



The Honorable Michael Dembrow
Senate Committee on Environment and Natural Resources
State Capitol
Salem, OR 97310

May 7, 2019

Thank you, Chair Dembrow, members of the committee, my name is Brennan Garrelts and I am the Director of Government Affairs and Policy for Lone Rock Resources. Please accept this testimony in opposition to HB 2225A.

HB 2225A seeks to fix a problem that only exists in small isolated locations and does not require a statewide change to the existing law. Furthermore, it would have significant unintended consequences for rural Oregon.

In rural Oregon, land zoned as farm and forest often directly abuts city limits. The existing template dwelling test ensures a reasonable balance between development and conservation by intentionally allowing for residential development in locations that already have the necessary utilities and infrastructure in place. *Passage of HB 2225A means that no matter how developable or how large a property is only one house will ever be allowed on that property, despite the need for more affordable and buildable land in rural Oregon communities.*

HB 2225A restricts property values and tax revenues for counties. The existing template dwelling test provides a mechanism to properly dividable land into smaller portions that future homeowners are financially capable of purchasing and willing to managed (often ~10acres or less). Whereas, most homeowners are not financially capable or are unwilling to own 160+ acres of forestland. The resulting increase in property value that comes with the sale and development of desirable and manageable land lots is a vital source of revenue for financially-strapped rural counties.

Oregon's landowners should be allowed to own and manage their land to the greatest enduring value both for today and future generations. The 1984 framers of Oregon's landuse laws and the 1993 revisions developed a litmus test to ensure that growth within Oregon's forest and agriculture land was measured and controlled. Oregon's current land use laws work, only 2.6% of all non-federal lands have shifted to low-density or urban uses since 1984.

Please consider voting no for HB 2225A. Thank you for your consideration.

Thank you,

Brennan Garrelts
Lone Rock Resources
Roseburg, OR