

Submitter: Robin Quon

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

Both versions of the bill make exceptions for “statewide land use planning goals related to natural resources, natural hazards, Willamette River Greenway, estuarine resources, coastal shorelands, beaches, and dunes or ocean resources.” Restore Oregon asks for that same exception for the protection of historic and cultural resources, which are also protected by statewide land use planning goals. Historic Preservation must also be exempt from the scope of this amendment.

Preservation of historic and culturally significant resources enhances real estate values and fosters local businesses, keeping historic main streets and downtowns economically viable. Preserving the historic, architectural, archeology and heritage of a community helps to provide a sense of place. Historic resources are irreplaceable treasures just like a stream, the Willamette River Greenway or coastal dunes.

Unlike the previous drafts, these new amendments (-13 and -14) do not attempt to distinguish new ground-up construction from alterations or enlargements to existing landmarks. As such, it appears that HB 3414 adjustments will be available to allow for additional building height, reduced setbacks, roof lines, windows, materials, and other design protections for landmarks as well as within historic districts.

These amendments are complicated and do not acknowledge the nuances of local regulatory structures that will not fit easily into this one-size-fits-all by-right adjustment scheme. This will sow confusion, resentment, and lead to litigation rather than additional housing units. Also, there's been no public vetting by groups advocating for Goal 5 resources including scenic areas, open spaces, viewsheds, as well as historic resources to gain any buy-in.

Please modify these amendments so as to insure that the historic resources covered in Goal 5 also be exempt from the scope of these amendments.