

Testimony in Opposition to HB 3384 – State “Supersiting” and Preemption of Local Land-Use Autonomy

For Public Hearing Scheduled on March 28, 2013,
Before the House Committee on Land Use

**To Chair Clem, Vice-Chairs Cameron and Frederick, and members of the House
Committee on Land Use:**

The City of Wilsonville opposes HB 3384, which pre-empts a local government’s autonomy to make land-use decisions by allowing the State to supersite a land-use without regard to Oregon land-use law and community planning efforts.

HB 3384 represents both poorly conceived law and sets a bad precedent. The proposed law unnecessarily pre-empts a community’s autonomy and long-term planning efforts, and substitutes the State’s sovereignty, which does not recognize local issues of concern. The proposed law sets a dangerous precedent to skirt Oregon land-use law by allowing the State to arbitrarily modify carefully adopted Urban Growth Boundaries and Urban Reserves designed to protect key resource lands and provide sufficient land-supply for development.

The proposed law fails to recognize that just because someone has land to donate to the State, the location may or may not be appropriate for the State’s use. The proposed law also neglects to address core issues of infrastructure service needs and who pays the potentially high costs for accessing local-government services such as water and sewer utilities. Furthermore, do we, the citizens of Oregon, want the State, and in particular the Oregon Dept. of Land Conservation and Development, to engage in potentially expensive urbanization of lands outside the UGB without consideration of Goal 5 resources?

Wilsonville has experience with State supersiting of land-use when SB 3 in 1999 allowed the Oregon Dept. of Corrections to supersite the Coffee Creek Correctional Facility on land zoned by the community for residential uses, now known as “Villebois” and one of Oregon’s most successful housing developments where construction has continued despite the Great Recession. Recognizing that the proposed location for the prison was contrary to local aspirations and a detriment to long-term development, the State agreed to relocate the prison site to an area more appropriately zoned for industrial uses.

Based on the risky precedent potentially set by the bill and the community’s experience dealing with State supersiting of land-uses, the City of Wilsonville respectfully urges a DO NOT PASS vote by the committee on HB 3384.

Sincerely,


Tim Knapp, Mayor
City of Wilsonville