

Submitter: Rudy Kadlub
On Behalf Of:
Committee: Senate Committee On Rules
Measure: HB4026

Chair Lieber, Vice Chair Knopp and members of the Senate Committee on Rules:

My name is Rudy Kadlub and longtime master plan developer in the Portland area (notably Orenco Station and Villebois) and a Past President of the HBA of Metro Portland. I urge you to vote YES on HB 4026-A.

More than half of a century ago, Oregon's land use system and its Statewide Land Use Planning Goals were established by SB 100 (1973). The first Statewide Land Use Planning Goal, Goal 1, requires citizen involvement in the land use planning process.

HB 4026-A supports the intent of this goal by reaffirming the precedent that has existed under Goal 1 since its adoption. Goal 1 requires each city and county to establish a committee for citizen involvement to ensure citizen involvement in all phases of land use planning. Further, it requires effective two-way communication with the public, opportunities for the public to be involved in the planning process, available and understandable technical information about decisions being considered, responses to citizen feedback from policymakers, and financial resources to support the work of citizen involvement.

Allowing legally compliant decisions to be sent to the voters for consideration on the ballot is not something that was ever intended under Oregon's land use system. There is already a well-understood process and legal framework for citizen involvement under Goal 1. Allowing decisions to be referred to the ballot would undermine that process and framework, cause significant uncertainty and expense for local governments and members of the public, and do significant damage to the integrity of the land use system.

Land use planning, like the creation of legislation, is highly complex and nuanced. Yet for decades, citizens have been consistently involved in our land use planning processes. This is something the Department of Land Conservation & Development celebrated on the 50th anniversary of SB 100, as they recognize the continued success of Goal 1.

The HB 4026-A would ensure that existing Goal 1 precedent, which has successfully accomplished its intended outcomes for 50 years, remains the standard. At a time when land use planning has become one of the most important factors in determining our ability to provide housing for all Oregonians, allowing Goal 1 precedent to be circumvented would undermine the ability of Oregon to accomplish Goal 10

(housing).

I urge you to vote YES on HB 4026-A.

Kindly,
Rudy Kadlub
CEO
Costa Pacific Communities