

June 23, 2022

To: Cannon Beach Planning Commission
Cannon Beach City Council

From: Austin Raglione
Gabriella Raglione
Tim Roush
216 E. Gower Street

Re: P# 22-01 and CU# 22-02

We are unable to attend the hearing this evening due to family matters, but we are writing to express our strong opposition to the proposed three-lot Conditional Use application and partition in the Wetland Overlay Zone adjacent to Forest Lawn Road.

We are opposed to this request because of the extensive removal of existing trees that would be required to develop these lots. This extensive tree removal has been identified in the City's own report, and many of them are older and significant trees and have large root systems. Because of the public benefit these trees provide, steps should be taken to preserve them, not remove them.

Additionally, we are opposed to adding development potential in or adjacent to the Wetland Overlay Zone. That designation is there for a reason and it is incumbent upon us to respect that and protect what we can. The applicant should be allowed to build what is currently allowed in the code. They should not be allowed to further erode our trees and sensitive environmental areas and wetland to have the added benefit of increased profit the additional building lots would give them.

Often times the City's hands are tied when it comes to preserving large trees or protecting sensitive environmental areas. This is a situation where the City absolutely can make the decision to preserve existing trees and protect the environment by denying the Conditional Use application. We urge the Planning Commission and City Council to exercise its authority to protect the trees and the wetlands and deny the application.

Additionally, we believe it would be in the community's best interest to provide more clarity in the zoning code to protect trees and sensitive environmental areas where appropriate and while development occurs. We would be happy to serve on any volunteer committee formed to review current code and make recommendations to the City Council. We are not anti-development but believe environmental considerations should be part of the development review process, particularly in light of our decreasing tree canopy and dwindling wetlands, and think clearer standards would benefit everyone.

Thank you very much for your consideration.