



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.

February 23, 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**

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 in 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 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 so the use of the housing for short term rentals is limited. 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 legislature and many of the rest of us have struggled with this rural development opportunity. SB 391 finally gets to a fair and reasonable set of policies where LWVOR can support. Without amendments, we ask for the Committee's support as well.

Thank you for the opportunity to discuss this legislation.

Rebecca Gladstone
LWVOR President

Peggy Lynch
LWVOR Natural Resources Coordinator

Cc: Senator Michael Dembrow
Senator Lynn Findley