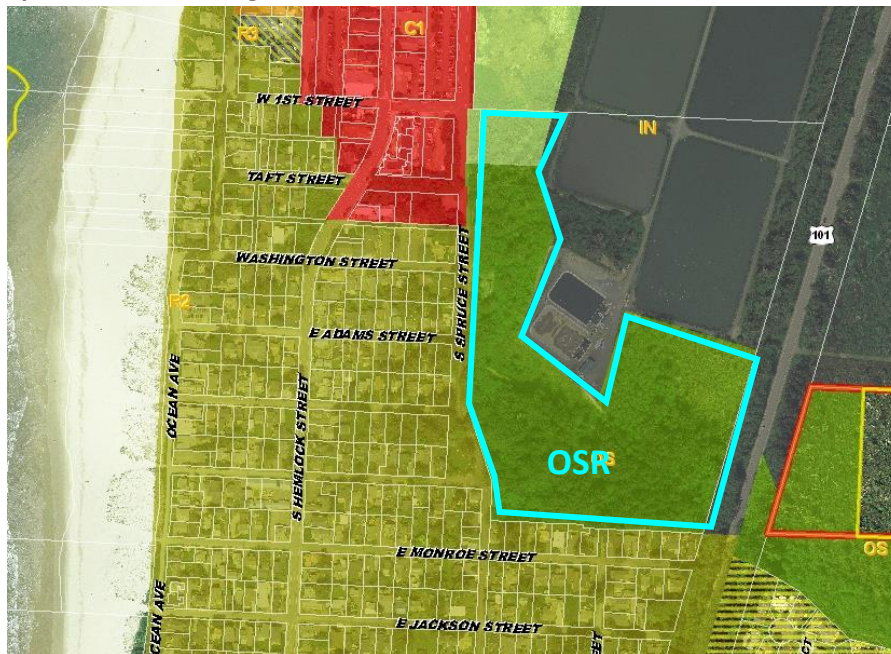
## CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

### Spruce Street Zoning



### Spruce Street Contours



### Spruce Street Summary:

The Spruce Street location has a ten-acre upland area that is in the Large Tsunami inundation zone, yet free from landslides. It is centrally located but would need to be rezoned to IN, from OSR and parking facilities added.





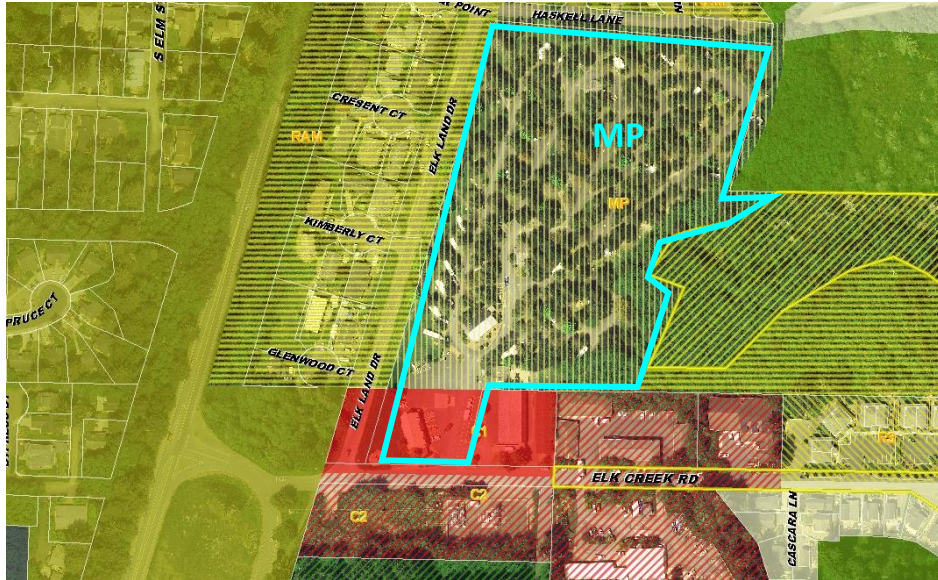
## CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

### RV Park Zoning



### RV Park Zoning



### RV Site Summary:

The RV Site has a five-acre area on the northern boundary that is outside the Large Tsunami inundation zone and landslide zone. There is evidence that the site has its own geologic concerns with fill being deployed at some point, but staff has yet to uncover a historic geologic study that confirms this. The site would need to be rezoned to IN from MP and would need to relocate or abandon a portion of the RV site.



## Current Zoning Uses

### Chapter 17.22 LIMITED COMMERCIAL (C1) ZONE

#### 17.22.010 Purpose.

The purpose of the limited commercial zone is to provide an area in which primary retail uses may locate in the business areas of the city. Uses which do not require prime locations or which generate less traffic are generally to be located in the general commercial zone. In a C1 zone, the regulations set out in Sections 17.22.020 through 17.22.050 apply. (Ord. 79-4 § 1 (3.080))

#### 17.22.020 Uses permitted outright.

In a C 1 zone the following uses and their accessory uses are permitted outright:

- A. Retail trade establishment, such as a food store, drug store, gift shop, variety or appliance store;
- B. Repair and maintenance service of the type of goods to be found in the above permitted retail trade establishment, provided such service is performed within an enclosed building;
- C. Arts and crafts gallery and studio;
- D. Business or professional office;
- E. Garden store;
- F. Financial institution;
- G. Eating and drinking establishment, except those prohibited by Section 17.22.040;
- H. Personal business service, including, but not limited to, barber shop, tailoring, printing, laundry and dry cleaning, or other service establishment;
- I. Theater, but not including a drive-in;
- J. Wholesale business in conjunction with a retail trade establishment on the same premises;
- K. A residential use in conjunction with a permitted use where the residential use does not exceed fifty percent of the building's floor area;
- L. Publicly owned park or recreation area;
- M. Utility lines necessary for public service;
- N. A manufactured dwelling or recreational vehicle not exceeding three hundred square feet in area used temporarily during the construction period of a permitted use for which a building permit has been issued, but not to exceed one year;
- O. Family day care center, day care center or adult day care center;
- P. Accessory dwelling which satisfies the requirements of Section 17.54.080;
- Q. Claims for Compensation Under ORS 197.352. A specific individual use or structures approved pursuant to a development agreement created as part of the city's final action modifying, removing or not applying the city's land use regulation(s) on a demand for compensation under ORS 197.352, where the standards of Section 17.90.180 are met;
- R. Museums. (Ord. 11-01 § 1; Ord. 06-3 § 15; Ord. 95-8 § 11; Ord. 94-06 § 1; Ord. 90-11A § 1 (Appx. A § 10); Ord. 89-3 § 1; Ord. 79-4 § 1 (3.080)(1))

#### 17.22.030 Conditional uses permitted.

In a C1 zone the following conditional uses and their accessory uses are permitted subject to the provisions of Chapter 17.80:



## CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

- A. Cabinet, sheet metal, plumbing, carpenter or similar craft or trade shop;
- B. Gasoline service station;
- C. Government structure or use other than a park, including public parking and public schools;
- D. Building materials supply sales;
- E. Plant nursery;
- F. Church or community meeting hall;
- G. Custom manufacturing of goods for retail sale on the premises;
- H. Structural shoreline stabilization: riprap, bulkhead or seawall consistent with Section 17.80.230;
- I. Single-family dwelling, modular housing and manufactured home meeting the standards of Section 17.68.020;
- J. A two-family dwelling;
- K. Multifamily dwelling;
- L. Residential home or residential facility;
- M. Limited manufacturing.
- N. Assisted living facility.
- O. Community garden, which satisfies the requirements of Section 17.80.155. (Ord. 17-3 § 1; Ord. 09-4 § 9; Ord. 08-1 § 37; Ord. 98-17 § 2; Ord. 97-13 § 2; Ord. 94-5 § 8, Ord. 92-12 § 2; Ord. 92-11 § 38; Ord. 90-10 § 1(Appx. A § 18); Ord. 89-3 § 1; Ord. 85-3 § 4; Ord. 79-4 § 1 (3.080)(2))

### Chapter 17.37 INSTITUTIONAL RESERVE (IR) ZONE

#### 17.37.010 Purpose.

The purpose of the institutional reserve zone is to reserve areas for potential future urban uses. (Ord. 13-10 § 1)

#### 17.37.020 Uses permitted outright.

The following uses are permitted outright in the institutional reserve zone:

- A. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash.
- B. Temporary on-site structures that are auxiliary to and used during the term of a particular forest operation.
- C. Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities. (Ord. 13-10 § 1)

#### 17.37.030 Conditional uses permitted.

The following conditional uses may be permitted in the institutional reserve zone:

- A. Trails, when authorized in accordance with the provisions of Chapter 17.80.
- B. Emergency shelter on land within the urban growth boundary.
- C. Maintenance, repair, and seismic upgrade of municipal water storage facilities. (Ord. 13-10 § 1)





## **CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

### **Chapter 17.28 OPEN SPACE/RECREATION (OSR) ZONE**

#### **17.28.010 Purpose.**

The purpose of the OSR zone is to provide an area of low intensity open space or recreation use in which the natural features of the land are retained to the maximum extent possible. (Ord. 79-4 § 1 (3.110))

#### **17.28.020 Uses permitted outright.**

In an OSR zone the following uses are permitted outright:

- A. Park or publicly owned passive recreation area;
- B. Utility lines necessary for public service;
- C. Claims for Compensation Under ORS 197.352. A specific individual use or structures approved pursuant to a development agreement created as part of the city's final action modifying, removing or not applying the city's land use regulation(s) on a demand for compensation under ORS 197.352, where the standards of Section 17.90.180 are met. (Ord. 06-3 § 21; Ord. 79-4 § 1 (3.110) (1))

#### **17.28.030 Conditional uses permitted.**

In an OSR zone the following uses and their accessory uses are permitted subject to the provisions of Chapter 17.80:

- A. Privately owned campgrounds;
  - B. Recreation vehicle parks;
  - C. Organized camps;
  - D. Churches or meeting halls;
  - E. Forest management.
  - F. Community garden, which satisfies the requirements of Section 17.80.155.
- (Ord. 09-4 § 12; Ord. 79-4 § 1 (3.110) (2))

### **Chapter 17.26 MANUFACTURED DWELLING AND RECREATIONAL VEHICLE PARK (MP) ZONE**

#### **17.26.010 Purpose.**

The purpose of the MP zone is to provide for lower cost housing in the form of manufactured dwellings in manufactured dwelling parks and on individual lots, recreational vehicle parks, accessory uses and campgrounds. (Ord. 90-10 § 1(Appx. A § 20); Ord. 79-4 § 1 (3.100)(part))

#### **17.26.020 Uses permitted outright.**

The following uses are permitted outright in an MP zone:

- A. Recreational vehicle park, including the following accessory uses—grocery store, gift shop and snack bar where the total area of these uses does not exceed eight hundred square feet, meeting and multi-use rooms whose total area does not exceed thirty-five square feet per each approved recreational vehicle space, laundry, restrooms, and recreational facilities—where these accessory uses are intended to provide services for the guests of the recreational vehicle park, subject to the standards of Section 17.80.210;
- B. Manufactured dwelling park, including the following accessory uses—meeting and multi-use rooms and recreational facilities intended to serve residents of the manufactured dwelling park, subject to the standards of Section 17.80.180;



**CANNON BEACH COMMUNITY DEVELOPMENT**

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

- C. Public park or publicly owned recreation area and their accessory uses;
- D. Utility lines necessary for public service;
- E. Manufactured dwelling on an individual lot and their accessory uses;
- F. A manufactured dwelling or recreational vehicle not exceeding three hundred square feet in area used temporarily during the construction period of a permitted use for which a building permit has been issued, but not to exceed one year. (Ord. 06-8 § 2; Ord. 06-3 § 19; Ord. 90-11A § 1 (Appx. A § 12); Ord. 90-10 § 1 (Appx. A § 21); Ord. 79-4 § 1 (3.100)(1))

**17.26.030 Conditional uses permitted.**

In an MP zone the following uses are permitted subject to the provisions of Chapter 17.80:

A. Meeting and multi-use rooms, in conjunction with a recreational vehicle park, whose total area exceeds thirty-five square feet per each approved recreational vehicle space in the recreational vehicle park;

B. Grocery store, gift shop and snack bar in conjunction with a recreational vehicle park, where the total area of these uses exceeds eight hundred square feet;

C. Other uses accessory to a recreational vehicle park not specifically listed in Section 17.26.020A;

D. Other uses accessory to a manufactured dwelling park not specifically listed in Section 17.26.020B;

E. Campgrounds and their accessory uses;

F. Structural shoreline stabilization: riprap, bulkhead or seawall consistent with Section 17.80.230.

G. Community garden, which satisfies the requirements of Section 17.80.155. (Ord. 09-4 § 11; Ord. 06-8 § 3; Ord. 90-10 § 1 (Appx. A § 22); Ord. 79-4 § 1 (3.100)(2))