

From: Tony Holt
To: [SENR Exhibits](#)
Subject: House Bill 4031-A
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Chair Dembrow & Members of the Senate Committee on the Environment & Natural Resources

Potential Amendment to HB 4031A

My name is Tony Holt and I am President of the Charbonneau homeowners' association representing over 2,000 residents of our community located at I-5 Exit 282 B south of the Willamette River.

We are anticipating that Mr Bob Lanphere or his lobbyist is likely to propose that a parcel he bought a few years ago at I-5 Exit 282 B, have its zoning changed from Exclusive Farm Use (EFU) to Commercial. This parcel is about a quarter mile from the entrance to our community.

WHEN MR LANPHERE PURCHASED THIS PROPERTY HE KNEW IT WAS ZONE EFU AND HE KNEW IT WAS INCLUDED IN A RURAL RESERVE!

He requested that Clackamas County change the zoning, the proper jurisdiction for scrutiny of such a change. He withdrew his request when he realized that there was strong opposition from local governments and communities.

Now he has decided to stealthily avoid the proper public process, including giving local citizens an opportunity to express concerns, and do a last minute 'Gut & Stuff' at the legislature so nobody has time to respond.

PLEASE DO NOT SUPPORT SUCH A COVERT EFFORT TO GAIN THE SYSTEM. Do not support an end run round Oregon's land use laws by special interests for personal gain.

It is quite possible he will make the false argument that this property is fully developed and not EFU. That is totally false. Part of the property was approved for a farm store, a conditional agricultural use. Unfortunately it failed due to the fact the owner did not obtain the necessary permits. The truth is the following:

Lanphere has given the property a new name, presumably in an effort to try to help his claim that it should not be rural reserve—he says it is “commonly known as the I-5 parking lot and warehouse site.”! However they quote the area of the buildings on the site as 15,948 sq ft which is 0.37 acres; that’s 2% of the 18.25 acre site. They say that the paving covers 3.5 acres; that’s 19% of the site. **So the paving and buildings take up only 20% of the site—an approved farm store and an agricultural use. The rest is farmland and trees.** Given all this and the fact they knew there were restrictions when they purchased it, it is clear a change in zoning is absolutely not justified and any amendment made to do so would be an abuse of our established processes.

We ask that you such an amendment should it be put forward.

Tony Holt
President
Charbonneau Country Club (homeowners association)