

February 21, 2018

Senators Michael Dembrow, Kathleen Taylor, Arnie Roblan and Floyd Prozanski

My name is Ken Ivey. I am the chair of the Aurora Butteville Barlow Citizens Planning Organization. I am writing in opposition to the proposed amendment to House Bill House Bill 4031A. The amendment would change the zoning of one specific property for the sole purpose of providing a financial windfall for its owners. The property is adjacent to I-5 exit 282B, south of the Willamette River – an 18.5 acre parcel that has been zoned Exclusive Farm Use (EFU) since our land use laws were instituted. In addition to being zoned EFU, the property is within a Rural Reserve. Legislation establishing Rural Reserves was created to protect Oregon's foundation farmlands from development.

The property was bought approximately 4 years ago by automotive sales giants Lanphere and Jachter. It was intended for use by Wilsonville Subaru - a use that was never allowed on that property. In 2017 Lanphere and Jachter petitioned Clackamas County to rezone the property to rural industrial. Letters in opposition were submitted to the County Planning Commission by the Oregon Departments of Agriculture, Oregon Department of Transportation, Land Conservation and Development Commission, the Metropolitan Service District and the City of Wilsonville. Additional letters in opposition were submitted by 1,000 Friends of Oregon and Friends of French Prairie. All these agencies, municipalities and organization described the significant negative effects of rezoning the property. In the face of such opposition the application was withdrawn.

Subsequent to withdrawing the application for zoning change, the Lamphere family entered objections as part of the legal remand of the Clackamas County Urban and Rural Reserves. Those objections were dismissed by the Land Conservation and Development Commission.

This amendment was introduced for the benefit of wealthy, land speculators. They purchased inexpensive farmland and seek to convert it to inappropriate industrial use. Allowing this amendment to pass would undermine our land use laws and eliminate public input provided in our laws. It is an attack on the Urban and Rural Reserves that are just now being finalized after more than 10 years. Additionally, this amendment goes in direct opposition of the input of the affected Oregon agencies, cities and districts that protested the very same zoning change at the County level.

Respectfully,



Ken Ivey

Chair

Aurora Butteville Barlow Citizens Planning Organization