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RE: SB 418, please oppose the proposed -7 amendment

Dear Chair Clem and Members of the House Agriculture and Natural Resources Committee:

I am writing today to ask you to oppose the proposed -7 amendment to SB 418.

This amendment would dramatically change the way that Metro calculates its buildable land inventory, in an inappropriate way.

There is no good reason for Metro to exclude land from this calculation just because it doesn't have an infrastructure and funding plan committed to serve the land within 5 years. The buildable land inventory is supposed to include a 20 year supply of land, not a 5 year supply.

Metro's new approach to UGB expansion means that only land that has local government support and an initial concept plan will be added to the UGB. Further planning should not be immediately required. In some cases it may not be appropriate, for example if the UGB expansion decision is under appeal.

North Bethany was added to the Portland Metro area UGB in 2002, but planning did not begin until 2006, largely due to the appeals process. Another area that Metro added to the UGB in 2002, formerly called Area 93 and now called Bonny Slope West, was delayed even longer, but there is now a plan in place and development is moving forward. There are many reasons for delays in planning UGB expansion areas, that doesn't mean that the areas won't eventually be planned.

This amendment appears to be another ploy to dramatically expand the UGB for no good reason.

The Metro region's local governments have good relationships and have shown that they can work together to develop and recommend mutually agreed upon changes to state land use law that allow them to more efficiently manage the Portland area UGB, for example this year's HB 2095A. This amendment does not come from that process, and should not have your support.

Please do not support the -7 amendment to SB 418.

Thank you for your consideration.



Carol Chesarek