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

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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 77, 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 77. FYC supports adoption of this bill related to home occupations in exclusive farm use zones.

Yamhill County has experienced a proliferation of rural lodging facilities that take advantage of the existing home occupation regulations. One example includes what is essentially an 18-unit hotel<sup>1</sup> operated by an out-of-state entertainment management corporation.<sup>2</sup> There are other examples. These are not small operations supporting family farms. They are horizontally and vertically integrated tourist and entertainment operations that are more properly located inside urban growth boundaries.

These operations introduce conflicts into working resource areas by bringing more people, pets, and traffic into farm areas, leading to pressures on farmers to change their operations. In addition, permitting these large non-farm uses tends to inflate the price of land, making it more expensive for farmers to to acquire land and more difficult to make a reasonable return from crops and livestock raised there..

Thanks again for the opportunity to testify on this important bill. We urge you to support SB 77.

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<sup>1</sup> <https://www.foleywinesdundeehills.com/stay.htm>

<sup>2</sup> <https://www.foleyentertainmentgroup.com/>