



WASHINGTON COUNTY OREGON

House Committee on Housing and Homelessness
VIA OLIS

RE: A-Engrossed SB 974, including -A8 amendments

Submitted for May 19, 2025 public hearing

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, Members of the Committee:

We appreciate that this committee has been listening to the significant concerns of local jurisdiction representatives and that the bill's sponsors have been willing to remove or improve its most problematic elements.

We still believe that more time is needed for a deliberative review of the contributing factors to housing approval timelines, and Washington County stands ready to participate in these discussions.

If it is adopted, we would strongly prefer to see SB 974 limited to the engineering plan review shot clock provisions in order to provide more time for thoughtful review of the other issues in one or more future bills.

Specifically, we request that Sec. 3 (1)(a) be eliminated prior to adoption. This provision requires residential upzoning to be processed as a limited land use decision. As a "one-map" jurisdiction, zone changes in Washington County are also comprehensive plan amendments, and while this provision may be legally implementable, it will affect our ability to implement our comprehensive plan review requirements within the expedited timeline. More work and time is needed to ensure that this provision is implementable for all local agencies.

We also request clarification that the term "mixed residential use" in Sec. 3 (2)(b) means land that is designated primarily for residential use but may allow limited commercial use, and not for properties that are designated primarily for commercial use but also allow for residential use.

Thank you again for your consideration.

Sincerely,

Stephen Roberts, AICP
Director of Land Use & Transportation

cc: Board of County Commissioners