



The League of Women Voters of Oregon is a 101-year-old grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

March 30, 2021

To: [Senate Committee on Housing and Development](#)

Senator Kayse Jama, Chair

Senator Dennis Linthicum, Vice-Chair

Members of the Committee

Re: **SB 391 – Allows One ADU with Single Family House in Rural Residential Areas – Support with -2, -3 and -4 amendments**

The League of Women Voters of Oregon supports our statewide land use planning program with local implementation. The League has worked with others since at least 2017 around the issue of whether accessory dwelling units should be allowed outside of cities and what challenges should be addressed if such development should occur.

The Association of Oregon Counties provided a list of questions during one of our many work group meetings back in 2017. That document helped guide our many meetings as it cited many of the issues that needed to be addressed before a bill could be brought before the legislature.

SB 391 would allow ONE accessory dwelling unit (ADU) on rural residentially zoned property IF there is a single-family home on the property, the property is at least two acres in size and the ADU is limited to 900 square feet. Issues around septic systems and water wells are addressed. There is recognition that rural fire districts (mostly volunteers) play a public safety role and that both our agriculture and forestry industries should not be harmed. Wildfire risk mapping and appropriate building codes are needed since fire is a very real risk in rural areas of Oregon. Rural roads were not meant to hold heavy traffic and there is limited policing available. Lastly, SB 391 allows a county to determine if this option works for them and they can impose any additional restrictions that work for their jurisdiction.

The -2 amendment clarifies that the unit is for regular home occupancy and not vacation occupancy; the -3 amendment clarifies setbacks, resources lands and fire protections; the -4 amendment clarifies an issue around water (not authorizing a water right, but usage of an “exempt” well). We appreciate that these amendments have been brought forward and **support all three amendments**.

The legislature and many of the rest of us have struggled with providing clear sideboards while creating an opportunity for this rural development. SB 391 finally gets to a fair and reasonable set of policies where LWVOR can support.

Thank you for the opportunity to discuss this legislation. **We encourage your support of the three amendments and ask that you move this out of Committee with a “do pass” recommendation.**

A handwritten signature in black ink that reads "Rebecca L. Gladstone".

Rebecca Gladstone
LWVOR President

A handwritten signature in black ink that reads "Peggy Lynch".

Peggy Lynch
LWVOR Natural Resources Coordinator

Cc: Senator Michael Dembrow
Senator Lynn Findley
Senator Tim Knopp