



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

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April 27, 2023

TO: HOUSE COMMITTEE ON RULES

FROM: LANDWATCH LANE COUNTY

RE: HB 3197

Chair Fahey and Members of the Committee:

LandWatch Lane County is a small 501C3 organization that was established in 1997. LWLC works throughout Lane County to protect farm and forest land for farm and forest uses, and from unlawful development. We are not a lobby organization and do not hire lobbyists to do our bidding.

I support the introduced version of this Bill, which provides a simple clarification regarding the applicability of so-called "clear and objective standards" inside urban growth boundaries.

However, Section 2 of the proposed -3 amendments goes too far, in that it opens up land outside UGB's for outright residential use, yet another step in the relentless effort to reduce or eliminate protections for farm and forest land.

Some from the development industry want you to believe that the court's interpretation of the applicability of clear and objective standards as applying outside UGBs has been of little or no consequence. This is disingenuous at best; the development industry would likely want you to also believe they have no interest in overturning SB 100.

In Lane County, for example, the HBA's attorney has been relentless in ongoing efforts to convince decision makers to apply ORS 197.307 to conditional uses in the resource zones. Thus far, this has included template dwellings and temporary medical hardship dwellings. Even where code standards are addressing public health and safety, the industry's attorney prefers "no barriers to development." This includes access for first responders, yet following a fire event no one ever admits to a self-created hardship, and everyone claims to be a victim.

Dwellings in the resource zones should not be conflated with "needed housing" which, ironically is not subject to any criteria, clear or otherwise, that establish "need." The industry lobbyists have successfully convinced this state legislature to interpret "needed housing" as "all housing"

and now want the same body to interpret 'all housing' as including dwellings allowed conditionally or in conjunction with a resource related use in the resource zones. If they are successful, that will not be the end.

In this year of the 50th anniversary of SB 100, please do your part to protect our farm and forest lands for resource uses and from unfettered housing development for another 50 years by adopting the introduced version of this bill.

Thank you for your consideration of my comments.

Lauri Segel
LWLC