SAND DUNE CONSTRUCTION POLICIES

1. The City shall prohibit residential development and commercial and industrial buildings on beaches, active foredunes, on other foredunes which are conditionally stable and are subject to ocean undercutting or wave overtopping, and on interdune areas (deflation plains) that are subject to ocean flooding. Permitted uses in these areas shall be those which are of very low intensity (such as raised wooden walkways), uses which do not cause the removal of sand or vegetation, and which could be easily removed in the event of ocean flooding, erosion or other hazard.

2. Before a building permit is issued for construction involving the removal of vegetation in areas with sand soils, a satisfactory wind erosion prevention plan will be submitted which provides for temporary and permanent sand stabilization and maintenance of new and existing vegetation. The vegetation program shall return the area to its original level of stability.

3. Removal of vegetation during construction in any sand area shall be kept to the minimum required for building placement or other valid purpose. Removal of vegetation shall not occur more than 30 days prior to construction. Permanent revegetation shall be started on the site as soon as practical after construction, final grading or utility placement. Storage of sand or other materials should not suffocate vegetation.

4. Site specific investigations by a registered geologist shall be required prior to issuance of building permits in open sand areas, on hillsides in sand areas regardless of the type of dune or its present stability, and on those conditionally stable dunes not subject to ocean hazard, but which in the view of the Building Official have potential for wind erosion or other damage. Site reports shall be paid for by the developer and the City may submit the reports to State and Federal agencies for evaluation.

5. The developer or party initiating action in sand areas shall be responsible for preventing adverse impacts from wind erosion on adjacent property, City streets, or utilities. The project manager shall be responsible for the expenses to correct any adverse impacts from dune scraping activity.

6. Wells in dune areas shall not be permitted, in order to prevent the drawdown of groundwater and possible destruction of vegetation. Mowing of vegetation in dune areas shall not be permitted.

7. The City, through its Zoning Ordinance, shall regulate sand movement or alteration and vegetation control on City-owned lands.

FOREDUNE MANAGEMENT POLICIES

1. Foredune Management: Foredunes shall be breached only on a temporary basis in an emergency, e.g. fire control, cleaning up oil spills, and alleviating flood hazard. Restoration after breaching shall reestablish, to the maximum extent feasible, the contours and vegetative cover existing on the site prior to the breaching.
2. **Foredune Management:** Grading or sand movement may be allowed for structures in foredune areas only if the area is committed to development or is within an acknowledged urban growth boundary; and only as part of an overall plan approved for managing foredune grading. The City’s foredune management plan covers all foredunes, from the south city limits to the north city limits. The plan allows grading to maintain the health, safety of the community and integrity of the natural resources in the Cannon Beach littoral cell.

3. **Foredune Management:** A foredune grading plan shall include the following elements based on consideration of factors affecting the stability of the shoreline to be managed including sources of sand, ocean flooding, and patterns of accretion and erosion (including wind erosion), and effects of beachfront protective structures and jetties.

4. **Foredune Management:** Maintaining a stable, vegetated dune system is essential in those areas where coastal properties have been built either on or immediately landward of the dune.

5. **Foredune Management:** Due to our uncertainty in the processes that enable and contribute toward dune formation, including their periodic destruction, managing a dynamic dune system at a range of spatial and temporal scales requires an adaptive management approach that is based on sound scientific knowledge of coastal dune processes and grounded by systematic, accurate monitoring.

6. **Foredune Management:** Foredune management is founded on four important objectives. First, to ensure the dunes sustain an adequate sand volume in order to withstand the erosional effects of (an) extreme storm(s) and to minimize any potential for wave overtopping and inundation (flooding) of backshore. Second, to strengthen weak points in the dune system (e.g. adjacent to trails), by repairing areas subject to localized blowouts from wind or waves in order to prevent the dune buffer from weakening and potentially being breached during a storm. Third, to maintain valuable habitat for a wide range of plants and animals, such as shellfish, including razor clams, and in some cases rare species. Fourth, to maintain the integrity and natural beauty of the dunes.

7. **Foredune Management:** To ensure that an adequate sand volume remains to withstand erosional effects of extreme storms and to minimize any potential for wave overtopping and inundation of the backshore, the City of Cannon Beach requires standards above and beyond the accepted federal base flood elevations.

8. **Foredune Management:** Graded sand must be retained within the littoral system and priorities for dispersal and movement of sand is prescribed in the Foredune Management Plan.

9. **Foredune Management:** Revegetation of graded areas is mandatory.

10. **Foredune Management:** Because of uncertainty in the forces that both sustain and erode beaches and dunes on the Oregon coast, especially over longer time scales (10 to 30 years), an adaptive management approach based on a sound knowledge of beach and dune processes, guided by systematic monitoring and evaluation of the system as a whole, is essential. The Planning Commission shall evaluate its dune management program two and five years after adoption and make changes to the management regime in response to the results of monitoring and other available information.

11. **Foredune Management:** Monitoring of a Conditional Use Foredune Grading permit is mandatory. Monitoring shall be the responsibility of the permit holder.
12. **Foredune Management**: Maintenance activities are permitted under an active Foredune Grading Conditional Use Permit in the Cannon Beach littoral cell and may include:

   - additional plantings or if necessary, certified organic fertilizer applications, in areas where plantings performed poorly,
   - grading or sand removal to maintain access routes where accretion has occurred, and
   - foreslope shaping.

13. **Foredune Management**: The City shall complete a Plan Monitoring Reports after the second and fifth year following adoption and approval of the Management Plan. The completed report shall be submitted to the Planning Commission and City Council.

14. **Remedial Dune Grading**: “Remedial grading” is the clearing of sand necessary to maintain the function of a structure and is permitted in the Cannon Beach littoral cell without regards to an active Foredune Grading Conditional Use Permit.