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**To:** Senate Committee on Finance and Revenue  
**From:** Consolidated Oregon Indivisible Network (COIN)  
**Re:** Oppose SB 1586  
**Date:** February 16, 2026

Chair Broadman, Vice-Chair McLane, and the other members of the Senate Revenue and Finance Committee:

My name is Jeff Hammarlund. I am testifying today on behalf of the Consolidated Oregon Indivisible Network (COIN), a coalition of over 75 local Indivisible groups, representing every region in our state, including several in Washington County. I am also a retired professor at the College of Urban and Public Affairs at Portland State University. About 27 years ago, I was a senior program manager and advisor to the mayor and senior transportation planner with the City of Beaverton when we were planning the West Side Light Rail expansion project, so I cannot help but take a personal interest in this bill.

The Consolidated Oregon Indivisible Network (COIN) opposes SB 1586 and urges the committee members to not allow the bill to proceed. COIN's Climate, Energy and Environment Team reviewed this bill and voted unanimously to oppose it just last night, so we are latecomers to this discussion. However, I have reviewed the bill, watched the first hearing, and read all the available testimony posted so far.

We are impressed by the overwhelming opposition to this bill from a wide range of organizations and individuals. We agree with those that explained that protecting Oregon's highly regarded planning program is vitally important. SB 1586 would turn 1,700 acres of very special Rural Reserve land in Washington County into industrial use zoned land. As you have heard from others, this land offers some of the best soil anywhere. It provides multiple environmental benefits and can grow a wide array of valuable crops.

As testimony from the Oregon Chapter of the American Planning Association (APA) explains, this bill would accomplish this unnecessary and inappropriate land conversion in ways that would undermine the very important State Planning Goals 1, 2, 3 and 14. Here are some examples.

- State Plan Goal 1 – Citizen Involvement provides for “the opportunity for citizens to be involved in all phases of the planning process”. The bill does provide for a public

hearing before the adoption of an ordinance or resolution. However, it includes no opportunity for a honest planning process to determine that the lands should not be in rural reserve, that they should be made available for urban development, and that they should be designated for industrial land uses. Public engagement in the Rural Reserve designation provided the public expectation that the land would remain as such for 50 years. As the APA testimony notes, the bill would break that important promise and **undermine Planning Goal 1**.

- State Plan Goal 2 - Land Use Planning provides “a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.” Under this bill, the process for changing this land from Rural Reserve to industrial zoning would require Washington County and the City of Hillsboro to amend their plans without following standard land use planning procedures. Moreover, it would not facilitate the application of factual data to the planning process. As a result, it would **undermine Planning Goal 2**.
- State Plan Goal 3 – Agricultural Lands requires counties to identify farmland, designate it as such on the comprehensive plan map, and zone it exclusive farm use (EFU). An EFU zone places restrictions on developments that are unrelated to agriculture in order to minimize uses that conflict with farming. Property owners who keep EFU land in agricultural production benefit by receiving lower property taxes. These lands went through the established process to allow them to be designated as a Rural Reserve. Thus, the bill would **undermine Planning Goal 3**.
- State Plan Goal 14 — Urbanization is “to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.” As the APA testimony makes clear, SB 1586 “unilaterally makes a change from a rural use to an urban land use. This is not an orderly and efficient transition. Additionally, there are already several hundred acres of undeveloped industrial land in Hillsboro. There is no justification to expand industrial lands in this region until all available lands have been utilized. And there are at least 10,000 acres of industrial lands inside of existing UGBs across the state and likely so much more than has been reported.” Therefore, the bill would **undermine Planning Goal 14**.

We are also impressed by the thoughtful statements of many who testified, but I will highlight the comments of two other widely regarded urban planners.

Ethan Seltzer, Emeritus Professor of Urban Studies and Planning at Portland State University, and a former senior planner at Metro, notes:

*If the intended uses do not materialize as described by proponents, then there will be tremendous pressure to use the land for more general urban purposes. This is something that we've seen time and again over the last 50 years, and in this case, Metro has never been able to make a conditioned UGB expansion stick. One only has to look at the use of prime industrial land in Hillsboro for Top Golf, play fields, and data centers to conclude*

*that expecting lands like these to generate a wealth of highly paid jobs is little more than rhetoric.*

The testimony of Ron Bunch, another highly regarded urban planner and community development professional who served in senior positions with the cities of Tigard, Lake Oswego, and elsewhere, offered and justified seven key reasons why SB 1586 should not be adopted. We urge the committee to review his testimony carefully. When you do, we believe you will agree with Ron and the rest of us that this bill should not proceed.

**Please vote to oppose SB 1586.**

Respectfully, Jeff Hammarlund, co-chair, COIN Climate, Energy and Environment Team  
On behalf of the Consolidated Oregon Indivisible Network (COIN)