



DLCD



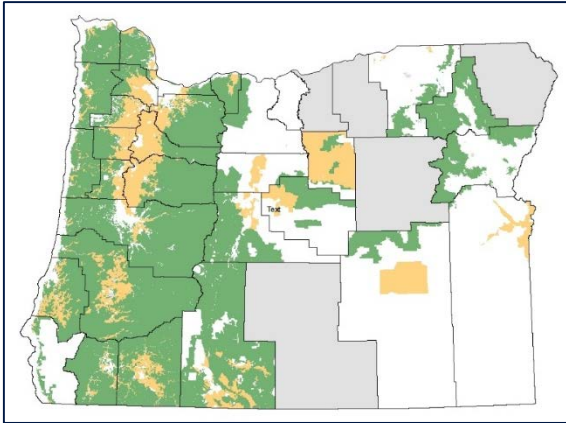
Presentation to Oregon Board of Agriculture: 2018- 2019 Farm Forest Land Use Report

May 19, 2021

**Hilary Foote
Farm Forest Specialist**

Goal 3

To preserve and maintain agricultural lands.



ORS 197.065:

LCDC must submit a biennial report to the Legislature:

- **“analyzing applications approved and denied” for certain land uses in exclusive farm use and forest zones, and**
- **“such other matters pertaining to protection of agricultural or forest land as the commission deems appropriate.”**

The report must be submitted prior to the start of the legislative session



Overview of Goal 3 Program:

- Agricultural Land Use Policy
- Farmland Taxation
- Farmland & EFU Zoning
- Ownership
- Climate

Overview of Goal 4 Program:

- Forest Lands
- Forest and Mixed Farm-Forest Zoning
- Wildfire
- Climate
- Recreation

EFU Land Use Approvals 2018-2019 and Historically:

- Dwellings
- Nonresidential Uses
- Land Divisions

Forest Land Use Approvals 2018-2019 and Historically:

- Dwellings
- Nonresidential Uses
- Land Divisions

Conversion:

- Zone Changes
- UGB Expansions
- Other Metrics

Detailed Data Tables:

- 2018-2019 Data Tables
- Historical Data Tables

DLCD Climate Actions 2021-2022



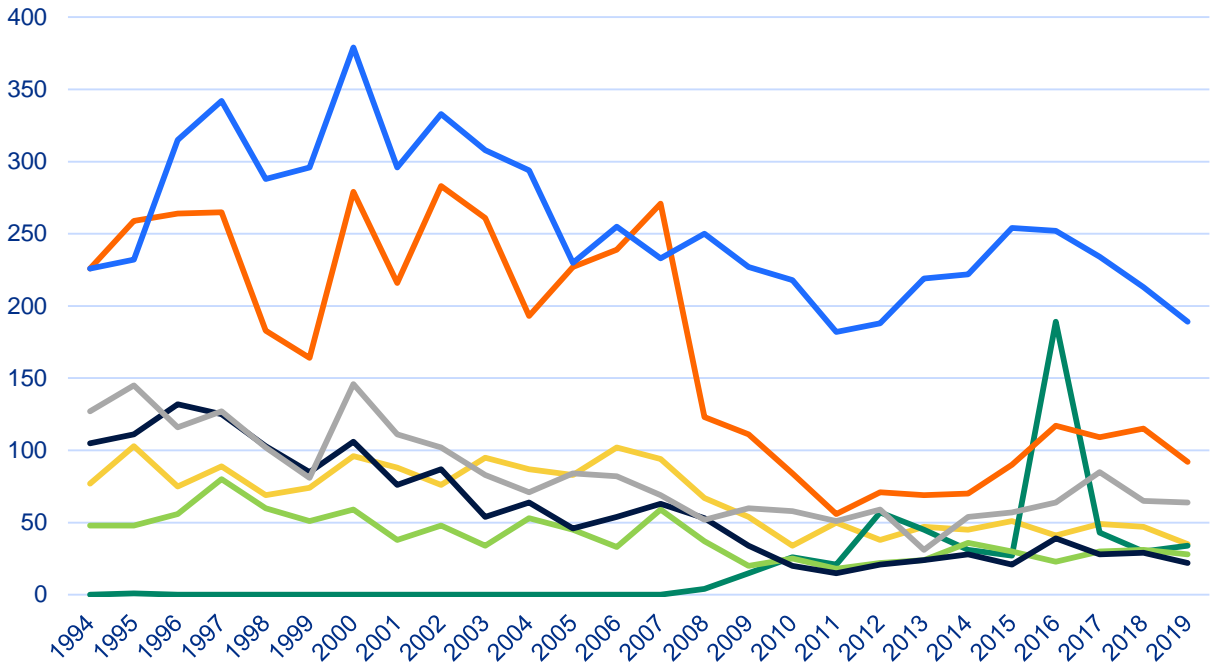
Mitigation – reducing greenhouse gas pollution

Adaptation – adapting to the effects of a changing climate

Sequestration – removing greenhouse gas from the atmosphere

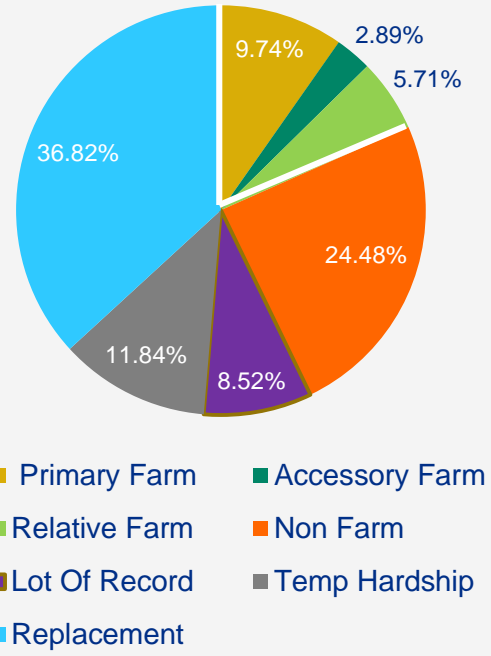
Dwelling approvals on farmland 1994-2019

Dwelling approvals on Farmland by type, 1994-2019



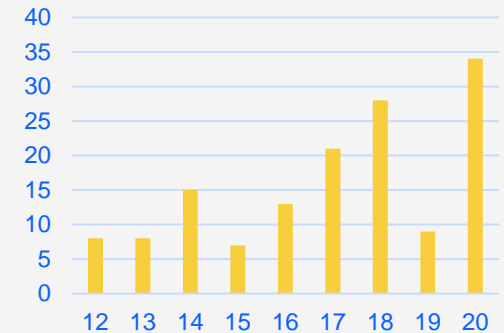
- Primary Farm
- Accessory Farm
- Relative Farm
- Non Farm
- Lot Of Record
- Temp Hardship
- Replacement

Dwelling approvals on Farmland by type, 1994-2019



Soils Challenges

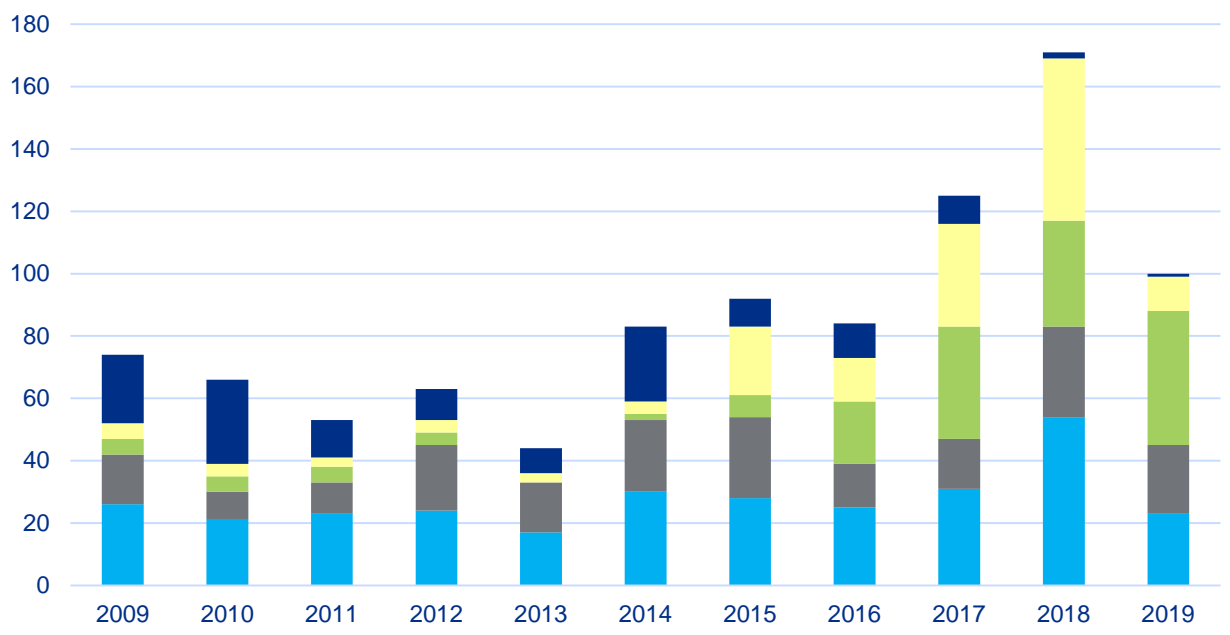
- In 2010 House Bill 3647 required DLCD completeness review of soil assessments prepared by private consultants used in a land use proceeding.
- Typically used to support a nonfarm dwelling approval by re-classifying a portion of a property to a lower soils capability class.
- 2012-2019 DLCD averaged 14 soils report a year for review. 34 reviews were processed in 2020. 12 received to date in 2021.
- Over 40% of the requests received have been for properties in Douglas County, which is consistent with the higher number of nonfarm dwelling reviews in that county.



County	Reviews	Percent
Douglas	58	41%
Jackson	20	14%
Deschutes	14	10%
Lane	12	9%
Linn	11	8%
Josephine	7	5%
Marion	5	4%
Wasco	3	2%
Washington	3	2%
Yamhill	3	2%
Jefferson	2	1%
Tillamook	2	1%
Polk	1	1%

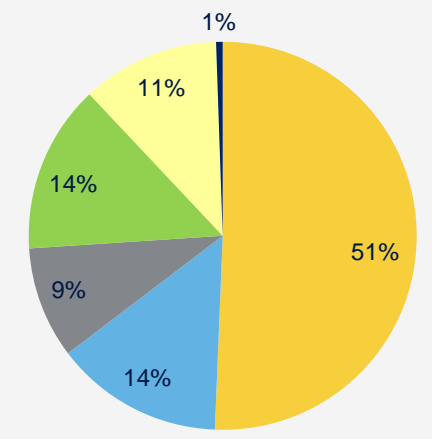
Use approvals on farmland: Top 5 Uses

Top 5 Use Approvals 2009-2019



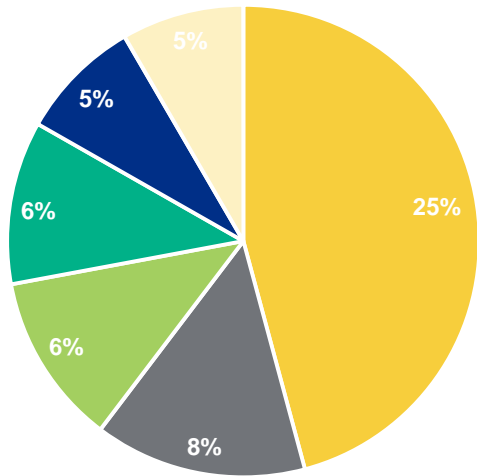
- Home Occupation
- Commercial activities with farm use
- Processing
- Solar power generating facility
- Communication facilities

2018-2019 Selected Use Approvals

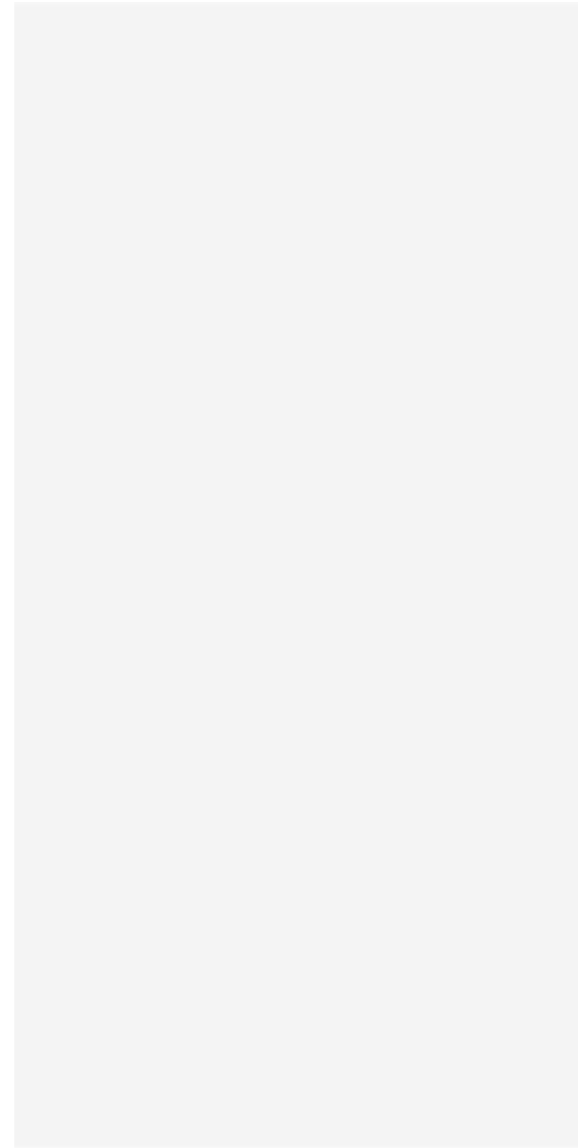
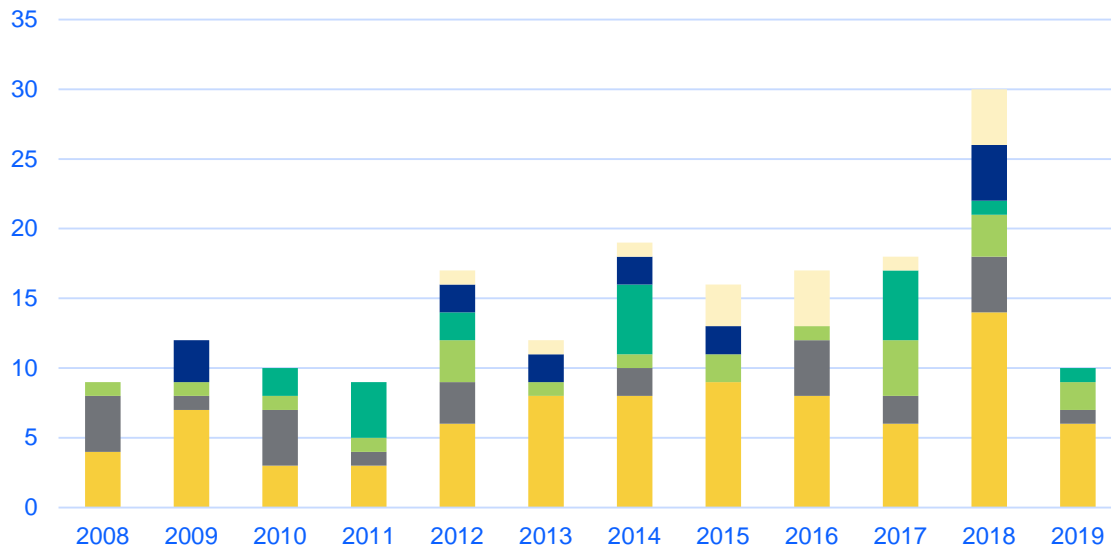


- Other
- Home Occupation
- Commercial activities with farm use
- Processing
- Solar power generating facility
- Communication facilities

Top 6 Home Occupation Uses 2008-2019

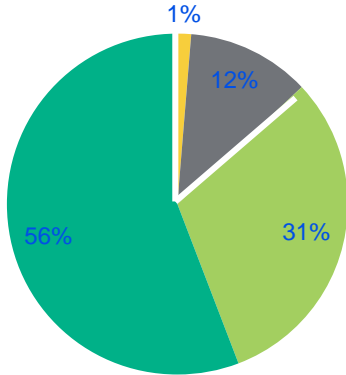


- hospitality
- construction contracting
- food production
- Alcohol
- events/weddings
- firearms



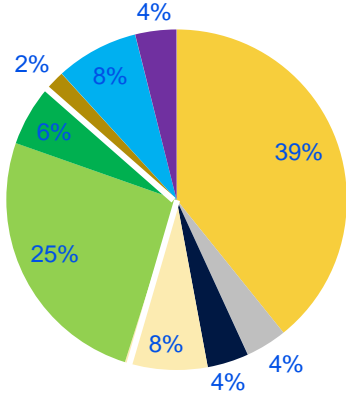
Use approvals on farmland: Hemp & MJ

Processing approvals 2018-2019, by subtype



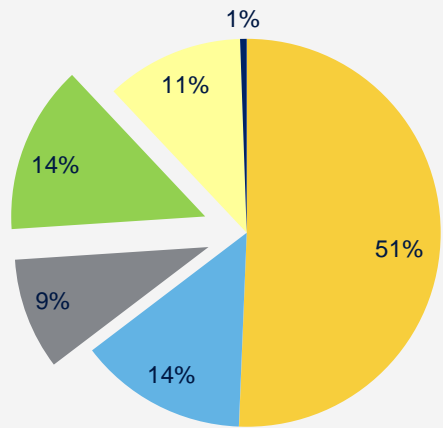
- cider processing
- farm crop processing
- Hemp processing

CACFU approvals 2018-2019, by sub type



- alcohol
- feed
- hemp processing
- milk
- seed
- equipment
- fertilizer
- marijuana processing
- other

2018-2019 Selected Use Approvals

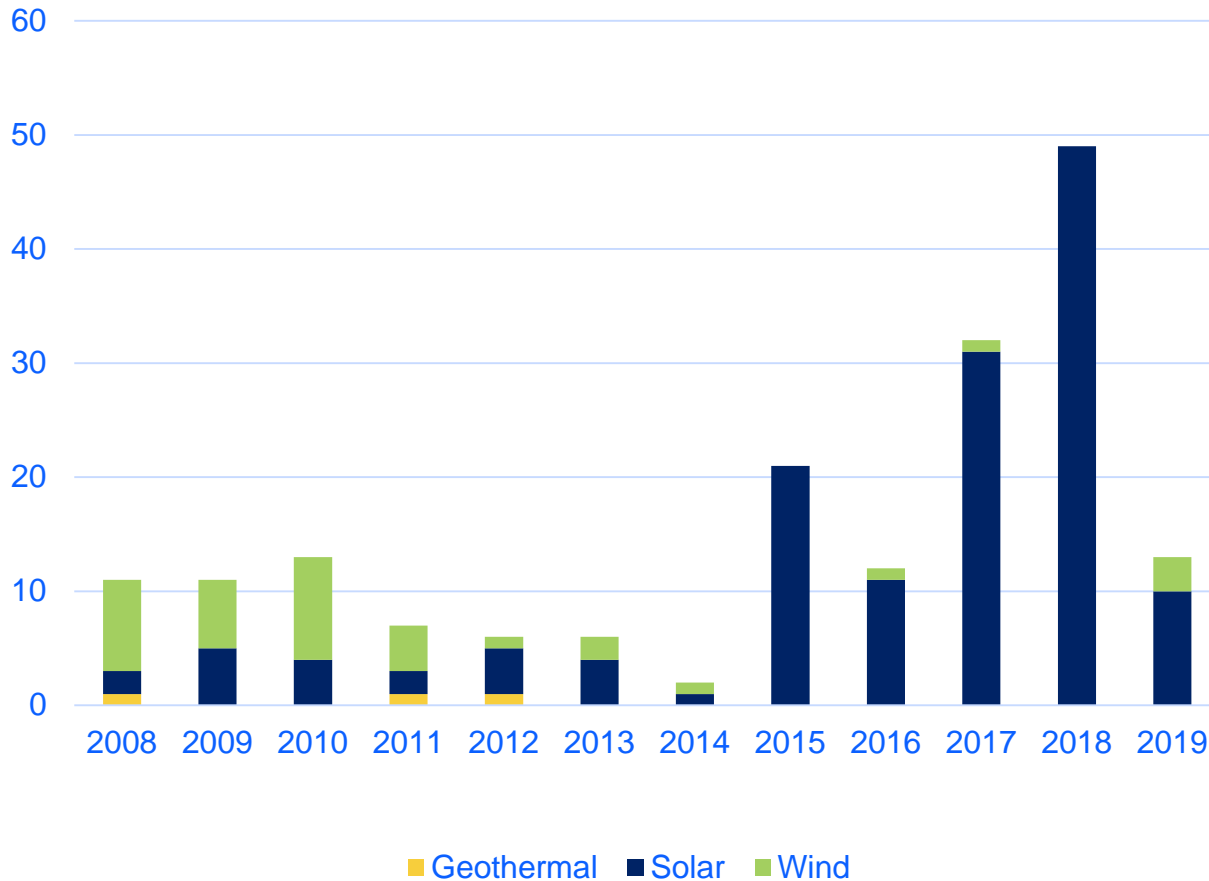


- Other
- Home Occupation
- Commercial activities with farm use
- Processing
- Solar power generating facility
- Communication facilities

Marijuana and Hemp Processing Facilities 15% of all use approvals for Biennium

Use approvals on farmland: Renewable Energy

County Renewable Energy Approvals on EFU, by year, 2008-2019

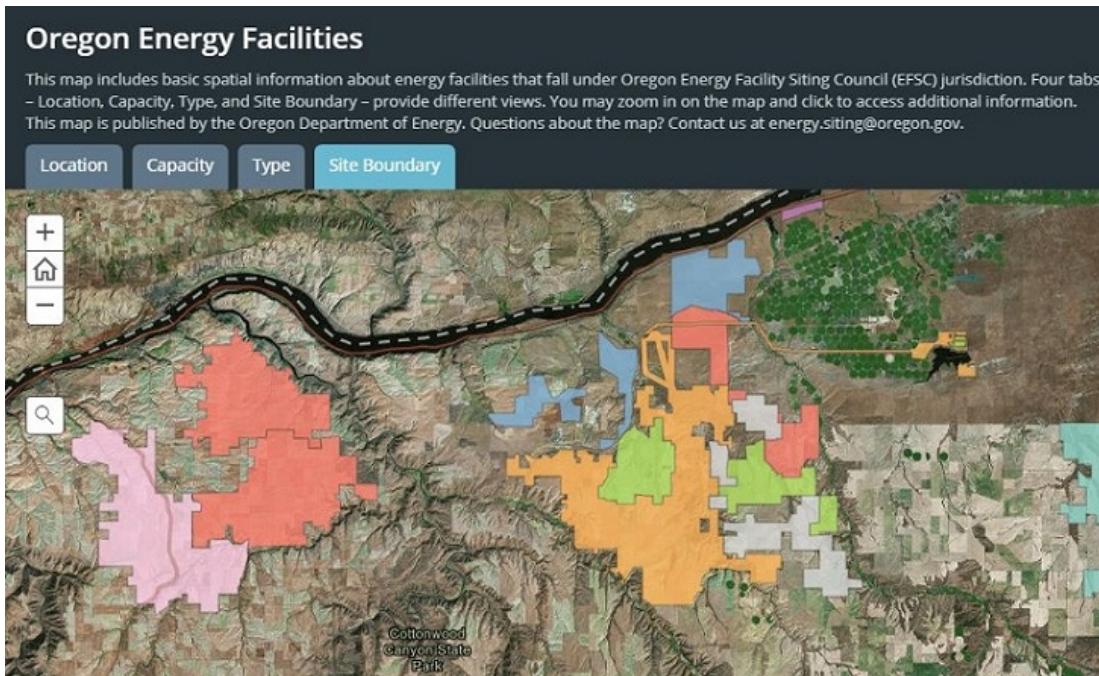


Since 2008, 179 renewable energy facilities were permitted at the local level over 63,000 acres and 24 renewable energy facilities on 2,900 additional acres requiring a local Goal 3 exception.

Use approvals on farmland: ODOE EFSC

Since 2008, EFSC has issued nine Site Certificate approvals for solar and wind power projects involving Goal 3 exceptions under the Department of Energy's Goal 3 exception process.

As of November 2020, EFSC currently has an additional six solar projects under review requiring Goal 3 exceptions.

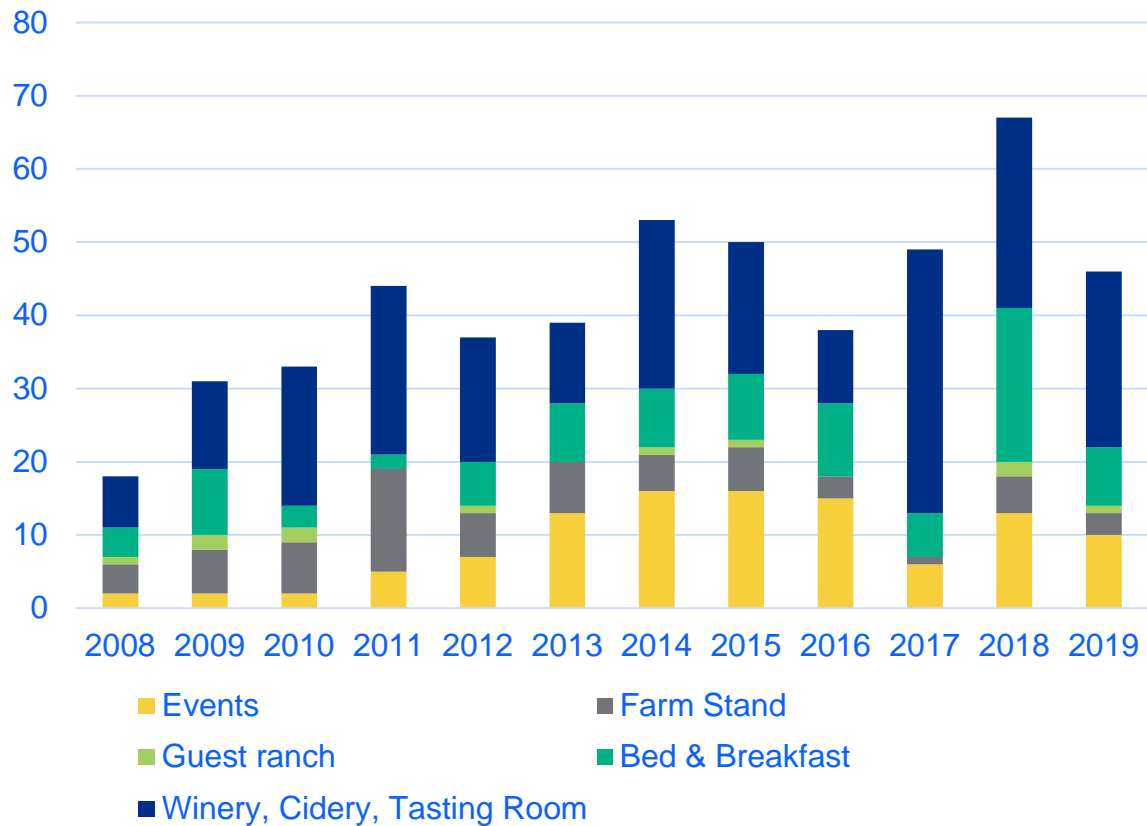


ORS 469.504(2)

The council may find goal compliance for a facility that does not otherwise comply with one or more statewide planning goals by taking an exception to the applicable goal. Notwithstanding the requirements of ORS 197.732 (Goal exceptions), the statewide planning goal pertaining to the exception process or any rules of the Land Conservation and Development Commission pertaining to an exception process goal, the council may take an exception to a goal if the council finds:

- ...
- (c) *The following standards are met:*
 - (A) *Reasons justify why the state policy embodied in the applicable goal should not apply;*
 - (B) *The significant environmental, economic, social and energy consequences anticipated as a result of the proposed facility have been identified and adverse impacts will be mitigated in accordance with rules of the council applicable to the siting of the proposed facility; and*
 - (C) *The proposed facility is compatible with other adjacent uses or will be made compatible through measures designed to reduce adverse impacts.*

Agri-Tourism Approvals 2008-2019



USDA reports \$16M in 2017 revenue from Oregon agri-tourism and recreational services.

This represents a 51% increase over 2012 revenues (\$10.6M)

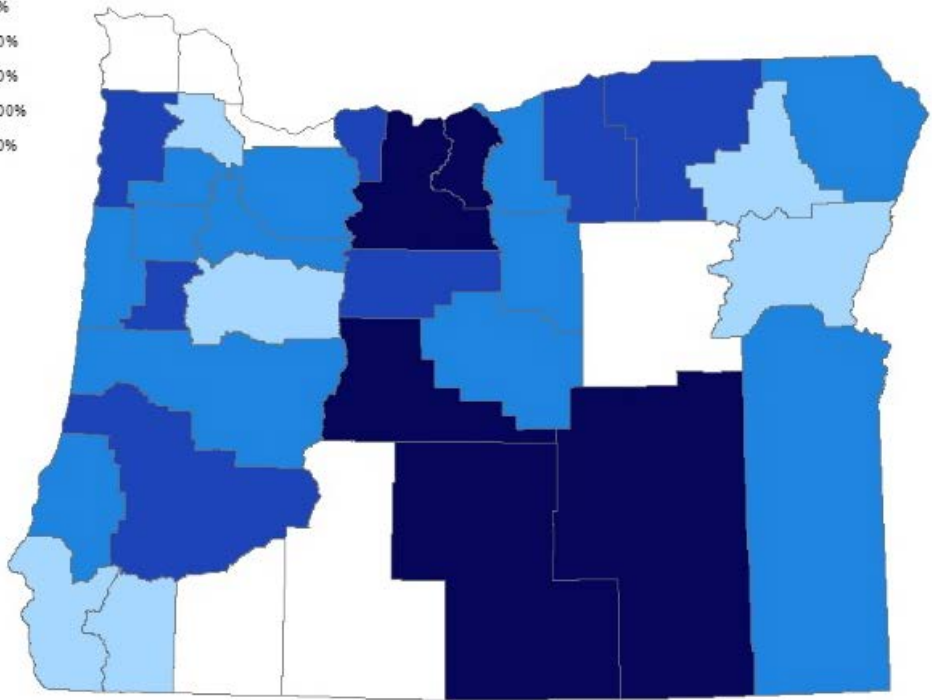


Farmland zone changes and UGB expansions

	2017	2007	1997	1987
USDA NASS Acres in Farm Use	15,962,322	16,399,647	17,658,213	17,809,165
DLCD EFU Zoning Acres	16,077,028	16,097,640	16,104,926	16,112,212

Legend Percent land retained in farm use, by county, 1997-2017 (USDA 2017)

- < 70%
- 70-80%
- 80-90%
- 90-100%
- > 100%



DLCD KPIs:

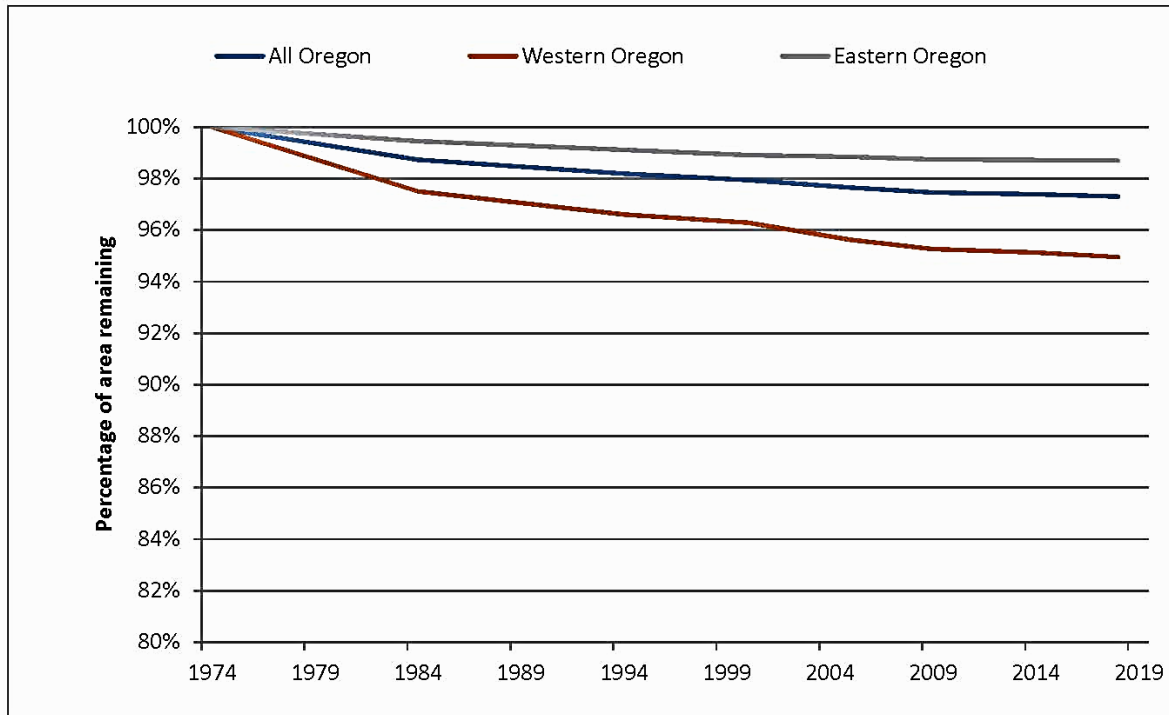
99.8% of land zoned EFU in 1987 was still zoned EFU in 2019.

37% of land added to UGBs since 1987 has been zoned EFU.

AFT 'State of the States' estimates 65,800 acres lost 2001-2016:	
20,500 acres	Nationally significant ag land
43,800 acres	Other ag land
32,800 acres	urban high density development
33,000 acres	low density residential development

Forest & Mixed Farm-Forest zone changes and UGB expansions

Non-Federal Land remaining in forest, farm, and range use, 1974-2018 (ODF 2021)



DLCD KPIs:

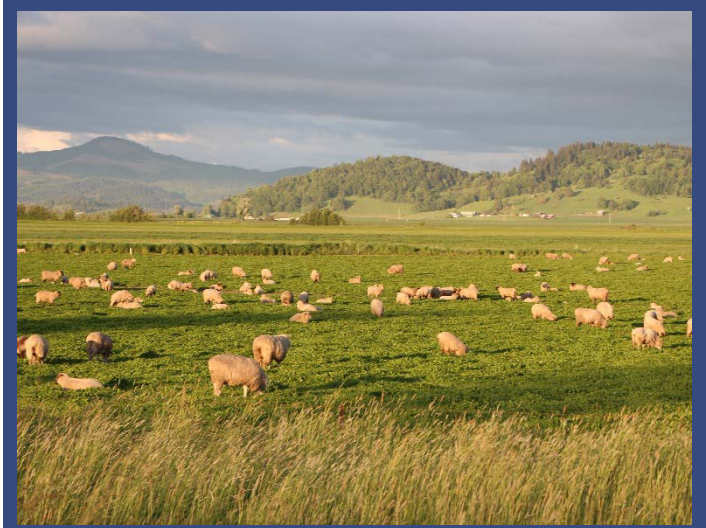
11.8 M acres zoned forest & mixed farm-forest in 2019

- 99.9% of land zoned Forest in 1987 was still zoned Forest in 2019.
- 8% of land added to UGBs since 1987 has been zoned Forest or Mixed Farm-Forest.





View the Farm and Forest Report on our website at:
https://www.oregon.gov/lcd/Publications/2018-2019_Farm_Forest_Report.pdf



Thank you!



DLCD

Department of
Land Conservation
& Development

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