

D-45

Comment on AA 20-02, 03, 04



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To Planning Group

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*Dear Planning Commissioners,*

*The applicant argued at the October 22, 2020, Planning Commission hearing that the City applying its Oceanshore Setback results in a wipeout of their investment and a takings because it might result in a 1,000 to 1,400 house. Applicant's argument ignores the value of such homes in Cannon Beach. Attached is information on two similarly sized Cannon Beach properties that sold in the last year for \$899,000 and \$1,215,00. This information is from Clatsop County's property information website at <https://apps.co.clatsop.or.us/property/>. The sale of 4688 Logan Lane for \$1,215,00 is particularly relevant. As you can see in the attached County records, that 1966 house is tall and skinny with 576 sq ft floors on a small sloped lot. A similar but new house, on applicant's parcel with stunning views of Haystack Rock would certainly be even more valuable. This is not a total wipeout of value.*

Marc