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May 9, 2019

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

Senate Committee on Environment and Natural Resources
State Capitol
900 Court Street NE
Salem, OR 97901

RE: Testimony in Opposition to HB3024

Chair Dembrow and members of the Committee:

Friends of Yamhill County works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents. We oppose HB 3024.

The existing process for evaluating for replacement dwellings on EFU land is effective in allowing such building where appropriate. It is not intended as a work around of reasonable limits placed on development where it is not consistent with the underlying zoning. Nor is it intended to permit "do overs" of previous business decisions. Even the process the current system replaced (2013) was workable, if a little obscure.

It was not the intent of the framers and should not now be the objective of this provision to promote residential construction outside of the UGB where services can be most efficiently provided. It would be disingenuous to promote this as a means of addressing affordable or middle housing shortages. These are typically costly homes to build and isolated from high value resources like schools, libraries, transportation, medical services, food options and often even reliable internet services.

We strongly oppose HB 3024 as unnecessary in the face of the current effective process and contrary to the goal of protecting farmland for farm use. Thank you for the opportunity to comment.

Sincerely,

Kathryn Jernstedt

Kathryn Jernstedt
President
Friends of Yamhill County