

From: nancyn@efn.org
To: [SENR Exhibits](#)
Cc: [Rep Roblan](#)
Subject: Senate Bills 432,612,608. 602, and 618
Date: Thursday, March 30, 2017 12:51:43 PM

Dear Committee Members and my Senator Roblan,

I have concerns about several proposed land use bills.

SB 432: This bill appears to suspend all state land use laws and encourage residential sprawl into range and farmland. Vote NO on advancing.

SB 612: This bill appears to exempt land from land use laws on a thin promise of a few future jobs. This encourages sprawl by incentivizing buying land at farm and forest prices for industrial or commercial use at city edges. Vote NO on advancing.

SB 608: I can imagine a situation of very fast growth where there could be a need for a city to add residential land more quickly than the current process. However allowing that when there is a 6% vacancy in rental housing is nuts. 5% is a normal balanced vacancy rate. This proposal might make some sense if a city has 2 or 3% vacancy rate over an extended period of time. Even if the threshold was changed to 3%, this bill would make very easy for a developer to game the situation if that person could pick the point in time. (Think a college town at the end of September.) This bill would encourage sprawl and has no guaranty that the added land would be developed for affordable rental units. Vote NO as written.

SB 602 & 618: These bills appear to gut the whole of Oregon's land use laws but allowing a land use body to ignore a goal that might prevent development. These goals were crafted carefully and must not be abandoned. Vote NO on advancing.

Nancy Nichols
93849 Deadwood Creek Road
Deadwood, OR 97430