

Written comment for proposed ordinances 2666

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To Whom It May Concern,

**City of Lake Oswego  
Community Development Dept.**

I empathize with the individuals who have been affected by poor city codes and lack of a neighborhood overlay that have allowed "unsightly" development to happen. However, these codes have been in place for many decades and current owners of legal lots might have bought them for the express reason of future development. It is a nice nest egg after all. Being an owner of a house that sits on two legal lots, I do not plan to make any changes in the near future, however have been assured by multiple real estate agents that my house value is at least 10% higher due to fact that I own two lots. I imagine many other owners are in much the same boat. If there is a change in code that does not allow my total 10,000sqft which consists of two 5,000sqft lots to be developed into two distinct 5,000sqft units, then the city will need to find a way to reimburse ALL homeowners for their diminished land values.

I have been involved with our local Hallinan Heights Owners Association, on and off, for the last 4 years. I encouraged the organization to start the "Neighborhood Overlay" process, but the City was not taking new applications. A "Neighborhood Overlay" is the ONLY way to allow the code to work for current neighborhood wants. Style of house, type of roofing, # of floors, total lot coverage, etc are the ways to control a neighborhood for increased property value. The above-proposed ordinance is just a way to stifle progress. The only way to increase property value and bring in new homeowners (families) is to develop lots....remodel or rebuild. The 2666 proposal creates a major growth restriction on property values...homeowners will need to be compensated by the city!

Vote NO on 2666!

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