

Subject: Amendments to HB 4031 A

Dear Chair Denbrow, Vice Chair Olsen, and Members of the Senate Committee on Environment and Natural Resources,

In case an amendment concerning the Lanphere property at I-5 Exit 282B is proposed to HB 4031A, I am writing in firm opposition.

As a citizen of Wilsonville, I am very familiar with this gambit, which is essentially an attempt at a legislative end run around legitimate land use decision-making process. I urge you not to be persuaded by a piece of special interest lobbying.

There is no problem here that requires a legislative fix, other than the personal economic interest of a car dealership that made a poorly thought-out purchase and now comes to the Oregon legislature to bail him out.

The 'Red Barn' property, as it is very well known to us, was bought in 2015 by Subaru dealer Bob Lanphere at I-5 Exit 282B as a place to store and prepare new cars. However, this property was and is zoned Exclusive Farm Use (EFU) land, although it did contain a failed attempt at a farmers' market, which is an approved EFU use with conditions. In addition, the parcel lies within the designated French Prairie Rural Reserve. Lanphere's repurposing this land as a new car storage area would be a prohibited use of EFU lands, and Lanphere should have known it at the time of purchase. It is high grade agricultural land and should never be paved over as a place to store and detail new cars. There are many shovel ready properties within Wilsonville that would serve Lanphere's purpose very well.

After dealing with his failed attempts to change the land use designation through legitimate processes, he now comes to the legislature for a bail out. Here are the simple and clear facts:

- He knew he was buying Exclusive Farm Use Land; his intention, as clearly shown in his subsequent action, was to buy cheaply and then get a zoning change.
- He tried to get Clackamas County, the designated local government, to do this, and failed.
- He tried in two legislative sessions to get bills passed to make the change.
- Now, he is back, using the 24-hour rule to avoid a public process and virtually any opportunity for concerned citizens to have timely notice and testify.

This is no more than a stealth attack on Oregon's Land Use Process. Does the Oregon Legislature want every person with a specific Land Use issue to come to it for relief? Please, Just say "NO!"

Thank you for your attention,
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