

Submitter: Alan Rappleyea

On Behalf Of:

Committee: Senate Committee On Finance and Revenue

Measure, Appointment or Topic: SB1586

I have no opposition to the tax portion of this legislation.

I am strongly opposed to the legislature mandating zoning for Washington County and the City of Hillsboro. As a land use attorney for over 30 years and as a person who was involved in the Grand Bargain...this is not how that "bargain" should be treated. The land allocated in that legislation was meant to provide urbanizable land and protected farmland for 50 years. This legislation violates that agreement and will provide impetus for further violations of the agreement. This is the first step by the legislature to dismantle that agreement. If you pass this legislation, you will be continually pressured to add this or that parcel of land for urbanization. Those decisions should be made first by the local governments and not at the State level.

This takes prime farm land out of production for a dubious reason. Hillsboro has over 500 acres of unbuilt land. Hillsboro also has a poor record of keeping industrial land industrial. The Topgolf development is a prime example. I know the legislation has some safeguards but once the land is in the UGB, it will be difficult to ensure its industrial use. This legislation is not needed and should be rejected.