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Via Email Only

November 5, 2015

PSC@Portlandoregon.gov

**Re: PSC Employment Zones Testimony – Prime Industrial Overlay Zone,  
Hayden Island**

Dear Members of the Portland Planning and Sustainability Commission:

On behalf of Canoe Bay, LLC, which owns a majority interest in the property at the end of North Hayden Island Drive (tax account R323354, Section 282N1E; tax lot 100-2.57 acres), I provide this objection to applying the proposed prime industrial overlay zone to Canoe Bay's property.

Canoe Bay's property is currently multi-zoned, including R2, IG2, and RF; this site would best be utilized for a better use than an industrial sanctuary and an industrial sanctuary would be inappropriate for the site and the nearby properties. This is a river front site and industrial development of this portion of Hayden Island would be inappropriate since this has no rail access, limited truck access, shortage of parking, and can be accessed only by a single bridge. Canoe Bay, LLC would object to imposing an industrial sanctuary and increasing land use restrictions as proposed in the Employment Zoning Project to Canoe Bay's property and the nearby properties.

Changing the site to a commercial zone change which would allow development of housing at an increased density would be looked upon favorably.

Respectfully submitted,



David R. Nepom  
on behalf of Canoe Bay, LLC

DRN/kkp