

September 8, 2022

Dear Cannon Beach Planning Commissioners,

We are concerned, with regard to the CD#22-01 & CA#22-03 August 31, 2022, correspondence, or lack thereof, by applicant David Vonada (for Davidspruce LLC), that the Planning Commission has still not been provided the information needed in order to make a sufficiently informed decision that's best for our community.

Where is the 1) tree report & subsequent review by our City Arborist

2) US Army Corps of Engineers' jurisdictional determination

3) written development agreement or deed restriction with the City which would control the rental or sale of these proposed affordable or workforce properties

4) soils report

5) geohazard report

6) written guarantee that no intrusions would be made into the wetland area or buffer areas

7) written guarantee that this development would really be used for what the applicant says

8) written guarantee that no further partition or subdivisions would be allowed?

(over)

Finally, we are concerned that the 'revised site plan with more for rent units & less single family dwellings' mentioned by David Wonada in his August 31, 2022, correspondence, may necessitate a brand new application & a ~~start~~ restart of the 120-day rule. How can the developer change this application so substantially so late in the process? How is this to be determined? Process is essential.

Thank you.

Sincerely,

Jan Siebert - Wahmunda

&
Wes Wahmunda

P.O. Box 778

Cannon Beach, Oregon

97110 *

* Please include this letter in the record for the '7.7.7 rebuttal portion' for this application. Thanks.

City of Cannon Beach
Finance Department

SEP - 8 2022

Received