

From: [Aileen Kaye](#)
To: [Exhibits HAGLU](#)
Subject: HB's 4051, 4072, 4158
Date: Monday, February 3, 2020 10:40:42 PM

To the House Committee on Ag and Land Use,

This testimony relates to HB 4051, 4072, and 4158 each relating to hemp processing industry.

I am asking that you **amend each bill to state that the issue of where to locate large hemp/CBD oil extraction and processing plants will be on land zoned for industrial use, not EFU.** Currently, it appears they are allowable on farm land via a conditional use permit even if they are industrial in nature. This is unfair to those who live in the affected area and only adds to the gradual loss of farm land.

The CBD oil craze is causing massive commotion on Oregon's rural lands. An example of the gold rush/breaking bad mentality regarding CBD oil recently occurred in the area southwest of Turner in unincorporated Marion County. Most of the land in the area is zoned EFU.

In short, a businessman from the Chicago area swooped in and asked a recent widow to apply for a conditional use permit on his behalf in order for him to buy her house. She did this, but did not realize what the permit was for. It was for a very large CBD oil processing plant. No hemp would be grown on this 37 acres of EFU land. The land would become cement and buildings.

The whole community was extremely upset by this due to the loss of the 37 EFU acres, the traffic dangers on the winding road near the elementary school, the fear of crime, etc. The community succeeded in getting the permit request denied, but really only on a technicality after a great expenditure of time, energy, and money. (Case No. CU 19-024. Marion County, Oregon)

The community still lives in fear that a similar application could be made. We want some certainty that the land in our rural area will be used as it has been since the 1970's--as EFU, not chemical processing plants.

Thank you.
Aileen Kaye
Turner, Oregon
February 3, 2020

Additionally, I would like to say:

We need to narrow the definition of "Commercial activities in conjunction with farm use". Under the current definition, a large CBD oil extraction/processing chemical plant could be allowed under a conditional use permit. In the case I have mentioned, this chemical plant/hemp distribution center would have taken the entire 37 acres of EFU out of the use for which it was originally intended.

A friend wrote me these stats: Commercial activities are another use that can be perfectly complementary to farm use, or not at all. Since 1997, counties have issued 308 permits for commercial activities in conjunction with farm use. It is the fourth-most permitted non-dwelling use since 1997, and the second-most since 2013. **The biggest issue with this use is that it is far too broad. There is no specific definition of what activities do or do not qualify, making it a catch-all for extraneous uses that do not fit into other categories.**

Also, please see the attached list of the multitude of uses all currently possible on EFU land. Too many!

Thank you.
Aileen Kaye
Turner, Oregon

All Possible Uses in EFU

Farm use.
Grandfathered Non-Conforming uses.
Primary or accessory farm dwelling.
Replacement dwellings.
Relative farm help dwelling.
Farm Stands.
Crop/Poultry processing.
Biofuel production.
Forest product harvest and primary processing.
Irrigation reservoirs.
Applied water or biosolids.
Aquatic/ Insect species cultivation.
Utilities.
Fire service.
Railroad.
Roads.
Geothermal, oil and gas exploration and production.
Mineral exploration.
Temporary hardship dwellings.

Home Occupations.
Landscaping business.
Winery. Cidery. Brewery.
Personal Use Airport.
Non-farm related dwelling.
Lot of Record Dwellings.
Bed and Breakfasts.
Guest ranches.
Residential treatment home.
Destination resorts.
Golf Courses. Private parks.
Playgrounds.
Hunting and fishing preserves.
Campgrounds. Public parks.
Youth Camps.
Churches. Cemeteries.
Community Centers.
Schools.
County fairgrounds.

Living History Museums.
Equine Therapy. Dog kennels.
County law enforcement facilities.
Public safety training facilities.
Power generation facilities.
Water bottling facilities.
Solid waste disposal.
Log truck parking.
Aerial fireworks business.
Filming activities.
Outdoor mass gatherings.
Wetlands.
Model aircraft landing.
Goal-excepted uses (physically developed, irrevocably committed, reasons relating to rural residential and rural industrial development).
Unpermitted uses.