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February 4, 2021

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

Re: Opposition to HB - 2705 - Allows counties to authorize construction of accessory dwelling units on lands zoned for rural residential use. Establishes conditions of approval for accessory dwelling units.

Dear Chair Fahey and Members of the Committee:

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.

Our organization and its individual members are opposed to HB 2705 and request a "NO" vote since this bill would be a major negative change to our land use system.

There are many reasons we oppose this bill. Here are a few:

1. HB 2705 has a significant fiscal impact which has not been assessed by Sen. Dembrow's 2019 ADU working group.
2. HB 2705 does not require counties to implement a conditional use permit thereby restricting notice to surrounding neighbors.
3. HB 2705 expands residential housing into rural areas which comprise additional threats to rural use. RR zoned land provides important buffers between the UGB and EFU land.
4. HB 2705 threatens rural land along with all of the other conditional uses, including solar arrays and outdoor mass gatherings.

HB 2705 is ill conceived and a real threat to Oregon's landscape. We therefore request a "NO" vote on this measure.

Thank you for your consideration.

Roger Kaye, President
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