

April, 6, 2015

To the Senate Committee on Environmental and Natural Resources for today's hearing on SB 716.

From: Faun Hosey

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In opposition to SB 716

SB 716 is a bad proposal for many reasons:

- There are better ways to facilitate industrial development (funding is the issue, not land).
- A backlog of land is already inside the UGB.
- While we seem able to add to our urban land base, we cannot do the same for our rural lands.
- Last year's legislative "Grand Bargain", fixing a local government foul-up of incorrect soils assessment, is not a model for the future.
- Land use decisions are best made locally, not at the state level.
- Citizen participation is vital in the land-use process.
- The granddfather of land use law, Hector Macpherson, must be rolling in his recently-made grave.

Others have addressed most of these points well. I want to remind the committee that **citizen participation**, as outlined in Goal One of SB 100, is a vital aspect of Oregon law. It's the first goal for a reason.

Citizens, when rightly given opportunities, can bring vital information to the table. Elements of soil quality, hydrology, existing uses, historic and cultural significance to the community must be considered. The local community must be allowed its own visioning process without trump cards played from higher platforms.

The local fallout when decisions are imposed outside local jurisdictions can be huge, creating horribly unsettling ripple effects. Suddenly small farmers raising geese discover they're inside a UGB that doesn't allow farm animals. Or a farmer who was promised 50 years of assurance that his 200 acres were safe from development, invests his heart, soul, family, and mortgages in planting orchards, but discovers his land is inside the new UGB map. Or a farm road is "improved" to urban standards -- illumination, curbs, etc -- that are debilitating to crops and farm practices. Or an Indian cultural site, secretly guarded and protected by generations of farmers, is suddenly put at risk. Or the headwaters of creeks, initially just seepages from hills and low spots through fields, get put on the map as future warehouse locations. Officials cannot see these things on the map; citizens who care deeply are needed in the process for making land use decisions.

SB 716 makes an end run that excludes citizen participation. This is wrong. The bill is bad.

Thank you,
Faun Hosey