

February 21, 2025

House Committee on Emergency Management, General Government, and Veterans
Oregon State Legislature

RE: Opposition to HB 3062

Oregon Farm Bureau (OFB) is the state's most inclusive agriculture organization, proudly representing over 6500 family farms and ranches that produce more than 220 agricultural commodities. From hops and hazelnuts to cattle, cranberries, and timber with operations spanning from just a few acres to thousands, our members utilize all farming methods including organic, conventional, regenerative, biotech, and even no-tech.

OFB's Commitment to Protecting Exclusive Farm Use Lands

Oregon's Exclusive Farm Use (EFU) zones are the backbone of the state's agricultural economy, ensuring that productive farmland remains available for farming now and for future generations. EFU zoning protects farmland from urban sprawl and non-farm encroachment, ensuring that agricultural operations remain viable while supporting rural economies, local food production, the state's economic stability, and the public interest.

The balance between urban and rural land use is fundamental to Oregon's land use system. Industrial lands within Urban Growth Boundaries (UGBs) are designated specifically to accommodate economic growth, reducing pressure to convert farmland for non-agricultural purposes. HB 3062 disrupts this balance, creating barriers to industrial development within UGBs that will ultimately threaten EFU lands.

Concerns with HB 3062

While HB 3062 is intended to protect sensitive land uses, its overly broad mandates and restrictive regulations would make it significantly more difficult to use industrial land responsibly within UGBs. Specifically, HB 3062:

1. Restricts Industrial Land Availability
 - HB 3062 requires local governments to map "sensitive uses" within UGBs, including residential areas, schools, and parks—features that exist throughout urban areas.

- This increases the likelihood that most industrial-zoned land will be subject to new permitting requirements, public health impact studies, and additional hearings, reducing the available land for industrial use.
2. Increases Pressure to Expand UGBs onto EFU Land
 - If industrial land becomes too difficult or expensive to develop, cities may be forced to expand UGBs to accommodate economic growth.
 - This risks rezoning farmland for urban development, directly threatening Oregon's agricultural economy and *contradicting the purpose of EFU zoning*.
 3. Imposes Burdensome Regulations on Farm-Related Industrial Uses
 - Agricultural processing, storage, and distribution—critical components of Oregon's natural resource economy—fall within the bill's broad definition of industrial use.
 - These industries could face costly and time-consuming health impact analyses on issues like traffic, noise, and emissions—even when operating within existing environmental regulations.
 4. Creates Regulatory Uncertainty and Slows Economic Development
 - The bill mandates an extra public hearing focused on health impacts, creating additional legal and political challenges that could delay or block responsible industrial projects.
 - Uncertainty discourages investment, making Oregon less attractive for industrial development, which could drive businesses to seek land outside UGBs—further increasing pressure on farmland.

Conclusion

Oregon's land use policies must balance economic growth with farmland preservation. HB 3062 disrupts this balance by making industrial development within UGBs unnecessarily difficult, creating a chain reaction that threatens EFU lands. The bill's increased regulatory burden, costly permitting process, and restrictions on farm-related industrial uses would hinder responsible development while increasing the risk of irreversible farmland conversion.

For these reasons, the Oregon Farm Bureau strongly opposes HB 3062 and urges the committee to reject this proposal to ensure the continued protection of EFU lands and Oregon's agricultural economy.

Thank you for your time and consideration.

Sincerely,



Ryan J. Krabill
Oregon Farm Bureau