

Ideally this law (HB 4153) supports farmers making a living without supporting EFU land (including a portion) being taken out of farm land use. This problem (loss of EFU land) may be more severe near major urban areas than in more rural areas of the state due to the escalated price of urban land.

Farm stands/stores should NOT be used to degrade EFU zoning e.g. by

- being a backdoor to converting EFU lands to retail/commercial use;
- being used to permit an EFU residence based on sales of agricultural products grown off farm;
- becoming a grocery store to sell products from a multi-state “local” agricultural area where “local” has no ordinary meaning and this definition is even bigger than the meaning of the local “region”. Farm stands/stores should primarily (75%) sell goods grown and made on that farm. Grocery stores on non-EFU land should sell foods and other products from the multi-state area.

**Farm stands/stores should help farms to be more successful AS A FARM, not an alternative use such as a grocery store.** Farm stands/stores should not favor large operations. There is no reason to limit small farms from having a stand to sell their own products. A small farm doesn't need to have a minimum acreage or a minimum income e.g.

- to sell excess eggs from a farm flock of chickens;
- to sell excess produce from the farm garden or production area;
- to give farm tours of diverse livestock or crops that may not be associated with large production areas.

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