

From: Arnold Rochlin
To: [Raszka Shelley](#)
Subject: SB 186 - Please Oppose It
Date: Tuesday, April 11, 2017 7:15:15 AM

I'm resubmitted the following message to Senator Dembrow as I was told it would be necessary to insure that it's in the ongoing record if the bill should move forward.

I urge you to oppose SB 186 introduced by my senator, Betsy Johnson. The bill would undermine the prospect of having 50 years of reasonable certainty of what lands will be available for urban use and what lands will remain in rural use.

SB 186 would carve out major exceptions to plans adopted after years of work by Metro, and its constituent counties, Washington, Clackamas and Multnomah. The Urban/Rural reserve plan adopted by Metro and the three counties is near completion of changes required by the Court of Appeals. The product of literally thousands of hours of work by officials, staff and public participants would be undermined by SB 186 in favor of relatively narrow interests.*

As a private citizen, I've participated in many legislative, quasi-judicial and judicial land use matters. One fact stands out as worthy of consideration in every decision intended to convert rural land to urban use: Rural land can be changed to urban whenever it may be necessary, but urban land cannot be restored to rural use.

Please reject SB 186.

Thank you,

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* The bill, as introduced, purports to designate some land in Multnomah County as rural reserve. That land has already been designated as rural in the Metro plan. I've been informed that Sen Johnson has responsibly acknowledged the error and will propose a correcting amendment to SB 186. It won't alter the affect of SB 186 but will remove the appearance of adding to rural reserves.