

Dear Chair Beyer and members of the Senate Committee on Business and Transportation,

On June 3, you are scheduled to consider HB 3212. I don't have a position on the current language of this bill, but several people expect an amendment to be proposed which would add language from SB 716 to HB 3212.

My neighborhood, Forest Park Neighborhood, strongly opposed SB 716, and so do I. We also oppose efforts to amend the SB 716 language into any other bill.

I testified against SB 716, which died in committee. I will be out of state on June 3 and unable to testify at your hearing on HB 3212, so I'm sending my comments in advance.

Please do not allow HB 3212, or any other bill, to be amended with the content of SB 716 (or other language) that would modify the Portland Metro area's Urban and Rural Reserves decisions.

Forest Park Neighborhood Association was closely involved with the Urban and Rural Reserves process. I served on Multnomah County's Citizen Advisory Committee for urban and rural reserves. The decisions made in Multnomah County were good decisions, based on recommendations from their CAC, input from state agencies, extensive research and analysis, public testimony and surveys. The two remaining relatively small reserves issues are now appropriately back before Metro and the local governments to resolve, where they belong, and we are confident that the local governments will work with Metro to fix them. The legislature should allow that process to play out and not implement "solutions" which are little more than cleverly framed requests from land speculators who have not been successful at the local, state, or judicial levels.

Please DO NOT undo the undo all the good work that has been done on urban and rural reserves.

Neither HB 3212 (and any other bill) should be allowed to become an omnibus "Christmas tree" land use bill. Bad things happen when the legislature acts on land use issues in haste. The Senate Environment and Natural Resources committee voted against SB 716 for good reasons. It would not create new jobs. It would make provision of urban services to all new urban expansion areas more difficult.

Perhaps the most remarkable aspect of SB 1011, which authorized the Metro area Urban and Rural Reserves in 2007 was that the process required Metro and 3 counties to agree on all of the Urban and Rural Reserve designations. The three counties and Metro worked closely together over several years, in a process with extensive public involvement and very thorough research and analysis. Designation of any type of Reserve required consideration and weighing of long lists of factors. Multnomah County and Clackamas County had very effective process that honored both the letter and the spirit of the Reserves legislation. SB 1011 and HB 4078 were supported by the same regional coalition. SB 716 was not. The legislature should not enact any legislation that will modify the region's urban and rural reserves unless the legislation is supported by all three counties and Metro.

The content of SB 716, if amended into any bill, would undermine all that good work. It would shift decision making about industrial expansion away from Metro, and allow an individual county, without concurrence from Metro or the other counties, to designate a new "Industrial Reserve" area of up to 500 acres after a very limited process which would be highly susceptible to lobbying on behalf of individual property owners and campaign contributions.

Rural Reserve designations were highly location specific, intended to protect particularly valuable farm land, forest land, and regionally significant natural features (wildlife habitat, riparian areas, geographic features which provide a "sense of place"). The language of SB 716 would allow any Rural Reserve to be converted to an Industrial Reserve without consideration of the valuable resources that would be lost. Designating an equivalent number of acres elsewhere cannot compensate for lost natural features, or for important farm and forest land in a particular location.

This breaks every deal that citizens, farmers, local governments, and organizations entered into when the

reserves process was developed. We all played by the rules. But now those who did not get quite everything they want are asking the legislature to un-do the multi-year reserves decision.

The region does not need more industrial land, or more "large lot" industrial land. What we need is more focused investment in infrastructure for the existing large lot industrial properties, to make them more attractive to businesses. The "grand bargain" (HB 4078) added thousands of acres of industrial land (including a lot of "large lots") into the UGB in Hillsboro.

A lot of existing large lot industrial land in the Metro area, including Hillsboro, is being divided into smaller parcels which are more attractive to developers. This is a sign that more large lot industrial land is not needed.

We've already experienced several unintended consequences of HB 4078, which "fixed" the issues with the Washington County urban and rural reserves which were remanded by the Oregon Court of Appeals.

Please don't undermine the rest of the urban and rural reserves process by giving life to the contents of SB 716.

Thank you for your consideration,

Carol Chesarek
Forest Park Neighborhood Association Board Member