



**Testimony by City of Wilsonville Mayor Tim Knapp Opposing SB 418-A7:**

***Legislature Should Avoid Preempting Local Urban-Growth Boundary Land-Use Process that Can Harm Long-term Development Plans***

Scheduled for work session on June 1, 2017, before the House Committee on Agriculture and Natural Resources

**Chair Clem, Vice-Chairs McLain and Sprenger, and Members of the Committee:**

On behalf of the City of Wilsonville City Council, I am testifying in opposition to the proposed -A7 amendment to SB 418. This amendment has the potential to up-end the greater Portland Metro urban-growth boundary (UGB) process by creating confusion and uncertainty over land-uses and by diluting the market's ability to focus limited real-estate development capital.

The concepts and language of the amendment were developed outside the normal consensus-building public process, which makes this effort suspicious. The amendment appears to benefit real-estate land-speculators who seek to profit through increased land value brought about by the public UGB annexation process — while doing nothing to actually advance development.

The amendment has the effect of negating consideration for UGB-expansion purposes any buildable land inventory in the UGB that is over 15 years old. This kind of sudden change can introduce considerable uncertainty in the land-use process and capital development markets.

Since 2002, Metro has added approximately 14,400 acres to the UGB, of which an estimated 6-8% has been developed. Wilsonville is one of the region's leading cities planning and funding infrastructure that underwrites private-sector development, having developed about a third of the newly-added UGB areas.

**Just adding land to the UGB as the proposed amendment seeks does nothing *per se* to advance development; rather local governments need infrastructure financing tools and market conditions must be right for development to occur.** For example, the City of Wilsonville has been working to advance development of the 225-acre Regionally Significant Coffee Creek Industrial Area that was brought into the UGB in 2002. After concept- and master-planning were completed by the City in 2007, the seven-year-long Great Recession that began in 2008 resulted in a building hiatus that only now the market is recovering from. With voter consent in 2015, the City formed in 2016 an urban renewal district to underwrite the initial infrastructure costs for private-sector development that only in the past two years has returned to pre-Recession levels. Two major development proposals are now pending.

The City of Wilsonville respectfully urges a DO NOT PASS vote on SB 418-A7.

Sincerely,

Tim Knapp, Mayor  
City of Wilsonville