



Representative Thuy Tran, Chair
Representative Dacia Grayber, Vice Chair
Representative Rick Lewis, Vice Chair
Members of the House Emergency Management, General Government and Veterans
Committee

The Association of Oregon Counties offers this letter in opposition to House Bill 3062 as drafted.

HB 3062 would require local governments to map sensitive uses in their comprehensive plans for the permitting of industrial developments. The bill requires a public health impact analysis to be completed before a permit can be issued and then also requires the local government to adopt “conditions of approval” aimed at protecting the sensitive uses from any impacts found in the public health impact analysis.

Economic Development and Tax Base Implications

Our counties strive to attract and retain businesses that create family-wage jobs, make investments in our communities, and contribute to local economic development. The additional requirements proposed in HB 3062, if enacted, could drive away new industrial or manufacturing ventures, pushing them to neighboring states with fewer regulatory barriers; especially, since land use processes for local governments already involve upfront costs, lengthy timelines, and public scrutiny in community hearings.

This would place our counties—and by extension, our state—at a significant disadvantage when competing regionally and nationally for business investments. Furthermore, industrial development is crucial to diversifying the local tax base and provides revenue that funds essential public services such as law enforcement, local health services, roads, libraries, parks, and more. A diversified local tax base is especially important to Oregon’s local governments’ due to constitutional constraints that limit their property tax revenues.

Ultimately, reduced industrial activity will translate to fewer job opportunities, a weaker tax base, and less funding for critical community needs. This outcome is contrary to our mission of fostering robust, thriving counties that provide a positive quality of life for all.

Significant Fiscal Impact on Local Governments

As drafted, the bill requires local governments to map all “sensitive use” areas within their jurisdiction during the comprehensive plan process. The bill states in Section 2(c)(A) and (B) that additional notices must be provided, a hearing must occur for the purpose of “considering evidence, arguments, and testimony” on the adequacy of the impact analysis and the conditions of approval a local government puts in place.

This increased workload for the planning departments does not come with any appropriation in the bill and, as such, will see a significant fiscal impact on the local government based on the current language of the bill.

Although these are just a few of the concerns counties have with the proposed bill, AOC encourages the committee to oppose HB 3062 as drafted.

Thank you,

Justin Low

Legislative Affairs Manager of Governance and Revenue