To the Mayor and City Council of Cannon Beach,

The Planning Commission is submitting its proposed revisions to the dune management sections of the Comprehensive Plan and Municipal Code. I voted for those revisions, and I participated in editing the accompanying note requesting that you consider forbidding dune grading for views, to make sure that the note represented the views of the majority of the Commission as I understood those views.

I also made it clear that I would submit this dissenting opinion.

Much of the argument for preventing grading to maintain or restore views has rested on the premise that the dunes are natural and the grading is an unnatural intrusion. On the contrary, if the dunes as they now exist were natural, they would have been present before the beachfront north of Ecola Creek was developed. They were not. They are an artifact of that development.

Second, it has frequently been said both by Commissioners and in the public comment that the wish for dune grading for view reflects a sense of entitlement on the part of the rich owners of the Breakers Point units. On the contrary, it seems to me that opposition to it reflects a sense that residents and visitors are entitled to the dunes as they now exist. I do not think the question should be decided as a matter of entitlement either way, but rather one of allowing continuously increasing damage to the views enjoyed by property owners. It is clear that the City deems such views as having significant value, since they are a consideration in allowing or rejecting setback adjustments.

I suggest that the Council adopt the changes to the Plan and Code, with directions to allow dune grading to maintain and restore views subject to the following conditions:
--Following grading, dunes shall be promptly restored to a natural-looking appearance as directed by and confirmed by a committee consisting of, for example, certified landscape architects and members of the Design Review Board.
--Grading shall in no case reduce dune height and volume below what is designated by FEMA for protection against inundation, plus the four feet added by the City Council, plus the one foot recommended by the Commission to account for sea level rise.
--All Plan and Code requirements for prevention of harm to plants, animals, and surrounding property shall be complied with.

Respectfully,
Bob Lundy
Dear Colleen,

At its November meeting, the Planning Commission unanimously approved changes to the foredune management sections of the Comprehensive Plan and Municipal Code, subject to the condition that a note be attached, to be drafted by the City Land Use Attorney and edited by a subcommittee to consist of myself and Commissioners Lisa Kerr and Joseph Bernt. Yesterday evening that subcommittee discussed the wording of the note, and we are in agreement on its wording as attached.

As I stated at the November meeting, I will also be writing the Mayor and City Council a note representing my own dissenting view of the matter. That note will not reflect the views of the Commission.

Respectfully,
Bob Lundy
November 29, 2018

To the Mayor and City Council of Cannon Beach:

The Cannon Beach Planning Commission submits to the City Council the accompanying Foredune Management Plan amendments to the City’s Comprehensive Plan and Municipal Code, but does so with reservations. As the Council is aware, the City’s current Comprehensive Plan allows for foredune management in order to maintain views but does not require the City to allow such dune grading. During an extensive public process focused on these matters, it became clear to the Planning Commission that there is no consensus, either among Cannon Beach residents or on the Commission, to allow such dune grading. Many Cannon Beach residents opposed dune grading for views. In fact, some residents favored placing the issue on a ballot. Accordingly, the Planning Commission recommends that the City Council carefully consider whether to allow dune grading for views at all, and that you adopt the accompanying Foredune Management Plan only to the extent that the Council decides to allow such grading activities.