

April 25, 2013

Members of the Oregon Senate  
900 Court Street NE  
Salem, Oregon 97301

Dear Members of the Oregon Senate:

Thank you for scheduling a hearing on HB 3479. This bill is of particular interest to us. We are property owners in The Dalles and an ordinance passed by the City Council would require us to pay a fee of \$388.00 per linear foot of the frontage of our property, which is fronted on two streets, because we live on a corner lot. Even with the 'corner lot relief', it still would require us to pay \$58,394.00 into a fund to be used some day when an LID may be formed to do this project. This fee would be excessive for anyone, but especially for most of the people in our area, including us, who are retired.

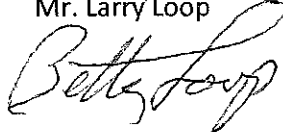
As senior adults, when we can no longer care for ourselves, we will be selling our property and moving closer to our children. Upon the sale of our property, hanging out there in the future to rob us of financial benefit, is the enormous amount of money we would have to pay to the city for development in our area, if and when they get around to doing so. This may make our property worth very little to absolutely nothing to us in the final sales transaction, after working all these years to be self-sustaining. Any financial re-imbursement we would receive from our property would help to sustain us in our advanced years.

We respectfully urge the Senate to pass HB 3479 which will allow the citizens adversely affected by this City Ordinance to re-engage with the City Council under statutory protection and build solutions that will benefit property owners and achieve mutually beneficial outcomes for future development.

Sincerely



Mr. Larry Loop



Mrs. Betty Loop  
980 Morton Street  
The Dalles, OR 97058

David Link  
PO Box 2189  
The Dalles, OR. 97058  
April 30, 2013

Members of the Oregon Senate  
900 Court St.  
Salem, OR. 97301

Dear Members of the Oregon Senate:

Thank you for scheduling a hearing on HB 3479. This bill is of particular interest to me because I am a property owner in The Dalles and will be unable to partition my property in the future due to an ordinance passed in The Dalles by the City Council which would require me to pay a fee of \$32000.00.

This fee is excessive and serves as a barrier to development of additional single family homes on existing properties in The Dalles, OR.

The City is also using Writs of Nonremonstrance agreements to enforce Local Improvement Districts on neighborhoods.

At one time the City was collecting these agreements and then putting them in a file at City Hall waiting to file them at a future date. This is what happened to me. I purchased a piece of property to build on, went through the planning and engineering process, hired a local contractor to build my home and secured financing. At this time I already had approximately \$60,000.00 dollars invested in this property (purchase price plus planning fees etc.). When I went to the planning department to get my building permit I was then informed that unless I signed the Writ of Nonremonstrance agreement I would not be issued a building permit. I already had all this money invested in this property so what else could I do?

Because the City had failed to file the agreements that they had been saving in a file at City Hall the realtor that sold me the property and the Title Company had no knowledge of what was going on in this neighborhood.

I was forced to sign my rights away against my will. I have also expressed my feelings about this to the City on numerous occasions but have been ignored.

I respectfully urge the Senate to pass HB 3479 which will allow citizens adversely affected by this City Ordinance to re-engage with the City Council under statutory protections and build solutions that will benefit property owners and achieve mutually beneficial outcomes for future development.

Sincerely,



David Link

May 1, 2013

Members of the Oregon Senate  
900 Court St. N.E.  
Salem, OR 97301

Thank you for scheduling a hearing on HB34. This bill is of particular interest to me because I am a property owner inside the urban growth boundary in the City of The Dalles, under the rules and regulations of the City. When I applied for my building permit the City said I had to sign a NonRemonstrance Agreement or they would not issue me a building permit. The City uses these agreements for a consent (yes vote) for City forced LID's. I was under the impression that LID's were to be formed by the property owners in need of the improvements, and not used by the City for forced LID's. One property owner can have the City force a LID if that owner owns 50% of the street frontage, and there could be 12 other property owner's who own the rest of the street frontage and they would have no say in forming the City forced LID's. The costs that the City is imposing on these property owners is predetermined by the City, and these costs are close to \$380 a lineal foot of frontage, and all of this for something they don't want and have no way to stop the forced LID. If you cannot pay these costs the City will put a lien on your property.

If HB3749 would put a stop to these tactics being used by the City it would help restore the power to the property owners and remove the barrier for future development. I respectfully urge the senate to pass HB3479 which will allow the citizens adversely affected by these City ordinances to re-engage with the City Council under statutory protections and build solutions that will benefit property owners.

Sincerely,

Richard O. Havig  
3015 E 12th St  
The Dalles, OR 97058



Steve Stroud  
3004 E. 12<sup>th</sup> St.  
The Dalles, OR 97058

April 24, 2013  
Members of the Oregon Senate  
900 Court Street NE  
Salem, OR 97301

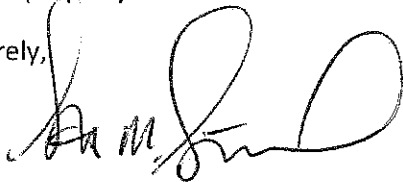
Dear Members of the Oregon Senate:

Thank you for scheduling a hearing on HB 3479. This bill is of particular interest to me because I am a property owner in The Dalles and have been unable to partition my property due to an ordinance passed by the City Council which would require me to pay a fee of \$91,568. This fee is excessive and serves as a barrier to development of an additional site family dwelling on my existing property.

My property is within the Urban Growth Boundary and the threat of annexation and LID improvements have created an unreasonable expense to me as a property owner. I've owned this piece of property for 25 years and the City of The Dalles has been unwilling to work reasonably with land owners in any way.

I respectfully urge the Senate to pass HB 3479 which will allow the citizens adversely affected by this City Ordinance to re-engage the City Council under statutory protections and build solutions that will benefit property owners and achieve mutually beneficial outcomes for future development.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve M. Stroud". The signature is fluid and cursive, with a large loop at the end.

Steve M. Stroud

April 24, 2013

Members of the Oregon Senate  
900 Court Street NE  
Salem, OR 97301

Dear Members of the Oregon Senate:

Thank you for scheduling a hearing on HB 3479. This bill is of particular interest to me because I am a property owner in The Dalles and have been unable to partition my property due to an ordinance passed by the City Council which would require me to pay a fee of \$ 351 per ft. This fee is excessive and serves as a barrier to development of an additional single family dwelling on my existing property.

We live in a rural part of The Dalles, where the lots are large. Our lot is 201 ft, by 82 ft. If the city assesses us for \$351 per ft. for curbs and sidewalks, it would come to \$99,333. For curbs and sidewalks. They say we will have to put in retaining walls also along the Richmond Street side. We paid \$51,000 for our lot nine years ago. As a retired couple, this makes living in our home impossible.

I respectfully urge the Senate to pass HB 3479 which will allow the citizens adversely affected by this City Ordinance to re-engage with the City Council under statutory protections and build solutions that will benefit property owners and achieve mutually beneficial outcomes for future development.

Sincerely,

MERLE HENKLE  
*Merle Henkle*

MARJORIE HENKLE  
*Marjorie Henkle*

Dear Members of the Oregon Senate:

May 2, 2013

My husband and I own our home on ½ acre of land in The Dalles, Oregon. Owning our home was part of our retirement plan. We are in our 80s. My husband had a stroke 2 years ago. It is obvious that we can not continue living on this property for much longer because of the up keep of an older home and land. We love where we live. It has the feeling of country yet not too far from town. Since his stroke, I had thought of partitioning the ½ acre, sell this house and build a small house on the other part. However, because of the city ordinance, the fee I would have to pay is around \$63,000. This sum totally puts the idea of dividing and building out of the question. This seems totally unreasonable. It stops us from our plan plus it stops the city from infilling on usable land.

Thank you for reading my letter of concern and hope you can help with an equitable solution.

Sincerely,

*Heather McCloud & Thurlow McCloud*

Heather McCloud and Thurlow McCloud

920 Richmond st.

The Dalles, Oregon

97058

*p.s. The divided lot maybe would be worth \$50,000*

April 25, 2013

Members of the Oregon Senate  
900 Court Street NE  
Salem, OR 97031

Dear Members of the Oregon Senate:

Thank you for scheduling a hearing on HB 3479. This bill is of particular interest to me because I am a property owner in The Dalles and have been unable to partition my property due to an ordinance passed by the City Council which would require me to pay a fee of \$351.04 per foot of frontage for street improvement. This fee is excessive and serves as a barrier to development of an additional single family dwelling on my existing property.

I respectfully urge the Senate to pass HB 3479 which will allow the citizens adversely affected by this City Ordinance to re-engage with the City Council under statutory protections and build solutions that will benefit property owners and achieve mutually beneficial outcomes for future development

Sincerely,

A handwritten signature in cursive script that reads "A. John Pereira".

A. John Pereira

TO: City Council

FR: Loyal & Linda Quackenbush

RE: Proposed LID & Residential Infill Development

DATE: November 2, 2012

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We are writing to share some thoughts regarding the topic proposed for the November 14<sup>th</sup> City Council work session, Residential Infill Development Policies and Procedures.

For the past seven years we have been vexed, worried and sick over the city's interest in passing on horrific street development costs of approximately \$350 per foot to property owners for the streets surrounding our home. As a homeowner at the edge of the city limit, property sizes are much bigger than in the core of the city. Even at a 75 foot lot, this fee is still financially back-breaking; at 220 feet it is ruinous.

Why is East 9<sup>th</sup> Street and Richmond under a proposed full LID? Unfortunately for us, we own two separate pieces of property on these streets. These two properties will cost us over \$110,000 for sidewalks & streets our tiny neighborhood does not need. Not even your "corner lot relief" will spare us from unbelievable costs. Most of our neighbors charges would run \$60,000-\$80,000. This is just unbearable to anyone let alone for people whose finances can barely keep them in the homes they own. Presently Richmond Street is in good condition; not long ago the County installed adequate ditches.

We have lived on this street since 1983 and are very familiar with traffic and pedestrian uses. Richmond is a very steep hill that dumps right on to Old Dufur Road. Many times in the icy winter, the ditches on the side of Richmond have been used by drivers to slow or stop themselves before sliding on to Old Dufur Road. Sidewalks would prevent this fail-safe, not to mention there is very little pedestrian use on this very steep street.

The City is slowly developing Ninth Street towards John Huffman's house. Who is currently paying the costs for this?

We know of no other residential developed area where the City has demanded a full LID.

Recently, street improvements to Jefferson, Tenth and Twelfth streets as well as Brewery Grade where completed without cost to homeowners.



An attempt to create an LID for Thompson Street at a cost of \$100 per foot was successfully thwarted by property owners. Why was the City willing to develop Thompson Street at a cost of \$100 per foot yet we are looking at being charged \$350 per foot? We could stomach \$100 per foot even though that rate is still unappealing.

We would like to know why the City is proposing sidewalks on Ninth Street and Richmond Street rather than proposing sidewalks starting at Tenth and Thompson and running up the street where there is much more need due to denser population?

A Storm Sewer Fund has been added to offset cost of new developments such as this, and those funds should be used when improving streets. Storm Sewers are one of the biggest costs, therefore this fund should be built up enough to pay for such LID's. Engineering should be able to be accomplished 'in-house' saving on cost to citizens. As property tax payers, don't we already pay the engineering staff salaries?

Other funds tapped for possible reduction in street costs to property owners could be gas tax, transportation funds, water reserve, and sewer reserve.

It is our feeling that residents of this community will not be able to afford this level of fee. If somehow this successfully gets started, it is our firm belief that it cannot continue due to citizen inability to cover the costs.

We implore the City Council to listen and speak on behalf of the citizens on this issue. Think about how you might feel if your decision to impose a \$50,000 street tax would impact your own family. A ten year \$50,000 home equity loan at 7.5% interest would cost a homeowner \$593.50 per month for ten years. Interest and principle total \$71,221.06. Now double that and you can see what we will pay for two properties on 9<sup>th</sup> Street.

If the city cannot afford to improve streets, why would the city think the property owners could financially bear the complete cost of street improvement?



## house bill 3479

Ted Beckley <tedbeckley@gmail.com>  
To: jedger2@gmail.com

Mon, Apr 8, 2013 at 10:13 PM

Hi John, I would like to share my story on what I had to go through to improve some land in The Dalles to sell and build houses on.

I started with 2 acres of land I wanted to build houses on to sell.

The City planner and I agreed to divide this into two parts so I wouldn't have to put out all the improvements at once.

Part 1 and part 2, on part 1, I would put in the improvements on E. 10th Street and on E. 12th Street which is 4 lots.

Part 2 was to put in the improvements on E. 11th Street which would have 4 lot's also. There was no road to E. 11th Street at that time.

I put in all the improvements on E. 10th Street and on E. 12th Street and built a house to sell but the City would NOT let me sell one lot until I finished all of part 1 and part 2.

Part 2 was a field with no road to it. The Dalles made me put in a gravel road where E. 11th Street was to be built to my property and required me to pave the street on my property and put in all the utilities. I was told part 2 could be finished after I sold part 1.

I would like to see The Dalles back off on there regulation. The average person can not afford to spend that kind of money to improve there own property.

Thank you for letting me share,  
Ted Beckley  
phone 541-980-2585  
the owner of 5 unsold lots