



Friends of French Prairie

PO Box 403

Donald, OR 97020

Ben Williams

503.568.5670

Senators Michael Dembrow, Kathleen Taylor, Arnie Robland and Prozanski

Two years ago Bob Lanphere and Dave Jachter, then owners of Wilsonville Subaru and of the “I-5 Farm Store/Red Barn” property at the southwest corner of the Charbonneau Exit from I-5, had their application for re-zoning this 18.25 acres of EFU land to Rural Industrial denied by Clackamas County. Their goal was to make this a supporting property for Wilsonville Subaru – specifically an auto parking, and detail property to feed the dealership. An appeal was subsequently denied by DLCD.

After that and the associated bad press, Dave Jachter bowed out, and the property is now 100% owned by Bob Lanphere, in the name of Lanphere Development Corp., LLC. The property Lanphere and Jachter purchased was zoned EFU at the time of purchase, and was designated to be within the Metro Rural Reserves. The Metro Urban/Rural Reserves remand has since been settled, and this property like all other Clackamas County lands south of the Willamette River are designated as Rural Reserves. Still, Bob Lanphere persists.

Situation Analysis


- The Red Barn site is a little over 18 acres of Class II land zoned for exclusive farm use, located in a larger EFU area within the fertile French Prairie area, south of the Willamette River. The Department of Agriculture mapped the area as "Foundation Farm Land," the most protected status under the reserves statute. It was designated as Rural Reserves by Clackamas County, its various advisory committees, Metro, and LCDC.
- Lanphere has attempted locally to have the land re-designated for rural industrial use, which faced opposition from many for various reasons, including 3 state agencies (DLCD, Dept. of Agriculture, and ODOT), Metro, the city of Wilsonville, 1000 Friends of Oregon, Friends of French Prairie, Aurora Butteville Barlow Community Planning Organization, and other local organizations and residents.
- The desired use is an **expansion of an existing urban commercial use**. Contrary to the owner’s assertion, the property is not “paved over.” It is much as it was when purchased, and over 15 acres is still ag land available to farm. Only 3 of the 18 site acres are paved, to accommodate the prior farm stand and farm equipment storage on the site. The structures include the farm home, a barn, and an equipment shed.
- This property is part of the larger French Prairie farming region located south of the Willamette River and has agricultural and resources uses on all sides, extensively fanning out to the south, west, and east. It sits on the west side of I-5 which has heretofore been a geographic development buffer. (Maps attached)

- This proposed use is an expansion of an urban use, and should occur inside the UGB, not on farm land simply because the current owner speculated on it because EFU land is cheaper.

Friends of French Prairie has fought the urbanization of this property for years. You may recall the attempt via SB 186 in the last legislative session to super site this property. We ran a local petition drive and quickly gathered over 350 signatures in opposition (see attached). This industrialization of EFU land in the Rural Reserve south of French Prairie is adamantly opposed by local residents, resident of Charbonneau and most residents of Wilsonville.

For all of these reasons we strongly urge you not to consider any bills or amendments to bills which may come before you in the Senate during the remainder of this Legislative session, and oppose this undertaking which is contrary to the purpose and principles of Oregon's land use system.


Sincerely



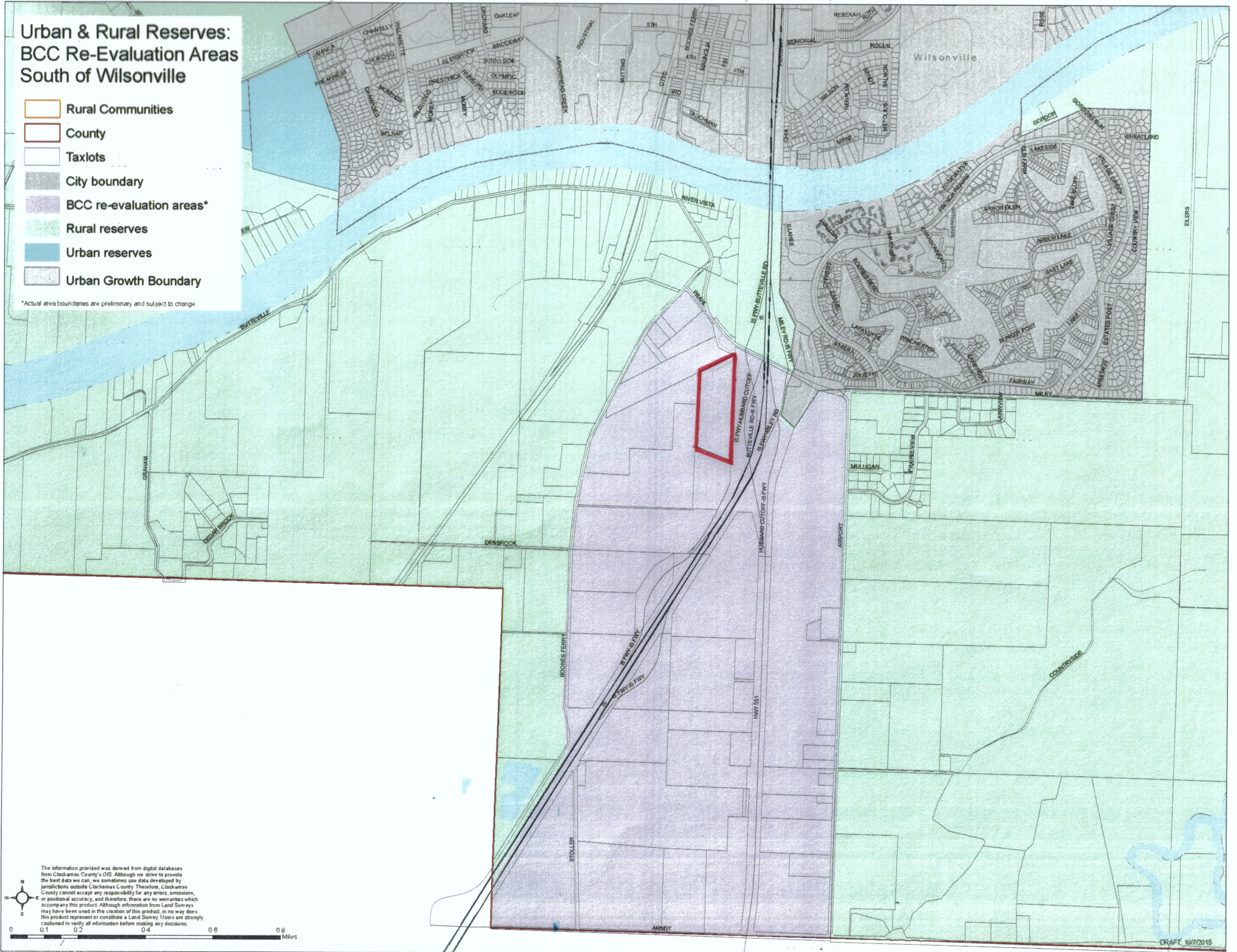
Benjamin D. Williams, President

Friends of French Prairie

Urban & Rural Reserves: BCC Re-Evaluation Areas South of Wilsonville

-  Rural Communities
-  County
-  Taxlots
-  City boundary
-  BCC re-evaluation areas*
-  Rural reserves
-  Urban reserves
-  Urban Growth Boundary

*Actual area boundaries are preliminary and subject to change

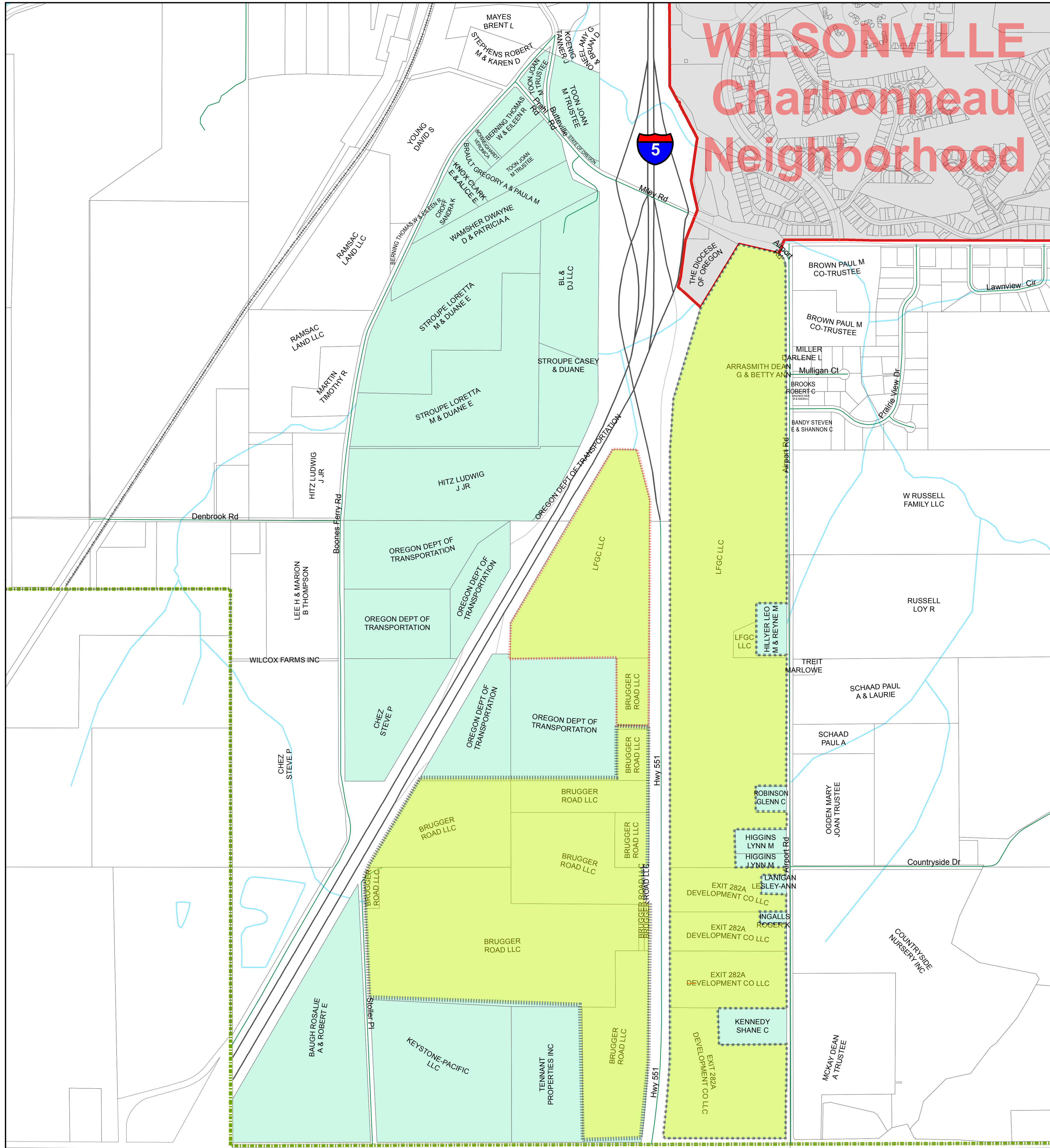


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0 0.2 0.4 0.6 0.8 Miles

DRAFT 10/7/2015

WILSONVILLE Charbonneau Neighborhood



The City of Wilsonville, Oregon
Clackamas and Washington Counties

French Prairie Study Area

- Subject Taxlots (780 Acres w/o Roads)
- City Limits
- County Boundary
- UGB
- Maletis-controlled properties



6/24/2016





SHARE THE "SUBARU" LOVE !!
HONOR THE LAND USE LAWS!

SIGN THE PETITION TO GET WILSONVILLE SUBARU TO "SHARE THE LOVE" AND STOP TRYING TO END RUN STATE LAND USE LAWS!

Bob Lanphere and Dave Jachter, the owners of Wilsonville Subaru, not only built the new Subaru dealership in Wilsonville, they also bought an 18.5 acre piece of Exclusive Farm Use ag land on the southwest corner of the Charbonneau Exit, south of the Willamette River.

First they tried to get Clackamas County to approve their application to re-zone to Rural Industrial so they could store and prep new cars there. The County denied the application in the face of opposition from Department of Land Conservation & Development, Dept. of Agriculture, Dept. of Transportation, 1000 Friends of Oregon, City of Wilsonville, Charbonneau and Friends of French Prairie.

Now they have enlisted Sen. Betsy Johnson to include the property in Senate Bill 186 which would essentially "super site" the property as Rural Industrial while the rest of the Clackamas County Rural Reserves are approved.

It's time to "stop the bull" and also stop the speculative land development behavior and accept that they bought ag land that should remain as ag land. Apparently the ownership of the property has recently changed so that Bob Lanphere is the sole owner, but he is also part owner of Wilsonville Subaru. So, the connection between this piece of ag land, the attempt to re-zone it through a legislative fix and Wilsonville Subaru still exists.

TELL THE OWNERS OF WILSONVILLE SUBARU TO "SHOW THE LOVE" AND CEASE & DESIST IN THEIR SPECULATIVE LAND USE EFFORTS, HONOR THE LAND USE LAWS AND ACCEPT THE CURRENT ZONING AS EXCLUSIVE FARM USE!

SHARE THE SUBARU “LOVE” HONOR THE LAND USE LAWS

Posted at: <https://www.ipetitions.com/petition/share-the-love-honor-land-use-laws>

SIGNATURES = 350

- Robert WeikUnited States
- Cary GressingerUnited States
- Jan SheaUnited States
- Marilyn E WeikUnited States
- Tamara MayesUnited States
- Katherine BudiaoUnited States
- Zachary LeFebvreUnited States
- Erika BellUnited States
- Bailey Marie GustafsonUnited States
- Tim SheaUnited States
- Ian BrownUnited States
- Kathryn BraultUnited States
- Lorene Wendy DunderUnited States
- EstherUnited States
- Klaus GibsonUnited States
- Jessica JonesUnited States
- Jim McCarthyUnited States
- Kristi WilliamsUnited States
- Bruce AllmarasUnited States
- Sherry AllmarasUnited States
- Carol BurgerUnited States
- Karol WallUnited States
- Shirlee ValoUnited States
- Gerald BakerUnited States
- Robert LobeUnited States
- Suzanne PilandUnited States
- Doug HojemUnited States
- Catharine HojemUnited States
- Ann Van DomelenUnited States
- Lorene Wendy DunderUnited States
- Kathy GrossaintUnited States
- Leena GreenUnited States
- Amy BertrandUnited States
- Larry BaughUnited States
- David DavisUnited States
- June Henry
- Daniel KUnited States
- Richard McIntireUnited States
- Arnold MitchellUnited States
- Don KLostermanUnited States
- Barbara B SebastianUnited States
- ShannonBUnited States
- Jeanadele WrightUnited States

- Gary PetersonUnited States
- Jim FarrellUnited States
- Jim MartinUnited States
- Susan HansenUnited States
- Leslie HildumUnited States
- Theresa KohlhoffUnited States
- Diana and Darryl BoomMexico
- Jan SheaUnited States
- Marjorie MeekUnited States
- Jack KahleUnited States
- Gerda PorterUnited States
- Jeni GillmorUnited States
- Sally MartaUnited States
- Martha JarrardUnited States
- Donald W SchmidtUnited States
- Diana ArvieuxUnited States
- Ted TroutmanUnited States
- Maxine LehlUnited States
- Ron LehlUnited States
- Fred TerrillUnited States
- Carol TorresUnited States
- Ken MacColmanUnited States
- Chris CarletonUnited States
- Carolyn Rae BuchananUnited States
- Sheryl Russell Butteville ORMexico
- joseph g torresUnited States
- Tim SheaUnited States
- James ObergUnited States
- Heather ZimmerUnited States
- Linda GonzalesUnited States
- Melissa HastingsUnited States
- Candice SnegirevUnited States
- Barbara MitchellUnited States
- Margaret IengyelUnited States
- Steve HallUnited States
- Stan DeflerUnited States
- Wayne RichardsUnited States
- Karla WalkerUnited States
- Jack and Sue StowellUnited States
- Bruce and Mary Ann SchroederUnited States
- Charles A EgglestonUnited States
- Jon WoernerUnited States
- Stephen GrimwoodUnited States
- Deborah ZundelUnited States
- Jim Byers and Donna ByersUnited States
- John HojemUnited States
- Kathy GossUnited States
- Sarah AaserudeUnited States
- Owen MosesUnited States

- Donna CrisellUnited States
- Simon SpringallUnited States
- Diane MeyersUnited States
- Tyrone KuhnsUnited States
- Eleanor MurrayUnited States
- James A SanfordSpain
- Suzanne SanfordSpain
- Kathy GlbbonsUnited States
- Richard MillerUnited States
- Katherine RoheUnited States
- BD WilliamsUnited States
- Carol HansonUnited States
- David PumpUnited States
- RICHARD KINGSLEYUnited States
- Ronald LeeperUnited States
- Joan KuhnsUnited States
- Hilly AlexanderUnited States
- Ian MacMillanUnited States
- Sandra HoffmanUnited States
- Jeanne ChristUnited States
- Joseph HoffmanUnited States
- Patricia HolmUnited States
- robert HolmUnited States
- Gail MikkelsonUnited States
- Cherryl ChandlerUnited States
- Noreen MosesUnited States
- Bonnie SteinbornUnited States
- Susan WaddellUnited States
- Alex SafronchikUnited States
- Ray ShipleyUnited States
- James WaddellUnited States
- Kari MuldrowUnited States
- Carole SlettaUnited States
- joseph swytUnited States
- John AndrewsUnited States
- Dale OwenUnited States
- Leslie LeeperUnited States
- Janet MilneUnited States
- Sherie StarUnited States
- Ann KeddieUnited States
- Connie K TaylorUnited States
- Peter HoffUnited States
- Dolores ScottUnited States
- Richard SchultzeUnited States
- Jim GreeneUnited States
- MYRNA TIENKENUnted States
- Paul NewmamUnited States
- Tony HoltUnited States
- Peter NordbyeUnited States

- Thomas CouncellUnited States
- Carol MontclairUnited States
- Rod BrittUnited States
- Susan BitterUnited States
- Carol ZinsliUnited States
- Kathleen HarryUnited States
- Ken Ivey - AuroraUnited States
- Teresa WrightsonUnited States
- Jerry TilleryUnited States
- Ann Van DomelenUnited States
- Stephen GallierUnited States
- Marge EasleyUnited States
- RoUnited States
- Robin GroshongUnited States
- Neil MartinUnited States
- GailUnited States
- Richard LangsenUnited States
- Judy JohnstonUnited States
- Carole BurnsideUnited States
- Lee HarkerUnited States
- Joe KremersUnited States
- Dennis BartonUnited States
- Tom KaneUnited States
- Jessica TaftUnited States
- Geoffrey P KnudsenUnited States
- Jacques proteauUnited States
- Michael JohnsonUnited States
- Elizabeth KnudsenUnited States
- Virginia HorlerUnited States
- Mary r VoltzUnited States
- Marlen KoenigUnited States
- Mary Ann DickeyUnited States
- VIKKI ARCKUnited States
- Phyllis MillanUnited States
- Dianne RuffUnited States
- Judith JindrichUnited States
- margaret wiesenthalUnited States
- Shelley coffeeUnited States
- William BrayUnited States
- Eldon A BolstadUnited States
- Charlotte LehanUnited States
- Norma MulliganUnited States
- Janet L AndersonUnited States
- Cornelia GibsonUnited States
- Dan PorterUnited States
- Patrick SchiermeyerUnited States
- Robert ChristUnited States
- Bryan SmithUnited States
- Musa WolcottUnited States

- Donald WilsonUnited States
- James L Frinell'sUnited States
- Larry EischenUnited States
- Kathie BartonUnited States
- SHAWN ROERIGUnited States
- Sue ObergUnited States
- Ron and Linda HallUnited States
- Richard BrownUnited States
- Eric HoemUnited States
- James WatsonUnited States
- TERRY VALOUnited States
- Mary j frinellUnited States
- Stephanie Soares PumpUnited States
- Jane AlwenUnited States
- Barbara HendersonUnited States
- Diane brookeUnited States
- Mike IversonUnited States
- Dale MackUnited States
- Ellen JohnsonUnited States
- Suzanne BrownUnited States
- Ray CooperUnited States
- Lonnie DuranUnited States
- Ayland OttingerUnited States
- Fred CaterinaUnited States
- John B PaqueUnited States
- Jean E CaterinaUnited States
- David RebnerUnited States
- Marcie GarrittUnited States
- Vince O AlexanderUnited States
- John L KrierUnited States
- CoraLee CarlsonUnited States
- Janet CrawfordUnited States
- Robert L WiesenthalUnited States
- Lynn GearhartUnited States
- Diann HarlandUnited States
- Marion MinarUnited States
- Katherine F WilliamsonUnited States
- Linda EngelmanUnited States
- Loree EdwardsUnited States
- Jan KrierUnited States
- Nicole RubelUnited States
- Peg HewlettUnited States
- Shirley PowellUnited States
- Peg HewlettUnited States
- Ben WilliamsUnited States
- Michael DundyUnited States
- Joseph V RysavyUnited States
- mary HolzapfelUnited States
- Regan MolatoreUnited States

- Carolyn MorrisUnited States
- Jim McMullenUnited States
- Kenton WolfeUnited States
- Gloria schwindtUnited States
- michelle girouxUnited States
- Beth WolffUnited States
- Joann LinvilleUnited States
- Charles JohnsonItaly
- Lou SumetzUnited States
- Gary SumetzUnited States
- Dana RichmondUnited States
- Kathleen GreenfieldUnited States
- William KingUnited States
- Mary Ann TautfestUnited States
- Virginia TindallUnited States
- Don KlostermanUnited States
- K L GarrowUnited States
- Karen PursleyUnited States
- Chris HedeemUnited States
- Kay Gardner PyleUnited States
- Dan wianckoUnited States
- Kishore KolluUnited States
- Ginger FitchUnited States
- Diane DownsUnited States
- Christina WianckoUnited States
- patrick nesbittUnited States
- Cliff HewlettUnited States
- Jean MartinUnited States
- Simon SpringallUnited States
- sheldon abramsUnited States
- Oliver KorsnessUnited States
- Erika KaneUnited States
- Joanne priceUnited States
- shirlee valoUnited States
- Dan KeeleyUnited States
- GretchenUnited States
- JOAN ZUBERUnited States
- Jim GilbertUnited States
- Beth WellsUnited States
- Marty ReaganUnited States
- Carrie DinsmoreUnited States
- Barbara branstetterUnited States
- Jim McCarthyUnited States
- JoAnn C KeeleyUnited States
- Nadine HansonUnited States
- Elizabeth LongacreUnited States
- Holly CrisellUnited States
- James BurrowsUnited States
- Sharon RebersUnited States

- Robert T MautzUnited States
- Sarah KoenigUnited States
- Linda P MautzUnited States
- Pamela A WiseUnited States
- Sharon NelsonUnited States
- Leslie HarrisUnited States
- Rhoda WolffUnited States
- Bernard NewlandUnited States
- Kathy MillerUnited States
- Bonnie JohnsonUnited States
- Andy MillerUnited States
- Steven E KochUnited States
- John MillerUnited States
- Gus WettsteinUnited States
- Lloyd JohnsonUnited States
- Larry AgnewUnited States
- Elaine SwytUnited States
- susan mckenzieUnited States
- Lonnie BranstetterUnited States
- Richard GrafUnited States
- Robert HarlandUnited States
- Tom DinsmoreUnited States
- Chris DinsmoreUnited States
- Susan StowellUnited States
- Roger KayeUnited States
- Dick and Mary LundyUnited States
- Paula WilliamsUnited States

SHARE THE SUBARU “LOVE” HONOR THE LAND USE LAWS

PETITION COMMENTS = 159

- Anonymous

Mar 02, 2017

I-5 cannot support increased traffic...keep south of Wilsonville ag land!!

- Tamara MayesUnited States, Tualatin

Mar 01, 2017

I'm tired of seeing miles and miles of car dealerships. Enough is enough!

- Ian BrownUnited States, Oregon City

Feb 12, 2017

Remember to directly contact your legislators.

- Anonymous

Feb 08, 2017

We need land for food as well as environment stability!! Keep ag land for ag use!! Only the ignorant buy ag land for commercial use!!

- Anonymous

Feb 07, 2017

Wilsonville, OR

- Klaus GibsonUnited States, Wilsonville

Feb 05, 2017

Will be buying a Subaru 2.0 XT Touring. But not from Wilsonville Subaru as long as this issue is not undone.

- Kristi WilliamsUnited States, Vashon

Feb 05, 2017

I don't like this idea.

- Bruce AllmarasUnited States, Vashon

Feb 04, 2017

Be very careful on clicking on making a donation here since it defaults on \$25. We DO NOT want to make a donation. Thank You

- Sherry AllmarasUnited States, Vashon
Feb 04, 2017

We Do Not want this land re-zoned to Rural Industrial in any shape or form. This is why we live here, to get away from that!!! Inconceivable.

- Carol BurgerUnited States, Orting
Feb 04, 2017

Senate Bill 186 introduced by Sen. Betsy Johnson is an obscenity.

- Karol WallUnited States, Tualatin
Feb 04, 2017

This abuse of land laws needs to stop. Leave our farm and ag land alone!

- Gerald BakerUnited States, Tualatin
Feb 04, 2017

This property has been fought over for the last few years due to speculators who want the Rural Reserve designation changed. This property has been designated as part of the Rural Reserve for many good reasons and should be honored. (Remember that voters booted out 2 Clackamas County commissioners who were in the pocket of developers last November.)

- Catharine HojemUnited States, Oregon City
Feb 04, 2017

Please respect existing land use designation.

- Lorene Wendy DunderUnited States, Hubbard
Feb 03, 2017

Bad Suberu BAD

- kathy grossaintUnited States, Vashon
Feb 03, 2017

stop this

- David DavisUnited States, Tualatin
Feb 02, 2017

Lets save our farm lands and keep our environment safe and clean.

- June HenryUnited States, Tualatin

Feb 02, 2017

Thank you for protecting our rural land!

- Daniel KUnited States, Canby

Feb 02, 2017

The territory south of the Willamette River should be reserved for farming and natural enjoyment of the land. North of the river is already urbanized and is the proper location for commercial/industrial development. Zoning exists for a reason.

- ShannonBUnited States, Lake Oswego

Feb 01, 2017

The definition of rural: "of or relating to the country, country people or life, or agriculture". Nowhere in this definition is the mention of any commercial enterprise, much less a car dealership. Stop trying to ignore facts. Defeat SB 186

- Jeanadele WrightUnited States, Crabtree

Feb 01, 2017

You are sick with your greed, and I sincerely hope your businesses pay for your wrongdoing here. Citizens are sick of being trampled under your greedy, subversive actions!

- Susan HansenUnited States, Molalla

Feb 01, 2017

We need to recognize that farming is an economic asset in Oregon and we need to preserve all our prime farmland for farming. There are plenty of places in urbanized areas for industrial and commercial uses to redevelop. Stop doing "fixes" that are opposed by land use experts!

- Leslie HildumUnited States, Wilsonville

Feb 01, 2017

This would be a blatant misuse of agricultural land! The river is a good dividing line for development v agriculture. The I-5 freeway through Wilsonville is already at a standstill during commute time and others, this would only add the the headache and we still only have

one 6 lane bridge with three exits and entrances before and after crossing. We treasure our agricultural land and don't believe it should be changed for one person!

Leslie Hildum

- Jan Shea United States, Woodburn
Feb 01, 2017

We already have far more traffic on I-5 than the freeway can handle so this affects the entire region. Also, outside special interests shouldn't rule the day when a whole community is being affected

- Jack Kahle United States, Waipahu
Feb 01, 2017

Betsy Johnson is overreaching her territory.

- Gerda Porter United States, Vashon
Feb 01, 2017

Not land for commercial use.....

Gerda Porter

- Sally Marta United States, Portland
Jan 31, 2017

Ag lands need to stay Ag lands.

- Donald W Schmidt United States, Kingston
Jan 31, 2017

Do NOT allow this beautiful property to be blighted!!!

Preserve the beautiful rural area!!!

- Fred Terrill United States, Portland
Jan 31, 2017

How long is it going to take before the "spoilers" learn that NO means NO..

- Carol Torres United States, Tualatin
Jan 31, 2017

Can you imagine what the traffic would be like on the Charbonneau offramp if this 'red barn' property was rezoned to business use? Crazy.

- Carolyn Rae Buchanan United States
Jan 31, 2017

Totally against this !

- Sheryl Russell Butteville OR Mexico, Puerto Vallarta
Jan 31, 2017

This agriculturally zoned area is some of the richest crop-growing soil in the US. Keep it that way.

- James Oberg United States, Palm Desert
Jan 31, 2017

Rural lands should remain so as long as possible in Oregon, which has some of the richest agricultural soils in the world.

- Melissa Hastings United States, Woodburn
Jan 31, 2017

Don't pave our paradise!

- Margaret Lengyel United States, Bend
Jan 31, 2017

No no no..give one group a dispensation and more will want it. It's a slippery slope to losing irreplaceable ag land.

- Wayne Richards United States, Tualatin
Jan 30, 2017

Another attempt at an end run. Keep our farm land, farm land. Why is this even an issue. Sure hope Ms. Johnson didn't get a big campaign contribution to support this terrible idea.

- Jack and Sue Stowell United States, Tualatin
Jan 30, 2017

Serious question? Why is Betsy getting involved in this matter?

The last time this intrusive matter was brought to a large hearing here, 92% strongly objected. Be smart Bob and Dave, and keep the good will of the citizens of Wilsonville.

- Stephen Grimwood United States, Vashon
Jan 30, 2017

Leave it alone.

- Deborah Zundel United States, Wilsonville
Jan 30, 2017

This rural land must be protected. Cars and concrete can go on less fertile soil. Subaru can stand with the environment and make more friends!

- Anonymous
Jan 30, 2017

This land was preserved. Leave it alone

- Sarah Aaserude United States, Portland
Jan 30, 2017

Rural reserves are in place so we can have long term stability in knowing what land can and cannot be developed. I am against piecemeal efforts to break up the rural reserve.

- Owen Moses United States, Salem
Jan 30, 2017

Cease & desist

- Tyrone Kuhns United States, Sherwood
Jan 29, 2017

Leave it as it is. We don't need more commercial use land here.

- Anonymous
Jan 29, 2017

We don't need this commercial property in this area

- James A Sanford Spain
Jan 29, 2017

I see no need to change the current boundaries of land use for this property.

Lanphere & Jachter should have known the status of this property before they purchased it.

- Suzanne SanfordSpain

Jan 29, 2017

I feel strongly about keeping the land south of the I-5 Bridge as it is, zoned for agricultural use.

- BD WilliamsUnited States, Aurora

Jan 29, 2017

Given the environmental and societal relevance Subaru advertises themselves as having, which dealerships share in, isn't it time for the owners of Wilsonville Subaru to stop playing the game so land speculation?

- Joan KuhnsUnited States, Tualatin

Jan 29, 2017

Want to keep the land south of the river zoned as agricultural use.

- Hilly AlexanderUnited States, Wilsonville

Jan 29, 2017

Please respect the wishes of the residents of Wilsonville and Clackamas County. We strongly oppose the re-zoning of Exclusive Farm Use land.

- Noreen MosesUnited States, Tualatin

Jan 29, 2017

39 year resident of Springridge.

- Bonnie SteinbornUnited States, Tualatin

Jan 29, 2017

USA

- James WaddellUnited States, Tualatin

Jan 29, 2017

We need to protect our State's Land Use Laws!

- Kari MuldrowUnited States, Wilsonville

Jan 29, 2017

Just say NO to speculators trying to grab up our valuable farmland !

- joseph swytUnited States, Tualatin

Jan 29, 2017

Honor our land use laws, which shouldn't be bought

- John AndrewsUnited States, Tualatin

Jan 29, 2017

Preserve the rural character of the land south of the Willamette. Do not alienate your customer base.

- Janet Milne United States, Tualatin

Jan 29, 2017

EFU means EFU. Stop trying to change the designation, just to suit your personal goals.

- Ann Keddie United States, Vashon

Jan 29, 2017

Having seen these new car storage lots in Camarillo, CA , they have a strong resemblance to junk yards. Not inh our backyard.

- Peter Hoff United States, Seattle

Jan 29, 2017

Honor land use laws

- Dolores Scott United States, Sherwood

Jan 29, 2017

We can't allow commercial development south of the Willamette River which will eventually swallow up prime farm land.

- Richard Schultze United States, Tualatin

Jan 29, 2017

This is not only a bad idea, it seems to be part of a really sneaky move.

- Jim Greene United States, Tualatin

Jan 29, 2017

Please STOP now.

- MYRNA TIENKEN United States, Tualatin

Jan 29, 2017

PLEASE HONOR THE LAND USE LAWS AND ACCEPT THE CURRENT ZONING AS EXCLUSIVE FARM USE!

- Tony Holt United States, Tualatin

Jan 28, 2017

Another attempt by speculators to circumvent Oregon's enviable land use laws.

- Peter Nordbye United States, Portland

Jan 28, 2017

We need to protect our farmland; its pure and simple.

- Thomas Cuncell United States, Tualatin

Jan 28, 2017

Increase in traffic between Subaru dealership and charbonneau exit is not desirable and already has traffic problems up to Wilsonville exit---this building and ensuing traffic increase the problem

- Carol MontclairUnited States

Jan 28, 2017

These actions are devious and reflect poorly on the integrity and dignity of your company. Nor do they show respect for our community which has clearly indicated they want to keep commercial development confined to north of the river. People evaluate a company not on what they say, but by watching what they do. Are you really willing to sell out your reputation for this project? People are informed and they will see straight through to the heart of the matter regardless of how much you try to disguise it. Please stop pursuing this.

- Carol ZinsliUnited States, Tualatin

Jan 28, 2017

Another thinly veiled attempt to begin chipping away at current land use zoning laws.

- Kathleen HarryUnited States, Wilsonville

Jan 28, 2017

Do not redone that property. It should remain as agricultural farmlands.

- Ken Ivey - AuroraUnited States, Portland

Jan 28, 2017

The sale of cars is a welcome business in Wilsonville. Land speculation, however, is not! You may try to separate the two businesses, but expect people to be fooled.

- Stephen GallierUnited States, Tualatin

Jan 27, 2017

This land is zoned EFU, you knew this in advance. So you believe you will manipulate the political process for your benefit. I do not plan on buying any vehicle from any of your dealerships.

- Robin GroshongUnited States, Wilsonville

Jan 27, 2017

I am hoping you will be a good neighbor and that the name 'Wilsonville Subaru' does not become synonymous with that of the 'Malicious Brothers' who have a history of trying to impose their personal selfish demands to the detriment of the community. Please withdraw your application to re-zone to Rural Industrial.

- Richard LangsenUnited States, Woodburn
Jan 27, 2017
Greedy Bastards! Destroy the land to sell a car?
- Judy JohnstonUnited States, Tualatin
Jan 27, 2017
Subaru owner. Excited to use local service. Please don't make me go to Oregon City for service. Do the right thing.
- Tom KaneUnited States, Portland
Jan 27, 2017
So tired of the super wealthy thinking that laws are not for them--except to manipulate for personal profit.
- Jessica TaftUnited States, Seattle
Jan 27, 2017
This outrage must stop!
- Mary r VoltzUnited States, Wilsonville
Jan 27, 2017
I just want public involvement land-use decisions to be honored and not subverted in this manner.
- Mary Ann DickeyUnited States, Peoria
Jan 26, 2017
Please respect the land use laws around French Prairie. You don't need to expand by taking valuable agricultural land.
- VIKKI ARCKUnited States, Woodburn
Jan 26, 2017
Please block this purchase. We live on Butteville Rd. (just west of this area)
- Phyllis MillanUnited States, Wilsonville
Jan 26, 2017
Stop development on this RURAL land. Shame on you Sen. Betsy Johnson don't be bought by this end run!
- William BrayUnited States, Graham
Jan 26, 2017
Resident of Wilsonville
- Norma MulliganUnited States, Tualatin
Jan 26, 2017
I want them to be honest and fair and accept the current zoning.
- Cornelia GibsonUnited States, Wilsonville
Jan 26, 2017

We cannot let the best farmland in the country be paved over for commercial use.

What a sneaky way of trying to circumvent current land use laws. A loud and

resounding NO to re-zoning French Prairie.

- Dan Porter United States, Tualatin

Jan 26, 2017

Wilsonville Resident

- Patrick Schiermeyer United States, Tualatin

Jan 26, 2017

resident of Wilsonville

- Robert Christ United States, Tualatin

Jan 26, 2017

USA

- Musa Wolcott United States, Wilsonville

Jan 26, 2017

United States

- Kathie Barton United States, Portland

Jan 26, 2017

It should be obvious by now that Clackamas County residents do not want ag land

developed south of Willamette River.

- Sue Oberg United States, Palm Desert

Jan 26, 2017

This is a piece of farm land

- Ron and Linda Hall United States, Tualatin

Jan 26, 2017

We are not at all interested in seeing this property re-zoned to Rural Industrial;

please "stop the bull" and "share the love" or we will boycott your dealership!

- Richard Brown United States, Bothell

Jan 26, 2017

No zone change

- Eric Hoem United States, Wilsonville

Jan 26, 2017

I am planning to buy a new Subaru soon, but as long as Wilsonville Subaru is in any

way connected with efforts to change rural reserve designations south of the

Willamette River, even indirectly or through related owners, I will not buy or service at

that dealership and I will advocate loudly to others that they follow suit. Period.

- James Watson United States, Tualatin

Jan 26, 2017

I strongly agree that the property
should remain zoned agricultural

- Barbara Henderson United States, Tualatin
Jan 26, 2017

Sell the property to the county for fire and rescue facilities

- Diane Brooke United States, Lake Oswego
Jan 26, 2017

WTF! Subaru you are quite arrogant to think that your profits are more important than
our rural lands. You buy a property with the expressed intention to circumvent land
use laws. Nasty you!!!!

- Mike Iverson United States, North Bend
Jan 26, 2017

I can't wash/ sell cars off our farm south of the River--they should not be able to
either!!!

- Anonymous
Jan 26, 2017

No infrastructure to support this increase. The Subaru dealership purchased this land
knowing it was in the reserves.

- Dale Mack United States, Woodburn
Jan 26, 2017

The land in question is already being used for their automotive business. I have
witnessed an auto parts van and the courtesy cars of Wilsonville Subaru coming and
going at the property next to the Charbonneau exit on I-5.

- Ellen Johnson United States, Vashon
Jan 26, 2017

Please don't broach into rural lands designation.

- Suzanne Brown United States, Kingston
Jan 26, 2017

Public hearings I had attended were strongly opposed to this type of extension. A
back door exemption is not appropriate.

- Ayland Ottinger United States, Fall City
Jan 26, 2017

Listen to all your neighbors. You
made a mistake when you bought
that property. Accept it!

- Vince O Alexander United States, Wilsonville

Jan 26, 2017

TSK TSK !!! SHAME ON YOU!!!!

NOT ON OUR FARMLAND !!!!!!!!!!!!!

TAKE YOUR GREED SOMEWHERE ELSE.

- John L Krier United States, Tualatin

Jan 26, 2017

Being a small developer myself it always angers me when other developers try to circumvent land use laws by using underhanded tactics. Especially sneaking legislation into much larger bills for the benefit of one company.

After 10 years of the Maletis Bros using every tactic in the book, we now have someone else trying to do exactly the same thing through the same underhanded methods.

I am not saying this as a wild-eyed Environmentalist (obviously). I am using the old adage "if you don't clean up your own back porch someone else (the government in this case) will do it for you".

The permitting process in Oregon is already so full of unnecessary regulations it is up to us as developers to carefully follow the laws as stated in order to not give more reasons (excuses) for people in government to make building necessary housing more difficult than it already is.

JLK

- Janet Crawford United States, Seattle

Jan 26, 2017

I am disappointed that people keep trying to change the rules for profit. It is not the place to put your dealership. You should have thought about that when you bought the property.

- Robert L Wiesenthal United States, Tualatin

Jan 26, 2017

More Nonsense! Save the Rural Reserve.

- Lynn Gearhart United States, Salem

Jan 26, 2017

Senate Bill 186 is a sneaky way to circumvent land use laws. Do not let this happen

- Diann Harland United States, Sherwood

Jan 26, 2017

Leave the land use laws in place.

- Marion Minar United States, Woodburn

Jan 26, 2017

I am a loyal SUBARU customer. I also live very near here. Please don't let a few greedy entrepreneurs ruin good land and a company's good name.

- Katherine F Williamson United States, Tualatin

Jan 26, 2017

It is time to uphold the law and not pretend it doesn't exist or expect it to be changed.

- Linda Engelman United States, Tualatin

Jan 26, 2017

The French Prairie land needs to stay rural/agriculture for future generations.

- Loree Edwards United States, Mesa

Jan 26, 2017

Please keep ag land exactly that, AG LAND! Please DO NOT rezone this land to any other purpose. Thank you!

- Peg Hewlett United States, Tualatin

Jan 26, 2017

Keep your hands off of Agricultural land!!

- Peg Hewlett United States, Tualatin

Jan 26, 2017

Keep your hands off of Land that is zoned Agricultural!!!

- Ben Williams United States, Aurora

Jan 26, 2017

It is beyond comprehension that a "local businessman" would so blatantly ignore the will of the citizens (expressed so recently) to try and overturn the Rural Reserves designation for speculative development and profit purposes.

- Anonymous

Jan 26, 2017

Honor the land use laws!

- Joseph V Rysavy United States, Portland

Jan 26, 2017

Retain farmland as farmland, please!

- mary Holzappel United States, Tualatin

Jan 26, 2017

Stop trying to change efu land .

- **Anonymous**

Jan 26, 2017

Do not change the agriculture zoning laws.

- **Kenton Wolfe**United States, Wilsonville

Jan 26, 2017

honor the present zoning laws

- **Lou Sumetz**United States, Fall City

Jan 26, 2017

Zoned Ag land south of the Willamette River needs to remain Ag and not changed to light industry.

- **Gary Sumetz**United States, Fall City

Jan 26, 2017

Do not change Ag. land use laws. Once it starts this will open the door for others.

- **Dana Richmond**United States, Tucson

Jan 26, 2017

I will encourage a boycott if you try to play with our land use laws.

- **Kathleen Greenfield**United States, Wilsonville

Jan 26, 2017

There is plenty of light industrial land available in Wilsonville. Do not reward land speculators and convert prime agricultural land south of the Willamette to industrial use.

- **Don Klosterman**United States, Vashon

Jan 26, 2017

I have a Subaru Forrester purchased in Oregon City. I had thought about having Wilsonville Subaru service my car in the future. But I will continue to take my car to the Oregon City dealership

- **Karen Pursley**United States, Wilsonville

Jan 26, 2017

I tried something similar once on land near Aurora. Failed. But then I am not wealthy, just an ordinary citizen. If this goes through it will be obvious why.

- **Anonymous**

Jan 26, 2017

Please stop trying to circumvent the land use laws that protect our farmland. This land was EFU when you bought it and it is BULL that you are trying to change it. This

is a matter of Homeland Security. We can find alternatives to Saudi oil but if we lose the ability to feed ourselves the consequences will be dire.

- Cliff HewlettUnited States, Tualatin

Jan 26, 2017

Have had five Subarus but will never have another if they proceed with their plans!

- Jean MartinUnited States, Oregon City

Jan 26, 2017

Happy Subaru owner who absolutely opposes your efforts to remove the parcel from EFU. I'd love to support Wilsonville Subaru but cannot if this effort persists.

- Simon SpringallUnited States, Wilsonville

Jan 26, 2017

This is a wholly inappropriate use of this prime agricultural land and a dangerous step towards the "ravenous rampage of suburbia in the Willamette Valley" that Governor Tom McCall warned about.

- sheldon abramsUnited States, Tualatin

Jan 26, 2017

Keep the land use as it is. Keep the exploitation out!

- Oliver KorsnessUnited States, Canby

Jan 26, 2017

Keep farm land farm land. What will happen when the good farm land is gone.

- Anonymous

Jan 26, 2017

Stop the bull 😞

- shirlee valoUnited States, Green Valley

Jan 26, 2017

I really wouldn't mind the land use they want on that side of the river. But it would definitely pave the way for rezoning on the east side of the river too.

- Dan KeeleyUnited States, Saint Paul

Jan 26, 2017

If more and more Oregonians are going to live together in relative harmony we need to agree on laws and then follow them. Not try to get around them because we have more money, pull, or persistence than the average citizen.

- JOAN ZUBERUnited States, Molalla

Jan 26, 2017

If there is one thing I resent more than the attempt to degrade EFU lands for profit, it is the applicant doing an end run around land use decisions through the legislature.

- **Charlotte Lehan**United States, Wilsonville

Jan 26, 2017

The Wilsonville and French Prairie communities have been very protective of agricultural lands south of the Willamette River for many decades now. Subaru needs to show their "love" and respect for the values of the local community they have chosen to be a part of. Trying to do an end run around the local community by seeking special treatment at the State legislature is a sneaky and underhanded tactic that threatens the good reputation that Subaru has built over the years. I will pass this petition on to all my extended family members who own Subarus. They all support Oregon's protection of farmland even if they don't live in the immediate area. Like so many Oregonians, they understand and appreciate the legacy of French Prairie.

- **Jim Gilbert**United States, Canby

Jan 26, 2017

Please stop trying to circumvent the land use laws that protect our farmland. Continuing to do so will keep us from considering purchasing our next Subrau from Wilsonville Subaru

- **Beth Wells**United States, Saint Paul

Jan 26, 2017

This is not good PR for the Lanphere business name! Respect the protective zoning for Willamette Valley ag land - a treasure for the whole state.

- **Marty Reagan**United States, Hubbard

Jan 26, 2017

I absolutely do not want this beautiful, rural, piece of "The Eden at the end of the Oregon Trail" ruined with an automobile dealership and all the traffic it attracts.

- **JoAnn C Keeley**United States, Saint Paul

Jan 26, 2017

This property is EFU zoned and needs to remain EFU. It is not necessary for anyone to use it as rural industrial especially a car dealership.

- **James Burrows**United States, Canby

Jan 26, 2017

I'm a Subaru owner and this attempt at land use change is at odds with what I think are Subaru's core values.

- **Anonymous**

Jan 26, 2017

Please stop your efforts trying to get around exclusive farm use designations. These types of actions do not make you a business I want to use.

- Robert T MautzUnited States, Borrego Springs

Jan 26, 2017

No change in land use.

- Sarah KoenigUnited States, Kalamazoo

Jan 26, 2017

As has clearly been demonstrated by the recent Open House on Rural Reserves, the vast majority of French Prairie-area residents oppose developing the economically and historically significant farmland south of the Willamette. Please live up to Subaru's reputation for thoughtful community engagement by honoring the agricultural zoning for this land.

- Linda P MautzUnited States, Borrego Springs

Jan 26, 2017

No change in land use.

- Pamela A WiseUnited States, Lake Oswego

Jan 26, 2017

You act in bad faith when you buy land that is zoned one way (Ag) then seek to have it re-zoned for a different use. Please respect others who also bought property knowing what the zoning was and are living peaceably with that zoning choice.

- Sharon NelsonUnited States, Vashon

Jan 26, 2017

The Subaru dealership in Wilsonville was a poorly placed choice. Go north with your ideas, there are many empty buildings north of the river for your operation. South of the river is for raising crops and livestock. Keep your cars and repair shops north of the river. I would not buy a car from you and trust me I will talk to others to look elsewhere for a car.

- Bernard NewlandUnited States, Canby

Jan 26, 2017

To Wilsonville Subaru: It is very unwise not to be a citizen of the local community.

You have a big investment, but the community has alternate Subaru and car dealers to give their business to. Think about it.

- Kathy MillerUnited States, Wilsonville

Jan 26, 2017

Honor our land use laws Mr. Lamphere!

- Bonnie Johnson United States, Canby

Jan 26, 2017

Tell Betsy Johnson to honor the decision of Clackamas County, and the wishes of the Department of Land Conservation & Development, Dept. of Agriculture, Dept. of Transportation, 1000 Friends of Oregon, City of Wilsonville, Charbonneau and Friends of French Prairie, along with the 92% of the local tax payers who disagree with the reclassification of this area to Rural Industrial! She and Bob Lanphere have no jurisdiction to our backyard!

- Andy Miller United States, Wilsonville

Jan 26, 2017

Se hace land use laws. Please abide by them!

- Steven E Koch United States, Aumsville

Jan 26, 2017

Please comply with land use laws and not try to subvert it.

- Lloyd Johnson United States, Canby

Jan 26, 2017

Check your records at wilsonville Toyota and you'll see that I have bought six new cars there since it was opened. If this proposal moves forward, I will never buy another car there.

- Larry Agnew United States, Gig Harbor

Jan 26, 2017

Please stay on the North side of the river, as there is NOT enough water or sewer for you unless you bring it across the river suspended under the freeway bridge!

- Elaine Swyt United States, Palm Desert

Jan 26, 2017

The citizens throughout this region have said NO to speculative land development and YES to honoring the current land use laws and zoning for exclusive farm use. Are we going to let a few speculators circumvent the will of the people yet again? We have to remain vigilant.

- Lonnie Branstetter United States, Graham

Jan 26, 2017

Please do not change the land zoning from agriculture to commercial.

- Richard Graf United States, Sherwood

Jan 26, 2017

The land should be preserved as rural reserves land. We need to set boundaries based on the decisions of the LCDC

- Chris DinsmoreUnited States, Carnation

Jan 26, 2017

This is unacceptable,

keep it farm land

- Susan StowellUnited States, Tualatin

Jan 26, 2017

Please, we need to keep this farm land.

- Roger KayeUnited States, Turner

Jan 26, 2017

My brother-in-law drove Subaru cars for many years. He would be disappointed to

learn that Wilsonville Subaru is trying to subvert Oregon's land use laws!

- Paula WilliamsUnited States, Aurora

Jan 26, 2017

Sell the land to a farmer!