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From: sgoldfield@aol.com
Sent: Sunday, February 4, 2018 7:29 PM
To: HAGNR Exhibits
Subject: Opposing State Bill HB 4075

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Dear Committee Members,

I am writing to oppose any consideration of bills, including HB 4075, or further bills instigated by small groups of disgruntled landowners (it seems that Tom Vanderzanden is regularly involved) that attempt to undermine the Urban and Rural Reserves established by SB 1011. I would like to point out something obvious: passing bills like this will create a legislative back door which invalidates the entire reserves process and eight years of careful planning and public process is wasted, and promises to landowners are broken. The reasons I say this are:

1. Because the core promise of SB 1011 was 40 to 50 years of certainty for both urban and rural reserve areas. Continued legislative proposals to change reserve designations badly undermine that certainty and the benefits it provides to urban service providers and urban planners, natural resource planners, farmers, private property owners and concerned citizens. It also puts yearly decision making back into the process, which is a terrible waste of time and resources.
2. Because there is no perfect outcome. One property owner's gain is another's loss. Trying to fix one property owner's complaint just shifts the losing line over a few acres. At the same time, these new bills don't suggest that other urban-designated land become rural. Little by little they will erode away our best farmland and our precious watersheds, the very thing the state wanted to protect in this reserves process.
3. If the legislature starts making changes to reserves designations, there is no end to it. This year's losers will come back next year and ask to be made whole, and growing numbers of property owners will feel entitled to ask the legislature for a change they would benefit them.
4. I've been told that at a hearing for HB 4078, representatives from all jurisdictions who testified in favor of the bill were asked by Committee Chair Rep. Val Hoyle if they promised to accept the compromises in the bill, and would not come back to the legislature to request changes, and that they all agreed. If the legislature modifies the compromises made in HB 4078, those commitments will no longer hold.
5. Legislative decisions are the usually the result of much shorter processes that can't include the kind of thorough research, analysis, and public input that the regional process invested years (roughly 2006 to 2011) in.
6. The legislature doesn't have detailed knowledge of local conditions (as counties and Metro do) to accurately evaluate claims about how well land meets the long lists of urban and rural factors, or to weigh one set of parcels' qualifications for reserves effectively against

another. The counties had many reports developed by experts to rely on. How well could the legislature evaluate whether modified urban and rural reserves met the regional “best achieves” balance standard?

The state, counties and Metro agreed that it made much more sense to use a set of long range planning criteria to identify how to protect valuable farmland, environmentally sensitive areas, and grow where transportation, housing density and jobs made sense based on population growth forecasts. After 8 long years of research, community hearings, negotiations and approvals voted on by the county commissioners, legal appeals, more hearings, more votes, SB 1011 established a balanced and fair plan justified with valid data. As mentioned above, Washington Co. already made a last minute bargain/swap and chose to urbanize South Hillsboro rather than the areas to the North. Any bills which propose changing land designations at this point will completely undermine the careful work of many experts, community members, and government officials over 8 years to provide some sort of stability and allow people to make longer term investment plans for their property. It is sad and I understand that some folks are jealous that their agricultural land was not identified to be purchased at a high price by a developer to build track housing, but there will always have to be a line drawn of where houses will stop, and where agriculture or industrial uses will start, and there will always be some folks who aren't happy with the line. But once the lines are clear for everyone in state law, the uncertainty will go away, we won't be revisiting the same decisions every 2 years, and these dreams of making a huge profit on the land will get more realistic.

Please, beyond just shutting down HB 4075, I ask that you quickly also shut down further attempts to legislate individual pieces of property out of SB 1011 and keep the promises that Oregon, Metro, and the three counties have made to all the rest of the citizens here. I don't want to have to keep driving to Salem to testify, or sending this letter every six months.

Respectfully,
Susan Andrews
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