

The Helvetia Community is far from Malheur County so what might we have to contribute? To us, Oregon's land use law/ standards and SB 100 are an Oregon Treasure that belongs to all of us. Save Helvetia seeks to uphold SB 100. Diminishing our land use regulations in one geography for one purpose creates precedent and role models to other areas that this is a mechanism to be altered for another good cause. SB 16's goal of building area employment by encouraging job creators is laudable. Cannot this be done without detracting from a state treasure? Maybe Ontario could provide property tax subsidies for job creators that generate specific FTE, for homes inside your existing UGB. This would better connect job creators with their community and encourage engagement in civic affairs. SB 16 lacks equity. SB 16 would create a CEO "ghetto", isolated from the community and the buy-in would leave many out. Infrastructure costs per dwelling would be significant and with duplicative water systems, septic systems, only to then experience minimal services in the rural unincorporated county. Creating this density of wells and septic systems might work in theory but in our area, wells and septic systems need a bit more space. Washington County has allowed a population to build in its urban unincorporated area and this has resulted in a crazy quilt pattern of special service districts to serve them. Do the prospective property owners get to shoot their weapons in their rural unincorporated 2 acre parcels? Oh there goes an 8 point buck! Do these parcel holders get to complain about adjacent farming practices? SB 16 would create a multiple difficult edges without buffers between urban and agricultural use, likely to create conflict for both sides. SB removes rights of appeal and that is part of the state treasure that should not be diminished. SB 16 removes initial land use planning from the county commission and has an appointed review committee do the initial work: this removes those elected by voters from the initial local land use planning. Does the committee have the authority of a hearing in which citizen participation has standing? The integrity of this committee depends on its appointing authority rather than voters. Life in the rural area has some fragility and a property owner must be vigilant to prevent fires: SB 16 would increase the risk of fires. A spark from a residential parcel could ignite miles of grasslands. Is the prospective land outside of a burn ban? There are no sideboards for risk of fire. Please don't rob from an Oregon Treasure to solve a local challenge.