



CITY OF GRESHAM

Opposition to HB 4075

February 7, 2018

The Honorable Brian Clem, Chair
Members of the House Committee on Agriculture and Natural Resources

Re: HB 4075

Chair Clem and Members of the Committee:

I write to express the City of Gresham's opposition to HB 4075. While Gresham does not always benefit from the regional land use process, we understand its importance, and we are concerned with measures that would weaken the wider process in order to meet the needs of specific land owners or communities, even our own.

The regional land use process helps ensure that all communities across the region grow with a livable balance of jobs, housing and commerce. Legislative interventions aimed at specific properties, outside of that regional conversation, cannot fully consider the needs of the entire region, in terms of maintaining that critical balance.

Gresham is home to the Springwater Urban Growth Boundary (UGB) expansion area, which is over 1,200 acres of land, around 500 acres of which is targeted for industrial development. Springwater was added to the UGB through the regional process, recognizing the needs for additional employment lands in the eastern portion of the region. Of course, delivering infrastructure for industrial development is an extremely costly endeavor, so development has not occurred as quickly as anticipated. However, adding additional jobs lands on the western edge of the region would only exacerbate the infrastructure finance challenges in Springwater. The net result would be industrial development where the regional did not intend it worsening the market viability of industrial development where the region did intend it.

Gresham brings these infrastructure concerns to the regional conversations regarding industrial lands, and we advocate our interests in servicing existing land before flooding the region with new land. While we don't always prevail in these discussions, at least we have a venue in which

to voice them, which is the intent behind Oregon's land use laws requiring cooperation. If the region were to approach a drought of ready-to-go land, as a region we could convene through the existing channels and solve that problem.

Allowing individual parcels to be designated by the Legislature, in violation of the "Grand Bargain" and outside of the regional process, would weaken the integrity of the system, and would decrease cooperation and the pursuit of mutual interests. Further, it would result in statute effectively picking winners and losers based not on the merits of where growth should occur, but bases on more parochial interests and market conditions.

We urge the Committee to refrain from moving HB 4075 forward. Thank you for your consideration of our perspective.

Sincerely,

Eric Chambers
Government Relations Director