

**To: Chair Keny-Guyer and Members of the Committee**

**From: Mike McCarthy, Trout Creek Orchard, LLC,  
8405 Clear Creek Rd, Parkdale, Oregon, 97041**

**RE: HB2937 and HB 2938**

**Please oppose allowing any additional housing units that are not farm related on EFU.** This would include Accessory Dwelling Units and permanent recreational vehicles.

**I farm in Hood River County where we raise apples, pears, cherries, hay, cattle and timber.** In Hood River County as with other counties with a tourism industry like Baker, Deschutes, Wallowa, Jackson, Josephine and the wine country counties, most accessory dwelling units are converted to vacation rentals. In Hood River County there are about 400 vacation rentals already. The only purpose for building accessory dwelling units (ADU's) on farm land would be to use them for vacation rentals as it is much more profitable than regular rentals.

**The Farm Zone already had too many dwellings** In many counties in the state like Hood River, Jackson, Josephine, Multnomah, and Clackamas, Farm parcel size is already very small and we should not reduce it anymore with more dwellings.

**Adding ADU's or RV's on EFU will cover up good farm land and take it out of production.** Each house takes up about 2 acres of good farmland because of house, garage, yard, parking, driveway, utilities, septic tank, and drain field.

**ADU's or RV's on EFU will take up more land,** because a safety zone is required around each house to protect renters from farming activities. More land than 2 acres would be required. A flail mower can throw a stick 200 feet. The new EPA required Agricultural Exclusion Zone does not allow spraying within 100ft of people or dwellings. A safety zone would be required around each new dwelling or RV.

**ADU's or RV's on EFU will create more incompatibilities** with farm practices like mowing, spraying, harvesting, hauling farm products. Remember the ADU or RV would effect the practices of the farm that it is on, as well as practices of other farmers in the entire area.

An example (real story), kids from a neighboring house fell asleep in an orchard in the tall grass. The owner came along mowing the tall orchard cover crop and only barely managed to see them in order to avoid running over them with a flail mower.

**ADU's or RV's on EFU will create more problems for farmers, employees and trucks entering or leaving the farm.** An example, real story, In the case of a shared driveway with a non farm dwelling we could not get our fruit trucks out the driveway because of obstacles placed in the way. Parked cars, dust complaints, safety concerns often reduce access by farmers to their land and their work when more people are in the area.

**Loss of land by ADU's or RV's will create smaller fields.** Smaller fields are less efficient to farm, maybe making the whole field non economic to farm.

**ADU's or RV's on farm land will put an enforcement load on county planning departments.** Our planning department does not have staff time or funds to permit and enforce the vacation rental problem in our County which has drastically reduced affordable housing available for working people.

**ADU's on farm land make the parcel more expensive** and thus less likely to be purchased by a farmer and stay in farming. Too many dwellings in an area can cause the whole area to transition away from farming.

**RV's on EFU are a bad solution to the affordable housing problem.** Farmers that provide housing for their workers have been criticized and fined by OSHA for using "single wides" for Farm Worker Housing

and the industry has removed most of them. This type of housing has been considered unacceptable for farmers to use for farm workers.

ADU's and RV's on farm land scattered all over the counties puts low income people where they are far away from services, work and schools and means that they get in their cars and drive great distances every day at great expense and do not have access to transit. This is not an economic or low green house gas solution.

**We have some of the best farm land in the world in Oregon. Why do we work very hard to figure out more ways to cover it up?** With a global population prediction of 10 billion by 2050, those states that protect farm land with access to water will have a huge economic advantage over all other states and countries.