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**Subject:** SB 432, 602, 608, 612, 618 -- opposition  
**Date:** Tuesday, April 04, 2017 11:25:45 PM

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Dear Senators,

I would like to register my strong opposition to these 5 bills (SB432, SB602, SB608, SB612, and SB618), all of which attempt to undermine well-established and beneficial land use laws in Oregon.

These bills essentially would allow local jurisdictions to ignore established and tested state-wide land use standards and criteria, on the premise that doing so would promote economic growth and raise incomes in these localities.

There is no evidence to support this premise. In 2016, the Bend/Redmond area was the 3rd fastest growing metropolitan area in the US. Clearly, existing land use laws did not prevent such growth.

On the contrary, this growth is fueled by an influx of residents who moved here because of the recreational opportunities, the healthy environment, and preserved natural environment and the quality of life that results from smart land use and smart development. Smart development means protecting the common good, rather than making it easier for real estate developers to maximize profits. These bills essentially aim to benefit a few developers and land owners at the expense of the rest of us. As such, they risk actually undermining economic growth in Oregon.

Even though these bills aim to help selected counties, its adoption would put land use planning throughout Oregon at risk, with potential longterm damage to the quality of life everywhere in the state that is the main driver of economic growth in Oregon. These bills are an unmistakable assault on all of Oregon's land use laws, for Oregonians everywhere.

I have a PhD in economic development and I worked in this field for my entire career. I believe I can speak with some authority that the premises on which these bills are based -- that uncontrolled land use will increase economic growth -- is flawed and without merit. Smart land use and smart zoning facilitate sustained and equitable growth; unfettered land use results in ugly sprawl, inefficient public investments, and awkward living conditions for everyday residents.

Any legislator truly dedicated to promoting efficient, equitable, and sustained growth in Oregon, and truly dedicated to enhancing public well-being rather than giving gifts to a wealthy few, should oppose these wrong-headed and selfish proposals.

Sincerely,

Charles Humphreys  
Sisters, Oregon

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*Chuck Humphreys*

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