

Submitter: Carrie Cooke

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1578

Dear Chair Pham, Vice-Chair Anderson, and members of the Senate Committee on Housing and Development,

I'm urging you to vote NO on SB 1578 due to the fact that it has several concerning elements.

SB 1578 authorizes rural counties to rezone working lands for urban development outside of UGB's. Basically plopping towns into the countryside. It would be done without factoring in all the damage and negative impacts of doing so on agriculture, forestry, wildlife habitat/corridors, water, wastewater issues and wildfire risks. I'm also concerned how these would be low income housing since we know that providing the necessary infrastructure for this type of development outside of UGB's, drives the cost up significantly. The bill also does not include maximum lot size or target purchase costs for buyers to keep it as low income housing. It also removes all accountability to Oregon's other land use laws.

This type of development does not belong outside of UGB's and makes absolutely NO SENSE.

The senate should not be already upending SB 391 from 2021, and the conclusions the groups came to. The ADU's allowed in this bill would almost TRIPLE in size and would be considered a primary dwelling not an ADU.

Protecting Oregon's farms, ranches, forests and other natural resources, while focusing housing growth where infrastructure already exists, is both possible and essential. I urge you to reject SB 1578.

Please don't undermine Oregon's land use laws any further.