

Dear Committee Members,

I write to ask you to please reject the ill-conceived HB 2255 bill. My testimony is in addition to that you will hear today from Mary Kyle McCurdy, Policy Director for 1000 Friends of Oregon. I am sharing a local perspective: I am the 1000 Friends regional staff person for the Willamette Valley.

During the last year, I served on the advisory committee that crafted HB 2253 and HB2254. The bills before you now are much different than what we started with - and they now have broad support from a wide variety of stakeholders, including 1000 Friends of Oregon. Initial versions of those two bills, while well intentioned, had provisions that were not only unnecessary, but would have lead to unexpected negative outcomes down the road. However, with time and hard work, the committee was able to re-draft the initial proposals into something better. As a member of those committees, I (and others) were able to ground-test the various proposals to see if they were realistic, fact-based, and workable.

That needed to happen with HB 2255, too - but it didn't. The committee was not given the time it needed to work on this draft. I want to stress that even though all we worked hard on HB 2253 and HB 2254, the advisory group often was not able to discuss HB 2255, and even then, it was squeezed in at the end of meetings. Substantive discussions did not start until after the session started, and by then most people could not attend meetings . And, we usually did not see drafts until we walked into meetings or at best, the day before. It is just not possible to analyze a long and complex bill and get the necessary feedback from constituents under those conditions.

HB 2255 has many oversights that will surely cause unexpected problems down the road. Just as one example, consider the provision that allows super-siting of an industrial use on virtually ANY piece of farmland, no matter how productive, if a comparable site cannot be found within a 5 mile radius. The advisory group has not had the time to ground-test this (or any other) bill provision. Therefore, it is unlikely that anyone has seriously considered how short a distance 5 miles really is, and how that lays out on a map. Many cities are considerably larger than than just from one end to the other.

I have attached a map of the Eugene-Springfield area that shows three major existing and proposed large lot industrial areas:

400-500 acre proposed Eugene UGB expansion next to airport, which 1000 Friends supports

300+ acre Goshen proposed Goal 14 exception area (rail served), which 1000 Friends supports

200+ acre Springfield Jasper-Natron industrial area (rail served)

Once these three areas are served with utilities (which will likely be at taxpayer expense) the region will have an ample supply of ready to build, large industrial sites - the total amount actually exceeds what is needed even under the most optimistic industrial growth projections. And all this will have been done under the *CURRENT land use system* - with no changes needed. (Which raises the question - why is something like HB 2255 even necessary?)

And yet - under HB 2255, an employment use could be super-sited in the small gap between the 5-mile radius of these three industrial areas - which is coincidentally the area's best farmland. Think about the downside to the public - even though the city, county and taxpayers have would worked hard to prepare these other three industrial areas - they could be bypassed in favor of a piece of prime farmland that isn't even part of the area's long range employment plan.

The 5-mile radius makes even less sense when one considers that this is a provision intended for a 500+ employee operation that sells traded-sector products (meaning, the products leave the area). These industries do not have a need to site within such a precise area of a 5-mile radius. If the advisory committee had been given the time, we would have discussed this reality and I'm confident the number would have been revised to something more appropriate.

Again, this is only one of the oversights and problems with this bill. HB 2255-1 has many such untested elements. It's still a draft. We can do so much better than this.

Mia

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