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On Behalf Of:

Committee: House Committee On Emergency Management, General Government, and Veterans

Measure, Appointment or Topic: HB3062

HB 3062 is a deeply flawed proposal that would significantly damage Oregon's ability to attract, retain, and expand industrial businesses—especially in communities that rely on manufacturing, distribution, and other industrial operations to provide living-wage jobs and economic stability. While the bill claims to be about protecting “sensitive uses,” it is, in reality, a bureaucratic overreach that duplicates existing regulations, adds unnecessary hurdles, and sends a clear message that Oregon is closed for business.

First and foremost, every new industrial development in Oregon is already subject to comprehensive environmental review. Environmental impact assessments and permitting through DEQ and other agencies are already required before a project can move forward. These processes are designed to address exactly the kinds of concerns HB 3062 raises—air quality, water use, emissions, and public health impacts. The notion that industrial users are not already being held to these standards is simply false.

Furthermore, local governments already maintain detailed zoning codes and comprehensive plans that establish where industrial uses may be located and how they must relate to adjacent uses. Cities and counties routinely work to ensure incompatible uses—like residential neighborhoods and heavy industry—are separated or buffered. These codes have been developed through extensive public input, planning expertise, and statewide land use planning goals. HB 3062 undermines that entire system by forcing cities to remap “sensitive uses” and then requiring a second round of review, mitigation, and public hearings on top of what already exists. It creates a duplicative and unnecessary double-approval process that will delay projects, increase costs, and discourage job creation.

The bill's 1,000-foot buffer requirement is particularly problematic. In many Oregon cities, there are few, if any, areas where land is not within 1,000 feet of a home, school, park, or care facility. That effectively means that even light industrial uses like warehousing or food processing—which are critical to our supply chains and local economies—could become functionally impossible to develop. The result will be fewer new businesses, fewer jobs, and reduced tax revenue for communities that need economic growth.

HB 3062 also sets up a dangerous precedent by requiring a second public hearing dedicated solely to questioning a project's public health analysis and any proposed

mitigation. This additional layer opens the door for endless opposition, even when a project fully complies with existing zoning and environmental regulations. It will weaponize the public process, slow down development timelines, and create legal uncertainty for investors and developers already wary of Oregon's permitting environment.

At a time when Oregon should be focused on strengthening its economy, creating jobs, and competing with neighboring states for industrial investment, HB 3062 moves us in the exact wrong direction. It will create confusion, delays, and higher costs—not just for private developers, but also for local governments forced to redo their land use plans and adopt new regulations by arbitrary deadlines.

This is a bill in search of a problem. The systems it seeks to impose already exist in practice, and they're functioning effectively. Adding more layers will not protect people—it will stifle growth, drive away investment, and damage the economic future of the very communities it purports to help.

I urge Oregon's legislators to reject HB 3062 and instead support policies that promote balanced, efficient development—ones that safeguard public health without strangling opportunity.