

**From:** Lauri Segel-Vaccher [<mailto:fourhope@comcast.net>]  
**Sent:** Monday, April 13, 2015 10:57 AM  
**To:** Reiley Beth  
**Cc:** Sen Edwards C; Sen Prozanski  
**Subject:** SB 748  
**Importance:** High

*Senators:*

*I am a long time resident of Lane County, having lived here for over 35 years. I moved to Oregon in the late 1970's, joined the Hoedads and planted trees on state, local, and national forestlands until the mid 1980's. My travels across the western region states unveiled for me something I had never experienced before and that, as it turns out, is unique to Oregon: urban growth required to be inside cities rather than sprawled across every landscape imaginable at great profit to developers and at great cost to the financial and social well-being of rural communities.*

*Senate Bill 748 is a threat to everything that makes Oregon (even today) unique from the rest of the country, and at a potentially alarming cost to existing communities. Rather than supporting blatant attempts to allow even more unauthorized uses on our valuable farm and forest lands, including urban uses and activities expected to occur within urban growth boundaries, the Senate Committee on Environment and Natural Resources could better serve the needs of our rural communities through legislation that restricts the applicability of tax deferrals on resource lands already committed to urban uses. The financial implications of reigning in the misuse of our generous farm and forestland property tax deferrals should be studied and considered as one solution to underfunding commonly found in our rural communities.*

*The terms of proposed SB 748 are overly 'generous' (i.e: a 7% unemployment rate being a trigger to allow unauthorized uses that provide 10 jobs), and unnecessary. There is already a goal exception process allowed for in state law, and allowing an exception to the exceptions, as this bill proposes, is nothing short of ludicrous. If in fact rural communities in Oregon are losing population, the Legislative body should first study the full range of reasons for the 'trend' and consider a range of possible solutions that would not trample on a system that has served Oregon well.*

*For example, I myself am aware of the fact that residents of Dexter, Lost Creek, and Lowell (all small rural communities in Lane County) are putting their homes on the real estate market not because of high unemployment (there have never been a lot of jobs in any of these rural communities) but because of the environmental degradation their communities have experienced because of the destruction of Parvin Butte at the hand of greedy developers. People live in rural communities not because they expect good, high paying jobs just down the street from their homes, but because of the ambience a rural lifestyle offers, including peace and quiet, lack of freeways and high rise developments, and a better chance to actually know and have relationships with their neighbors.*

*I urge you to kill this bill, as it is clearly meant to serve developers who want easy access to valuable, tax deferred resource lands and who really care little, if at all, for rural communities throughout Oregon. The proposed bill does not aim to rezone valuable resource lands which would result in the loss of tax deferrals, but instead expects non resource uses AND continued property tax deferrals, neither of which serves or helps Oregon's rural communities.*

*Thank you for your consideration of my thoughts and comments.*

*Lauri Vaccher  
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