



CITY OF West Linn

Memorandum

Date: February 14, 2022

To: West Linn City Council

From: Chris Myers, Associate Planner

Subject: Public Comments Received for MISC-21-01, Proposed Street Vacation of Unimproved 4th Avenue Between 9th and 10th Streets

Dear Mayor Walters and Members of City Council,

The Planning Department has received four letters since the completion of the staff report for MISC-21-16. All four of the comments are in support of the street vacation.

Respectfully,
Chris Myers

From: Joshua Cheney <joshua_cheney@hotmail.com>
Sent: Tuesday, February 8, 2022 8:12 AM
To: Myers, Chris
Subject: 4th Ave Vacation

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Hey Chris,

Hope you are doing well.

I am writing to provide additional community feedback around the vacation of 4th Ave.

I am fully in favor of vacating the 4th Ave connection between 9th and 10th in Willamette.

- I live on Leslies Way, and have previously voiced my opinion about avoiding the 4th Ave connection between 9th and 10th.

Please let me know if you need any additional information, and I appreciate the city's willingness to listen to its citizens.

Kind regards,

Josh Cheney

2030 Leslies Way

From: Samantha Faile <failecook@gmail.com>
Sent: Sunday, February 13, 2022 9:14 AM
To: Myers, Chris
Subject: written testimony for Agenda 2022-02-14-03 ordinance 1734
Attachments: [No 4th Ave.pdf](#)

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Hi Chris,
Please see the attached document containing my written testimony on vacating 4th Ave for the upcoming City Council Meeting discussing the matter.
Thank you,
Samantha Faile

From: Greg Kantor <MustaineFan@hotmail.com>
Sent: Tuesday, February 8, 2022 8:38 AM
To: Myers, Chris
Cc: Calvert, Lance; Williams, John; Gabrielatos, Jerry
Subject: 4th Ave Vacation

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Dear Mr. Myers,

My name is Greg Kantor, and I live at 1215 9th street in West Linn (very close to the proposed lot developments and 4th ave). I have emailed you before regarding the proposed 4th ave expansion noting my vehement objection to the idea. My reasons continue to be listed below as noted in my earlier email.

As more development continues down by our area, the traffic level has been increasing notably. The last thing we need is a dangerous through street that makes the problem worse, not to mention unsafe for the many small children who live down here and walk to/from school. If the city does want to make some changes supportive of the additional houses going in, then it should consider widening 9th street and adding sidewalks that run the whole way through.

We moved to this area a few years back because of the beautiful community and the strong protections in place of the wetland and surrounding areas. We continue to be very disappointed by the slew of approvals for dramatically increased building activity taking place along 9th street, and we are concerned that this will eventually devolve into a complete disregard for the "protected" wetlands and the area's nature.

Again, listed below just a few of my concerns, which I ask you take into consideration with regards to any future proposals in the 9th street area:

1. *Our local infrastructure is simply inadequate to handle additional growth at this time.* I am not completely opposed to the addition of new homes in the area, provided that they are completed in accordance with a reasonable plan that does not harm the local residents. We have seen a significant uptick in traffic on 9th street, both due to recent development, as well as increased boating activity at Willamette Park. As it stands, 9th street has no speed signs, no speed bumps, no sidewalks, and it is not the proper width for a two-lane road. It is a safety hazard for the many children who live down here who wish to walk to school, for instance, and it is only going to get worse. We have seen more than one pet die from speeding vehicles, and we are fearful that someday there will be an accident involving a child. **At a minimum**, any further development on 9th street should require improvements to 9th street that mitigate these concerns.
2. *Any public funding for this project would be inappropriate.* The extension of 4th Ave would not benefit any of the existing residents in the community, and in fact would achieve the exact opposite (based on above comments). The only beneficiaries of this project would be the property owners of the lot(s) that are seeking approvals for development and therefore any public funding for this project would be wrong. Any costs for improvements required for this development should be paid by those seeking to develop this lot.
3. *The recent development on 9th street (WAP 20-01) should never have happened.* The proposed plans for WAP 20-01 allowed for a home to be built within feet of a wetland space, but we have noticed that they have proceeded to extend beyond that boundary and into the wetland area. They have poured concrete structures on top of wetland space, and have made significant modifications (e.g., compacting, leveling, and fill additions) well beyond the wetland

borders. Furthermore, this project removed a significant cluster of beautiful, tall trees that should still be standing today. This project is being completed by an external developer who is looking only to profit off the area. He is not a resident who has a vested interest in the community. Further development in this lot grouping is ongoing, which we already see is even more disastrous with additional tree removal, and wetland destruction. We are worried that complacency regarding development in the area is leading to relaxed oversight and will lead to further damage.

4. *Double standard between developers and existing residents.* Existing residents have attempted to make modest improvements to their properties (e.g., driveway improvements, patio additions, etc.) and have encountered significant difficulty in doing so. This is understandable, as our community has high standards in place – particularly as it relates to wetland and wildlife preservation restrictions, which I believe are a good thing. However, I have a real problem with the double standard that appears to be applied to residents vs. developers. It leaves the impression that approval will be granted to any project that results in additional tax revenue while existing residents are ignored.

Thank you for taking the time to read my email. Please don't hesitate to contact me if you would like to discuss any of my concerns.

Best regards,

Greg

From: Phyllis Koessler <plk0221@gmail.com>
Sent: Monday, February 14, 2022 9:04 AM
To: Myers, Chris
Subject: vacation of 4th avenue towards 10th street

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dear mr myers,

as one of the property owners whose land touches on 4th ave, i wish to affirm that i fully stand behind the vacation of this portion of the dedicated section of 4th avenue. you are by now familiar with this neighbors concerns of the adverse impact we believe this needless road to nowhere will have, but i will once more repeat them:

10th avenue was not built according to the city's own code when it was developed in the 90's. it is not wide enough, nor are there sidewalks on the west side, which should have been poured when those houses were built.

pedestrians, including the school children, are forced to walk on the narrow street. adding another street will add traffic and could result in pedestrian accidents given the poor visibility that would result when pulling from 4th ave to 10th street. the funds dedicated to 4th avenue would be better directed toward building those sidewalks.

there is no local need for this punchthrough road. 9th avenue and 10th avenue residents each have adequate access to their own houses, and delivery trucks along one more narrow road benefits no one.

thank you for finalizing this much needed vacation,

phyllis koessler
1351 10th street
west linn