

Submitter: Carrie Cooke  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3928

Chair Marsh, Vice Chair Andersen, Vice Chair Breese-Iverson and Members of the Housing and Homeless Committee

I'm submitting this testimony today in strong opposition to HB 3928, which allows counties to designate certain rural lands for rural housing that are not subject to statewide land use planning laws. This is at least the 4th bill this committee has had this session, to force excessive reckless development outside of UGBs.

This bill has NO positives and is alarming for several different reasons:

1. It removes certain parcels outside of our UGBs from being governed by our land use laws, creating confusion and undermining Oregon's whole land use system.
2. Gives county commissioners the unprecedented ability to override those rules knowing that nothing will be checked and that they will push for every piece of land they can to develop.
3. Creates excess development on rural lands that compete with farmers and existing residences for limited, and at times scarce water. This is the reality for a lot of Oregonians and it keeps getting disregarded by growth junkies.
4. Developing in accordance with the bill outside UGBs ruins already scarce wildlife habitat and vital corridors.
5. Developing in accordance with the bill outside UGBs increases wildfire risk, adds to roads and infrastructure costs to taxpayers, and increases carbon emissions.
6. Developing in accordance with the bill outside of UGBs creates conflict with existing farms and forest uses.
7. Developing in accordance with the bill outside of UGBs ruins livability and rural areas for all. The .14-99 of an acre parcels slated for development in the bill would create subdivisions of city sized lots outside UGBs. NONE of the types of development listed in the bill BELONG OUTSIDE OF UGB's!!!!
8. Removes working lands and open spaces to development.

9. Wording of the bill eludes to continued tax exemptions even after the parcel is converted to housing.

10. None of the housing proposed in this bill belongs outside of UGBs!! From creating the "planned communities and clusters" mentioned in the bill, to single family's sprawled out everywhere on lot sizes that are for towns.

I encourage the legislature that continues to push such reckless bills to consider living in one of the countless other states in America that have already demolished their rural lands for this type of development. They've ruined their states and still have high housing prices and shortages. That's a huge sacrifice that Oregonians should never have to take.

Please do not move this bill further.

Carrie Cooke