



ORCA: Oregon Coast Alliance
Protecting the Oregon Coast

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April 12, 2017

Oregon Legislature
Oregon State Capitol
House Committee on Agriculture and Natural Resources
Salem, OR 97301

Re: HB 2730, -1 Amendments

Via email: hagr.exhibits@oregonlegislature.gov

Dear Chair Clem and Members of the Committee,

Oregon Coast Alliance (ORCA) is an Oregon nonprofit whose mission is to protect coastal natural resources and aid in community livability. We write you today concerning the -1 Amendments to HB 2730.

ORCA **opposes** the -1 Amendments to HB 2730, which supersites a golf course expansion. This bill as it now stands is a gut-and-stuff that changes state policy for determining High Value Farmland found in ORS 195.300 (10), and embeds that change in the statute relating to uses allowed on land zoned for Exclusive Farm Use (ORS 215.283). In other words, the -1 Amendments will allow golf courses on certain EFU lands where they are *not* now allowed because they are High Value Farmland.

This is a completely unnecessary piece of special interest legislation that solves no identifiable problem. It is designed for and tailored to meet the perceived needs of Elk River Property Development (ERPD), a developer seeking to develop a golf course (to be called "Pacific Gales") on an EFU-zoned property known as Knapp Ranch in Curry County just north of Port Orford.

Curry County Board of Commissioners granted ERPD their land use approval for the golf course and associated buildings in October 2015 (Order #20255, dated October 6, 2015). The project has not been built, but the approval is in place. This bill would not change the existing approval in any way. **The only thing this bill would do is give ERPD the opportunity to expand the as-yet unbuilt golf course onto the HVF in the future**, on lands they *deliberately removed* from the application because they would not qualify for the golf course.

This bill is an end-run around the land use planning process, nothing more. If ERPD wishes to expand the golf course onto High Value Farmland, they would use the normal land use vehicle for such a situation, which is to apply for an Exception.

ORCA strongly opposes this bill, because it is supersiting an individual project. It is a terrible state policy to change the uses allowed on Exclusive Farm Use land in order to provide a *single developer* opportunity to potentially expand an already-approved golf course without using the normal land use procedures.

There has been no opportunity for analysis of the effects of this amendment on EFU policies. Furthermore, this bill would set a very bad precedent for allowing one or another use on EFU land merely at the whim of a developer's future plans. EFU land is very important, and High Value Farmland equally so, as they grow our food crops; Oregon's policies concerning allowed uses should be carefully crafted, given full public process, and determined to be in the best interest of the people of the state.

Please oppose the -1 Amendments to HB 2730.

Thank you for the opportunity to testify. Please place this testimony into the record for this measure.

Sincerely,

/s/ Cameron La Follette

Cameron La Follette