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**Cc:** [SENR Exhibits](#); [Raszka Shelley](#)  
**Subject:** Senate Bills 432,602,608,612, and 618 - Opposition  
**Date:** Tuesday, April 04, 2017 2:46:29 PM

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Dear Senators,

We are writing to express our opposition to several senate bills that are currently due for a hearing by your committee.

SB 432 would allow counties with fewer than 50,000 in population with no population growth since the last census to adopt their own comprehensive plan without abiding by statewide land use laws. Nor would they have to explain how they feel they have been impeded by current policies or show how they expect population growth from their plan. Developed comprehensive plans would apply not just to attracting new business but would disregard all Oregon land use laws and goals.

SB 602 would allow a local government to waive any land use goal to maintain a 5 year supply of shovel ready build able land for industrial and commercial use in urbanized or "urbanizable" county areas. Thereby enabling UGB expansion without compliance to statewide land use laws and zoning processes.

SB 608 allows cities to expand their urban growth boundaries without regard to land use laws ostensibly to provide housing if there is a shortage of housing for a growing population and a vacancy rate of less than 6% in their jurisdiction. However after 10 years the news lands can be converted to any use. Given the time that new housing, particularly low income housing takes for development and implementation, a good part of those 10 years could get easily eaten up in process and then the lands could be used for alternate uses.

SB 612 proposes to authorize cities and counties to adopt exceptions to land use goals for any "use" that will create five or more full-time jobs paying "400% or more of federal poverty guidelines" so long as locality has:

- a) experienced unemployment rate of more than 7% for 24 months within last 2 years
- b) sustained population decline in last 5-10 years
- c) has income levels below federal poverty guidelines for 25% of population AND 50% have household income below 75% of the median household income of all state residents.

Again, this bill does not ask for justification from the jurisdictions that land use laws have caused the poverty or the population shrinkage. And since short term construction jobs would count, they do not have to show what improvement will be seen after the construction period.

And finally SB 618 proposes to allow local counties and cities to waive land use planning goals simply by declaring "a land use emergency".

No rationale, reason, or explanation needs to be given for a "land use emergency". No standards would apply. No accountability for the reason.

Together all these bills want to enable the disregard for our state's land use laws and state goals. Yet there doesn't seem to be any cohesive, thought out strategy for what they hope to attain in the long term i.e. a measurable outcome. Deschutes and Crook counties have seen more growth in 2016 than any other areas in the country. People are coming here for the great quality of life that we have in Oregon, in part due to our statewide goals and planning process. They are trying to escape areas that do not have our vision. They are leaving sprawl, and all the negative qualities that come with it, to live with wide open space between cities, less pollution, and all the wonderful recreational opportunities we have. Not to mention the tremendous boost to our local economies from those who come here to recreate in our amazingly beautiful state.

Please don't kill the goose that laid the golden egg. These bills should not move out of committee.

Thank you for the opportunity to express our opposition to these bills.

Sincerely,  
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