

Richard Angell, M.D.
23815 Butteville Rd NE
Aurora, Oregon 97002
February 23, 2018

To: Senate Environmental & Natural Resources Committee

Re: Opposition to the "Red Barn" amendment to HB 4031

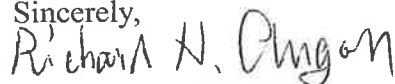
Dear Chair Dembrow, Vice Chair Olsen and committee members,

I write in strong opposition to the "Red Barn" amendment to HB 4031. The 18 acres under attack are zoned for Exclusive Farm Use in the Rural Reserve, and that is how it should remain. Rezoning to Rural Industrial has already been denied by Clackamas County. This rezoning has been opposed by the City of Wilsonville, the Department of Agriculture, the Department of Transportation, the Department of Land Conservation & Development.

I have lived in Butteville since 1975. I commuted to OHSU in the subsequent years and witnessed the staggering amount of development along I-5. What was a stretch of dark, rural driving with little commercial lighting has been transformed by the rapid growth of Wilsonville. Nonetheless, most of this development was within the urban growth boundary of Wilsonville and has been carried out with thoughtful attention to infrastructure needs and with opportunities for further development of commercial property. Mr. Lamphere has proximate opportunities to buy appropriately zoned land for his dealership's needs.

As you all know well, crucial decisions to limit commercial development south of Wilsonville have been made through our land use laws, with public input and a good deal of transparency. This amendment subverts that process and must be resisted on principle. Spot rezoning to "nibble" at the margins of protected farmland is not acceptable. That is what our land use laws are designed to prevent. The size of this property is still capable of productive farming, with its proximity to markets and high quality soil. That's how it should remain.

Mr. Lanphere knew he was buying EFU Rural reserve land, apparently, with the expectation that he could use it commercially for the Subaru Dealership. If that was a mistaken judgment, who should bear the cost of that decision?

Sincerely,

Richard Angell, M.D.