

Submitter: Scott Franke

On Behalf Of:

Committee: House Committee On Agriculture, Land Use, Natural Resources, and Water

Measure, Appointment or Topic: HB4153

I am a lawyer and have been active in the application of land use law in Oregon for over a quarter of a century, especially as it applies to Hood River County, where exclusive farm use is by far the biggest economic driver, and this bill would force the county to allow uses that will devastate the critical mass of orchard land and the fruit packing industry that it supports. The existing law is already too permissive and vague in allowing some orchardists to essentially go well down the slippery slope toward converting their exclusive farm use-zoned property into farm stores, restaurants and entertainment venues, and you need to go back to working on what refinements were put on hold by the governor after these same development-minded interests howled about after the last session, although those changes really were not a threat to existing permits.

The whole point of Senate Bill 100 was to have those things happen in more suitable urban locations and allow farmers to farm without the conflicts that arise when folks stretch the existing 25% rule re: non-farm products being sold from these lands.

Allowing more than what is currently allowed to happen on EFU land will also deeply adversely affect the folks who have such commercial businesses and pay the higher prices and higher taxes for those ventures, and the price of agricultural land will exceed what will support growing great produce and lead to local agriculture dying, or at least will lead to smaller family farms being taken over by factory farming conglomerates.

Please vote against this irredeemable bill and keep Oregon the agriculturally rich place that Tom McCall and company so wisely foresaw could become ruined without our smart rules, which we managed to keep in spite of M37 and M49 trying to erode that great work.

Thank you.