

Submitter: Emily M

On Behalf Of:

Committee: Senate Committee On Finance and Revenue

Measure, Appointment or Topic: SB1586

Dear Chair Broadman, Vice Chair McLane, and members of the committee,

I'm a resident of Portland, OR and am submitting this written testimony in opposition to SB 1586.

I understand that the designation of UGB land is complicated and needs to address multilayered land use laws and needs—public, economic and agricultural. However, given the quick pace at which SB 1586 has been pushed through, I'm primarily concerned with how this bill (and others related) hasn't done its proper homework.

SB 1586 does not thoroughly consider plentiful, more properly-suited alternatives to the UGB in Hillsboro. Why not research and locate acres of land that are *not* already set aside as rural reserves until 2065— for good reason? If the state is breaking its promise to protect this land until at least 2065, then how can we trust that they won't break the promise that this land be for its currently proposed purpose?

Agriculture is the second largest economic industry in the state, and is absolutely dependent on access to top tier soils. Industrial development does not need to be located on the world's best soil. This bill and its concerning likely amendments will increase the cost of farmland, reduce access to top tier soils, and impact carbon sequestration. What's more, this bill disproportionately serves the benefit of property owners looking to sell their land as rezoned industrial land, rather than sell it to farmers who want to start or expand their farm operation. EFU land sells for about \$20-30k per acre, while industrial land can sell for up to over \$1 million per acre.

I'm concerned that it will thus threaten local food security, hurt the surrounding agricultural economy, and harmfully impact watersheds, wetland habitats, and tributaries.

For these reasons and more, I ask that you vote no on SB 1586 and respond to the needs of the entire Hillsboro community. Thank you.

Emily
Portland, OR