March 5, 2025

Senate Committee on Housing and Development
Senator Pham, Chair
Senator Anderson, Vice-Chair

Re: Senate Bill 974

Dear Chair Pham, Vice-Chair Anderson, and Members of the Committee,

On behalf of the Umatilla County Community Development Department, I would like to express our appreciation for the opportunity to submit written testimony regarding **Senate Bill 974**.

As currently proposed, the 45-day timeline for approving an application for a single-family dwelling presents challenges, particularly in the case of temporary hardship dwellings and dwellings located in resource zones.

Applications for temporary hardship dwellings typically take longer to process, and the proposed 45-day requirement would not provide sufficient time for the local government to complete necessary public notice procedures and render a final decision. Moreover, most dwellings in resource zones, require findings of fact based on meeting the criteria of approval. These applications require a public process fundamental to Oregon land use through Statewide Planning Goal 1. Due to the complexity of these applications, the process usually exceeds 45 days. The proposed timeline conflicts with state law and would not allow adequate time for public notice, comment periods, land use hearings, or appeals.

To address these concerns, we respectfully suggest the following amendment to the bill:
- **(d) 45 days if the application is for the development of a single-family dwelling within a residential zone, not to include a dwelling allowed by ORS 215.283(2)(L).**

In conclusion, the Umatilla County Community Development Department respectfully urges the Committee to consider these proposed amendments or to vote no on Senate Bill 974 as currently written.

Thank you for your consideration of our perspective on this important matter.

Respectfully,

Robert T Waldher

Robert Waldher
Director of Community Development