

February 10, 2020

Senate Housing and Development Committee
900 Court St., NE
Salem, Oregon 97301

Oppose SB 1555

Dear Chair Fagan and Committee Members,

Senate bill 1555 is potentially very damaging to the integrity of the EFU zone. This bill will open Pandora's Box for housing development in the EFU zone that cannot be challenged. The reason that the EFU zone exists is to protect agriculture and recognize that farmers are an industry that is very different from a neighborhood where most churches are located.

What makes this bill particularly damaging is the section that makes parsonages an outright use with no criteria. The county that I live in would never deny an application because of the fear of being sued under Religious Land Use and Institutionalized Persons Act (RLUIPA). This bill will take away other citizen's rights.

Some of my other concerns as I read through the bill are: (1) size live/ I live in a 1,960 square foot house and a 2,500 square foot house is huge (2) there is nothing in the bill that says whom must live in the house (3) there is nothing in the bill that says how the house must stay with the church/the house could be sold off from the church and become a non-conforming use in the EFU zone.

The law protecting the EFU zone now does not conflict with RLUIPA. Currently trying to build a parsonage in an EFU zone has been, once again upheld in a LUBA appeal just recently against the Cole Valley Church in Douglas County, as well as the Court of Appeals upheld LUBA's decision to not allow that use in the EFU zone.

I encourage you to vote no on SB 1555.

Sincerely,

Mickey Killingsworth

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