



Testimony by City of Wilsonville Mayor Shawn O'Neil Opposing HB 3062-3

Ambiguous Phrases and Lack of Clarity of Proposed Legislation Creates Unintended Consequences Detrimental to Community Economic Development

Scheduled for public hearing on April 1, 2025, before the House Committee on Emergency Management, General Government, and Veterans

Chair Tran, Vice-Chairs Grayber and Lewis, and Members of the Committee:

I am testifying on behalf of the City of Wilsonville in opposition to HB 3062-3, which was circulated among cities by the League of Oregon Cities. The City of Wilsonville, in alignment with LOC, remains deeply concerned about the unintended consequences of this proposed legislation on economic development, community planning, and local governance.

While we appreciate the refinement of the bill's focus, the proposed -3 amendment still presents significant challenges for local governments, businesses, and economic development efforts across Oregon. Legislation intended to address one area's problems can lead to unintended consequences detrimental to other communities, including Wilsonville's efforts to advance high-wage industrial development. The City recommends tabling the proposed legislation and forming a workgroup between legislative sessions to examine the issue in greater detail.

Key Concerns by the City of Wilsonville with the -3 Amendment to HB 3062:

- **Ambiguous and Overly Broad Definitions**

The amendment applies to "any existing or new industrial land," but does not provide clarity on which properties would be subject to these requirements. Furthermore, the definition of "sensitive receptor" appears overly broad. Without precise definitions, local governments and businesses are left without a clear understanding of which areas and facilities will be impacted, leading to regulatory uncertainty and potential unintended consequences.

- **Lack of Clear Mitigation Standards**

The amendment requires an impact assessment for traffic, odor, noise, vibration, light, and glare, assuming mitigation will be necessary. However, it does not specify what levels of these factors are considered excessive or unhealthy. Without defined

thresholds, enforcement becomes subjective and inconsistent, creating uncertainty for local jurisdictions and businesses. Who determines what is “too much” traffic, odor, or noise? This vagueness opens the door for potentially costly, prolonged disputes and arbitrary decision-making.

- **Unfunded Mandates and Burden on Existing Facilities**

The amendment does not address the critical question of *who will bear the cost of mitigation?* Industrial facilities—both existing and new—could be forced to undertake expensive, undefined mitigation measures without financial support. This places an undue burden on businesses and could discourage new industrial investments, stalling high-wage job creation and economic growth.

- **Local Land Use Planning Already Addresses These Concerns**

Cities, including Wilsonville, already evaluate traffic, noise, light, and other factors as part of their development processes through established performance standards. This amendment could override locally tailored policies, removing flexibility and imposing one-size-fits-all requirements that fail to consider unique community needs. Additionally, there is no assurance that local mitigation efforts will be deemed sufficient, creating a regulatory “moving target.”

Oregon’s local governments are committed to responsible land-use planning and public-health protections. However, the -3 amendment to HB 3062 introduces regulatory uncertainty, financial burdens, and implementation challenges without a clear path forward. The City of Wilsonville is working with Metro and other state agencies to advance development of hundreds of family-wage jobs in the Coffee Creek Regionally Significant Industrial Area and Basalt Creek Employment UGB-expansion area that could be negatively impacted by the proposed legislation.

The City urges the committee to reconsider HB 3062 and allow for more meaningful engagement with affected stakeholders before proceeding further. Please table this legislation for now and set up a work group between legislative sessions to review options.

Thank you for your time and consideration of this testimony.



Shawn O'Neil, Mayor
City of Wilsonville