

MR. CHAIRMAN -- MEMBERS OF THE COMMITTEE

My name is Lee Zinsli. I am a resident of Wilsonville. **LIKE** many of those in support of this bill, I, **TOO**, am an investor. **UNLIKE** other investors lobbying in support of SB 716, I am here to speak in opposition to the bill.

Two and a half short years ago my wife and I, after living in the Wilsonville area for over 30 years, decided to invest in a home in Wilsonville that required remodeling. We invested extensively in the remodeling. We elected to do so because Oregon Law and community planning procedures gave us the confidence in doing so. Having grown up in farm country, and grown to treasure the rural assets provided in Oregon, living on the edge of the urban growth boundary made financial and lifestyle sense to us.

Unlike ourselves, **OTHER** investors in the area chose **NOT** to invest based on established land use procedures and usage, but instead requested an exemption from Oregon's Exclusive Farm Use provisions to purchase their property. And since that time, have **systematically** attempted to use legislators as pawns in their attempts to **UNRAVEL** land use planning laws in order to unwind their own agreement relative to Exclusive Farm Use -- in order to benefit financially. Senate Bill 716 is **not** about the need for industrial space -- it is about chipping away at Oregon's land use laws for personal benefit.

Our decision to invest was not based on an expectation of benefitting financially. It was based on an expectation of a lifestyle in an area **ASSURED** by Oregon law and implemented with extensive community planning procedures. Those procedures not only protect the interests of investors, like ourselves, but define the parameters in which **others should** make their investments as well -- farmers, businessmen and developers alike.

The process worked. The considerations in defining urban growth and farmland boundaries were far more extensive than can ever be considered in a legislative session.

Please -- deny the attempts of those with special investment interests to systematically chip away at laws and detailed planning initiatives. Oregon is seen as the most intelligent planner among the states in our nation. Protect the interests of **ALL** investors, especially those that have invested based on laws this legislative body has put in place. Please oppose SB716 and support intelligent planning. **THANK YOU.**

Lee Zinsli
7490 Downs Post Road
Wilsonville, OR 97070