



LEAGUE OF WOMEN VOTERS®
OF OREGON

April 5, 2013

To: House Land Use Committee
Representative Brian Clem, Chair
Members of the Committee

Re: HB 2255, Relating to Industrial Lands: OPPOSE

The League of Women Voters is a nonpartisan, grassroots political organization that encourages informed and active participation in government. The League supports our statewide land use planning program with local implementation. We believe that Goal 1 requires open access to the land use process and that all citizens have a stake in the development of their communities.

The League encourages all citizens to participate in the development and adoption of local Comprehensive Plans and Development Codes. That exercise requires addressing all the Goals, including Goal 9, Economic Development. We support complete communities where all people can live, work, shop, recreate and planning for how to get around. Such participation encourages “ownership” in these documents that guide development in their community. Ownership encourages support and support can include financing the infrastructure needed to make a livable community.

HB 2255 with the -2s has three elements addressed below:

- 1) Creating a new process for Industrial Reserves with broad locational factors.
- 2) Using a SB 766 (2011) process modified in order to allow 150 acres of land to be added on the edge of a current Urban Growth Boundary if there is an employer willing to sign certain commitments.
- 3) Using a SB 766 (2011) process modified in order to allow 50 acres of land to be added on the edge of a current Urban Growth Boundary in counties with less than 20,000 population or on the eastern border of Oregon if there is an employer willing to sign certain commitments.

We believe that using the current Urban Reserves process and adding clarity that an Urban Reserve can be adopted specifically for Industrial Uses if evidence is shown that such need exists is the right way to deal with this issue. We oppose the new broad process encompassed in the -2s but would support clearly adding the concept of Industrial Uses to the current statute.

We oppose this most egregious use of SB 766 (2011) as a process for adding industrial land that is not currently zoned industrial. SB 766 was meant to provide a process for efficient permitting of land that the community had determined in a prior land use process to be industrial land. The rigorous public process had already occurred. That was key to the passage of SB 766.

HB 2255 now expects that SB 766 process can be used for lands that the community has not already designated as industrial nor has a full and complete public conversation occurred regarding the proposed land under HB 2255. We believe this is a violation of the concept of our statewide planning program with local implementation.

Unelected state agency officials are not the same as a decision by local elected officials--made after the appropriate Goal 1 public engagement. We ask that you reject this state overreach.

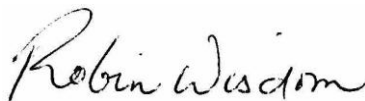
You were presented with factual information regarding the existence in Oregon of industrial land. Business Oregon has developed a program whereby Certified Sites are now identified for potential developers. And they continue to work with local governments to expand that program. Local governments are making planning and infrastructure investments to move their currently zoned industrial lands onto that list.

Oregon has identified four sites, Goshen and three in Douglas County, as Regionally Significant sites under SB 766. These sites, previously identified as Industrial under our current land use program, are to be among the first in line for state investment in infrastructure.

Others testified on April 4th and provided maps and information about industrially zoned lands all over Oregon, even in the Ontario area of Oregon. We believe HB 2255 is not necessary to helping the economy of Oregon.

Thank you for considering our opposition to this legislation.

Sincerely,



Robin Wisdom
President



Peggy Lynch
Natural Resources Coordinator

cc: Richard Whitman, Governor's Natural Resources Policy Director