

Submitter: Jodi Petty

On Behalf Of:

Committee: House Committee On Agriculture, Land Use, Natural Resources, and Water

Measure, Appointment or Topic: HB4153

HB 4153 is unfair to rural residential landowners. We have a reasonable expectation that adjoining Exclusive Farm Use zoned land will be used for farming, not for retail stores, commercial kitchens, restaurants, concerts, amusement parks, zoos, and entertainment venues. We expect and accept the necessary noise and inconvenience that comes with being part of a farming community. But rural residential landowners – and our farming neighbors – should not be forced to deal with non-farm uses that belong in commercial and manufacturing zones. Please kill this bill.

This bill is unfair to farmers who use farm stands to market their own crops. Some years ago, for example, one farm stand on Highway 35 in Hood River County put in a soft-serve ice cream machine. Within months, half a dozen other stands lining the road did the same in order to compete. Farmers selling only their crops cannot and should not have to make the investment required to compete with retail stores and entertainment venues.

This bill is tailor-made for one specific permit application currently under appeal in Hood River County. The legislative process should not be co-opted for the benefit of specific individuals.

HB 4153 gives privileges to “farm stores” that far exceed those given to other types of permits. A cider business, for example, can only sell retail items directly related to the cider it produces; sales of incidental items and services are capped at 25 percent of the income from sales of cider; and agri-tourism and commercial events are limited in several ways. All of these features ensure that a cidery is first and foremost a farm that grows apples and produces cider. This bill allows “farm stores” to sell any kind of retail items, removes any limit on the amount of those sales, and allows unlimited entertainment events. If this bill were passed, there would be an immediate push to restore parity for other types of permits, a race to the bottom in which farm land would no longer be protected in any way.

The overreach in this bill would be devastating for farmers who are simply trying to farm. Land use law is complicated, and changes of this magnitude should not be

rammed through the short session.

Please OPPOSE this!!!

Let's keep Oregon Farms in the hands of the farmers!!