



February 23, 2018

Sen. Michael Dembrow and Members of the Senate Committee on The Environment and Natural Resources
The Environment and Natural Resources
Oregon State Capitol
Salem, OR 97301

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RE: Support for -16 and Opposition to “Red Barn” Amendment HB 4031A

Dear Chair Dembrow & Members of the Committee on the Environment & Natural Resources:

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 are writing to comment on two amendments to HB 4031A.

Support for -16 Amendment

We urge support for the -16 amendment which fixes a clerical error from the 2017 legislative session in SB 1051. SB 1051 was a last minute replacement to an earlier bill, HB 2007. During the process of transferring language from HB 2007 to SB 1051 the phrase 'within the urban growth boundary' was mistakenly deleted. The legislative intent was to allow Accessory Dwelling Units (ADUs) within the UGB of a city but not to permit ADUs outside of the UGB. HB 4031-A16 is intended to correct this transcription error. We urge you to vote “YES” on the -16 amendment.

Opposition to the “Red Barn” Amendment

We are writing in opposition to the so-called “Red Barn” amendment to HB 4031A which would spot rezone 18 acres of high value farmland in order to allow a car wash, parking lot and detailing for a nearby auto dealership. Oregon has a comprehensive statewide land use system that was crafted with great intentionality, thought and debate. Every local jurisdiction has its own plan that complies with those statewide goals and procedures. It is not the place of the legislature to single out individual business owners or private parcels of land for special treatment outside of the laws that everyone else, for good reason, must follow. The Red Barn property would make a great starter farm or market garden and should remain Exclusive Farm Use. The car dealer property owner knew when they purchased the property that it was zoned EFU and the limitations on that use. We do not believe it’s an appropriate role for the state legislature to spot zone property to correct a poor investment choice. We urge you to vote “NO” on the Red Barn amendment.

We thank you for the opportunity to comment on this bill.

Best regards,

Heather Staten
Executive Director