

HB 2469 A STAFF MEASURE SUMMARY

Carrier: Sen. Roblan

Senate Committee On Environment and Natural Resources

Action Date: 05/21/19
Action: Do pass the A-Eng bill.
Vote: 4-0-1-0
Yeas: 4 - Bentz, Dembrow, Prozanski, Roblan
Exc: 1 - Olsen
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
Prepared By: Beth Patrino, LPRO Analyst
Meeting Dates: 5/16, 5/21

WHAT THE MEASURE DOES:

Allows counties to approve a new single-family dwelling on lots or parcels zoned for forest use provided that: (1) the lot or parcel is no smaller than the minimum size allowed under specified statute; (2) the lot or parcel contains exactly one existing, lawful single-family dwelling that was lawfully in existence prior to November 4, 1993 or approved under specified statutes; (3) the shortest distance between the new and existing dwelling is no more than 200 feet; (4) the lot or parcel is within a rural fire protection district; (5) the new dwelling complies with residential specialty code relating to wildfire hazard mitigation; (6) irrevocable deed restrictions are recorded in perpetuity, prohibiting the property from being partitioned to separate the new dwelling from the lot or parcel containing the existing dwelling, and requiring the lot or parcel to be managed as a working forest under a written forest management plan that is attached to the instrument; (7) the existing and new dwellings are or will be occupied by the owner or a relative of the owner; and (8) the purpose of the new dwelling is to allow the relative to assist the owner with the harvesting, processing, or replanting of forest products, or the management, operation, planning, acquisition, or supervision of forest lots or parcels. Prohibits a county from allowing the new or existing dwellings to be used for vacation occupancy if a new single-family dwelling is constructed. Defines "owner or a relative."

ISSUES DISCUSSED:

- Creating intergenerational continuity for family forest ownership
- Similar opportunity on agricultural land
- Wildfire risk

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 1993, the Legislative Assembly declared that it is a state policy to provide certain owners of less productive forestland with the opportunity to build a dwelling on their land, while limiting siting and land division on more productive forestland. Counties are authorized to allow certain single-family dwellings to be established on forestlands, and to outline criteria for large tract, alternative, and other forestland dwellings.

House Bill 2469 A would allow counties to approve a new single-family dwelling on a lot or parcel zoned for forest use near an existing dwelling for a relative of the owner who supports the forestry practices of the owner, provided certain conditions are met.