

BEFORE THE COMMON COUNCIL OF CANNON BEACH

FOR THE PURPOSE OF AMENDING TITLES 16) ORDINANCE NO. 21-08
SUBDIVISION & 17 ZONING ORDINANCE INCLUDING)
TEXT AMENDMENTS REVISING LOT COMBINATIONS,)
WHILE REPEALING PLANNED DEVELOPMENTS)

WHEREAS, the City of Cannon Beach’s Comprehensive Plan provides policies In order to maintain the city’s village character and its diverse population, the city will encourage the development of housing which meets the needs of a variety of age and income groups, as well as groups with special needs;

WHEREAS, the City of Cannon Beach’s Comprehensive Plan recognizes the importance of its existing residential neighborhoods in defining the character of the community and will strive to accommodate new residential development in a manner that is sensitive to the scale, character and density of the existing residential;

WHEREAS, the City of Cannon Beach’s Comprehensive Plan gives guidance so that The city will encourage the preservation of the older housing stock;

WHEREAS, the City of Cannon Beach, in keeping with the statewide planning goals “Establishes citizen involvement and "the opportunity for citizens to be involved in all phases of the planning process," provided citizens with July work sessions and public hearings in October and November at the Planning Commission, and a work session in December 2021 and a public hearing in January 2022, on the amendments before City Council;

WHEREAS, the City of Cannon Beach, in support of the statewide planning goals “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions,” The City’s land use planning framework is well-established, includes a comprehensive plan and a set of implementing ordinances that define information requirements for all decision-making processes. The proposed subdivision and zoning ordinance amendments meets;

WHEREAS, the City of Cannon Beach, in support of the statewide planning goals “Is intended to protect natural resources and conserve scenic and historic areas and open spaces,” The proposed subdivision and zoning ordinance amendments restrict the combination of lots to create larger holdings to maintain the village scale and character of Cannon Beach. The coastal cottage homes built prior to 1960, although not on the Historic Register, are key to the cultural heritage of the City. These pre-1960 cottages were on the average below 1,500 square-foot according to Clatsop County records and have increased to over 2,250 square-foot since 2000. The citizens of Cannon Beach are committed to maintaining as many of these homes as possible by discouraging the combination of larger holdings and discouraging demolition of these cottages. Limiting lot combinations, residential structure sizes and the floor-area ratios and lot coverage areas is consistent with statewide goal 5;

WHEREAS, the City of Cannon Beach, in keeping with the statewide planning goals, “to provide for the housing needs of citizens of the state,” The proposed changes support goal 10 by encouraging a range of housing types and limiting housing sizes. The recent Clatsop County Buildable Lands Inventory and Needs report noted the marked rise in median home pricing throughout Clatsop County, including Cannon Beach’s \$500,500 for 2019, which has only continued to increase since the study, yet the study didn’t delve into the granular level of ownership, size or how transient or vacation housing complicates traditional notions of supply and demand. For instance, it has been a constant point of contention over the past couple of years and especially since the recent release of the Census population numbers, that the City of Cannon Beach is seeing increasing numbers of seasonal populations, which aren’t reflected in the Portland State University’s population estimates or growth projections and the U.S. Census’ loss of population numbers. By any calculus, the City, the region and many would say, the nation, is suffering through a housing crisis and although the City took steps in 2017 to collect a construction excise tax towards affordable housing there has been only eight new workforce units constructed, while 44 new single-family units have been constructed over the same time-span. Although, according to the Buildable Lands Inventory study, there is ample area for the projected future housing needs of Cannon Beach, the City proposes such ordinance changes to affect the housing mix and types being developed, maintaining the coastal village character of Cannon Beach. The proposed subdivision and zoning ordinance changes are consistent with and satisfy statewide planning goal 10;

WHEREAS, the City of Cannon Beach has seen an increase in average gross-floor area residential home sizes exceeding 3,500 square-feet, from under 3% of homes built prior to 1990 to over 30% of the homes built since 2010;

WHEREAS, the City of Cannon Beach has just over 6% of its building stock which exceeds the 3,500 square-foot gross-floor area dimension;

WHEREAS, the City of Cannon Beach has approved only one Planned Development project since adopting the Planned Development ordinance, and which has been entangled in legal appeals since its adoption, so that no homes have yet to be built on the property;

WHEREAS, the City of Cannon Beach seeks to provide current homeowners of pre-existing and non-conforming structures the ability to rebuild their homes, in case of destruction by natural causes, to their existing dimensions;

WHEREAS, the City of Cannon Beach has initiated a Code Audit process to examine the ‘gap’ between the goals and objectives of the Comprehensive Plan and the day-to-day administration of its development code;

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF CANNON BEACH PROPOSES TITLE 16 SUBDIVISION ORDINANCE TEXT AMENDMENTS AFFECTING CHAPTER 4 LOT LINE ADJUSTMENTS PROHIBITING THE

**COMBINATION AND RECOMBINATION OF LOTS TO MAKE LARGER LOTS;
WHILE REPEALING CHAPTER 40 PLANNED DEVELOPMENT**

**SECTION 1: LOT LINE ADJUSTMENT RECOMBINATION PROHIBITION
AMENDING TITLE 16 SUBDIVISION**

16.04.370 Lot line adjustment.

- A. Application shall be made on a form provided by the city.
- B. The city shall review the request for a lot line adjustment to determine compliance with the standards of this chapter and the zoning ordinance. The city shall approve or deny the request in writing based on the criteria of this chapter and the zoning ordinance within thirty days of submittal of the request.
- C. A request for a lot line adjustment must meet all of the following criteria:
 - 1. An additional lot is not created by the lot line adjustment and the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by the approved zoning for that district;
 - 2. By reducing the lot size, the lot or structures on the lot will not be in violation of the zoning ordinance requirements for that district.
 - 3. The adjustment is not a combination or recombination of entire parcels or previously platted lots or portions thereof, except to meet minimum lot size requirements of a district.
- D. The applicant may appeal the decision of the city to the planning commission by filing an appeal within fourteen consecutive calendar days of the decision. (Ord. 17-3 § 1; Ord. 95-20 § 1)

**SECTION 2:
REPEALING CHAPTER 17.40 PLANNED DEVELOPMENT (PD) OVERLAY ZONE**

This ordinance is effective 30 days after adoption.

ADOPTED by the Common Council of the City of Cannon Beach this 4th day of January 2022, by the following roll call vote:

YEAS: Councilors Benefield, McCarthy, Ogilvie, Risley and Mayor Steidel

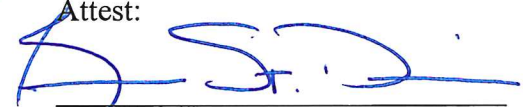
NAYS: None

EXCUSED: None




Sam Steidel, Mayor

Attest:



Bruce St. Denis, City Manager

Approved as to Form



Ashley Driscoll, City Attorney