

From: Marsha Chez
To: Sen.MichaelDembrow@state.or.us; [SENR Exhibits](#)
Subject: OPPOSITION TO POTENTIAL AMENDMENT TO HB 4031
Date: Wednesday, February 21, 2018 1:17:55 PM

Steve P. Chez
24325 NE Boones Ferry Road
Aurora, Oregon 97002

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

Subject: Opposition to Potential Amendment to HB 4031

I am the owner of 62 acres of agricultural land on North East Boones Ferry Road in Clackamas County, about one mile south of the subject property. We operate a large farming operation on this property, in an area of EFU AG land within the French Prairie Rural Reserve.

Any amendment that attempts to change the designation of the Lanphere property at I-5 Exit 282 B should be strongly opposed and I ask you not to consider the amendment to this bill being contemplated, for the following reasons:

- Lanphere bought the property knowing it was on EFU land and included in the French Prairie Rural Reserve.
- The previous owner was granted a *conditional* use permit for a Farm Store, an

agricultural use with significant restrictions.

- Lanphere appealed for a change in zoning to Clackamas County (seeking Rural Industrial zoning), the proper authority who rejected the application.

- Significant agencies objected to the County zone change application, including Department of Land Use and Conservation, Department of Agriculture and Department of Transportation.

- This property is zoned Exclusive Farm Use and should not be re-zoned via legislative super citing for what is clearly an urban use.

- This is a speculative development opportunity for Lanphere, and he is seeking a solution at the State Legislature having

been denied via the proper public land use process.

Please oppose any attempt to consider such an amendment.

Thank you,

Steve P. Chez