



P.O Box 1083
McMinnville, OR 97128

May 24, 2017

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

Senate Committee on Environment and Natural Resources
State Capitol
Salem, OR 97301

Re: HB 3245

Dear Chair Dembrow and Committee members:

Friends of Yamhill County (FYC) works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County.

HB 3245 would allow a hearing officer or planning commission to adopt an amendment to a comprehensive plan map, rather than an elected city council. We oppose the bill for the following reasons:

- The bill promotes bad governance. The comprehensive plan map is the fundamental local document governing land uses within a city and must be adopted by the elected governing body- e.g. the City Council, not an appointed body or employee. An amendment to the comprehensive plan map should also be adopted by the City Council, not an appointed body or an employee.
- The bill imposes financial barriers to citizen participation. Under the bill, a hearings officer or planning commission decision could be appealed to the city council, but no cap is set on how high the appeal fee can be. Many cities already charge very high appeal fees that effectively prevent many citizens from addressing their elected officials on certain land use applications. Newberg, the 2nd largest city in Yamhill County, charges \$994. There are other cities in the state that charge several thousands of dollars. These high appeal fees do not currently apply to comprehensive plan map amendments because these fundamental decisions must be adopted by the governing body. Citizens should be able to engage their elected officials on amendments to their city's fundamental comprehensive plan map regardless of their ability to pay.

Please vote NO vote on HB 3245

Sincerely,

Sid Friedman
Friends of Yamhill County