

February 5, 2019

House Committee on Agriculture and Natural Resources  
State Capitol  
Salem, OR 97301

Re: HB 2225

Dear Chair Clem and Committee members:

Please vote yes on HB 2225.

My wife and I operate a farm with timberland in the coast range of Yamhill County. I served two terms as a county planning commissioner, recall when the authorizing legislation was adopted, and know firsthand how the loopholes in the forest template statute have been exploited in ways that subvert the original intention.


The original rationale- to allow a single house on forestland that is theoretically too impacted by parcelization or preexisting development to be effectively used for timber production- was intended provisions to strike a balance of “one dwelling per tract” or “one dwelling per ownership.” Blatant manipulation of tracts through deed shuffling and creative reconfigurations have made a mockery of this intention.

Developers break up tracts into parcels owned by various combinations of the same owners. They use lot- line adjustments to “walk” the template. In one Yamhill County example, the owner of a 60-acre tract deed shuffled ownership and simultaneously obtained approvals for 13 forest template dwellings. In another Yamhill County example, Weyerhaeuser used both deed shuffling and reconfiguration to convert highly productive industrial timberland to residential use. These are not isolated examples; they are way too common.

In addition, these new dwellings should not be allowed in areas that are groundwater-limited or fire-prone. We know a lot more now than we did in 1993. Climate resiliency is about the choices we make today, not tomorrow.

Thank you for your service to the people of Oregon. Please pass HB 2225.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sid Friedman', with a long horizontal flourish extending to the right.

Sid Friedman  
14286 NW Old Moores Valley Road  
Yamhill, OR 97148