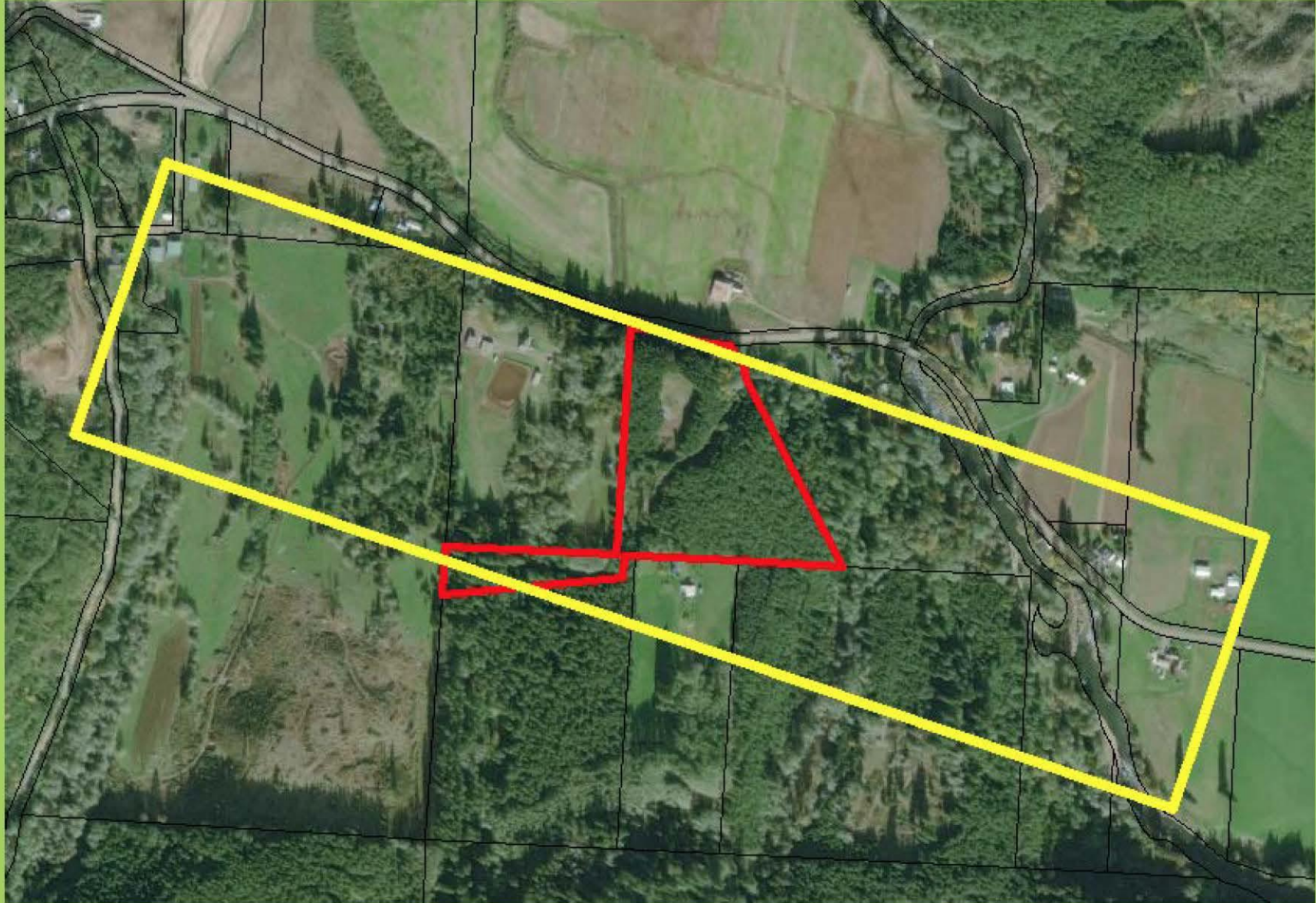
An aerial satellite map of a forested area. The map shows a network of roads and a creek. The text is overlaid on a semi-transparent white rectangular box in the center of the image. The text is in a large, bold, black font. The background is a green, textured landscape with some brownish paths and lines.

HB 2225A:
**Clarifying the Forest
Template Dwelling Statute
and Protecting Oregon's
Working Forests**

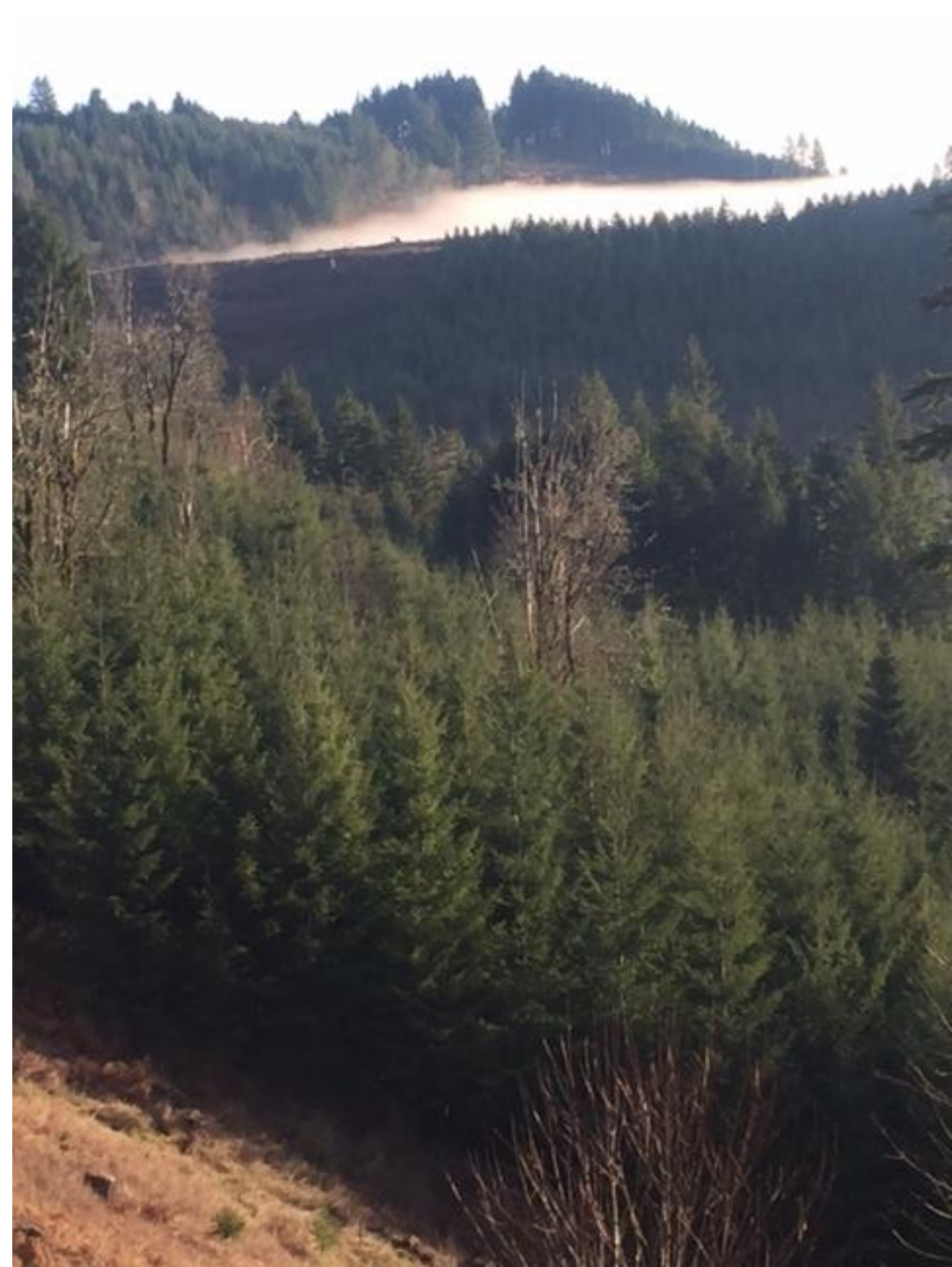
Template dwelling background

- Allows a new non-forest dwelling in forest zones and some areas zoned mixed farm-forest
- Allows dwellings in areas that had numerous parcels and dwellings that existed before 1993
- Added to statute by HB 3661 (1993)
 - ORS 215.750, OAR 660-006-0027



Problems with the statute:

- Lack of clarity as to how it works with property line adjustments and deed records
- Result: abuse of this tool to create rural subdivisions in prime forest land where the lots otherwise would not qualify for dwellings





NW High Heaven Rd

NW High Heaven Rd

NW High Heaven Rd

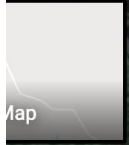
NW High Heaven Rd

NW High Heaven Rd

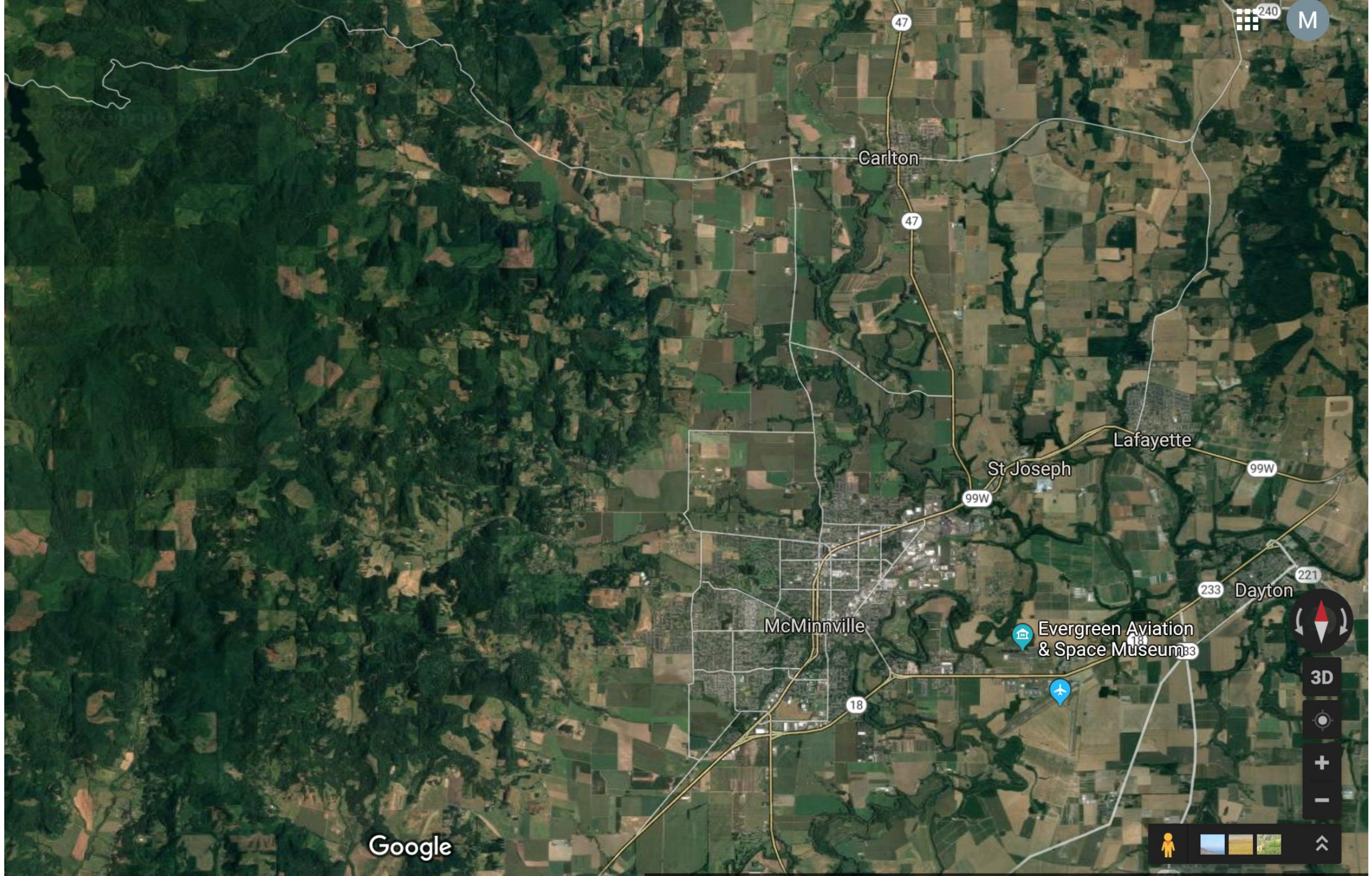
NW High Heaven Rd

Kane Creek

Google



Map



Carlton

Lafayette

St. Joseph

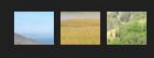
McMinnville

Dayton

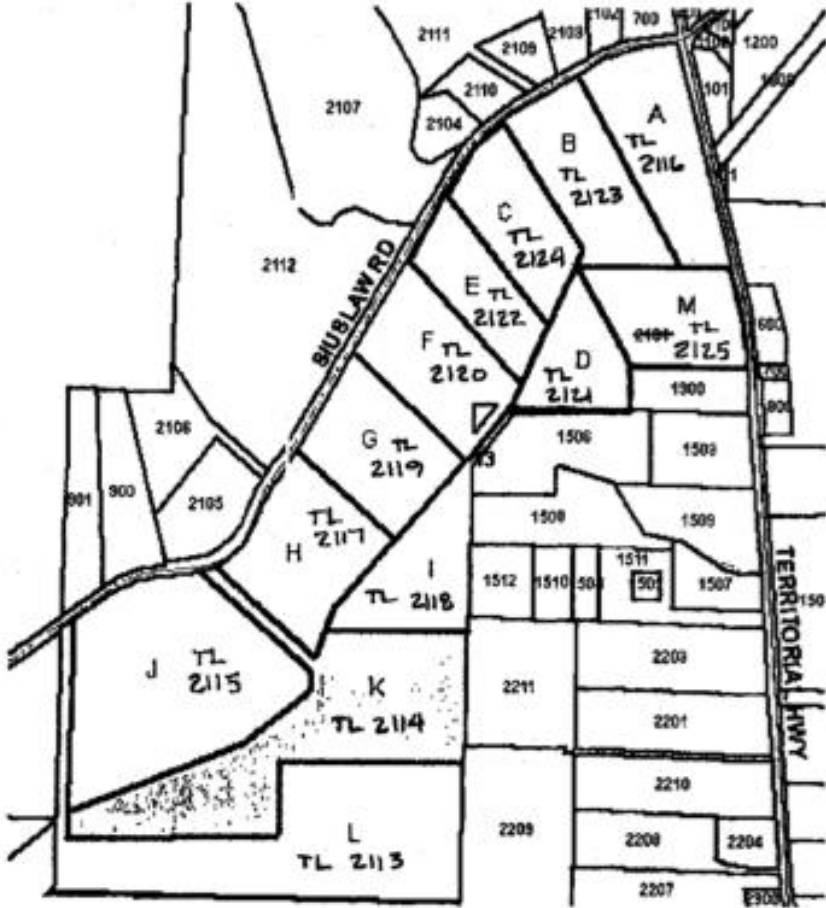
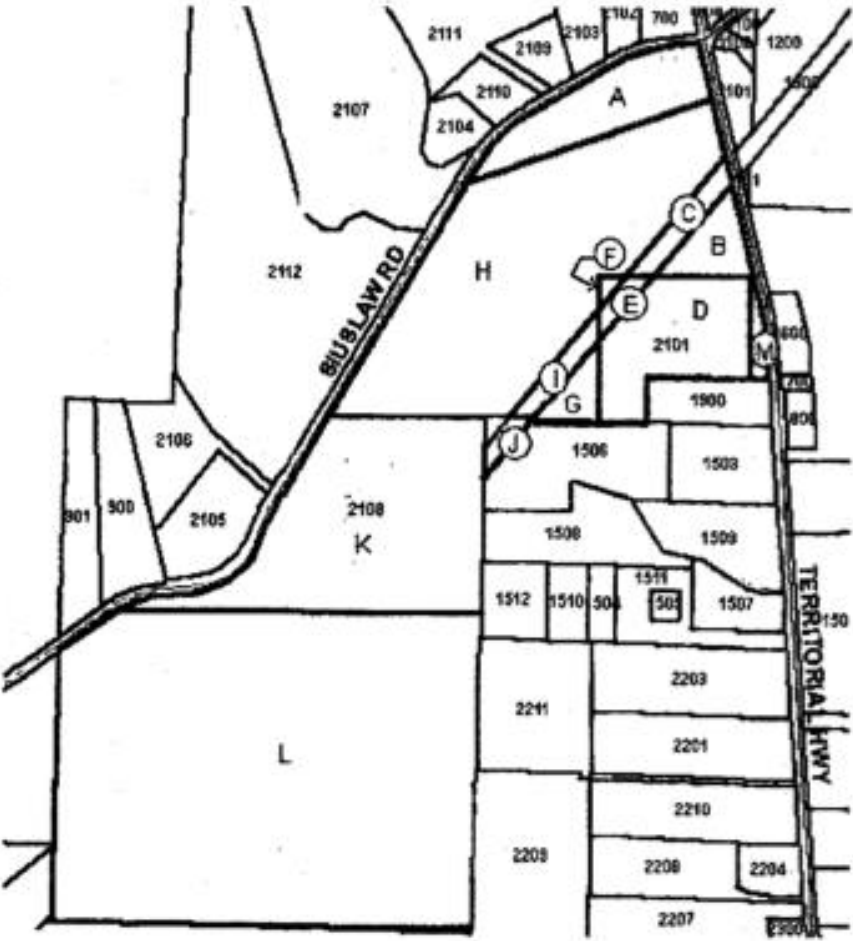
Evergreen Aviation & Space Museum



3D



Example of lot line adjustment plus template statute, resulting in 13 possible dwellings:



HB 2225A:

- Product of diverse stakeholder workgroup
- Represents a compromise
- Prospective only:
 - Cannot use lot line adjustments *after* Jan 1, 2019 to qualify for more dwellings on forestland
 - One dwelling per tract, as it exists on Jan 1, 2019
- This bill protects forests, protects people and reduces wildfire risk.