

## GOAL #17 COASTAL SHORELANDS

The objective of Goal 17, Coastal Shorelands is:

"To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value or protection and maintenance of water quality, fish and wildlife habitat, waster dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and

To reduce the hazard of human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shoreland."

To accomplish this objective, Cannon Beach is required to develop a program for coastal shorelands based on two sets of requirements: the identification of a coastal shoreland boundary and the regulation of uses and activities in certain areas. To provide data for the identification of a coastal shoreland boundary, Goal 17 requires that an inventory of geologic and hydrologic hazards, fish and wildlife habitat, water-dependent uses, economic resources, recreational uses and aesthetic resources be conducted within a "coastal planning area", which is defined as:

"All lands west of the Oregon Coast Highway as described in ORS 366.235; and

All lands within an area defined by a line measured horizontally;

- (a) 1000 feet from the shoreline of estuaries; and
- (b) 500 feet from the shoreline of coastal lakes."

This inventory of features within the "coastal shorelands planning area" is used to establish the extent of coastal shorelands. Goal 17 requires that the extent of identified shorelands shall include at least:

- (1) Areas subject to ocean flooding and lands within 100 feet of the ocean shore or within 50 feet of an estuary or a coastal lake;

- (2) Adjacent areas of geologic instability; where the geologic instability is related to or will impact a coastal water body;
- (3) Natural or man-made riparian resources, especially vegetation necessary to stabilize the shoreline and to maintain water quality and temperature necessary for the maintenance of fish habitat and spawning areas;
- (4) Areas of significant shoreland and wetland biological habitats; whose habitat quality is primarily derived from or related to the association with coastal water areas;
- (5) Areas necessary for water-dependent and water-related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities, dredge material disposal and mitigation sites, and areas having characteristics suitable for aquaculture;
- (6) Areas of exceptional aesthetic or scenic quality, where the quality is primarily derived from or related to the association with coastal water areas; and
- (7) Coastal headlands."

Goal 17 also establishes the following specific use priorities for the following areas within coastal shorelands which may be pertinent to Cannon Beach:

- (1) Major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources identified in the Comprehensive Plan shall be protected. Uses in these areas shall be consistent with protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity, water-dependent recreation.
- (2) Shorelands in urban and urbanizable areas especially suited for water-dependent uses shall be protected for water-dependent recreational, commercial and industrial uses.

Some factors which contribute to this special suitability are:

- (a) deep water close to shore with supporting land transport facilities suitable for ship and barge facilities;
- (b) potential for aquaculture;
- (c) protected areas subject to scour which would require little dredging for use as marinas; and
- (d) potential for recreational utilization of coastal water or riparian resources.

Other uses which may be permitted in these areas are temporary uses which involve minimal capital investment and no permanent structures, or a use in conjunction with and incidental to a water-dependent use.

- (3) Local governments shall determine whether there are any existing developed commercial/industrial waterfront areas which are suitable for redevelopment which are not designated as specially suited for water-dependent uses. Plans shall be prepared for these areas which allow for a mix of water-dependent, water-related, and water oriented nondependent uses and shall provide for public access to the shoreline.

In addition to the Comprehensive Plan requirements for coastal shoreland boundary identification and coastal shoreland use and activity regulations, Goal 17 also establishes six implementation requirements regulations, Goal 17 also establishes six implementation requirements dealing with the following areas or features within coastal shorelands:

- (1) Forested Lands. Implementation Requirements 1 requires the Oregon Department of Forestry to recognize the unique and special values of coastal shorelands, and to develop (in conjunction with other state and federal agencies) forest management practices and policies which protect and maintain these special shoreland values and forest uses.
- (2) Mitigation and Dredged Material Disposal Sites. Implementation Requirements 2 and 3 require that coastal shoreland areas which may be used to fulfill the mitigation requirement of the Estuarine Resources Goal

(Goal 16) or coastal shoreland areas which are identified as dredged material disposal sites be protected from new uses and activities which would prevent their ultimate use for mitigation or dredged material disposal.

- (3) Riparian Vegetation. Implementation Requirement 4 requires that riparian vegetation be maintained, and, where appropriate, restored and enhanced where consistent with water-dependent uses.
- (4) Structural Shoreline Stabilization. Implementation Requirement 5 establishes a preference for land use management practices and non-structural solutions over structural solutions to problems to erosion and flooding, and requires that structural solutions be designed to minimize adverse impacts on water currents and erosion and accretion patterns.
- (5) Implementation Requirement 6 provides that the City, in coordination with the Parks and Recreation Division shall develop and implement a program to provide increased public access. Existing public ownerships, rights-of-way, and similar public easements in coastal shorelands which provide access to or along coastal waters shall be retained or replaced if sold, exchanged or transferred. Rights-of-way may be vacated to permit redevelopment of shoreland areas provided public access across the affected site is retained.

The coastal shoreland boundary for Cannon Beach was established through an inventory of all areas within the "coastal shoreland planning area" defined by Goal 17. The purpose of this inventory was to determine the location of the seven features which are required by Goal 17 to be included within the coastal shorelands. The following is a description of how these seven features were identified.

"Areas subject to ocean flooding and lands within 100 feet of the ocean shore or within 50 feet of an estuary or coastal lake"... The City of Cannon Beach has identified all areas within the 100 year flood boundary as defined by the HUD Flood Insurance Study for Cannon Beach as coastal shorelands.

The 100-year flood boundary includes all areas which are subject to ocean flooding or are within 100 feet of the ocean shore or within 50 feet of Ecola Estuary.

"A Field Investigation of Geologic Hazards in Cannon Beach, Oregon", by Martin Ross was the basis for determining whether there are adjacent areas of geologic instability. A significant portion of Cannon Beach consists of geologic formations that have the potential for instability or hazard. These areas are identified on the Geologic Hazards and Formations Map as: Toms, Landslide topography; TMA, Astoria formation landslide topography; Sd, older stabilized dune; and Gmt, Marine Terrace deposits exhibiting landslide characteristics south of First Street in Tolovana Park.

A field inspection was used to determine the location of riparian vegetation. Riparian vegetation was identified adjacent to Logan Creek. This is a small stream and thus a 25 foot setback should be adequate to protect the existing vegetation along the stream. No riparian vegetation was identified along Ecola Creek. The southern bank of the creek is separated from upland areas by a dike. The northern bank of the creek, west of U.S. 101 Alternative, is separated from adjacent uplands by Fifth Street. East of U.S. 101 Alternative is a trailer park and horse pasture area. The extreme upstream end of the pasture areas contains the remnants of a forested wetland. No riparian zone was established around this area since the forested wetland itself performs the riparian function. This is also consistent with the approach used in identifying riparian vegetation in Clatsop County (see "Significant Shoreland and Wetland Habitats in the Clatsop Plains").

Areas of significant shoreland and wetland biological habitat were separated into two categories: "major marshes" and "significant wildlife habitat". Wetlands were identified in the study titled "Cannon Beach Wetlands". Based on a functional values assessment of each wetland, this study classified wetlands as having "high", "medium" and "low" values. Wetlands rated as "high" are assumed to be the equivalent of the term "major marshes", as utilized in Goal #17. All wetlands identified by the "Cannon Beach Wetland Study", including those rated as "high", are subject to the city's wetland overlay zone. This zone restricts the uses which are permitted in a wetland. The effect of applying the wetland overlay zone to

wetlands rated as "high" is to protect "major marshes" as required by Goal #17.

Significant wildlife habitat was defined to include habitat for rare, threatened, or endangered animal or plant species; band-tail pigeons; unique habitat for sea birds, and Major Big Game Range areas. There are no significant wildlife habitat areas. No areas are identified as being necessary for water-dependent and water-related uses. Chapman Point has been identified as an area of exceptional aesthetic and scenic quality. It could also be considered as coastal headland.

Map shows the final Coastal Shoreland Boundary.

Beachfront Areas where development existed on January 1, 1977. The attached map indicates beachfront areas where development existed on January 1, 1977. Using the definition of development in the LCDC Coastal Goals, "Development means houses, commercial and industrial buildings, and vacant subdivision lots which are physically improved through construction of streets and provision of utilities to the lot and includes areas where an exception to the goal has been approved".

Under this definition, the areas of the City which were undeveloped prior to this date include portions of the Breakers Point area, and portions of the undeveloped dune areas between Breakers Point and Chapman Point (see map for tax lots affected). The rest of the beachfront areas in the City have been platted and developed for many years.

The City determined that there were no existing developed commercial/industrial water front areas suitable for redevelopment.