



*Protecting Our Natural Heritage
From the Coast to the Cascades*

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March 4, 2025

SUBJECT: SB 78

Chair Golden, Vice-Chair Nash, and members of the Senate Committee on Natural Resources and Wildfire, thank you for the opportunity to comment on SB 78.

LandWatch Lane County is a small 501C(3) organization that was established in 1997. Our mission is to protect farm and forest lands for farm and forest uses, and to protect natural resources for future generations.

The opponents of this bill will not tell you facts regarding the status of Oregon's resource zoned lands. The fact is that Oregon is essentially losing hundreds of parcels zoned for farm and forest uses every year as high-end residential development in the form of replacement dwellings are being littered across rural Oregon.

Allowing mega McMansions on farm and forest zoned parcels as replacements for older manufactured homes and stick built dwellings contributes to the escalation of prices for land historically used for farm and forest operations because the home ends up being worth more and assessed more than the farmland itself.

As a proud fifty year Oregon resident who believes in the health and longevity of SB 100 and Governor Tom McCall's vision for Oregon, I hope you will focus on the need for refining the "replacement dwelling" rules that currently allow for any size and type of dwelling to be built on resource zoned lands.

This Bill does not propose to take anything away from anyone and does nothing to force rural property owners into moving to the city. That rhetoric has been solicited and is not based on any evidence or facts.

Respectfully submitted,

Lauri Segel. LandWatch Lane County