

Submitter: Robert Emmons  
On Behalf Of: LandWatch Lane County  
Committee: Senate Committee On Housing and Development  
Measure: SB1051

Senate Committee on Housing and Development

Committee Members,

While the Governor's call for 140,000 new houses is ostensibly focused on sitings within urban growth boundaries, its effect has been to open the door to a flurry of bills intended to undermine SB 100 and the protections it has provided to the farm and forest land, natural areas and open space outside UGBs and the public process upon which those protections depend. SB 1051 is just the latest example.

SB 1051 would preempt orderly planning processes and citizen involvement by allowing premature expansion of up to 200 acres. Towns with populations under 3500, for example, could expand into an urban reserve for any use, be it industrial, commercial or housing, with no affordability or needs analysis—another removal of oversight without which land use planning is no more than window dressing. Essentially, urban reserve expansions under this bill will be driven by private property owners without a public process that allows the input of other citizens and landowners—a violation of Goal One of our land use program: Citizen Involvement.

Additionally, if an expansion into an urban reserve is granted, the bill requires the likely unrealistic provision of urban services within two years. If those services cannot be provided within that time frame, the bill provides no certainty that up to 200 acres would not be available for any kind of private development.

SB 1051 is another attempt to weaken our nationally renown land use system that depends on comprehensive planning, statutes, rules, codes and citizen participation in every phase. These in turn require the vigilance of state legislators to cull bills intended to subvert these checks and balances.

Therefore we ask that you deny SB 1051.

Thank you.

Robert Emmons, President  
LandWatch Lane County