

Submitter: Aaron Cooke

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3928

I am writing to oppose HB 3928. At its core it allows counties to remove parcels from being governed by the state's land use laws. This essentially sets precedence to undermine the entire system. It is extremely bad policy to create the ability of counties to override the will of the people of the state. In some counties these ordinances could be created by as few as two commissioners. Elections that swing a board in a significantly different direction happen frequently. This bill would allow a new board to make this decision without any oversight and it would be done before the people of the county could have recourse to remove them. This process could easily be exploited by monied interests. It is poor policy to encourage this form of political abuse. Do not undermine the state's ability to govern.

Outside the inappropriateness of giving counties unilateral powers over certain plots of land, there are other reasons this bill is concerning.

>Clustering housing outside the UGB increases the wildfire risk and strains the community to service the homes with fire protection.

>In many areas additional rural housing will endanger ground water supplies for new and existing residence.

>Potentially creates conflicts between new residence, and existing forest and farm uses.

>Waste water management issues on lots less than an acre.

>From LPRO analysis "Exempts from additional taxes on lands designated for rural housing development upon the land's disqualification

from special assessment" so it will continue to have tax exceptions even though it is converted to housing.

There is also no analysis of the number of parcels in the state fitting the .14-.99 of an acre that exist outside UGBs in Oregon, where they are clustered, or how they are currently being used. The lack of analysis of a bill that will undermine longstanding rules in ways that removes public action so significantly should not be considered.

Further, putting the ultimate authority to permanently remove parcels from consolidated planning in the hands of county commissioners, who often have no land use experience outside real estate investing, isn't fair to the people of Oregon. Time and time again we have seen mini revolutions on county boards that are short lived, and dramatic. Please don't put this kind of power on a two to one ordinance vote.

I urge you to vote no.

Thank you for your time.