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February 21, 2018

Senate Committee on Environment and Natural Resources
State Capitol
900 Court Street NE
Salem, OR 97301

RE: HB 4031A – Red Barn amendment

Dear Chair Dembrow and Committee members:

Thank you for the opportunity to provide testimony on an amendment to HB 4031A, to spot-zone the "Red Barn" exclusive farm use land to allow urban uses.

The current landowner purchased the Red Barn property in Clackamas County that, *at the time of purchase*, was zoned EFU and had already been designated as a rural reserve. The current land owner has wanted to use the Red Barn site as an extension of its existing auto dealership - which is properly inside the UGB - for parking, cleaning, and detailing new cars, and possibly other uses.

1000 Friends of Oregon opposes this amendment for several reasons:

- This is legislative spot-zoning, which is something the legislature has, for good reason, elected to stay away from.
- The land is 18 acres of high value farmland in the midst of the fertile French Prairie farming region. Its proximity to the Metro urban area makes it an excellent site for even small-scale farming, or as part of a larger operation.
- It will be even more difficult for smaller and younger farmers to start or stay in agriculture when urban commercial interests can outbid them for farm land.
- The current owner - a car dealer - speculated on exclusive farm use land that was designated, several years earlier, as rural reserves without any controversy.
- Three acres of the 18 acres have structures (including a farm house and barn) and a paved area – all of these were approved as farm-related uses.

There is a solution to this problem that does not undermine Oregon's land use laws. The landowner purchased farmland. They can sell it as farmland and purchase property where the desired use is allowed.

Thank you for consideration of our comments.

Mary Kyle McCurdy
Deputy Director