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Rep. Brian Clem, Chair
Rep. Kevin Cameron, Vice-Chair
Rep. Lew Frederick, Vice-Chair
Rep. John Davis
Rep. Paul Holvey
Rep. Kim Thatcher
Rep. Ben Unger

re: Testimony on HB2255 before the Committee on Land Use

Chair Clem and members of the Committee:

As a 35-year resident of rural Columbia County and a 25 year member of the Scappoose Citizens' Planning Advisory Committee (Goal One committee advising the county on local land use decisions), I can testify that HB2255 would be very destructive to our rural lifestyle. It is pernicious for the following reasons:

The premise underlying industrial reserves is flawed. Scappoose is currently trying to greatly expand its UGB to attract "big industry". Other areas in the county have done the same. Without exception, these lands lie vacant. It takes a lot more than land to attract jobs. By allowing this kind of unregulated expansion, prime forest and ag land will be destroyed.

My local governments roll over and present their bellies whenever a developer says "jobs". State law is the only thing preserving our forest and ag land; local governments have neither the expertise, money or at least in my county, the desire to preserve good lands. This bill would allow them to run amok creating unneeded industrial reserves. The bait and switch ("significant change in circumstances") clause only makes the conversion more attractive.

Section 3 would allow a city to request to "super-site" an industrial use on 150 acres or more outside an UGB if a "specific employer" promises a bunch of jobs. Ask Rep. Witt and Sen. Johnson how many actual vs. promised jobs the hundreds of acres declared industrial at Port Westward in Columbia Co. have provided. Business Oregon and it's Review Board have been prime supporters and lenders of tens of millions of dollars to this disastrous development. HB2255 apparently would set up yet another Board. It's likely that their outlook would be the same as Business Oregon's: jobs, jobs, jobs.

Existing state land use law is the only protection for our farm and forest land. HB2255 would significantly weaken those protections. Also, it further narrows the ability of citizens to appeal these decisions and restricts review at the Court of Appeals. This is against the spirit of Goal One, Citizen Involvement.

Thank you.

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