

Submitter: Gary Huhn

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3921

Dear Members of the Committee,

I am writing to express my strong opposition to the proposed annexation and development of the Charter Oaks neighborhood. This plan is not only unjust but also detrimental to the residents who call this area home. I urge you to reconsider this course of action and respect the rights of those who have chosen to live in a rural, county-zoned community.

The attempt to absorb Charter Oaks into the city appears to be driven by financial motives rather than genuine community needs. By forcing annexation, the city stands to gain property tax revenue from current residents—many of whom deliberately chose to live outside city limits for its rural character, lower density, and greater privacy. Additionally, the push to acquire this land for development raises concerns about transparency and fairness, as it primarily benefits developers rather than the existing community.

Residents of Charter Oaks settled here to enjoy a peaceful, low-traffic, and low-crime environment. The proposed expansion threatens to disrupt that way of life, bringing increased congestion, noise, and additional burdens on infrastructure—none of which will benefit current homeowners. Moreover, the infrastructure costs required for such development, including a bridge or a new access road, are excessive and impractical. The burden of these costs will likely fall on taxpayers or private landowners, further exacerbating the unfairness of this proposal.

Additionally, the data used to justify this annexation is outdated and misleading. The city has disregarded state land use laws and manipulated studies to support its predetermined objectives. This lack of due diligence raises serious concerns about the integrity of the process and the potential precedent it sets for future land use decisions.

There are many other locations better suited for responsible development within the existing urban growth boundary. Instead of forcing this expansion upon unwilling residents, the city should explore alternatives that do not violate the rights and wishes of those directly impacted.

I urge you to reject this ill-conceived plan and to respect the voices of the Charter Oaks residents who have chosen to live in a rural setting. Annexation and forced urbanization should not come at the expense of the very people who will be most

affected.

Thank you for your time and consideration.

Sincerely,  
Gary Huhn