

From: Spencer Vail
To: [SENR Exhibits](#)
Subject: HB 4031-A
Date: Wednesday, February 21, 2018 11:25:11 AM

Chair Denbrow & Members of the Senate Committee on the Environment & Natural Resources

Potential Amendment to HB 4031A

I understand there is a possibility of an amendment being proposed for the above bill today. Any amendment that attempts to change the designation of the Lanphere property at I-5 Exit 282 B should be strongly opposed.

The property owner Lanphere bought the property knowing it was on EFU land and included in as Rural Reserve. He also is aware of the process for changing the zoning This is a stealthy attempt by Lanphere to avoid a proper public land use process where we citizens have an opportunity to voice our concerns

I recently retired having spent my professional career in the land use planning field, 12 years on the government side and 30 some years in private practice as a Planning Consultant. I have participated in countless public meetings and firmly believe in their necessary part of the land use and zoning process.

Since the early 70's an Oregon Supreme Court decision coupled with the passage of SB 100 and the creation of the Land Conservation and Development Commission (LCDC) it has been required that specific land use regulations be adopted by local jurisdictions. These plans had to comply with and the Goals and Objectives stipulated by LCDC.

State wide cities, counties, and regional governments have enacted these required policies and plans but only after significant citizen involvement and public hearings. Based on the input of these public agencies long range plans have been adopted and certified by LCDC.

Public involvement in land use decisions was one of the mandated Goals and Objectives to be included in an adopted and approved plan. The proposed amendmeant to , HB 4031A, seeks to circumvent the public hearing processes now in place.

Please oppose any attempt to push through such an amendment. I believe that it should not be the legislatures position to participate in attempts to circumvent the established local land use and zoning decisions by allowing for the by-passing of the required steps in the land use process that the State itself required be established.

To do so would set a bad precedent, There is no demonstrated urgent need or public need to be served by granting an exception the established procedures that everyone else must follow.

Spencer Vail

8280 SW Lafayette Way

Wilsonville