



Marion County OREGON

PUBLIC WORKS

April 5, 2017

To the House Committee on Agriculture and Natural Resources:

Re: House Bill 2937

State law regulates planning and zoning in rural areas of Oregon (unlike cities where there are options for more individual zoning). Currently in law, there is no means for counties to have the option to allow an accessory dwelling unit on a property in a rural area.

HB 2937 gives counties the option to permit accessory dwelling units if they choose on rural exception land zoned for rural residential development.

The bill includes some sideboards in it to ensure the accessory dwelling unit remains accessory to the dwelling on the property and doesn't impact surrounding uses and farming. In addition, the bill would allow counties to adopt standards particular to the needs of their own counties. These additional standards would address individual concerns for health and safety in their county and permit the county to meet community preferences for how accessory dwelling units will look in their county.

Once county codes are adopted, the Department of Land Conservation and Development would review the local code to ensure it is consistent with other zoning and planning requirements.

It's also the intent of the bill that once the use is in the code, the jurisdiction would perform a land use review before an accessory dwelling unit is placed to ensure it meets the standards the county put in their code and is compatible with surrounding uses and other aspects the county chooses to review.

Thank you,

Brandon Reich
Senior Planner

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