

Submitter: Becky Crockett  
On Behalf Of: Curry County  
Committee: Senate Committee On Housing and Development  
Measure: SB648

Senate Committee on Housing and Development:

RE: SB 648-1

First, thank you for the opportunity to speak and submit testimony on this important bill. Second, let me clarify what this bill does. If you read the Legislative Policy and Research Office (LPRO) Staff Measure Summary you would likely conclude you were on a slow land use train to Outer Mongolia where the outcome would not be a vacation. Such is the complexity of Oregon's land use system and not in any way a compromise towards LPRO Staff.

SB 648- is intended to simply recognize that vacation rentals have already been legally established throughout the state on resource lands. Many of these vacation rentals existed prior to adoption of County land use plans or were originally approved as Home Occupation Bed and Breakfast entities. A few years ago the sun set on having the owner of a vacation rental on site to prepare breakfast! So, many of these legally established structures now operate outside the allowed provisions of a home occupation.

In Curry County, many of these rentals on resource lands have become elaborate vacation hide-a-ways and lodges tucked away along fishing streams and forested areas with elk and deer herds. They are especially sought after by professional urbanites seeking a much needed break. In Clackamas County, they temporarily house the state's snowbirds flocking up to Mt. Hood. SB 648-1 simply recognizes that these exist and closes the door to any new vacation rentals being built for that purpose on Oregon's resource lands.

There is no desire or intent with this legislation to permit Accessory Dwelling Units (ADUs) outside the Urban Growth Boundary (UGB) to become vacation rentals. There is no attempt or desire with this legislation to allow farm worker housing to become available as vacation rentals. There is no desire or intent with this legislation to reduce the long-term rental housing supply. The purpose of the bill is to simply recognize existing legally established vacation rentals that are on resource lands throughout the state.

In Curry County these legally established hide-a-ways and lodges are a significant source of revenue to the local economy. Their current land use status is, in most cases, non-conforming which significantly complicates the owners ability to make

modifications desired to accommodate both vacation patron trends as well as building code changes to meet fire, life and safety requirements to maintain insurance policies.

Curry County respectfully requests your consideration of SB 648-1to resolve an existing land use conundrum for these legally established vacation rentals on resource lands.