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Sent Via Electronic Mail

Senator Kayse Jama  
Senator Dick Anderson  
Senator Tim Knopp  
Senator Deb Patterson  
Senator Janeen Sollman

**Re: Testimony in Opposition to SB 1051**

Chair Jama and Members of the Committee:

The following testimony is provided for the public hearing on Senate Bill 1051 set for the Committee's hearing tomorrow. My testimony and opposition are directed at the -2 amendments to the bill which would permit a landowner to petition to have the lands added to the urban growth boundary for the purpose of providing housing or commercial development.

Following several terms in the Oregon House of Representatives I served from 2009 to 2017 on the Land Conservation and Development Commission, including as Chair for the last three of those years. I am now settled on the farm in Linn County that has been in my family for four generations.

Oregon's land use laws have a well-designed system for the orderly addition of lands to urban growth boundaries based on a demonstration of need. The process is initiated by the city (or by Metro for the Portland area) not by a landowner. A decade ago when I served on LCDC we adopted a set of rules to streamline the process of UGB expansions where need is demonstrated. Criticism of the process comes from those who cannot demonstrate need.

The -2 amendments to SB 1051 would abandon the need requirement for UGB expansions on the ground that the lands in question have been designated "urban reserve". The amendments reflect a fundamental misunderstanding of urban reserves lands. These are lands identified as being available for a UGB expansion *when the need for them can be demonstrated*. The purpose of the designation is to permit long term planning for the eventual installation of infrastructure. It does not mean that there is a need currently. Enactment of SB 1051 with the -2 amendments would seriously undermine the integrity of Oregon's UGBs

But the effect of the -2 amendments would be even worse than damaging the orderly process of urbanization. Other legislation pending in this legislative session would require cities to meet clear metrics for accommodating sufficient housing, including the full range of housing types needed by Oregonians. If SB 1051 is enacted with the -2 amendments cities will be encouraged to rely on UGB expansions to accommodate additional housing. Because the expansion lands are, by definition, at the edge of the city they are further from transportation infrastructure and

services needed by the residents. Thus, this bill would actually thwart the efforts to address Oregon's shortage of affordable housing.

Therefore, I urge the Committee not to adopt the -2 amendments to SB 1051.

Sincerely,



Gregory H. Macpherson

cc: Oregon Legislative Information System (OLIS) testimony portal