



ALEX CUYLER

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DATE: April 17, 2023
TO: House Committee on Climate, Energy, and Environment
FROM: Alex Cuyler, Lane County Intergovernmental Relations Manager
RE: SB 644, relating to accessory dwelling units on lands zoned for rural residential use

Dear Chair Marsh, and Members of the Committee:

Lane County wishes to express our support of SB 644A. We urge the Committee to move this measure to the House Floor with a “do pass” recommendation.

Lane County has been poised to adopt the local Ordinance to allow for ADU construction and siting since the passage of Senate Bill 391 in 2021. We have directed our Planning Division to ready the Ordinance and were confident the Forestry Department would complete their wildfire mapping. Now that the wildfire mapping has taken a different path than planned, this bill allows us to move forward with expanding options in rural residential areas, which we know need more housing.

I want the Committee to note that our experience with the Holiday Farm Fire was that there was a significant population living upriver in less than legal living situations. Those residents found they were ineligible for federal benefits offered by FEMA, and the State had to step in with resources to assist them instead. Allowing ADU’s on rural residential may eliminate at least some of those situations, while also providing for affordable dwellings, and a new source of income for rural homeowners.

Finally, we continue to believe that statewide ADU policy should allow for these structures to exist on lots that are not smaller than one acre. We recognize this policy stance is not shared by all the stakeholders that have participated in both the '21 and '23 session bills but there were at least three House bills to reduce the minimum lot size. Oregon Administrative Rule 660-004-0040 on the Application of Goal 14 to Rural Residential Areas states under Section 8 that counties must establish a minimum lot size of two acres for new lots or parcels. Thus, “new” 1 acre residentially zoned lands are not being produced, so the implications for a 1 acre policy would be limited to existing lots and, of course, at the discretion of each implementing county.

Lane County hopes that at some point in time the Legislature will act to enable the ADU housing option to exist on one acre sites.

SUBMITTED ELECTRONICALLY BY ALEX CUYLER