

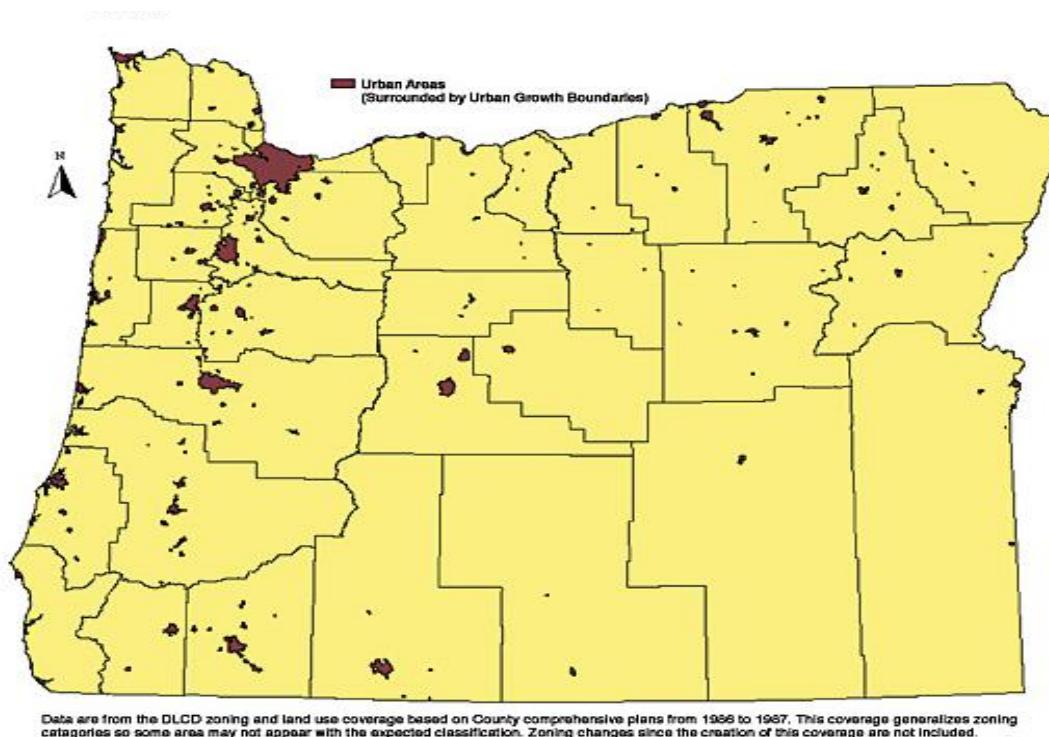
Testimony of Robert Liberty
Oregon House Committee on Housing and Homelessness
House Bill 2422

February 10, 2025

Summary

HB 2422 authorizes spot-rezoning that undermines urban growth boundaries in order to enrich a small number of property owners and home builders, who will subdivide land into luxury homesites reaping windfall profits, while imposing added costs on other taxpayers, increasing climate-changing commuter pollution, stress water supplies and make nearby farming, ranching and forestry more expensive.

Urban Growth Boundaries



In Oregon urban development belongs inside urban growth boundaries. Land outside urban growth boundaries should be conserved for farming, ranching, forestry, wildlife and other natural resources plus existing areas of sparse settlement with no or little taxpayer funded facilities and services.



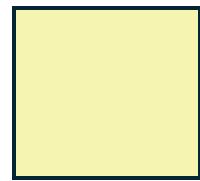
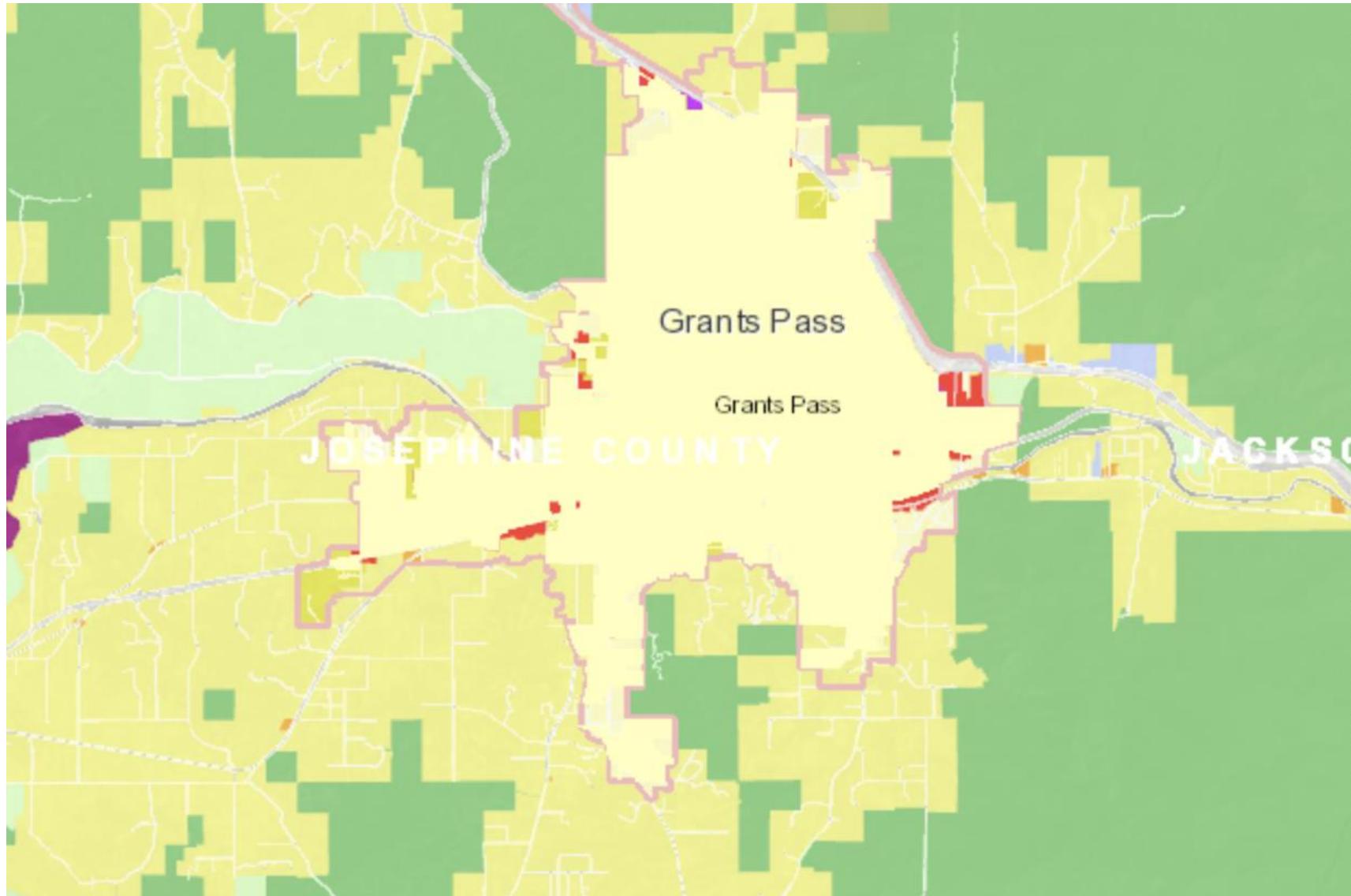
Portland metro region: Black is buildings; UGBs are obvious.



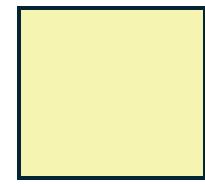
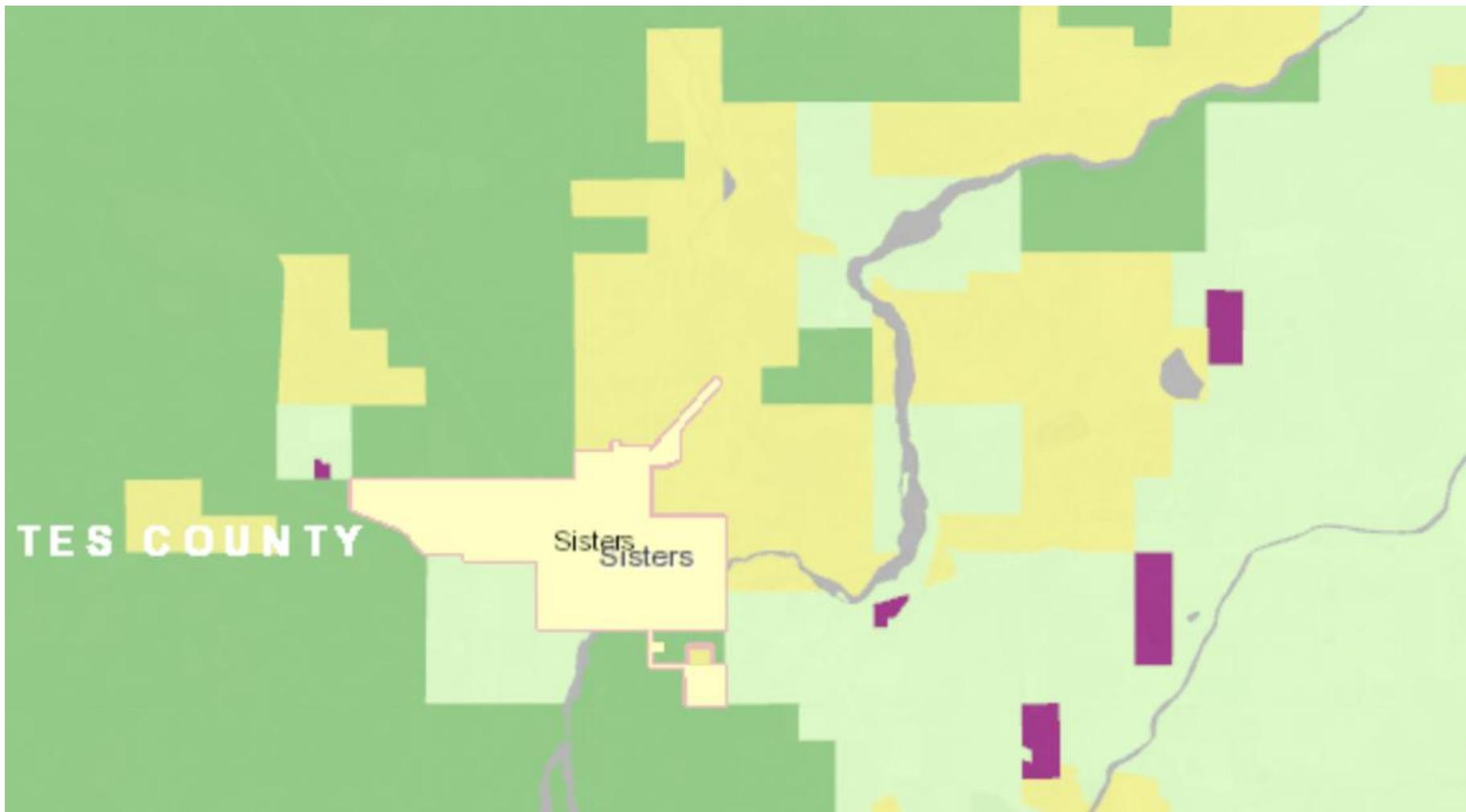
Charlotte NC metro region: Black is buildings; sprawl is obvious.

However, as of 1990, there were about 1,200 square miles of rural residential zoning, an area about the size of Marion County and three times the size of the Portland metro UGB.

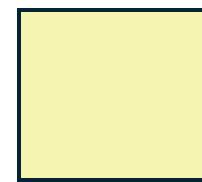
Much of the rural residential zoning is close to UGBs but some of it extends far out into farm, ranch, range and forest lands.



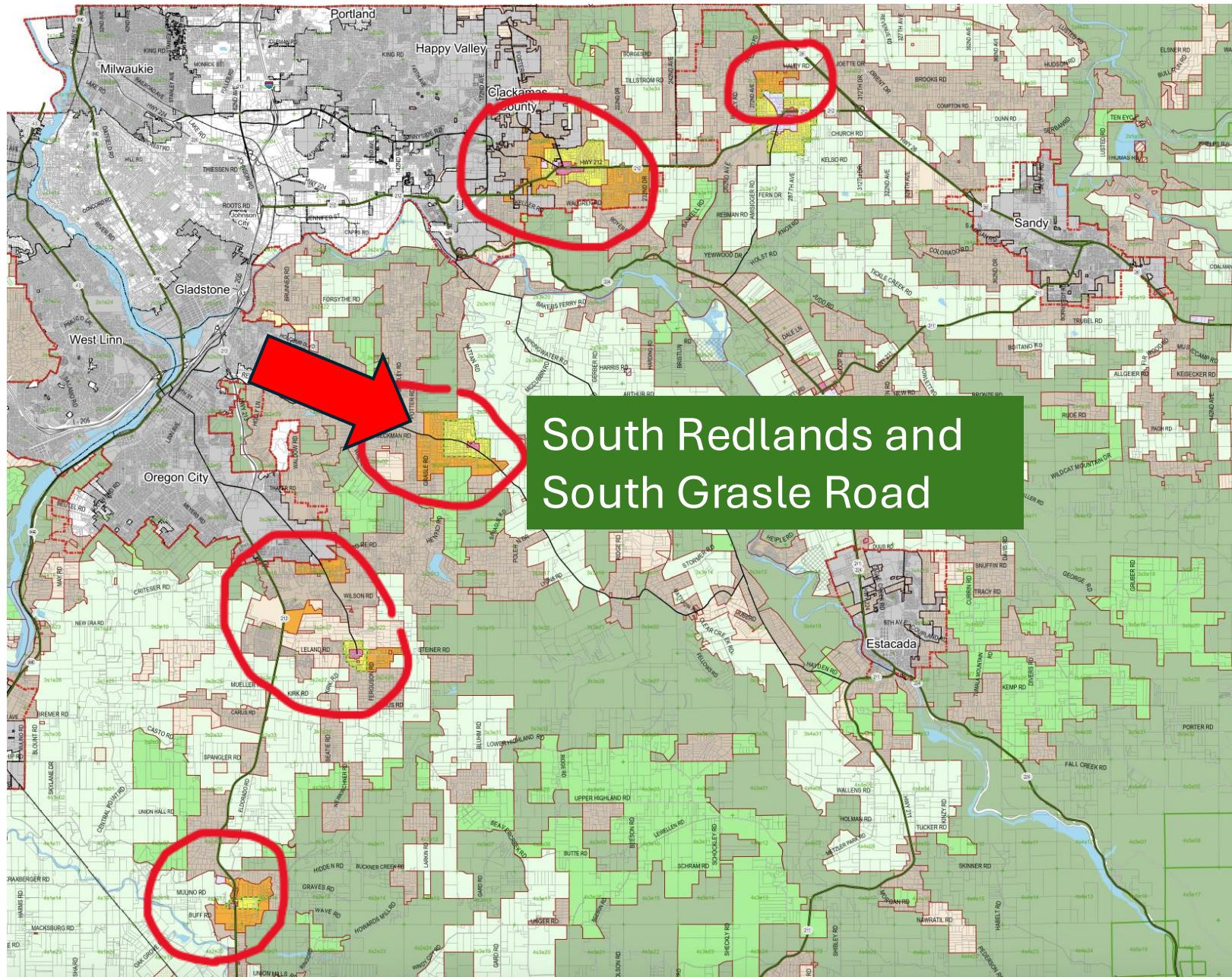
Rural Residential
Zones



Rural Residential
Zones



Rural Residential
Zones



Areas that could be rezoned and subdivided into 1-acre suburban lots in Clackamas County.

Clackamas County Non-Urban Area Zoning

Date of Last Zone Change: November 2, 2023

Residential Zoning Districts

	Farm Forest 10-Acre (FF-10)
	Rural Residential Farm Forest 5-Acre (RRFF-5)
	Rural Area Residential 2-Acre (RA-2)
	Rural Area Residential 1-Acre (RA-1)



Possible area that could be rezoned for 1-acre suburban lots

South Redlands and South Grasle Road

1-acre subdivisions are suburban development.



- Small rural lots are expensive and will be developed with expensive housing.

Clackamas County: Home on 3-acre lot in rural residential zone: \$2.1 million

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\$2,100,000

4

6

7,881

1-acre lot in Lincoln County: \$599,750

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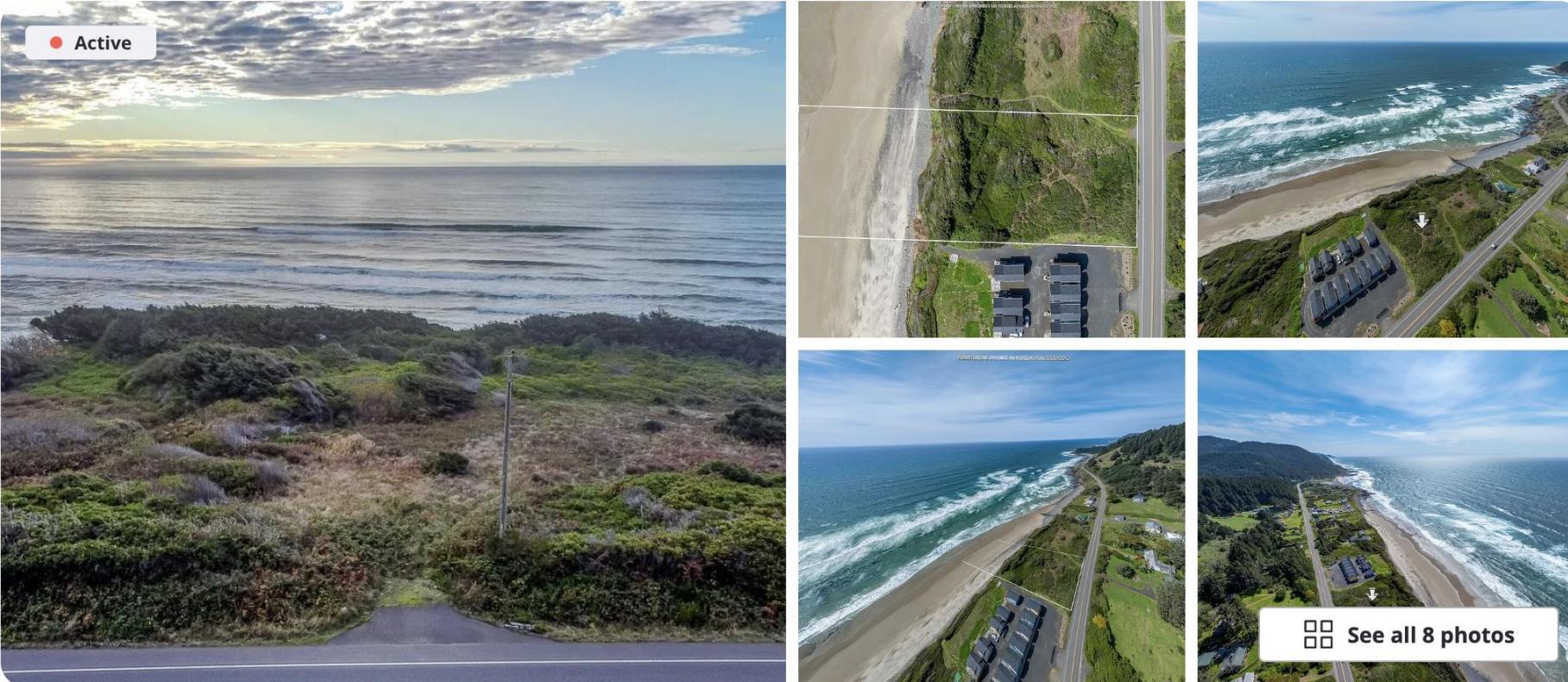


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\$599,750

0 TI Hwy #2300-101, Yachats, OR 97498

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beds

--

baths

1

Acres

[Contact agent](#)

1.12-acre lot in Deschutes County: \$409,990

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\$409,990

16827 Golden Stone Dr, Sisters, OR 97759

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0

baths

1.12

Acres

[Contact agent](#)



Is this the housing we need?

Do not consider the bill further. If the Committee does, then before any subsequent hearing.....

The Committee should request the Department of Land Conservation and Development to:

- determine the acreage of lands which could be rezoned to 1-acre lots under the legislation.
- Estimate the increased value to the property owners of this rezoning.
- Identify any of the areas qualifying for rezoning to 1-acre lots which are high fire or flood risk.
- Provide a taxpayer impact statement for added costs for county facilities and services, construction, operations and maintenance.

Proposed amendment: Delete HB 2422 amendments and replace with:

SECTION 2. ORS 197.734 is amended to read: 197.734. (1) The Land Conservation and Development Commission shall adopt or amend rules regarding the statewide planning goal criteria described in ORS 197.732 (2)(a) and (b). The rules adopted or amended pursuant to this subsection [must] **shall not** allow a local government to rezone land in an area physically developed or committed to residential use, as described in ORS 197.732, without requiring the local government to take a new exception **to all applicable statewide planning goals other than those** related to agricultural and forest lands. The rules must allow for a rezoning that authorizes the change, continuation or expansion of an industrial use that has been in operation for the five years immediately preceding the formal land use planning action that was initiated for the change, continuation or expansion of use.(1)

Thank you for your public service.