

Senate Energy and Environment Committee
Re: SB 16

Senate Bill 16 is not a good idea for Malheur County. I am not from Eastern Oregon but live on and manage 1300 acres of forest and farmland in Polk County and have been engaged with rural land use in the Willamette Valley for decades. Scattering residences across EFU land changes the infrastructure and the culture of agricultural communities causing significant cumulative detrimental effects. Once you start there is no end and eventually you look like Los Angeles County! Malheur County has such a stellar agricultural economy that can be supported in many ways but building non farm dwellings is not one of them - water issues arise, conflict of interest issues between farmers and non farmers happen, fire risk and costs go up.

From an American Farmland Trust analysis: "over a wide range of densities the ongoing public costs of new residential development will exceed the revenues from such development." The annual net revenue shortfall per new house was found to be three times greater for sprawling new development (\$2232) than for compact development (\$705).

According to my research there currently appears to be a very adequate supply of buildable residential lots within urban growth boundaries in this area. And most importantly, any such dramatic rejection of our land use laws should not be made without much more extensive deliberation as to the long term consequences and the precedent this proposed legislation would set for other regions of Oregon.

Thank you.
Sincerely,
Sarah Deumling
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