



April 11, 2017

Senate Committee on Environment and Natural Resources  
State Capitol  
Salem, OR 97301

Re: SB 1048

Dear Chair Dembrow and Committee members:

The Hood River Valley Residents Committee is one of Oregon's oldest local land use advocacy groups. Since 1977 our mission has been to protect farms, forests, special wild places and the livability of urban and rural communities in Hood River County.

We appreciate the opportunity to comment on SB 1048. **We oppose the bill** because it will lead to parcel line manipulation as a backdoor method to allow more development in our forest zones.

The bill would lead to many more dwellings on forestland as developers seek to game the system by doing a series of lot line adjustments in order to meet the forest template dwelling test. The template dwelling statute was intended to allow dwellings unrelated to forest use in situations where forest areas are already parcelized—that is, to allow a dwelling in recognition of existing facts. Instead of addressing existing facts, this bill encourages developers arrive at new facts by moving the pieces around multiple times until they arrive at a configuration that would allow a forest template dwelling. This doesn't pass the smell test as LUBA determined in a recent decision (*Bowerman v. Lane County*, LUBA Case. No. 16-008 (2017)).

Our forestlands are working, industrial landscapes which contribute significantly to our state economy. Given the effects of climate change in increasing fire danger in our forests, it is likely that taxpayers would bear the cost of paying for and extending fire protection to these additional dwellings in the forest. The idea of putting additional non-forest dwellings in the middle of the forest strikes us as the opposite of what Oregon's statewide land uses system is trying to achieve. The legislature should not put taxpayers on the hook and firefighters lives on the line to defend these foolishly sited homes. We urge the committee to vote no on SB 1048.

Best regards,

Executive Director

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