

Dear Chairman Beyer and Committee Members:

My family and I own a 475 acre farm in the Woodburn-Hubbard area. It has been a family-run operation for 106 years. I manage it for the benefit of our family. My daughter is the 5th generation to be a part of our farm and wishes to preserve it as our way of life.

I am opposed to SB 16 for multiple reasons. First, it compromises our land use system by allowing EFU land to be re-zoned for residential use outside of the existing land-use framework. It allows the County Commission to approve a re-zoning request with an *unappealable* decision. Not having accountability is a dangerous precedent. Furthermore, SB 16 is unnecessary to create new land for housing development. Ontario has 1500 acres in the urban reserve. That land can be converted to meet housing needs within the legal framework that is already in place.

Second, Oregon farm families such as my own, depend on access to farmland to support our industry. Converting farm land to non-farm uses creates more challenges for small family farms to stay in business by driving up the prices of agricultural land. In addition, allowing agricultural land to become low density residential land introduces suburban pressure that creates opportunity for conflict with residents who are not engaged in farming and ranching. Our farm is in close proximity to small acreage residential lots and to Woodburn's Urban Growth Boundary. Trespass and vandalism is an unfortunate result of increased residential development near our working farm.

Thank you for the opportunity to voice my opposition to this bill. I like to think of Oregon as a state that values agriculture and wants to keep this sector productive and sustainable for families like mine.

Sincerely,

Theodora Schrier
Pudding River Ranch
Hubbard, Oregon