

February 3 2026

re: HB4153 Allows farm stores, instead of farm stands, as nonfarm use on lands zoned for farm use.

Dear Representative Breese-Iverson, Senator Sollman, Smith DB, Anderson and the House Committee on Agriculture, Land Use, Natural Resources, and Water:

My name is Kathaleen B Parker, from Senate District 10 in South Salem, and I oppose Oregon's HB4153 because it was written to advantage commercial attributes.

As a homeowner in the Willamette Valley, I love that Oregon wants to support the growth of their farmers, but our loyal watchdog, 1000 Friends of Oregon feel that this bill lacks sufficient safeguards to ensure agriculture remains the primary use, potentially allowing developers to use a small amount of farming to justify large commercial, non-farm events on prime, protected soil.

Proponents argue that HB4153 is necessary for the financial survival of small family farms that need to diversify beyond just growing crops to survive.

The bill allows for the development of "farm stores" (instead of just farm stands) on EFU-zoned land, permitting the sale of products not grown on-site, along with beverages and prepared foods.

Agritourism and Events: It specifically includes agritourism activities, such as concerts, farm-to-table dinners, weddings, and educational exhibits, as permitted uses.

This bill 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.

- NO to shifting agriculture to the back burner and allowing nonfarm activities as a primary use on farmland.
- NO to incentivizing nonfarm commercial development on less expensive, lower taxed farmland.
- YES to farmer-owned and operated stores, restaurants, and event venues inside our cities and small towns.
- YES to direct sales for farmers under existing farm stand provisions that require farming to remain the predominant use.

NO on HB 4153, a bill that would require counties to allow 5,000–10,000-square-foot "farm stores" in the exclusive farm use (EFU) zone. This would open the door to businesses offering shopping, dining, alcoholic beverage service and sales, and ongoing big events such as concerts and weddings—all on land that should be focused on agricultural production. 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.

Thank You for your time and support,
Kathaleen B Parker