

Submitter: Marilyn Koenitzer

On Behalf Of:

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

Measure, Appointment or Topic: HB4153

Dear Co-Chair Helm, Co-Chair Owens, Vice-Chair McDonald, and members of the committee,

I urge you to oppose HB 4153, which would require counties to allow large commercial stores on farmland, because:

The bill has no requirement that the farmer operate the “farm store,” which will attract outside capital investment and drive up the cost of farmland by opening up our Exclusive Farm Use zones to nonfarm hospitality business interests. Farmers grow food; they don’t run hospitality businesses.

Existing law already allows farmers to sell their farm products to the public, host educational events and activities like u-picks, and sell nonfarm retail items up to 25% of the farm stand’s total annual sales.

By removing “farm stands” as an allowable use in Exclusive Farm Use zones, the bill creates unnecessary new regulations for farmers who simply want to sell their farm products to the public.

The bill allows 95% or more of a “farm store” square footage to be used for retail merchandise and prepared food and beverages, with no connection to the farm where the farm store is located. This would allow commercial retail and hospitality activities as the primary use of farmland.

The bill creates confusion with existing laws that regulate agritourism, allowing weeks-long events and mass gatherings without any consideration of impacts to working farmers.

HB 4153 is too complicated and too controversial to be taken up in the short legislative session.

I was at an event with DLCD in 2023 at which many central and eastern Oregon farmers said they would like very small farm stands permitted outright, not large commercial stores.

Sincerely, Marilyn Koenitzer, Bend