



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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October 17, 2023

The City of Cannon Beach Planning Commission will hold its first evidentiary hearing regarding proposed changes to the Wetland Overlay zoning ordinance on Thursday, October 26, 2023 at 6:00pm at City Hall at 163 E. Gower St.

As those who have been following the City of Cannon Beach code audit process know, revisions to the wetland overlay zone regulations have been “fast tracked” and are ready to be unveiled. The initial effort was undertaken by a group of local citizens. The Urbsworks team, which is contracted to assist the City with Community Development Ordinance revision project, was asked to review the document and make recommendations as to how it might be further improved and is responsible for moving the revisions through the state review process and adoption.

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 draft language, which will be available beginning Thursday, October 19, 2023, on the City’s website.

The draft of the proposed revised ordinance will be formally introduced to the Planning Commission during a public hearing on Thursday, October 26, 2023. During this hearing, and possible future hearings on this matter, the Commission will hear evidence 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.

It should be noted that a Measure 56 notice has been issued 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 will 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