

Submitter: Trudi Klinger
On Behalf Of:
Committee: House Committee On Agriculture, Land Use, Natural
Resources, and Water
Measure, Appointment or Topic: HB4153

HB 4153 goes light years beyond anything currently permitted in the Exclusive Farm Use zone. It would require counties to permit:

- Retail stores of any kind. The items sold don't have to have anything to do with farming and there is no limit on sales; the store only has to offer some undefined amount of "farm products" in addition to the retail items. An auto parts store that also sells a basket of apples off the counter?
- Any activity that promotes visitors and sales at the retail store. Free admission to car wash with purchase from auto store?
- Commercial and entertainment events of any kind. A summer concert series next door to you? A Google corporate retreat?
- Sales of food and beverages ready for immediate consumption. 7-Eleven convenience stores on farmland.
- Commercial kitchens for the preparation of any prepared food items. Food manufacturing on farmland.
- Amusement parks, arenas and other open structures for any purpose.

This bill makes a mockery of the exclusive farm use zone and Oregon's tradition of protecting agricultural land. Please do not allow it

The state should not force counties to permit non-farm uses that do not fit their particular priorities and types of agriculture. Currently, for example, counties may – but are not required to – allow agri-tourism

and other commercial events on Exclusive Farm Use land. Hood River County has chosen to allow up to 18 days of agri-tourism events, but not the larger number available in statute, and no commercial events. This is the county's right and choice under current law. It is the balance between tourism and farm land protection that fits Hood River. That local prerogative will be taken away by this bill. HB 4153 would force all counties to allow unlimited commercial activities and entertainment venues under the guise of a "farm store". Please do not do that to Hood River.