

HB 2225 STAFF MEASURE SUMMARY

House Committee On Agriculture and Land Use

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Meeting Dates: 2/5

WHAT THE MEASURE DOES:

Defines "center of the subject tract" for siting certain permissible forest dwellings. Allows proposed dwelling only if, on January 1, 1993, the lot, parcel, or tract would have allowed siting of a dwelling, was listed on property tax rolls, and met any applicable minimum lot size. Prohibits proposed dwellings in high or extreme fire risk forestland-urban interface areas, wildfire hazard zones, and areas designated as groundwater limited. Exempts state, agencies, and counties from paying compensation to owners for restricting residential use of private property in adopting and implementing prohibitions.

REVENUE: May have revenue impact, but no statement yet issued

FISCAL: May have fiscal impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In forest zones, five categories of dwellings are currently allowed: large-tract dwellings, lot-of-record dwellings, forest template dwellings, replacement dwellings, and temporary hardship dwellings.

Forest template dwellings were authorized in 1993 (House Bill 3661) in areas with existing development and parcelization. ORS 215.750 allows for the establishment of a single-family dwelling in forest zones and some mixed farm-forest zones provided that certain conditions are met within a 160-acre square "template" centered on the tract of the proposed dwelling. Required conditions include that: at least three dwellings existed on parcels within the template on January 1, 1993, and between 3 and 11 parcels existed within the template on January 1, 1993, with the exact number of parcels dependent on the wood fiber production capability of the applicant's land and whether the land is located in eastern or western Oregon.

House Bill 2225 would clarify the definition for "center of the subject tract," prohibit forest dwellings that would not have been permitted before January 1, 1993, or are sited in fire hazard or groundwater limited areas, and exempt state, agencies, and counties from paying compensation to owners for restricting residential use of private property.