



*Protecting Our Natural Heritage
From the Coast to the Cascades*

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March 19, 2023

TO: Senate Committee on Housing and Development
FROM: LandWatch Lane County
SUBJECT: SB 1051

Chair Jama and Members of the Committee-

SB 1051 -2 is yet another attempt at an end-run around UGB's and the land use laws established to protect Oregon's farm and forest land from the negative impacts of unplanned urban development.

Please ask the sponsor the following: What commercial uses are expected to be in buildings "not larger than 2000 square feet" as the proposed definition of workforce commercial use" provides. Just wondering because the 1953 home I live in is larger than 2000 square feet I am in the income bracket the bill targets.

You should know that households with incomes of up to 120 percent of the area median income are middle to upper class households. If you don't know that you should be sure to ask the bill's sponsor why this particular income bracket is specifically selected to benefit from the proposed loophole to our UGB laws.

Additionally, the -2 "gut and stuff" amendments are an end-run around an even somewhat transparent process. It doesn't include a relating clause and the -2's

were posted on March 14, completely erasing the introduced version which stated in its entirety:

SECTION 1. The Department of Land Conservation and Development shall study urban reserves. The department shall submit a report in the manner provided by ORS 192.245, and may include recommendations for legislation, to the interim committees of the Legislative Assembly related to land use no later than September 15, 2024. SECTION 2. Section 1 of this 2023 Act is repealed on January 2, 2025. September 15, 2024.

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Urban growth boundaries are not a political tool to be used and abused at will by the legislative body, or any other body. UGB's provide a function enabled by state law that helps protect communities from the negative effects of unplanned for growth and development.

Ask yourselves why Oregon should roll over for transplants nationwide being wined and dined by the real estate and development sectors, and who owns "a contiguous parcel not larger than 200 acres" that is "adjacent to an existing UGB."

Oregon should be educating newbies about why Oregon is a great place to live, that it's not an accident, rather than encouraging a narrative that includes reliance on the legislative body to overturn our existing laws.

Respectfully submitted,

Lauri Segel