

To: Senate Committee on Finance and Revenue

Re: SB 1586

Position: Oppose

Dear Chair Broadman, Vice-Chair McLane and members of the committee:

My name is Jonathan Harker. I am writing in opposition to SB 1586. I am retired after a career in city land use planning. The last almost 3 decades of my career were with the City of Gresham. At retirement I was their Planning Director.

SB 1586 requires Washington County and the City of Hillsboro to amend their comprehensive plans and land use regulations to plan and zone for industrial uses on 1,700 of acres of Rural Reserve land in Washington County. They are required to take this action without following statutes related to land use planning or to the State Plan Goals or their rules. They are required to do this within six months of the effective of the bill by adoption an ordinance or resolution following a public hearing. There is no acknowledgment by Department of Land Conservation and Development (DLCD) beyond providing a copy the adopted document.

Furthermore the lands added to the Urban Growth Boundary by the bill are annexed to the Metro Service District without any further action.

In my tenure with the Gresham I was extensively involved in the land use planning for two large acreage UGB expansion areas. One was brought into the UGB to address housing and related land uses for project population growth. The other was planned mainly of industrial uses. Both planning efforts had to comply with the Metro Urban Growth Regional Plan and had to be acknowledged by Department of Land Conservation and Development (DLCD). Each of these planning efforts were led by steering committees representing diverse community interests and had extensive public engagement. City service agencies and special districts agencies were also engaged.

Also during my Gresham tenure I sat on a rules advisory committee related to establishing the Metro urban and rural reserve process. An essential purpose of this effort was to facilitate an orderly and efficient transition from rural to urban land use, Given certainty for property owners and the surrounding community that rural reserves would stay as such for 50 years was a key element of achieving that purpose.

SB 1586 leaves local government and community members out of the land use planning decision making process. Oregon's statewide planning program is built on the promise that local land use planning decisions will be made local government through local public engagement. SB 1586 breaks that promise. The rural reserve designation process identifies lands that should have a significant promise that they can be used as rural lands. The lands impacted by SB 1586 consist of Class 1 and 2 soils. SB 1586 breaks the promise provided by rural reserve process.

Amendment -4 (posted 2/15 @ 7:30 pm) appears to reduce the amount of acreage that the City of Hillsboro would apply industrial land use designations — the rest of the acreage would go from rural to urban reserve — that still results in breaking the promises that Oregon has made to its citizens that land use planning decisions will be made at the local level and not by the State.

Please do not advance SB 1586.