



City of Tualatin

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April 8, 2015

Senate Committee on Environment and Natural Resources
Oregon State Capitol
900 Court Street NE, Room 453
Salem, Oregon 97301

RE: SB 716

Chair Edwards, Vice Chair Olsen and Members of the Committee,

Thank you for your service to the Oregon Senate Committee on Environment and Natural Resources. The City of Tualatin appreciates the opportunity to provide comment on the proposed SB 716. Please accept this letter ***in opposition to SB 716*** due to many concerns regarding the proposed legislation.

First and foremost, the current language circumnavigates the local process for urbanization, including concept planning and urban planning area agreements. The proposed bill allows urban growth expansion and provision of urban services, presumably by anyone, absent of annexation. It would also create additional uncertainty for owners of property that has already been designated urban and rural reserve land through the local process. The reserves process took many years and a lot of work to create and it should not be changed without considering all of the information and public input that went into the reserves process.

Second, local jurisdictions like Tualatin are in dire need of resources to provide the infrastructure to serve industrial land already within the Urban Growth Boundary. In Clackamas County (Metro UGB only), Multnomah County, and Washington County there are a total of 7,821 acres of land in the industrial lands inventory which includes both vacant and redevelopable land. Local jurisdictions have been working with Metro, the Port, and private developers for years to provide necessary infrastructure and develop the existing buildable industrial land.

Third, the proposed legislation undercuts efforts that have been taken at the local level to pursue industrial development. Tualatin's Southwest Concept, completed in 2011, is one such local effort. Tualatin partnered with property owners, Washington County, and Metro to identify long-term infrastructure needs for this important future growth area. This area consists of nearly 400 acres of vacant and redevelopable land inside the UGB, but outside the City Limits, including 300 acres which are under common ownership.

Tualatin is also working with the City of Wilsonville on the Basalt Creek Concept plan which is intended to create additional industrial lands. Through our outreach to industry experts, our findings show there is not an apparent demand for 100 acre parcels. In Tualatin, the zoning has been updated to allow smaller industrial lots to accommodate the size needed for industrial development. By adding additional industrial land it could reduce the value of existing industrial lands and could divert investments from existing and planned industrial development.

There are clearly, ample opportunities for industrial development in the metro region and local jurisdictions need support; however, this bill is not the answer. In order to attract large industrial uses, resources are needed to provide basic public services and prepare the land for development.

Thank you for your consideration of this important issue. The City of Tualatin respectfully requests a "Do Not Pass" vote on SB 716 by the Senate Committee on Environment and Natural Resources.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lou Ogden', with a large, stylized flourish at the end.

Lou Ogden
Mayor of Tualatin