

Submitter: Aaron Cooke

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1578

Chair Pham, Vice Chair Anderson, and Committee Members

I am urging you to oppose SB 1578. This disregards long standing efforts to protect Oregon's working lands. Spot zoning high density housing outside UGBs directly increases the cost due to the needed infrastructure. For that reason alone we should question how these homes would be available for lower income families. The bill does not set maximum lot sizes, or limit purchase prices based on local median income levels. These two factors open avenues for developers to exploit. Ignoring other planning regulations raises concerns around water and waste water issues that rural Oregonians face. Municipal water systems would be needed and extending them, or worse, building them from scratch would be cost prohibitive.

Also, developing these subdivisions outside UGBs endangers wildlife habitat and corridors, elevates wildfire risks, and negatively affects the rural quality of life. Will one be built in the Oregon Outback International Dark Sky Sanctuary? Will antelope and mule deer migration be degraded further?

Additionally, the bill would nearly triple the size of an allowed ADU. The workgroup from SB 391 spent significant effort to right size ADUs at 900 sq/ft. Raising the size transfers these units to full scale homes, not accessories. At this size the residence may start to tax the water and septic systems endangering themselves and nearby properties. These are reasons we have land use planning, and the regulations provided from SB 391.

Please do not degrade Oregon's land use rules any further.