

Submitter: Robert Taylo  
On Behalf Of:  
Committee: Senate Committee On Finance and Revenue  
Measure, Appointment or Topic: SB1586  
Subject: Testimony Regarding SB 1586 — Protection for Existing Rural Residents

Dear Chair and Members of the Committee,

My name is Robert Taylo. I am a Washington County resident and property owner in the rural reserve area potentially affected by SB 1586 and related industrial expansion proposals. We live just east of Jackson School Road and just south of Highway 26.

I am not opposed to economic development or advanced manufacturing. I understand the importance of job creation, national competitiveness, and keeping Oregon attractive for major employers. However, I am deeply concerned about the impact this proposal could have on existing rural residents whose homes and properties may become surrounded by industrial development.

Many of us purchased and developed our properties under existing land-use designations with the expectation of long-term rural stability. This has been an incredible family home for our family of five. A couple years ago, we bought the acre across from us so my in-laws could live close to us. Our kids now walk across the street for pancakes made by "Papa." We are now facing the possibility of being left as isolated residential pockets within or adjacent to large industrial zones, with significant changes to livability, safety, and property use. It will be difficult to replicate the loving home and neighbors we have.

If this legislation moves forward, I respectfully request that it include clear protections for current residents, including:

## 1. Guaranteed Buyout Option for Impacted Homeowners

Property owners whose homes become substantially surrounded by industrial development or infrastructure should have the right to a voluntary buyout at fair market value that reflects the new industrial context — not prior rural zoning.

## 2. Compensation for Loss of Use and Livability

Industrial projects can bring noise, traffic, light pollution, environmental impacts, and safety concerns. Residents should not be left bearing these burdens without compensation or mitigation.

## 3. Transparent Communication and Early Notice

Property owners deserve timely information regarding project boundaries, infrastructure plans, and timelines so they can make informed decisions for their families and finances.

## 4. Protection Against Being Stranded in Non-Viable Conditions

No homeowner should be left in a situation where their property becomes effectively unusable or unsellable due to surrounding industrial activity.

Oregon has long prided itself on thoughtful land-use planning that balances growth with protection of existing communities. I urge you to maintain that balance here.

Economic development should not come at the expense of the people who already live on the land.

Thank you for your consideration and for your service to our state.

Respectfully,

Robert Taylo

Washington County Resident