

February 20, 2025

House Committee on Emergency Management, General Government, and Veterans
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Tran and members of the Committee,

The City of Gresham is opposed to HB 3062, which would undermine local control over zoning, hamper economic activity, and hinder industrial development.

Local zoning is a core responsibility of local governments, and one we take very seriously; however, zoning is not the right tool to use to address public health concerns related to new industrial developments. Zoning requires balancing the current and future needs of our communities, complying with state land use goals, and planning for growth.

Residential, commercial or industrial zones are often in close proximity to each other. This is the case throughout Gresham. The City of Gresham and the State already have processes and codes in place to address the potential impacts of industrial developments through Department of Environmental Quality (DEQ) permit requirements, the City’s land use process, overlays preventing development in environmentally protected areas and noise regulations. An additional layer of regulation in an already highly regulated environment will impact Gresham’s ability to attract new companies and bring investments and family wage jobs to our city.

The bill requires a buffer of 1000 feet or more between industrial uses and sensitive areas, including parks and public spaces. Here in Gresham, Vance Park is built on an old landfill site. This park is one example of how an open greenspace can be used as a buffer between industrial and residential areas.

While our city is certainly concerned about public health, HB 3062 would unnecessarily employ the land use process to address public health concerns. In addition, state agencies that oversee local land use regulations – the Department of Land Conservation and Development (DLCD) and the Land Conservation and Development Commission (LCDC) - are not positioned nor staffed with the expertise needed to enforce public health concerns.

What’s more, industrially zoned lands already have restrictions placed on them by local governments via zoning which provides a list of permissible uses and restrictions. These restrictions are carefully devised by local governments to maintain a balance between

industrial activity and protection of environmentally sensitive areas and comply with current definitions of industrial use in state law that differ greatly from the definition in this bill.

This bill, as drafted, would pose a significant challenge to bringing new traded sector industries and family wage jobs to Gresham by increasing costs and extending the time it takes to develop a project. The barriers and requirements in HB 3062 would delay or prevent industries from locating or expanding not only in Gresham but across Oregon. This legislation may have the unintended consequence of forcing communities to identify new areas for industrial development in undeveloped areas outside of current urban growth boundaries. These areas would likely be further from services and necessary infrastructure, increasing the time and expense to develop sites suited for traded sector development. Oregon already has a \$300-500 million need to ready industrial lands for development within communities now.

Traded sector employment opportunities – in manufacturing, processing, distribution, etc. - are essential employment options for those without a college degree, providing middle wage jobs.

Gresham is opposed to HB 3062 as currently written and urges the committee to create space outside of the legislative session for impacted stakeholders to help shape any necessary policy changes before taking any action on this bill. HB 3062 as introduced will decrease our ability to attract essential traded sector jobs and in turn will have many negative implications on Oregon’s economy and communities.