

From: [Chip Halstead](#)
To: [Planning](#); [Bradford, Philip](#); [Mayor Julie Fitzgerald](#); [Councilor Ben West](#); bates@ci.wilsonville.or.us; jacobson@ci.wilsonville.or.us; [Pauly, Daniel](#); [Bateschell, Miranda](#)
Subject: Proposed 5 Lot Subdivision on Canyon Creek Road South
Date: Thursday, May 6, 2021 5:10:46 PM
Attachments: [Screen Shot 2021-05-06 at 4.29.30 PM.png](#)

[This email originated outside of the City of Wilsonville]

Wilsonville Planning Development & Review Board -

I am a 20 year resident of Wilsonville, and live at the end of Vlahos Drive (a cul-de-sac) which intersects where the proposed 5 Lot Subdivision residential construction project is being considered.

*I have a number of concerns, but want to focus on 1 part of this proposal which greatly affects the “road” that accesses the 5 homes in the plans, and the waivers required to build it. City Codes currently state that **no Dead-End Road** in a building site like this can exceed 200 feet. City Codes also currently state that a residential road needs to be 28 to 34 feet wide. To avoid these restrictions, the developers proposed plans have indicated that their access road is **not a Dead End Road**, but is a **“Thru Street”**.*

*Nothing could be further from the truth. The proposed **“Thru Street”** would need to cut straight through the next-door neighbors property - dividing their recently built \$1.8 million **S2A4 Ministries** building from their own back*

Activities building, and would place the Church on an Island - surrounded by streets (about 15 feet away) on all 4 sides.

Who would live in such a terrible location ? Who would want to go to Church in such a terrible location ? No one I know.

And who would spend \$1.8 Million to buy this brand-new Church and tear it down - so they could construct a new

***“Thru Street”** to build another subdivision ? I honestly don’t think this will happen during any of our lifetimes.*

In my opinion, allowing the Proposed 5 Lot Subdivision to go forward, would require waivers for their access road

*and Code Violations that won’t be rectified for 50 to 100 years. It really is a **Dead-End Road** over the 200 feet limit,*

and provides no turnaround for cars, trucks, or emergency vehicles. I strongly recommend this Proposed 5 Lot Subdivision does not go forward as planned.

Sincerely, Chip Halstead [See Photos Below](#)

\$1.8 Million S2A4 Ministries Church Building



SA24 Ministries Church Back Activities Building



Aerial View Of Church and Activity Building

