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February 2, 2021

House Committee on Housing
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

Re: No on HB 2655 - Prohibits counties from establishing minimum lot size of more than one acre for residential zoned land

Dear Chair Fahey and Members of the House Committee on Housing:

Friends of Marion County requests a "NO" vote on HB 2655.

Our organization and its individual members oppose HB 2655 and request a "NO" vote since this bill would have a major negative change to our land use system.

There are many reasons we oppose this bill. We will list a few.

1. HB 2655 further erodes RR land use protections by allowing one acre parcels adjacent to the UGBs of cities. RR land provides an important buffer between cities and EFU zoned farmland.
2. One acre RR parcels cannot accommodate a septic system, well (which must be separated from the septic system by 100'), and sufficient buffer to protect EFU farmland. Structures built on RR land must be set back 100' from the adjacent EFU land.
3. Current RR land comprises approximately as much land space as contained within cities' UGBs. One acre RR parcels could push 2X populations onto rural land making it impossible for cities and counties to provide improved road services.
4. In order to serve a dramatic increase in RR populations there will be significant adverse impact on ground water (septic drain fields) and drinking water (new wells). Marion County has allowed both RR (Victor Point – City of Silverton) and EFU (City of Turner) land to hook up to adjacent cities for sewer and water access with emergency ordinances.

Friends of Marion County is an independent 501(c)3 farmland protection organization founded in 1998. Our mission is to protect farm and forestland, parks, and open space.

Thank you for your consideration.

Roger Kaye, President
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