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Planning Commission
City of Union
May 17, 2023

RE: Johnson partition on College Street

Dear Planning Commission members:

Thank you for your volunteer service for the City of Union.

We are in favor of granting the minor petition where the Johnson family. Our opinions are as follows:

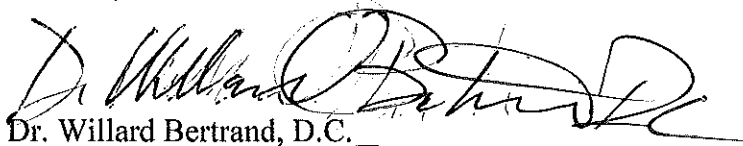
1. Unlike Portland and other Oregon cities, Union has the capacity to adapt to individual members of the community. Specifically, Union can stand behind the property rights of each citizen in a way that larger cities cannot. By approving and granting this minor partition request, the City of Union can support the ability of the property owner to manage their property without the heavy hand of government.
2. We are opposed to any requirement of widening N College Street, especially if that is only done to conform to the citywide plan to have all streets meet to a minimum width requirement. If you look at North College Street starting at Bryant St.
 - a. You will see that there is absolutely no way to widen the street from Bryan St. to the little Creek bridge because of existing housing power poles and city sewer and water lines.
 - b. Even if every property owner granted the city right of way to increase the width of north college St. it would be impossible for the City of Union to fund a project of this magnitude. There are other streets that need to be managed with St. monies and there is no foreseeable future in which the city would place this project ahead of the many other streets that they need improvement.
 - c. The Johnsons proposal to put in a turnout lane to allow the passage vehicles is a perfect workaround to the widening of north college street and we will support that. The amount of traffic on north college street is

probably about 12 vehicles per day at present. If you granted a minor partition to every property from Little Creek bridge to the north end of College Street at Stitzel's property it would only increase the road traffic slightly. If every property voluntarily allowed a turn out it would create no impact on the ability to travel for emergency vehicles and local traffic.

3. To our knowledge there are no other lanes in the City of Union that have a canopy of trees quite like this section between the Johnson's property and the Bertrand's property. It is quaint and historically a pleasant departure from urban sprawl. We would prefer to keep that experience available for residents walk up and down the road for a leisurely escape from the typical urban road design.
4. There is no existing minimum lot size for this section of Union and so by granting a minor partition there is no written guideline to limit the size of lots on north college street any differently than any other street in the city. Once the minor partition is granted any local resident the neighborhood is free to purchase the land to maintain their present views and desires to keep things the same.
5. Should the City demand that in exchange for a minor partition some land must be given to the city? The US Constitutional 5th Amendment states: "nor shall private property be taken for public use, without just compensation". There is no provision in the City Ordinance code for the taking of land in exchange for granting a partition. If the City wishes to seek such favors, in the spirit of the 5th Amendment, it should do so without demanding any compensation of land.

In summary, we are opposed to widening the road on North College Street. And we are in favor of allowing the Johnsons to provide a turnout lane and we are also in favor of the City of Union Planning Commission granting a minor partition or the Johnson family without preconditions of land exchanges.

Sincerely,



Dr. Willard Bertrand, D.C.



Anita Bunkers, R.N.