

Chair Jama, Vice-Chair Anderson, and Members of the Committee:

As a Registered Professional Engineer and farm owner I am testifying in opposition to SB 1051.

SB 1051 ensures urban sprawl, undermines the sensible planning tool of urban reserves, and undermines public process in matters of transportation, utility and land use decisions. The unintended consequences of unplanned development will be costly to the impacted public.

SB 1051 invites UGB expansions to be driven by individual private landowners, not a public process. Urban reserves are vetted through a broad public process and are mutually designated by a city and county, often with a concept of how and when the land would be used if it were added to the UGB. SB 1051 would allow an individual to attempt to override the will of the community.

The bill is essentially a free pass for smaller cities to expand their UGBs by up to 200 acres for any use – industrial, commercial, or housing – with no affordability requirements, just upon the request of a landowner, without showing need. This undermines sensible urban planning, threatens farm land, enables sprawl, and will not lead to housing for people with middle and lower incomes.

In addition, the bill is contrary to the urban reserve provisions in HB 2001, just passed by the House by a large and bipartisan margin. The provisions of the Oregon Housing Needs Analysis (OHNA) in this year's HB 2001 provide an easier path for all cities to designate urban reserves and use them when a UGB expansion is needed. SB 1051 negates this thoughtful provision and undermines the trust that participants put into that bill.

Please vote NO on this bill. Please focus on achieving our land use needs with tools we already have.

Sincerely,
Susanna M Laszlo, PE