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February 2, 2026

House Committee on Agriculture, Land Use, Natural
Resources, and Water
Oregon State Capitol
900 Court St., NE
Salem, OR 97301

**Re: Please vote "NO" on HB 4135 - Allows counties to
approve farm stores, instead of farm stands, as a
nonfarm use on lands zoned for farm use.**

Dear Co-Chairs Helm, Owens, Vice Chair McDonald and
Members of the House Committee on Agriculture, Land
Use, Natural Resources, and Water

Friends of Marion County is an independent 501(c)(3)
farmland protection organization founded in 1998. Our
mission is to protect farm and forestland, parks, and open
space in Marion County.

**Please oppose and remove HB 4135 from
consideration by the 2026 Legislature.**

1)

HB 4153 completely sidesteps the long-standing purpose
of the exclusive farm use zone to preserve agricultural
land for farming.

2)

HB 4153 eliminates the "good neighbor" analysis currently
required for agritourism permits to ensure events and
nonfarm activities do not negatively impact other farms
around them.

3)

HB 4153 does not help farmers who actually want to farm, and was crafted by the Oregon Property Owners Association (formerly Oregonians in Action) who have been attempting to open up farm land to unfettered commercial development for many years.

4)

Commercial destinations of this kind require significant upfront capital costs that could turn EFU zones into a pay-to-play system that undermines farmers and prioritizes commercial development.

5)

HB 4135 fails to address impacts on land affordability and farm viability, two primary issues for small and beginning farmers.

6)

HB 4135 is complex and controversial should not move forward in the short session.

Thank you for considering these comments.

Sincerely,
Roger Kaye, Pres.
FriendsOfMarionCounty@gmail.com