

October 25, 2014

City of Portland
Planning and Sustainability Commission

Dear Members of the Commission,

Regarding property owned by and located at;
Mark and Irma Gunderson
5611 SW Brugger St.
Portland, OR 97219

It has come to our attention that the intent of the City of Portland is to change the zoning of our property from the existing R10 to the rezoned R20.

Currently we own 2 ½ acres that will be affected by this zoning. We bought this property with the intent of developing the land upon our retirement. We plan on retiring in the next 5 years. What this rezoning does is effectively decrease the amount of lots on our property from 11 to 5. Monetarily this is roughly a one million dollar swing in the value of the developed property.

To single out the people on the North side of Brugger St. but not the South and then to not pose the same requirements of the people on the North and South side of SW Nights Bridge Drive is wrong.

We just received our tax statement for 2014 and our taxes have increased almost \$800.00 this year. Yet the city is trying to decrease the value of our property. If the city would like to purchase that portion or our property that is not affected by our house and create a greenway that is an option that would not be welcome but one that could be explored.

To make this change without compensation to property owners is inexcusable and will require an attorneys expertise to recover the loss. We would hope to avoid this confrontation but fear it may be the only avenue we have to recuperate the losses that could be incurred.

Respectfully,



Mark and Irma Gunderson
5611 SW Brugger St.
Portland, Oregon 97219
503-245-0562