



Jefferson County Farm Bureau

**798 SE Dover Lane
Madras, Oregon 97741
Phone 503/250/2460**

February 11, 2026

Chair Pham
Senate Committee on Housing and Development
900 Court St. NE Salem, Oregon 97301

Oppose SB 1578

Dear Chair Pham and Members of the Committee,

Jefferson County Farm Bureau is a member of the Oregon Farm Bureau Federation (OFBF). We are located in Central Oregon, east of the Cascades. Jefferson County Farm Bureau has been established since 1947. Our founding members brought the water to Jefferson County.

As a county farm bureau, we oppose SB 1578. After listening to the testimony yesterday from the public, we will continue to oppose the bill. We heard nothing that would make us support this very bad bill even as one person testified that it was only 950 acres. **It is about winners and losers and the impacts that this bill if passed will have. It takes away the impact test for agriculture or forest lands.**

You heard a lot of testimony on how hard it is to find housing in the counties that this bill is written for. In that testimony it was shared that homes for sale were being purchased and used for rental or vacation homes. The market determines the cost of housing and purchase price as this committee truly understands. You also heard about the “Bubble Bee” project that this bill would be used to duplicate. There is nothing in the bill that says how a county is to use the 50 acres for housing outside of an urban growth boundary except for on lines 22-27 on page one. Page 2 talks about the rezoned lands and reporting to the Department of Land Conservation and Development. We hear all of the time from the Association of Oregon Counties on how each county needs to be able to interrupt and apply the land use laws to their county’s needs. This bill doesn’t do that.

We firmly believe that all housing using tax payer funds (State of Oregon funding) should follow the land use laws and be developed within an urban growth boundary even if in a rural county. It is about the infrastructure costs and services that are available in a town or city and to not allow sagebrush subdivision as we call them. We have one of the largest sagebrush subdivisions in Oregon called Crooked River Ranch. We also understand wildfires and the dangers that are present for areas not within a city. It took 14 hours to evaluate Crooked River Ranch this summer during the level three evaluations.

The second part of the bill on Accessory Dwelling Units (ADU) worries us even more. It will allow accessory dwellings on any parcel currently zoned for exclusive farm use (EFU) if a non-farm dwelling existed, this changes the definition of an “area zoned rural residential”.



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It also will increase the size from 900 square feet to 2,500 square feet which is confusing when **the first part of the bill is limiting the houses to 1,200 square feet but then they could have an ADU of 2,500 square feet.**

Putting more houses out in the ag zone is not the answer to solving the housing shortage. All that it will do is (1) increase conflicts from home owners that should be living within an UGB (2) increase the cost of services for the county government to provide to the sagebrush subdivision (3) increase the exposure to wildfires and (4) impact the wildlife habitat and availability of water * east of the Cascades water is a resource that needs to be treasured and is limited.

Please do not move this bill forward. Focus on the transportation needs and budget shortfalls and human services as your top priorities in this short session.

Sincerely,

Mickey Killingsworth

Mickey Killingsworth
Secretary-Treasurer
Jefferson County Farm Bureau
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Cc Vanek and G. Harris