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

DATE: March 4, 2025

TO: Chair Golden, Vice-Chair Nash, and members of the Senate Committee on Natural Resources and Wildfire

FROM: Rob Hallyburton, Vice President *RH*

RE: SB 78, Introduced

Friends of Yamhill County (FYC) 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. Our organization's membership includes Yamhill County residents who support the mission and values of Oregon's land use program.

Thank you for the opportunity to testify on SB 78. FYC supports adoption of this bill related to dwelling replacements in exclusive farm use zones.

Replacing existing homes in exclusive farm use zones with huge houses whose residents generally have no connection with the land tends to inflate the price of land, making it more expensive for farmers to acquire land and more difficult to make a reasonable return from crops and livestock raised there. The bill will protect the ability to replace a dwelling that has been damaged or destroyed by natural causes.

In Yamhill County, a property owner was able to build a nine-unit hotel under the guise of a replacement dwelling (website excerpt attached). This not only introduced a non-farm use into working resource lands, but it also replaced a dwelling that could house a family. The bill would help prevent future abuses such as this.

Thanks again for the opportunity to testify on this important bill. We urge you to support SB 78.

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