

Submitter: Dan Keeley
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB1564

Re: SB1564 Woodburn UGB expansion

Dear Sen. Thatcher, Rep. Munoz, Rep. Andersen, Rep. Mannix and the Committee on Housing and Development

Why do I oppose this bill? First, super siting is bad, Period. Way to many opportunities for corruption. We have a planning process, if it's broken, fix it. But, in this case, I don't think it is. It's just getting in the way of certain developers making their next million. Oregon's land use planning is designed to limit loss of class A soils and guide development into areas less valuable as farms. There are thousands of acres of marginal soils inside UGBs, some inside Woodburn's UGB, and inside Urban reserve areas that should be developed into housing before Woodburn is allowed to expand onto the states best soil. Does Woodburn have an excess of jobs that can't be filled or are people commuting to jobs in Portland and Salem? If traffic is any indication, commuting is rife. If so, the residential growth needs to be directed toward lower class soils where jobs, transportation and infrastructure is already available. Hill areas such as Oregon City and Beaver Creek come to mind as do areas of lava rock in central Oregon. Want cheaper housing built? It must be profitable for developers and allowed by the rules. Limit deductions for mortgage interest, change zoning rules to allow multifamily, streamline permitting processes, modify the building code to allow safe, durable housing that folks can afford. Keep the class A soils for the farmers.

Thank you for the opportunity to comment.