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April 10, 2017

Senate Committee on Environment and Natural Resources
State Capitol
900 Court Street NE
Salem, OR 97301

RE: Testimony on SB 1048

Chair Dembrow and members of the Committee:

Thank you for the opportunity to provide testimony on SB 1048, a bill addressing property line adjustments. 1000 Friends of Oregon is a nonprofit, membership organization that works with Oregonians to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice.

Oregon's working farms and forestlands are critical components of Oregon's diverse economy and provide jobs for many rural Oregonians. The agricultural and forest land bases are vital maintaining these rural economies and the jobs that are sustained by them. These lands are already under threat of division, fragmentation, and development pressure. Each year several thousands of acres of farm and forest lands are lost through rezoning, conversion to nonresources uses and construction of nonresource dwellings.

If passed, SB 1048 will exacerbate rural land conversion and loss of farm and timberland because it will lead to parcelization and open the door for many more dwellings to be built in Oregon's farms and forests. There is already a law allowing for dwellings to be built on forestlands where the lands are heavily parcelized: the template dwellings statute (ORS 215.750). This law is often abused by developers looking to convert forestland to residential use. Recently, developers in Lane County had been using a series of parcel line changes in one ministerial approval so that their lots appear more parcelized and would thus qualify for a template dwelling. The Land Use Board of Appeals recently found that these adjustments were illegal. See *Bowerman v. Lane County*, LUBA Case. No. 16-008 (2017). SB 1048 would undermine that determination and allow such serial adjustment of property lines and parcel reconfiguration ministerially, resulting in additional parcelization of forestland.

This bill is a solution looking for a problem and it will undermine the original intent of the template dwelling statute, which was to only allow dwellings unrelated to forestry use in the forest zone where there is already parcelization. If this bill passes, developers need only look for a place where they can move enough lines around to achieve the template dwelling statute requirements. This creates parcelization and development where it otherwise would not exist. Such a change is contrary to the intent of Goal 4, which protects Oregon's forestlands and forest economies. We urge a no vote on SB 1048.

Respectfully submitted,

Meriel L. Darzen
Circuit Rider Staff Attorney