



VANESSA CORNWALL

Intergovernmental Relations Officer
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DATE: February 4, 2026
TO: House Committee on Agriculture, Land Use, Natural Resources, and Water
FROM: Ryan Ceniga, Lane County Board of Commission Chair, District 1 Commissioner
RE: HB 4153, Relating to Farm Stores

Dear Co-Chairs Helm and Owens, Vice-Chair McDonald, and Members of the Committee:

For the record, my name is Ryan Ceniga, Chair of the Lane County Board of Commissioners. I represent District 1 which covers Western Lane County, and I am speaking in support of HB 4153, including the proposed -2 amendment.

This bill recognizes an economic reality facing farms across our region and across Oregon. Many Lane County farms can no longer survive on traditional agricultural production alone. Rising input costs, market volatility, labor challenges, and climate pressures have made it increasingly difficult for small and mid-sized producers to remain viable without limited, appropriate diversification.

HB 4153 clarifies what farm stores and agri-tourism activities may include, while maintaining agriculture as the primary use of the land. It allows farms modest tools—such as on-site sales, limited prepared food, and educational or seasonal activities—that help generate supplemental income, connect the public to agriculture, and keep working farms in production.

Importantly, this bill is not a free-for-all. HB 4153 establishes clear sideboards to protect farm and forest lands and uphold Oregon's land use system. The bill includes acreage thresholds, limits on building size, restrictions on retail space, and clear definitions of allowable activities. It preserves the principle that farming remains the primary purpose of land zoned for exclusive farm use.

Lane County particularly appreciates that the proposed amendments strike a careful balance. The -2 amendment refines definitions, clarifies allowable uses, and provides flexibility for smaller producers who may not meet rigid acreage thresholds but are still farm operations. This amendment is reasonable and helps make the bill workable for small producers without undermining land use protections.

The bill also respects local government authority by allowing counties to adopt siting standards related to traffic, parking, noise, hours of operation, and sanitation—while ensuring those standards are not applied in a way that would effectively prohibit farm stores altogether. This balance is critical for counties like Lane, which include a mix of rural working lands, small communities, and high-value agricultural areas.



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Supporting working farms means giving them the tools to adapt—without opening the door to incompatible development. For these reasons, Lane County urges your support for HB 4153 and the proposed -2 amendment.

ELECTRONICALLY SUBMITTED BY VANESSA CORNWALL, LANE COUNTY
INTERGOVERNMENTAL RELATIONS OFFICER