

Garrett West
Medford City Council
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House Committee on Emergency Management, General Government, and Veterans
Attn: Chair Representative Tran
Oregon State Legislature
900 Court St. NE
Salem, OR 97301

Re: Medford City Council Member's Opposition to HB 3062 – This will hurt working families

Dear Chair Representative Tran, Vice-Chairs, and Members of the Committee,

As a member of the Medford City Council and a land use attorney, I am concerned that HB 3062, while well-intended, **will have serious consequences for workers, families, and communities across Oregon.** By imposing costly and unnecessary new barriers to industrial development—especially in areas already zoned for industry—**this bill would slow job creation, limit economic opportunity, and make it harder for working Oregonians to access essential services like childcare near their places of work.**

Oregon is already facing a well-documented shortage of market-ready industrial land. On February 10, OBI Senior Policy Director Duke Shepard testified before the House Committee on Economic Development, Small Business, and Trade in support of HB 2411, which would establish the Industrial Site Loan Fund to help address this problem. As Shepard explained, public and private owners of industrial land have limited tools to develop these sites, and as a result, Oregon manufacturers often expand in other states—taking well-paying jobs and tax revenue with them.

Rather than helping Oregon's workforce, HB 3062 would undercut other efforts and make it even harder to develop industrial sites by requiring a separate public hearing outside the normal land use process. **This will substantially increase the cost of obtaining approval for industrial projects,** as each public hearing requires extensive preparation, including legal fees, consultant reports, and staff time. Separating out environmental concerns into an additional hearing **serves no real purpose—it simply makes projects so costly and time-consuming that they never happen.**

Oregon already has one of the most comprehensive public input processes in the country, with multiple hearings and agency reviews ensuring that environmental impacts are fully considered. If the goal is to protect public health, that can and should be done within the existing process—without creating yet another barrier that disproportionately burdens workers and industries trying to operate responsibly.

One of the most troubling aspects of this bill is how **it could reduce access to essential community services**. The bill’s vague definition of “sensitive uses” will likely lead some local governments to prohibit facilities such as childcare centers, schools, and healthcare providers near industrial areas to avoid regulatory complications. This means the very workers who power Oregon’s economy—manufacturing workers, logistics employees, and others in industrial jobs—**could lose convenient access to childcare and other critical services near their workplaces**. It could also prevent open spaces from being created to buffer industrial uses from residential areas, limiting green spaces in working communities.

Oregon’s land use system already balances industrial growth with environmental and public health protections. The Department of Environmental Quality (DEQ) regulates air, water, and land pollution, and local governments oversee traffic safety and zoning decisions through comprehensive plans. HB 3062 adds another redundant layer of review that will increase costs, delay projects, and ultimately push businesses to expand elsewhere—leading to fewer jobs, less growth, and fewer resources for Oregon’s working families.

At a time when Oregon is working to keep good-paying jobs in the state, **we should support policies that strengthen our workforce, expand economic opportunity, and ensure that workers have access to the childcare, schools, and healthcare they need**—not create more barriers that limit jobs and services.

I urge you to oppose HB 3062 or significantly amend it to avoid harming workers, businesses, and communities. Thank you for your time.

Sincerely,

Garrett West
Medford City Council