

Submitter: Lori Golze

On Behalf Of:

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

Measure, Appointment or Topic: HB4153

The state should not force counties to permit non-farm uses that do not fit their particular priorities and types of agriculture. 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.

HB 4153 will work against the land use system that makes Oregon special. There are innumerable entertainment and retail conglomerates just waiting for a bill like this in order to buy up our farm land and plaster it with concert venues, commercial events, and food service outlets. This is a terrible bill and the wrong path for Oregon.

HB 4153 is unfair to small businesses. Restaurants, brew pubs and cafes in rural centers pay commercial prices for land, pay commercial property taxes, and do not have acres of land to convert from farm use to lawns for customers. Small rural business and commercial districts die when farm land becomes de facto commercial land. In Hood River County, almost all EFU zoned parcels have a view of some sort. With this bill, our farm land would metastasize into high-traffic commercial businesses with which those in the appropriate zones cannot compete. That kind of sprawl is the opposite of everything that Oregon's land use system was designed for.