

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Avenue, Suite 1700
Portland, OR 97201

October 31, 2014

Dear City Planning Team:

I am distressed to see that your Comprehensive City plan includes rezone my property at 5735 SW Brugger as well as other properties on the north side of Brugger, and I respectfully ask that you reconsider. While my primary concern as a property owner is my own property, in fairness, I believe all the houses on the north side of Brugger should be taken out of your plan to rezone this side of SW Brugger.

I will begin with the request to leave my property at its current zoning, and then I will address the north side of the street in general.

5735 SW Brugger rezoning

I met with Roberta Jordner at the Planning Commission, who graciously took the time to explain the rezoning plan to me. I understand that the primary concern is water runoff. She showed me the map, noting that only a few feet at the far end of my property actually has slope to it. The two properties on either side of me are also flat. For this reason, I ask you to reconsider rezoning my property and the adjacent properties as well, if that is the wish of those who own those properties.

I share your concern about the environment, but I do not believe that building a second house on my property is an environmental issue. The property is 2/3 of an acre and a second home still allows for two good size parcels. The property is flat, and the city already has building codes in place that address all necessary issues.

While I have no immediate plans to build a second house, rezoning will most likely adversely lower my property value. As my retirement years approach, there is no way I can recover from the financial setback this rezoning will incur.

Like others affected by your decisions, I am not a line on a map. I am a very real person who has made plans based on the property I have owned, cared for, and paid taxes on for more than 15 years.

Please reconsider your rezoning plan in light of the fact that my property does not actually meet those given as the reason for rezoning.

North side of SW Brugger rezoning

By allowing the houses on one side of the south street to stay at zoning that allows four homes to be built on a property relatively the same size as the properties you are rezoning on the north side in such a way that no additional building can take place, you are creating a huge and quite unfair inequity.

It is very conceivable that at some time, the properties on the south side will be developed, which will mean density on that side of the street. If the north side cannot also be developed, the south side will have been able to benefit financially by building more homes while those on the north side will not. Adding further unfairness, this will mean that the "country feel" will be lost further detracting from the value on the north side since one of the reason the properties are now desirable is because of the distance between neighbors. People willing to pay for larger parcels are unlikely to want to face properties that have been allowed to build at a much greater density. Again, property owners on the north side of the street will lose property value. I hate to repeat myself, but that is blatantly unfair.

Additionally, the city has never improved the street. It has not even dug ditches to help with the water runoff, which is the reason stated for rezoning. Property owners pay for all street improvements themselves. The city has never done a single thing for the maintenance of this street or for its concern about "water runoff." If the south side of the street can build more homes, the street will further deteriorate from additional traffic. This inequity is unfair and the owners on the north side of the street, who are not allowed to build, will pay the cost generated by the owners of south side who are zoned for greater density.

Requested result

I ask that you move your rezoning line one block to the north so that all properties on the north side of SW Brugger are excluded from any rezoning. As stated before, there are already building codes in place that would have to be met before any building can take place. Meeting codes in itself could make it cost prohibitive to build; thus, rezoning is not really even necessary.

At the very least, I ask that you do not change the zoning of my property at 5735 SW Brugger and that if the owners of the property on either side of me who also have flat lots have requested to leave the zoning for their property as is, that you honor their request as well.

Please know that this rezoning will cause a serious financial hardship, and the reasons given for the rezoning (sloping land) do not apply to more than several feet of my property.

While I am not comfortable testifying in person, I have attended two of your meetings and know that you have much to consider about your proposed plan and that I am not alone in asking you to reconsider some of your decisions. I hope you will take my request under consideration even though in the grand scheme of things, my property rezoning is not as huge as other issues people are asking you to address.

Thank you for your efforts to create a healthier, safer and more connected city. I honestly do not think leaving my property zoned as it currently is hinders that mission in any way.

Sincerely,



Nancy Hill

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