

To Oregon Legislators and Governor of Oregon :

We stand opposed to HB 4153 and the unregulated farm store concept. We have a 23 acre pear orchard in the Hood River Valley. It is zoned exclusive farm use. To remove restrictions on earning power on farm generated products *and* non-farm related commercial products for farm operators with farm stands or potential huge farm stores would be unfair farm practice and convert the farm property owner to have a retail commercial (non-farm) business which violates current zoning laws that protect current farm practices and lands. There absolutely should be no retail or farm stand allowance, nor weddings, carnivals, nor concerts on the property of farms that harvest marijuana plants nor it's hemp bi-products. For current farms that have farm stands, products should be limited to *only products harvested* on the farm property with the current cap presently in place. These restrictions protect the normal channels of products to cooperatives and businesses that normally process products produced by farm operations. There should be no commercial accommodation business on farms, only housing offered for direct farm workers on the farm or housing for family members to the owners of farms. Farm family weddings should be regulated by the county on a case by case basis for a nominal fee and a permit process established and notifications to and agreement of neighboring property owners including potential compensation to neighboring property owners (noise, parking issues). If a family member to the farm property owner has a wedding or arranges a wedding for another family member the owner can provide catering whether hiring an outside catering service or catering done by owner (family). Otherwise, there should be no other type of weddings, carnivals nor concerts on the farm property. Only farm themed activities should be allowed (hay rides, harvesting of farm generated crops - u-pick, educational talks to patrons of farm stands concerning process of growing crops) at farm stands.

Farm properties and farm rights are constantly being attacked and at risk from poorly thought out bills like this as well as the state of Oregon endorsed unincorporated community plan projects affecting small unincorporated communities with EFU properties trying to be carved out for residential housing. Both of these issues along with bad federal policies (tariffs) involving the executive and legislative segments of government have dramatically affected the viability and profitability of most fruit and vegetable growers in this state. Concerning our view, we're tired of seeing thousands of acres of farm land in this state being converted to residential and commercial developments. It is time for legislators to do the right thing for a change and preserve fairness and the livelihood of *all* farmers with all farm & community policies, not just for a greedy few that want to make their farm operation into the Walmart of farms.

Respectfully,

Kevin G. Dean
Pamela J. Allen-Dean (3rd generation Orchardist)
(Est. 1920)