

Friends of French Prairie

Friends of French Prairie
is an Oregon non-profit corporation

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April 11, 2017

House Committee on Agriculture & Natural Resources

Chair Brian Clem

Vice-Chairs Susan McLain & Sherrie Sprenger

Members: Representatives Greg Barreto, Sal Esquivel, Caddy McKeown, Karin Power, David Brock Smith, Brad Witt

Re: Opposition Letter: HB 2094

Greetings;

Friends of French Prairie is a land use advocacy organization in French Prairie, the northern end of the Willamette valley – Oregon’s agricultural and historic heartland.

We understand that you have scheduled a hearing for HB 2094, and this letter is to state our opposition to this bill and request that it not move beyond this hearing on April 13.

This House bill states: Relating to land reserves. Requires counties and metropolitan service districts that propose land for designation as urban reserve or rural reserve in written agreement to in fact designate land if specified factors are decided in affirmative.”

You will know that there is a similar bill in the Senate (SB 186), whose intention is to “Validate land use designations adopted by Metro and counties within Metro, with exceptions.” As you know, this process has involved years of effort on the part of Metro, the Metro counties, multiple governmental agencies and citizen’s groups, to arrive at the final map, then work through the appeal process, and now we understand that work on completing the Metro Urban/Rural Reserves will be completed this spring—which begs the question about need for the Legislature to take action.

As you also know, the exceptions in SB 186 are “interesting” to say the least! The Washington County lands west of Hillsboro and the North Bethany land in Multnomah County are essentially large blocks of ag land that was designated Rural and the owners are clearly seeking up-zoning for personal gain! The property for exception in Clackamas County stands out as an egregious exercise in crony capitalism because it is so small (18.5 acres) and

the owner (Bob Lanphere) has previously sought to have it re-zoned as Rural Industrial which was denied by the county.

This property was purchased by Lanphere and Dave Jachter at the time they began construction of Wilsonville Subaru. Lanphere's continued efforts to obtain a zone change caused so much friction that Lanphere ended up buying out Jachter to try and reduce negative coverage and potential negative impacts on the Subaru dealership. This effort has become a highly contentious issue in the Wilsonville and north French Prairie area, and what is most striking is that the effort continues in spite of the fact that late last year when Clackamas County held a series of Open Houses on the question of development in three areas designated as rural reserves, the response by the public was an overwhelming "NO!"

The question asked was: do you agree with the proposal for development in the following areas:


Springwater Road	East of Canby	South of Wilsonville
Somewhat Disagree / Strongly Disagree	Somewhat Disagree / Strongly Disagree	Somewhat Disagree / Strongly Disagree
91.9%	86.2%	95.8%

Because Bob Lanphere continued to press for re-zoning of this small piece of property, which coincidentally sits on the west side of the first I-5 exit south of the Willamette River, Friends of French Prairie launched a "Share the 'Love'-Honor the Land Use Laws" petition to make further clear the strong local opposition to development south of the river, in the French Prairie rural reserves.

The petition with its listed signatures and comments is attached: there are 350 signatures, and 159 comments. You will understand how strong the opposition when local citizens say they will drive to Oregon City or Beaverton to have their Subaru serviced rather than patronize Wilsonville Subaru.

Please do not allow this bill to move forward.

Sincerely



Benjamin D Williams

Friends of French Prairie