

## **Opposition to HB 2937 and HB 2938**

We are rural Yamhill County property owners.

And have witnessed the effects of the increase in rural dwellings.

Within the last 10 years or so, and during this time that we supposedly have protections/restrictions in place to protect our rural areas,

we have seen many houses and other rental units (cottages, RVs, “apartments”) and built in areas we thought were protected from such development.

Presently there seem to be many loopholes that have allowed additional residences, and temporary rentals.

Ultimately, in some cases, this indirectly leads to the parceling of our land and makes it more difficult and expensive to farm.

Farm equipment movement and dealing with multiple property owners is costly both in time and money. Availability of land from year to year makes agricultural planning difficult.

Some new/temporary residents do not like the noise, dust, chemical use, and other characteristics of a farming community.

Groundwater is precious in our community.

It is not an unlimited resource!

More homes and rentals increase the demand for water. If/when it is not readily available our quality of life and property values are diminished.

More septic tanks needed with increased housing further threaten the purity of the water.

Increased infrastructure expense goes with increased housing in rural areas.

Traffic and maintenance of our roads increases, and demands on sheriff services, schools, and fire protection are more costly.

We bear the burden of that cost.

Many of our short term/vacation rentals are occupied by alcohol drinkers and people who don't know the roads making travel safety a real concern.

Also increased noise/entertainment activities from these vacationers threaten our homes, animals, and overall quality of life.

Our farmland is some of the best in the world and should be treasured and preserved . Our forests too are threatened by more housing. They are a critical component of our timber production and ecosystem.

Please do not approve HBs 2937 and 2938! We must not be shortsighted.

Thank you,

Ronald and Connie Hutchison

PO Box 489

Yamhill, OR 97148