

5-23-2025

Dear Senators Prozanski & Manning-

I am writing today because I am dumbfounded by the repeated, blatant double standard, on display with Lane County LMD. Please let me explain why I feel this way.

In 2018 my family and I purchased a parcel of bare ground in Lane County. Part of our research was using the Lane County "Easy Property Search" website which lists the zoning wrong as dual EFU and RI. I brought this to everyone's attention in 2018 with an in-person meeting, was told it would be fixed, and nothing has changed seven years later. I was told our zoning is solely EFU and we could not build a house unless we hired an Oregon state approved soil scientist to test the soils and confirm a majority was not "high value" soils. That process cost my family over \$6000 and we learned the original Lane County soil map was grossly incorrect. My point is I was told what the rules and process was, I listened, obeyed them to a T, then proceeded and paid for this to be done correctly. It was expensive, time consuming, and carried a level of risk our family worried about. Why does Lane County LMD feel "zoning rules" do not apply to them when it severely applied to my family? Nobody offered to change the rules for us and run up to Salem.

Lane County expediated approvals for IMERF through planning at LMD, only to receive an absolute reprimand from the hearing official. Way to set a great example for residents of Lane County; "do as I say, not as I do". I have never experienced anything expediated myself over multiple permits and applications, in fact it has been the complete opposite and requires an enormous amount of time off of work to do anything. Personally speaking this is one of the most offensive things I've ever seen. Going up to the state to overrule the zoning laws that they nail us landowners with over and over again is enough to erode any and all trust in our government.

I showed up and testified at the IMERF commissioners hearing in opposition. Given the projected \$178 million dollar cost I believe patience and time was required to insure this was needed and really wanted to see a thorough environmental study. My heart broke hearing each of the local Goshen resident's voice concerns about property values, odors, runoff, water contamination, etc. who were all ignored by their elected commissioner. I am still stunned Land Watch and 1000 friends have been silent on building a new trash sorting facility in a wetlands; no more donations to them. Please understand my extreme frustration every single time I apply for a building permit (probably six since 2018) LMD requires a wetland study where the Corp of Engineers AND Ms. Lynne McCallister ODSL (we are on a first name basis) have to review my project request and approve it. My house is 600'+ from a sliver of wetlands on a neighbor's property, the study comes back identical each time, as if the wetlands might move? This takes

considerable time and delays my progress. Was this same process performed for IMERF? Did they have to apply and wait like me for ODSL & the Corp of Engineers? Of course not, only us peasants.

Next up after paying property taxes for decades we have to determine if we actually own a "legally created lot" via a Legal Lot Verification (LLV)... Somehow it's legal enough to assess & collect property taxes but not quite legal enough to develop? This is probably the most corrupt process I have ever confronted in my life. After 4.5 months and \$1,630.00 we were denied and given 10 measly days to appeal; 10 days to locate an attorney, pay them, and pay for an appeal. We were denied due to our west property line which runs along Old Mohawk Road, Lane County said we were still connected to the property on the other side of Old Mohawk Road. I personally spent a month in the Lane County Library reviewing deeds and found that two deeds left out of our \$1630.00, 4.5 month, LLV. Back in 1989 Lane County recurved Old Mohawk Road and they purchased 50' of frontage from the previous owner and neighbors on both side; a clear break from the property across the street and most infuriating the same people who denied our LLV also purchased the entire frontage; LANE COUNTY. Like I said, it was the most corrupt process we have ever endured, why were those two deeds left out? I believe Lane County went out of their way to deny us, and I'm sure we are not the first or last. Thankfully the hearings official agreed with us and we won our appeal, but again it took valuable time, money, and concern. I understand the future IMERF Goshen property has not endured a legal lot verification process, why is that??? The double standard, again, it is infuriating after all the expense, heartache, and time my family and I endured but when Lane County wants to do something all the rules and expense go out the window.

Clearly, Lane County cannot abide by it owns rules it imposes on its residents. When they put themselves in our shoes and see first hand how in-efficient their system is they simply change the rules to their benefit. That is not right and sets a horrible future precedent. It is something I will never ever forget.

We have also been an EPUD customer since 2003 and we are concerned about our utility rates increasing as they are forced out of short mountain. This entire IMERF project is all about greed and revenue from methane, by relocating to Goshen Lane County can break their long-term contract with EPUD and sell this methane to a higher bidder. It's just very dirty politics & business, and again the absence of the special interest alleged environmental groups here also speak volumes about their true intentions and the validity of their organizations. I reached out to both Land Watch locally in Eugene and 1000 Friends, zero response, that's just awful.

Sincerely,

Damon K. Rapozo  
Springfield, Oregon  
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I am writing today because I am once again at a standstill with Land management involving a breezeway I enclosed into a utility room housing our well iron filter.

Dating back into 2018 we resided at 35243 McKenzie View Drive (17 02 18 00 00103). The West side of this 1968 house/lot has a seasonal stream that contains runoff from the hills and directs this water into the road ditch system. In March of 2018 the cross culvert was overwhelmed and runoff backed up and spilled over McKenzie View Drive. After a quick 10 minute study I found the exit of cross culvert to be half blocked by sandstone sediment running off the hill that had accumulated over time. I reached out to Lane County roads Monday morning and explained the situation; they were already aware and had put cones out. I was accused of building a 24" concrete downspout under the trees so satellite imagery would not see me free forming this behemoth into the road bank. For the record I have never done concrete work. I explained to this lady what was actually occurring but she would not hear about it and insisted on a full-