

## D-9

S-Curve Development review 10/22/20 Planning Commission Meeting



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To Planning Group

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Mon 10/19/2020 7:59 AM

10/19/20

Timothy and Louise Saponas  
1717 Roundtree Cir E  
Aledo, TX 76008

To: Cannon Beach Planning Commission, Cannon Beach, OR  
Re: Proposed beach front development west of the S-Curves

We have owned a home at 1751 View Pont Terrace for 17 years. We are committed to the preservation of Cannon Beach for its unique beauty, privileged historical location, and deference to the natural environment that makes it so special.

Over these years we have observed frequent near misses by cars with pedestrians and bicycles in the S-Curves. Drivers are distracted by the scenery, as are the pedestrians and cyclists. The curves force tight blind turns by drivers who do not know the area. An additional intersection heading toward the water is unthinkable. The removal of trees and placement of a road would provide additional distractions to drivers who should be looking forward through that section.

During our time in CB, we have already seen the road split and drop, requiring a major roadwork project to support S-Curve sections. We continue to observe sinking of land on the ocean side of Hemlock throughout that area. The home above the curves has obviously fought against the elements to keep their deck and driveway from sinking. We hired the local expert geologist when we purchased in 2003, and he stated clearly that while our property is relatively stable, the S-Curve area is a sinking mess. Cutting down large trees would potentially result in further destabilization of the land west of Hemlock. Hardscapes and a structure would further channel runoff into narrower areas, causing more erosion and unpredictable consequences.

It appears that approval requires waiving existing ocean setbacks and allowing a nonconforming street, driveway and bridge. This is unacceptable in such a pristine and fragile location of such historical significance. More importantly, for all the reasons described, it would significantly increase the hazards in an already dangerous area.

Please do not approve this proposal. We are submitting these points in writing because due to Covid, we cannot travel to attend your meeting.

Thank you very much for your consideration of our concerns,  
Timothy G. Saponas and Louise B. Saponas