

Ms. Koopman,

Please accept this letter as testimony regarding SB 716.

I live in Hillsboro. I do not live north of Highway 26. I am not part of *Save Helvetia*. I used to live in Santa Clara (which is adjacent to San Jose) in California when I was in college.

SB 716 appears to be an end run around the Oregon Court of Appeals' February 20, 2014 ruling and the subsequent *grand bargain* that was crafted by legislators just one year ago.

Per OREGONLIVE:

"On Feb. 20, the Oregon Court of Appeals threw out a 2010 growth plan adopted by Metro and Portland-area counties, saying Washington County used "psuedo factors" to determine rural reserves. The court decision returned Washington County to the start of the reserves planning process, potentially adding five or more years of delay. But it also found fault with reserve designations in Clackamas and Multnomah counties. [Reps. Brian Clem, D-Salem](#), and [John Davis, R-Wilsonville](#), brokered the compromise among developers, conservationists and local governments that became HB 4078 in the week following the court decision. The bill's affects were limited to Washington County and was crafted specifically to keep the door closed on future Legislative intervention in local land use decisions." [http://www.oregonlive.com/politics/index.ssf/2014/03/land\\_use\\_grand\\_bargain\\_hearing.html](http://www.oregonlive.com/politics/index.ssf/2014/03/land_use_grand_bargain_hearing.html)

My understanding is that the Court found Washington County leaders had not played the game fairly. As I remember, when commenting on this matter, Washington County Commission Chairman Mr. Andy Duyck said words to the effect that he wish he could just go straight to the legislature with things like this, giving me the impression that he would like to avoid the citizen involvement nonsense - at least that is the gist of what I remember him saying at a candidates forum during the last election cycle. So with SB 716 it looks like that is indeed what is happening.

The rural reserves was intended to serve a purpose and much work went into trying to salvage the mess that Washington County leaders created. The *grand bargain* (HB 4078) may not be perfect but efforts now to circumvent HB 4078 with SB 716 must be sweet music to Chairman Duyck's ears. However, to those of us who do not want the Tualatin Valley to become California the music is off key.

Please reject SB 716.

I mentioned that I used to live in San Jose. I mention San Jose because the Santa Clara valley used to be like our Tualatin Valley with bordering rural landscapes and farms which provide some balance to sprawl. Now the Santa Clara valley is wall to wall congestion. At some point we need to say enough is enough and that is what the rural reserves, etc. is supposed to help us with.

Please kill SB 716 as it puts us another step closer to becoming just another congested metropolis.

Thank you,

Jim Lubischer