

Submitter: Mike Koivula
On Behalf Of: Democratic Party of Lane County
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3136

Chair Pham, Vice-Chair Anderson and honorable members of the Committee

Thank you for your service to Oregonians.

As a former member and chair of the Springfield Planning Commission, and with a 30 year career in land development, I am writing to ask you to oppose HB 3136 which seeks to deregulate the composition of Planning Commissions in Oregon. This bill is at best misguided and more likely is a thinly veiled plan to decrease citizen involvement by creating a more developer friendly process. It will not increase supply of needed housing in Oregon. Our Governor and you forward thinking Legislators are already acting to address our housing shortage and these efforts need to have adequate time to begin to come to fruition. Opposition to HB 3136 was debated and a resolution unanimously approved by the Democratic Party of Lane County, which represents over 100,000 registered Democrats. I enclose the body of the Resolution here. I understand there has been a minor amendment to the House Bill, but that has not addressed the basic irresponsibility of this proposed legislation.

Thank you again for your service and please vote NO on HB 3136.

Mike Koivula
Vice Chair DPLC Platform Committee
Member, DPO Platform Committee

RESOLUTION 2025.6

A Resolution of the Democratic Party of Lane County

Calling for Maintaining Employment Control for Planning Commissions in Oregon

WHEREAS, a bill, HB 3136, has been filed in the Legislature which will seek to repeal existing rules for Planning Commissions (ORS 215.030) in Oregon by removing a requirement that a maximum of two real estate professionals may serve on a City or County Planning Commission; and

WHEREAS, ORS 215.030 prohibits more than two voting members of a Planning Commission be engaged in the same type of business, trade, or profession; and

WHEREAS, the governing body of the Planning Commission is allowed to appoint

any number of non-voting members from any professions; and

WHEREAS, if two members of the same profession serve on a 5 person Planning Commission they comprise 40% of the voting membership, 29% of a 7 member Commission and 22% of a 9 member Commission; and

WHEREAS, according to the Bureau of Labor Statistics, only 0.1% of employed people in the United States are employed as real estate professionals; and

WHEREAS, Oregon State Land Use Goal 1 (Public Participation) expects Cities and Counties to appoint a representative sample of their constituents; and

WHEREAS, the domination of one employment type in any Commission would tend to lead to lack of representation of other points of view and could be discriminatory; and

WHEREAS, because applicants for land use changes and real estate professionals often have long term professional relationships, there are increased potentials for conflicts of interest, either inadvertent or otherwise, and decisions may be made which may not be in the interests of adjoiners or the City or County as a whole; and

WHEREAS, a rubber stamp approval process for land use decisions is a disservice to all Oregonians, may be in violation of the other State Land Use Goals and may lead to additional appeals to the Land Use Board of Appeals, said appeals serving to delay final decisions and be extremely costly to the City or County,

THEREFORE, BE IT RESOLVED, that the Democratic Party of Lane County:

SECTION 1: urges Democratic State Senators and Representatives to not sponsor or support HB 3136 or any other bills that have similar effects;

SECTION 2: communicates in writing the opposition of all members of the Democratic Party of Lane County to HB 3136 or any other bills that have similar effects;

SECTION 3: urges Democratic State Senators and Representatives to insist on inclusion of all points of view in any local, regional or State wide Boards and Commissions to the best extent practicable.

Adopted by the Democratic Party of Lane County on March 20, 2025.