



P.O Box 1083
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February 23, 2018

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

Senate Committee on Environment and Natural Resources
State Capitol
900 Court Street NE
Salem, OR 97901

RE: HB 4031A Engrossed and proposed amendments

Chair Dembrow and members of the Committee:

Friends of Yamhill County works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents. We appreciate the opportunity to comment on the above-referenced bill and proposed amendments.

We strongly support the -16 amendment which is the appropriate technical fix for a transcription error made in SB 1051 late in the 2017 session. To not pass it contravenes the good work and collaboration around housing needs done in the 2017 Legislative session. This kind of simple technical fix is exactly what short sessions are designed for.

We strongly oppose the -5 amendment which would spot zone of a specific parcel, commonly known as the Red Barn site, from exclusive farm use in the rural reserves to urban industrial/commercial use. The current owner speculated on land that was designated exclusive farm use at the time of purchase. Local jurisdictions have consistently complied with Oregon's land use laws in denying the request for change. While it is true that this is not all bare ground ready to be planted the existing structures were approved as farm-related uses. There are parties interested in doing that or the potential for some changes to facilitate small-scale farming.

Regarding HB 4031A Engrossed as it came to you from the House we have concerns about the renewal and expansion of guest ranches on EFU lands. We understand that there is a specific issues related to an agreement that was part of prior legislation involving the Metolius. To renew that agreement with its certain timelines and parameters seems more in keeping with a technical fix appropriate to short sessions.

In summary we ask for your support of the -16 amendment. Please oppose the -5 amendment or any version of this sort of spot-zoning. Please consider further editing of

the language related to guest ranches and resorts to limit it to the specific case of the Metolius agreement.

Thank you for your attention and the opportunity to send this information to for your consideration.

Sincerely,

Kathryn Jernstedt

Kathryn Jernstedt
Friends of Yamhill County

HB 4031A FYC