

DEAN M. SHYSHLAK, ESQ.
ATTORNEY AND COUNSELOR AT LAW
10490 S.W. EASTRIDGE AVENUE, SUITE 110B
PORTLAND, OREGON 97225
OFFICE TELEPHONE: (503) 296-7900
CELL TELEPHONE: (503) 347-1571
FASCIMILE: (503) 641-8598
EMAIL: shyshlaklaw@yahoo.com

October 19, 2015

Portland Planning and Sustainability Commission
Employment Zoning Testimony
1900 S.W. 4th Avenue
Suite 7100
Portland, Oregon 97201

Re: Subject: PSC Employment Zones Testimony

Effected Properties:

13509-13517 N.E. Whitaker Way
Portland, Oregon 97230
(State ID# IN2E23AC 500)

and

13519-13521 N.E. Whitaker Way
Portland, Oregon 97230
(State ID# IN2E23AC 400)

To whom it may concern:

I am writing on behalf of the owners of record for the above-referenced real properties: my sister, Kym-Marie Harris and myself, individually, and Galicia Property Holdings, LLC, which is an entity jointly owned by my sister and myself. Unfortunately, due to a prior commitment I am unable to personally appear at the public hearing on the proposed zoning changes and therefore respectfully request that this letter be entered into the public record on this matter.

Our primary concern involves the proposed prohibition against self-service storage as defined in Title 33.920.260 of the City of Portland's Planning and Zoning Code (the "Code"). As currently worded the Code has the potential to materially and detrimentally effect the use and value of our properties. Although at the moment we have no tenants which fall within the definition of self-service storage, we have had these types of tenants in the past and are likely to have such tenants in the future.

Based upon our concerns I had a phone conversation with Steve Kountz, who is the Project Manager for the proposed zoning changes. I posed to Mr. Kountz various hypothetical tenant scenarios and whether the proposed uses would be allowed if the self-service storage prohibition was adopted. His responses were less than satisfactory to alleviate our concerns and he also promised to consult with his colleagues and get back to me as to one particular scenario which I will address below, but as of the date of this letter I have received no follow-up response from Mr. Kountz. In addition, since my conversation with Mr. Kountz there is another hypothetical tenant scenario which upon further reflection has raised concerns.

The hypothetical tenant scenario I discussed with Mr. Kountz and which he promised to get back to me on involves the situation of renting one of my spaces to multiple tenants who have the shared space for storage of personal items like car collections, boats and recreational vehicles (or perhaps their portion of the inside of the warehouse is defined). Initially Mr. Kountz indicated that this type of use would be prohibited but he then said he wanted to consult with his colleagues over this scenario. We have had tenants in the past who have rented our spaces for this type of use and likely will have tenants in the future who would also like to rent our spaces for this type of use. From my interpretation of the Code this type of use could be considered as being prohibited and if in fact this type of use is prohibited then it will have a material and detrimental effect on the use and value of our properties.

The additional hypothetical tenant scenario which has raised concerns deals with renting of our spaces to one tenant who exclusively used our space for either personal or business storage, especially because we have had this type of tenant in the past and would like to have the ability to continue to have this type of a tenant in the future. The Code defines characteristics of self-service storage as follows: "Self-Service Storage uses provide separate storage areas for individual or business use. The storage areas are designed to allow private access by the tenant for storing or removing personal property." I can easily envision how this language could be construed to forbid us from renting space to one individual for either their personal or business use storage and if so it would have a material and detrimental effect on the use and value of our properties.

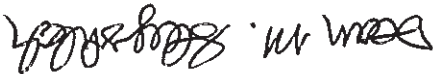
Lastly, from my conversation with the City of Portland it is the city's position that the proposed zoning changes will result in additional job creation. Perhaps, but not as concerns the property which is owned by Galicia Property Holdings, LLC and located at 13509-13517 N.E. Whitaker Way, Portland, Oregon 97230. Situated on this property is a commercial warehouse which is divided into two, separate rental units consisting of approximately 5,000 square feet each of warehouse space with some additional office space. My father built this building in the late 1980's and since that time my family has rarely had a tenant who had more than one or two employees. Quite simply this building and the rental spaces within this building is not designed for a multi-employee type of operation so if the proposed zoning change is adopted it would materially and

detrimentally effect the type of tenant we could rent to in the future not to mention diminish the value of our properties.

In conclusion, I respectfully request that the proposed zoning change, in particular the prohibition against self-service storage not be adopted by the Portland Planning and Sustainability Commission. Alternatively, if the commission feels compelled to impose a prohibition against self-service storage then the language contained in the Code should be amended to clarify and provide specifically for the types of uses I have mentioned in this letter. Should the commission however decide to adopt the prohibition against self-service storage then it is my opinion that such a change in zoning constitutes an unlawful taking of our properties under both the United States and State of Oregon Constitution and likely will require me to bring a legal action for compensation as a result of the diminished value of our properties.

Thank you in advance for your consideration of our comments and concerns.

Very truly yours,



Dean M. Shyshlak, Esq.

cc: Kym-Marie Harris
Galicia Property Holdings, LLC