

To: Chairman Brian Clem and committee members
Rural Communities, Land Use and Water Committee

Re: HB 3368

I wish to relay my concerns about HB 3368 to the committee. A home occupation is supposed to be a way for people to run small businesses from inside their residences, despite being in a zone that does not allow such business. The fact that these operations are limited in size, scope and are allowed inside only is to mitigate any conflicts that would arise from different land uses.

I feel that this bill is in fact, an attempt to allow zoning changes without requiring an official zone change. Without the "inside" restriction, for instance, a business building log homes outside in a residential or farm/forest resource area would be in effect, a zone change. There would be a major change in the character of the neighborhood, noise, pollution, visual impacts.

Although there may be innocuous reasons to remove this stipulation, I am alarmed at what it could allow. A Home Occupation business is by definition required to be "clearly subordinate to the residential use of the subject property." If businesses are allowed outside, any noise, pollution, or visual impact on neighbors would be much harder, if not impossible to conceal. I feel it would be impossible to retain the character of a residential area if a neighbor's yard was an industrial work area. It would invite obvious conflict with neighbors.

In addition, this bill could allow misuse of forest and farm resource land for industrial use. Forest resource land is cheaper than industrial land and very tempting for those that would rather not pay for industrial land. If a person could get farm or forest land with a home, they could easily change the use to industrial without a zoning change because of this bill.

For these reasons, I respectfully ask the committee to reject this bill. Thank you for the opportunity to voice my concerns.

Sincerely,

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