

**Senate Bill 716 before the Senate Environmental & Natural Resources Committee—April 6, 2015**

**Chair Edwards and Senators of the Committee,**

My name is Tony Holt and I live in Wilsonville. Since I retired 14 years ago as general manager of overseas subsidiaries for a major U.S. oil company, I have followed land use activities in the Metro area very closely. I have served on the Board of our homeowners' association for 8 of those 14 years and am currently its Vice President.

There are several reasons to oppose SB 716, but I want to concentrate on 'process'

I followed Metro's Urban and Rural Reserves process very closely, attending all the grass roots Clackamas County meetings. Ordinary citizens poured over maps and judiciously applied the 'factors' to decide which areas of the County should be designated Rural and which Urban. After many weeks and many meetings their work was subsequently approved by the County Planning Commission, the Economic Council and the County Commission.

The action then moved to Metro offices with the Core 4, county commissioners, mayors from all the Metro cities, developers, environmentalists, etc, etc. all involved. After many meetings and many months, agreement was reached and the process concluded.

The subsequent dispute in Washington County involved whether the factors had been applied correctly in certain areas. The dispute was settled, with the aid of this Legislature, in what was called 'the Grand Bargain', so named because all the parties in the dispute unanimously agreed to the solution.

Eventually a new Clackamas County Commission decided it would request its own 'bargain' to get additional industrial land. It seems that Senate Bill 716 has been drafted to essentially meet that request. But this so called 'bargain' has NOTHING to do with correcting a dispute in the process, similar to the one I just referred to.

What SB 716 does do is ignore all the great work accomplished during the Rural and Urban reserves process and says **"OK Clackamas County, we in the Legislature are going to override Metro's process and conclusions and allow you to take 150 to 500 acres anywhere in your county adjacent to the UGB and declare it 'Industrial' land, whether anyone likes it or not."** That, and the fact that there are some **7,850 acres** of industrial land already inside the UGB that can accommodate future job growth, is what is wrong with this bill.

So, in a sad turn of events, here we are with SB 716 about to upend everything that has been accomplished by Metro and others to define Rural, or protection areas, and Urban, or potential development areas, in the Metro counties. And it is only some 4 years since the process was completed. The planning certainty that was the overall goal of that process is about to be turned on its head.

**I do hope that each of you will see that SB 716 is destructive and unnecessary, and vote against it.**

Thank you!