

Watts Remy

From: Pat Wheeler <wheelerp@onid.orst.edu>
Sent: Wednesday, May 15, 2019 4:30 PM
To: SENR Exhibits; Sen Bentz; Sen Dembrow; Sen Olsen; Sen Prozanski; Sen Roblan
Subject: HB 2469A

Importance: High

Dear Chairs Dembrow and Olson and Committee Members,

I own and manage 156 acres of forest property in Benton County. Oregon's land use laws were developed to protect our natural resources in part by restricting the proliferation of dwellings on farm and forest land. Most forest template dwellings are on parcels of 20 acres or less. It simply does not require two dwellings to effectively manage 20 acres of forest land. As owners age they can enlist additional help on site by obtaining a permit for a hardship dwelling. Most counties require a two year renewal to monitor the continued need for such dwelling and the dwellings are removed when no longer needed.

Although ownership and management across generations is important, it is certainly not clear that two dwellings are necessary or even the best way to transition forest management from one generation to the next. I am a member of OSWA and know other members whose children have no interest in family forestry. Other members have very active family participation with only one dwelling on the property. Many members manage their forest property without a dwelling on site.

Although proponents of this bill say that it is patterned after regulations for dwellings on land zoned for farm use, this bill falls short in two significant ways: (1) absence of an income test and (2) absence of a minimum acreage. Without those considerations forest landowners have not demonstrated a resource-related need for a dwelling. Thus, this bill does not comply with Oregon's land use policies for forestland. Please vote NO on HB 2469.

Sincerely,

Pat Wheeler

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