



Friends of Family Farmers ♦ PO Box 751 ♦ Junction City, OR 97448

503-581-7124 ♦ www.FriendsofFamilyFarmers.org

Co-Chairs Sollman and Bynum, and members of the committee:

My name is Alice Morrison and I am writing in opposition to SB 4 on behalf of Friends of Family Farmers. Friends of Family Farmers represents over 1600 highly diversified small and midsize farmers across the state who focus on local and regional markets and produce annual vegetables, perennial fruit, meat, dairy and more for millions of Oregonians to enjoy.

Farming will never be optional, because eating is not optional. We are so lucky here in Oregon to have a thriving small and midsized farming community (like the farmers and ranchers FoFF represents) and we need to make sure we are taking them into account when making these land use decisions. Farmland is one of Oregon's greatest assets and our zoning system is set up to protect it. Although there are many other industries that may eye prime farmland as a suitable site for their activities, the natural resource demands of farming require that we protect high value soils and access to adequate water resources. Unlike other possible sites for the industrial facilities referenced in SB 4, farmland will never be able to revert to its prior use if a facility located there through the SB 4 supersiting process closes or moves on. This will permanently take land out of production because the soil degradation and contamination from industrial use will be irreversible. **If you pass SB 4, we will be squandering some of the best farmland and soil in the world for an industry that does not require these resources and could be easily located elsewhere.** We also need to maintain the protections on this land to ensure that EFU zoned land is accessible to the folks growing food. According to American Farmland Trust, Oregon has the fastest rising farmland prices on the west coast. If SB 4 passes and agricultural land near population centers could be easily converted to industrial use, it will further drive prices out of reach of the average farmer through corporate land ownership and speculation. We are already in a farmland affordability crisis, SB 4 will make things worse.

We do not need the Governor, the legislature, or any other entity to be given supersiting authority. Oregon's land use planning program requires cities to plan and protect employment land, including for industrial uses. While some cities have squandered that land, other cities have not. Many cities have stepped up for this funding with sites ranging from 100 to 1000 acres, inside their UGBs, and well-located to meet the transportation and other needs of semiconductor manufacturing. What they all need is the state investment in land readiness that SB 4 brings. And **it is long-past time for the state to do just that - step up and contribute to industrial land readiness, inside UGBs.** Cities that have stepped up include Wilsonville, Redmond, Albany, Corvallis, Medford/Phoenix, and more. While SB 4 states these and other cities will be "given consideration," that is in the section for supersiting OUTSIDE of UGBs. There is nothing in this bill that requires the Governor to look FIRST to lands INSIDE UGBs. **SB 4 should be amended to require the Governor to select a site(s) inside UGBs.**

We also have some specific problems with the development of this proposal. SB 4, and much of the supposed "site inventory" process, has been opaque and seemingly skewed to one site - 500+ acres of excellent farmland in Washington County, north of Hillsboro. This means skipping over even 500+ acres zoned for industrial use that is already inside the Hillsboro portion of the UGB. The provision granting the Governor this extraordinary authority also currently has a "bait and switch" loophole. The bill says that if the land brought into a UGB under SB 4 has not been "substantially developed" by June 30, 2027, it will be taken out of the UGB, *unless* the land has by that time been added to the UGB through the usual UGB amendment process. We can expect that Hillsboro - the city closest to the farmland targeted for this semiconductor purpose - will act quickly to formalize the land inside the UGB. And, after that, if no semiconductor plant shows up, the land could be used for *anything*.

For the good of Oregon's agricultural producers today and into the future, we urge you to oppose SB 4 and stop this blatant attempt to misuse our valuable farmland.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Morrison".

Alice Morrison
Co-Director
Friends of Family Farmers