

APPROVED 1999 FARM REPORT

Introduction

State law requires counties to report information to the Oregon Land Conservation and Development Commission "analyzing applications approved and denied" for certain land use decisions made pursuant to ORS 215.213, 215.263, 215.283, 215.284 and 215.705. Land use decisions made under these statutes are made on land protected by Statewide Planning Goal 3, either in a traditional exclusive farm use (EFU) zone or in a "mixed" agricultural/forest zone where the predominant use of the property has been determined to be farm use.

"Mixed zones" are characterized by the presence of both agricultural and forest lands intermingled to the point where neither category can be considered the area's defining feature. This designation is often found in "foothill" areas that form the transition between valley floors and mountains, or in eastern Oregon where much of the forest land is broken up by large prairies. Mixed agricultural/forest zones are protected under both Statewide Planning Goals 3 and 4. The dwelling standards are applied on a case-by-case basis and are determined by the predominant use of the individual property. For example, a timbered parcel managed as a tree farm will be subject to the forest dwelling standards, while a benchland property managed for livestock or hay production will be subject to the agricultural standards and included in this report.

The Department of Land Conservation and Development receives a description of each local decision affecting farmland along with a compilation of all decisions made during the reporting period from each county. This report summarizes the information provided by the counties.

The department uses the information collected in this process in two ways:

1. To monitor the extent and type of development occurring on agricultural land statewide, and
2. To monitor the extent and type of development occurring in individual counties so as to better assess the cumulative effects of those actions and better focus staff resources.

This report covers land use decisions made during the period September 1, 1998 through August 31, 1999. This time-frame is referred to as the 1999 reporting period. Information from up to nine earlier reporting periods is included in the report for comparison.

Tables A through N include information for dwelling and land division decisions, as well as information on other approved uses (for example, golf courses, home occupations, schools, etc.). Appendix 1

reports the number and size of urban growth boundary amendments. Appendix 2 summarizes rural plan map amendments submitted to the department.

Relatively few applications (less than 10%) are actually denied. In many cases, early conferences between potential applicants and planners result in a decision by the potential applicant not to apply. Some counties have compared the number of client contacts or "pre-application conferences" with the actual number of approvals and denials. These numbers show there are many more initial contacts than actual decisions.

The department recognizes that many counties have processes, such as preapplication conferences, which serve to discourage applications for uses unlikely to be approved. Such local processes are not specifically addressed in this report. For this reason, we urge readers to use caution in creating "approval rates" based on the information in this report.

DWELLINGS

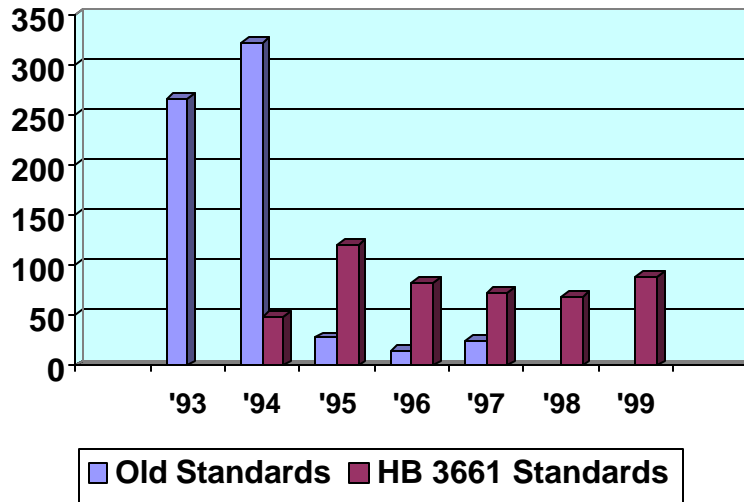
During the reporting year of September 1998 through August 1999, counties approved a total of 966 dwellings in exclusive farm use (EFU) zones. These include primary farm dwellings, farm related dwellings, nonfarm dwellings, temporary hardship dwellings, lot of record dwellings, seasonal farmworker housing, replacement dwellings, and accessory dwellings. Each of the above dwelling types are discussed in this section. This is less than the 1016 approved in the previous reporting period.

Primary Farm Dwellings

A total of 88 primary farm dwellings were approved during the reporting period. This number is a slight increase over the 68 primary farm dwellings approved during the previous 1998 report period (Table A).

PRIMARY FARM DWELLINGS BY YEAR

Figure 1



Counties traditionally having a high number of farm dwelling approvals are shown below. Figures for 1991-94 reflect old standard farm dwellings while the 1995 numbers include only new standard dwellings and marginal land approvals. Primary farm dwelling approvals remained at low levels compared to the number of approvals under the old standards.

County	'92	'93	'94	'95	'96	'97	'98	'99
Clackamas	32	21	25	1	4	3	2	3
Crook	6	11	10	17	0	7	11	9
Deschutes	41	20	30	3	1	2	1	5
Douglas	11	15	14	5	5	7	5	11
Jefferson	7	3	1	3	9	2	0	0
Klamath	11	14	15	6	9	8	4	1
Lane	12	22	45	16	15	19	1	5
Marion	16	13	16	1	6	4	9	4
Washington	27	26	73	24	8	7	3	1

The administrative rules provide several standards for the approval of primary farm dwellings. During 1999 each of these standards was used.

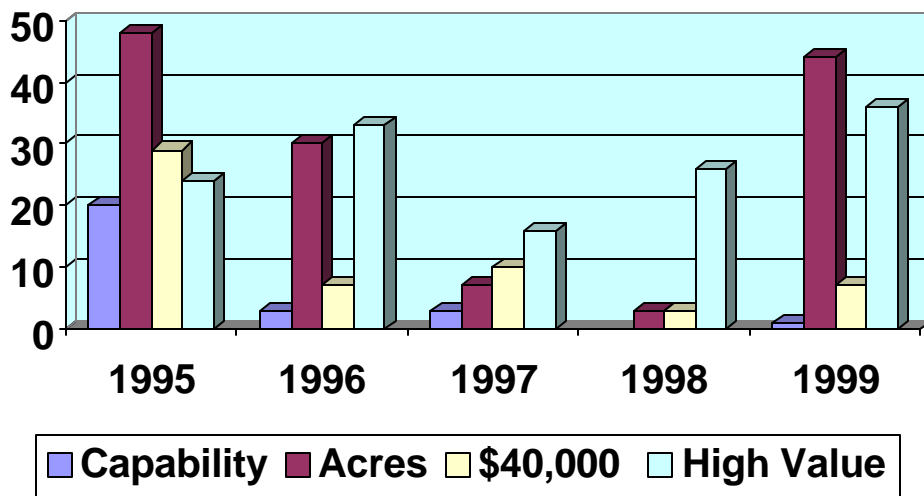
- ◆ Thirty-six (36) approvals on high-value farmland using the \$80,000 test (OAR 660-33-135 (7));
- ◆ Forty-three (44) approvals using the acreage test (OAR 660-33-135 (1));

- ◆ Seven (7) approvals not on high-value farmland using the \$40,000 test (OAR 660-033-135 (5)); and
- ◆ One was based on the potential gross farm sales of the land (OAR 660-33-135 (2)).

The number of primary farm dwellings approved by type of approval are shown in Figure 2 and Table A. The number of approvals based on the \$80,000 high-value farm land and acreage tests increased, and the nonhigh-value farmland \$40,000 test decreased slightly.

PRIMARY FARM DWELLINGS BY TYPE

Figure 2

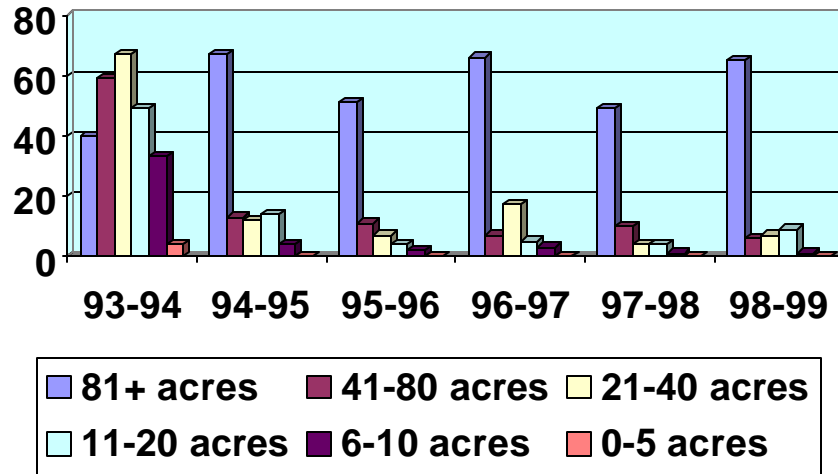


Crook County, with nine approvals, had the highest number of approvals on high-value farmland. About half of the approvals that occurred on high-value farmland were in western Oregon while the acreage test was met primarily in eastern Oregon.

Table B and Figure 3 show parcel size, distribution and the percent of farm dwellings approved in 1999 by the parcel size on which the dwellings were sited and compares these percentages with previous reporting years.

PERCENT OF FARM DWELLINGS BY PARCEL SIZE AND YEAR

Figure 3



The 1999 reporting year saw the percent of primary farm dwellings approved on parcels of more than eighty acres remain very high: about 74% of the total. Eleven (11) percent of primary farm dwelling approvals occurred on parcels smaller than 20 acres in size.

Farm Help Dwellings

Farm help dwellings include accessory farm dwellings approved under ORS 215.283 (1)(f), farm help dwellings for a relative (ORS 215.283 (1) (e)) and seasonal farm worker dwellings (ORS 215.283 (1) (p)) (Table C).

Fifty-two accessory farm dwellings were approved in 1999. This number is up from last year but equivalent to previous years. Accessory farm dwellings must be sited on a farm that earns the same gross income that is required for a primary farm dwelling (\$80,000/\$40,000). The largest number of new accessory dwellings was approved by Yamhill county with (6) while Baker, Crook and Lake counties each approved 5 and Grant county approved 4. Accessory farm dwellings continue to be sited on larger parcels larger than 80 acres (see Table H).

The number of farm dwellings for relatives for 1999 was 9. This is down from the two previous years. The largest numbers of approvals were in Douglas (15), Clackamas (7) and Lane Counties (6).

There were six (6) approvals of seasonal farm worker housing, providing a total of six (6) units.

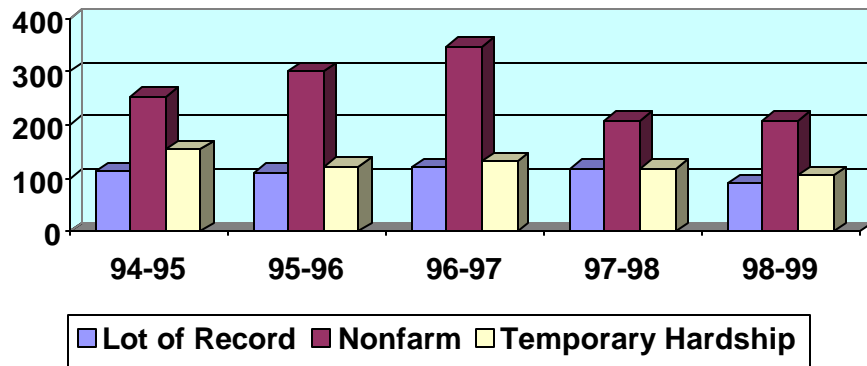
Not Farm-Related Dwellings

Not Farm-Related Dwellings include dwellings approved under the nonfarm standards of ORS 215.284, lot-of-record dwellings approved under ORS 215.705, and temporary hardship dwellings allowed under ORS 215.283 (2) (k) (Table D).

Figure 4 shows approvals of dwellings that are not farm-related.

NONFARM AND LOT OF RECORD DWELLINGS BY YEAR

Figure 4



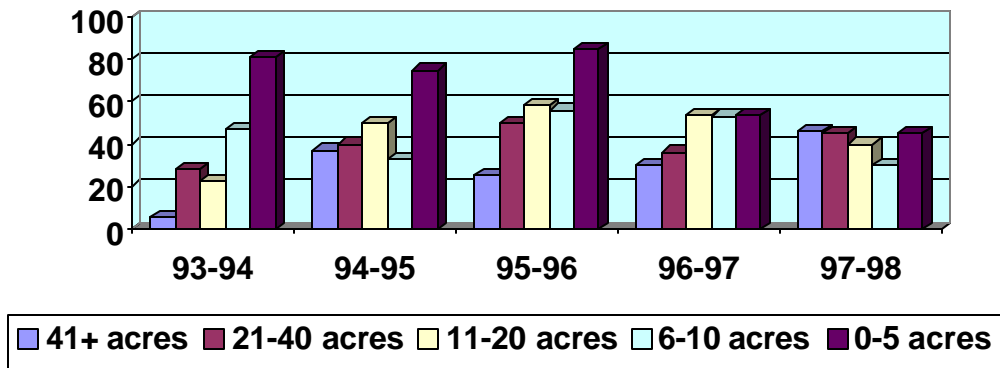
The passage of HB 3661 and associated rules has seen the overall number of nonfarm related dwellings decrease. 208 were nonfarm dwellings (up from 205), 94 were lot-of-record dwellings (down from 131), and 105 were temporary hardship dwellings (down from 126).

The following table summarizes information on counties with the highest number of nonfarm dwelling approvals on individual parcels in 1999. Generally, increases continued to occur in eastern Oregon while western Oregon experienced decreases in the number of nonfarm dwelling approvals. This is to be expected given the lower quality soils in eastern Oregon. Deschutes County had the most new nonfarm dwelling approvals in 1999.

County	'95	'96	'97	'98	'99
Crook	28	58	43	17	14
Deschutes	51	40	48	41	67
Douglas	7	15	44	43	27
Harney	7	20	20	15	0
Jackson	-	-	11	4	16
Lake	18	28	46	20	17
Klamath	19	11	26	10	10

Figure 5 compares the sizes of existing parcels on which nonfarm dwellings have been approved over the past nine years (Table F). A total of 208 nonfarm dwellings were approved in the 1999 reporting year, with 28 of those being approved in conjunction with a nonfarm division (Table G).

Figure 5



The number of nonfarm dwellings approved on existing parcels larger than 20 acres decreased (90 to 78). Approvals in both the 0-5 and 6-10 acre size classes remained similar to the historical pattern. Nonfarm dwelling approvals on larger parcels occurred primarily in Deschutes, Umatilla, and Lake counties. Approvals in the Willamette Valley and coastal counties were generally on smaller parcels (Table F).

Of the 94 lot-of-record dwellings approved, 88 were based on the “not on high value” standard (ORS 215.705 (1)), three on the perimeter standard (ORS 215.705 (3)) and three on high-value farmland. Jackson County had the most approvals with 25 (Table D).

One Hundred and five (105) temporary hardship dwellings were approved during the reporting period. This is down slightly from 126 in 1998. These dwellings may be sited in conjunction with any existing dwelling, regardless of whether it is a farm or nonfarm dwelling and must be removed at the end of the hardship. These approvals were concentrated in Linn (17), Douglas (15), and Clackamas (15) counties (Table D).

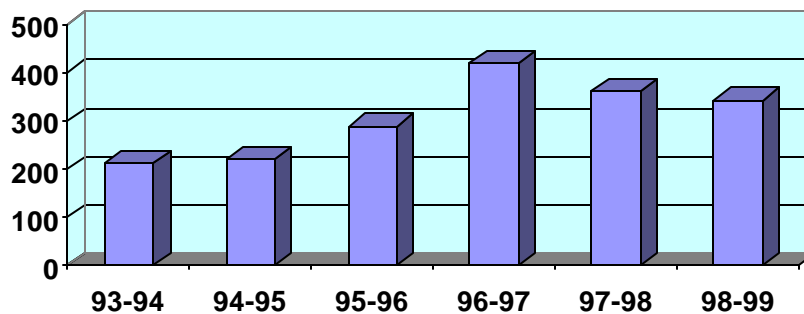
Replacement Dwellings

A decrease from 361 to 354 replacement dwellings were approved during the 1999 reporting period. Approvals were the highest in Douglas (84), Marion (48), Washington (41), Malheur (33) and Umatilla (31) counties (Table C).

Figure 6 shows the number of replacement dwellings approved by year over the past several reporting periods.

REPLACEMENT DWELLINGS BY YEAR

Figure 6

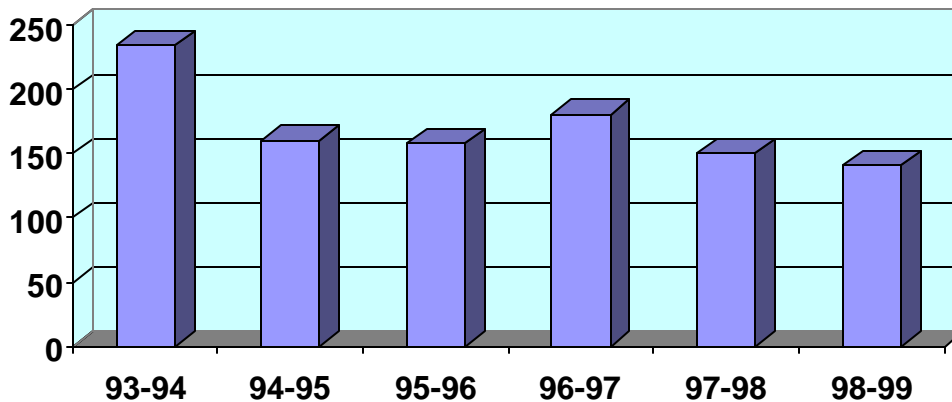


Farm Divisions

Farm divisions resulted in 141 new farm parcels in the 1999 reporting year. Land divisions creating nonfarm related parcels resulted in the creation of an additional 79 new nonfarm parcels (Table J and K). The number of parcels approved by year is shown in Figure 7.

RESULTING FARM PARCELS BY YEAR

Figure 7



The number of resulting farm parcels approved for counties with the highest numbers of parcels is shown below. Significant decreases were reported by Deschutes (17 to 4), Union (13 to 6), Lane (10 to 4), and Yamhill (7 to 0) counties. Significant increases occurred in Douglas (19 to 28), Linn (11 to 20) and Wallowa (0 to 12) counties (Table J).

There were no denials of farm divisions reported during the 1999 reporting year.

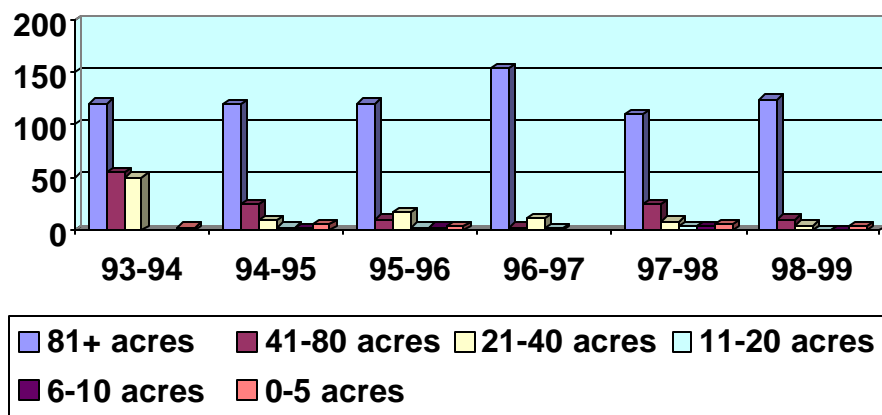
Where information on the farm use proposed for the new parcels was provided, nearly 60% of the responses were either livestock or general farms, primarily livestock. Few of the actions indicated that new land was coming into production or that there was a change in farm use on the parcel.

County	'95	'96	'97	'98	'99
Crook	29	35	22	18	13
Deschutes	4	13	13	17	4
Douglas	24	17	43	19	28
Lane	14	14	7	10	4
Linn	4	6	11	11	20
Union	5	0	10	13	6

Figure 8 compares the resulting farm parcels by parcel size from 1999 with those of previous reporting periods (Table L).

RESULTING PARCEL SIZES

Figure 8



The farm parcels resulting in farm divisions slightly decreased in 1999 (Table L). During 1999, 88% of the resulting farm parcels were larger than 80 acres.

Lot Line Adjustments

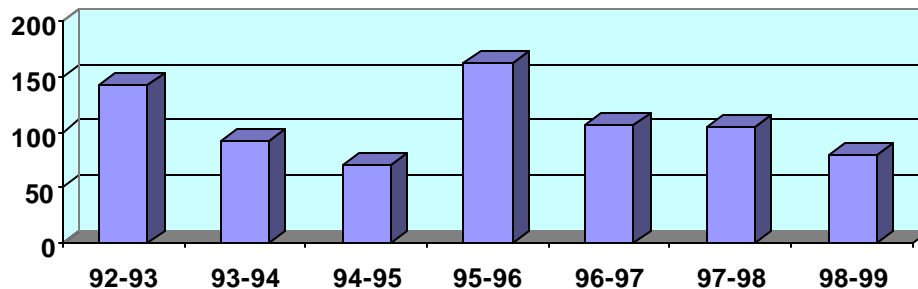
A lot line adjustment is a relocation of a common boundary between two or more parcels of land. It does not result in the creation of a new parcel, and by law, cannot reduce any existing parcel below the minimum lot size. Lot line adjustments have not been included in the 1999 Exclusive Farm Use Report.

NonFarm Divisions

The number of new parcels for all nonfarm uses slightly decreased during 1999, from 105 in 1998 to 79 in occurring in the current reporting period. Data for the nine reporting years are shown in Figure 9 (Table J).

NONFARM PARCELS BY YEAR

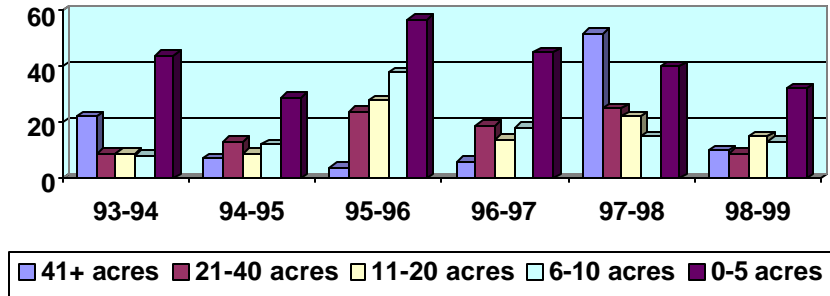
Figure 9



The highest number of approvals were in Deschutes County (20), Lake, Crook and Douglas counties with 8, and Umatilla County with 7. Once again, new nonfarm parcels were heavily concentrated in eastern Oregon (Table K).

Figure 10 shows the percentage of nonfarm parcels created by parcel size for all reporting periods.

Figure 10



The number of nonfarm dwellings approved on parcels over 40 acres significantly decreased from the 1998 reporting period (52 to 10).

Other Uses

A total of 293 "nonfarm uses" (uses other than dwellings) were approved in EFU zones during the 1999 reporting period which is higher than those approved in the 1998 reporting period (227). Most of the approvals were accessory, other uses, mineral/aggregate, and utility facility uses (Table N)

Counties approving the largest number of other uses were Washington with 39, Marion with 32, Crook with 30, and Wallowa with 26.

The uses most often approved are summarized below. A full listing of uses approved by type of use is included in Table N.

Other Uses	Number		Apprvd.	
	'96	'97	'98	'99
Accessory Uses	68	47	63	82
Commercial Ag. Act.	11	20	16	20
Utility Facility	33	33	23	40
Home Occupations	32	24	25	18
Min. and Aggregate	20	22	19	31

It is important to note that approved uses are likely to occur on only a portion of a subject parcel. Therefore, the parcel size may not be entirely indicative of the actual amount of land occupied by the use.

Marginal Lands

In 1983 the Legislature amended ORS 215 to allow counties to designate and zone marginal lands. Only Lane and Washington counties have designated marginal land. Other counties were prohibited from such designation by HB3661 in the 1993 session.

The statute allows the siting of dwellings on existing lots on land designated as marginal. In addition, counties that have designated marginal lands must use the more specific EFU requirements of ORS 215.213 on nonhigh-value farmland rather than those in ORS 215.283 for approving farm dwellings in their EFU zones.

Data for actions on EFU-zoned land in counties with marginal lands are tallied and summarized with all other counties in this report.

Lane County approved three farm dwellings based under the marginal lands provisions.

No farm dwellings were approved using the marginal lands statute in Washington County.

No new lands designated as marginal in these two counties.

Plan Amendments

Appendix 1 and 2 summarizing plan amendments adopted and provided to the department between January 1, 1988 and December 31, 1999.

The first table (Appendix 1) provides information on Urban Growth Boundary (UGB) amendments adopted during this time. During 1999 there were 9 UGB amendments, totaling 659 acres. These figures represent a decrease in the total number of amendments from the previous reporting period (19) but an increase in the total amount of land involved (326 acres in 1998). Of the 659 acres, 587 acres came from agricultural land and 72 acres came from forest land. (Note that some UGB amendments that were approved as a part of periodic review orders may not be included in this count.)

The second table (Appendix 2) deals with changes in plan designations and/or zoning. The acres rezoned from agriculture to commercial, industrial or rural residential uses was about 1,361 acres.

PRIMARY FARM DWELLING ACTIONS
(September 98-August 99)

1999 Table A

<u>COUNTY</u>	<u>HIGH VALUE</u> <u>(\$80K)</u>	<u>ACRES</u>	<u>NOT HIGH</u> <u>VALUE (\$40K)</u>	<u>CAPABILITY</u>	<u>TOTALS</u>
BAKER		3			3
BENTON	1				1
CLACKAMAS	3				3
CLATSOP					
COLUMBIA					
COOS	1	1			2
CROOK	9				9
CURRY					
DESCHUTES	1	4			5
DOUGLAS	1	9	1		11
GILLIAM					
GRANT					
HARNEY					
HOOD RIVER				1	1
JACKSON		3	1		4
JEFFERSON					
JOSEPHINE					
KLAMATH		1			1
LAKE	6				6
LANE	2		3		5
LINCOLN					
LINN	2		1		3
MALHEUR		6			6
MARION	4				4
MORROW		5			5
MULTNOMAH					
POLK	2				2
SHERMAN					
TILLAMOOK	1				1
UMATILLA	1	3	1		5
UNION		4			4
WALLOWA		1			1
WASCO		4			4
WASHINGTON	1				1
WHEELER					
YAMHILL	1				1
TOTALS	36	44	7	1	88

NEW PRIMARY FARM DWELLINGS

(September 98-August 99)

PARCEL SIZE

<u>COUNTY</u>	<u>SIZE NOT</u>							<u>TOTAL</u>
	<u>RPTED</u>	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>41 TO 80</u>	<u>OVER 80</u>	
BAKER							3	3
BENTON							1	1
CLACKAMAS				1		1	1	3
CLATSOP								
COLUMBIA								
COOS							2	2
CROOK						1	8	9
CURRY								
DESCHUTES							5	5
DOUGLAS				1	1		9	11
GILLIAM								
GRANT								
HARNEY								
HOOD RIVER				1				1
JACKSON				1			3	4
JEFFERSON								
JOSEPHINE								
KLAMATH							1	1
LAKE				1			5	6
LANE				1	2	2		5
LINCOLN								
LINN						1	2	3
MALHEUR							6	6
MARION				1	1	1	1	4
MORROW							4	4
MULTNOMAH								
POLK				1	1			2
SHERMAN								
TILLAMOOK					1			1
UMATILLA			1	1			3	5
UNION							5	5
WALLOWA							1	1
WASCO							4	4
WASHINGTON							1	1
WHEELER								
YAMHILL						1		1
TOTALS	0	0	1	9	6	7	65	88
(97-98)	0	0	1	4	4	10	49	68
(96-97)	0	0	3	5	17	7	66	98
(95-96)	0	0	2	4	7	11	51	75
(93-95) Average	29	2	19	32	40	36	54	212

FARM HELP AND REPLACEMENT DWELLINGS
(September 98-August 99)

1999 Table C

<u>COUNTY</u>	<u>SEASONAL</u>	<u>UNITS</u>	<u>RELATIVE</u>	<u>ACCESSORY</u>	<u>REPLACE</u>
BAKER			2	5	5
BENTON				1	1
CLACKAMAS			7	2	1
CLATSOP					
COLUMBIA				1	1
COOS	1	1		1	1
CROOK				5	7
CURRY			2		
DESCHUTES				1	
DOUGLAS			15	1	84
GILLIAM					
GRANT			3	4	2
HARNEY					
HOOD RIVER	3	3		1	4
JACKSON					
JEFFERSON				1	3
JOSEPHINE				1	
KLAMATH			3		7
LAKE				5	
LANE			6		27
LINCOLN					
LINN				2	3
MALHEUR			1	3	33
MARION			2	2	48
MORROW			2		4
MULTNOMAH				2	3
POLK					13
SHERMAN					
TILLAMOOK			1	3	6
UMATILLA	1	1	3		31
UNION	1	1	2	1	12
WALLOWA				3	5
WASCO			2	1	
WASHINGTON			3		41
WHEELER					1
YAMHILL			5	6	11
TOTALS	6	6	59	52	354
(97-98)	15	87	77	35	361
(96-97)	14	60	78	57	419
(95-96)	12	158	49	54	289
(94-95)	8	201	57	64	220
(93-94)	8	75	34	122	211

NONFARM/LOT OF RECORD DWELLING ACTIONS
(September 98-August 99)

1999 Table D

<u>COUNTY</u>	<u>NOT HIGH VALUE</u>	<u>PERIMETER</u>	<u>HIGH VALUE</u>	<u>NON FARM</u>	<u>TEMP HARD</u>	<u>TOTAL</u>
BAKER	6			0	3	9
BENTON	2		1	0	5	8
CLACKAMAS	2		1	2	15	20
CLATSOP						0
COLUMBIA	3			1	2	6
COOS	6					6
CROOK	4			14	1	19
CURRY				2		2
DESCHUTES	9			67	3	79
DOUGLAS	9		1	27	15	52
GILLIAM				2		2
GRANT				1		1
HARNEY						0
HOOD RIVER				2		2
JACKSON	25			16	4	45
JEFFERSON				2	2	4
JOSEPHINE				5		5
KLAMATH	2			10		12
LAKE				17		17
LANE				2	6	8
LINCOLN	2			2		4
LINN	5	1		1	17	24
MALHEUR				6	1	7
MARION	1			3	8	12
MORROW	1			1		2
MULTNOMAH						0
POLK	1				4	5
SHERMAN				3		3
TILLAMOOK					1	1
UMATILLA	2			7	3	12
UNION	2			1		3
WALLOWA	1					1
WASCO				4	1	5
WASHINGTON				2	6	8
WHEELER				8		8
YAMHILL	5	2			8	15
TOTALS	88	3	3	208	105	407
(97-98)	102	21	8	205	126	462
(96-97)	94	25	10	340	131	600
(95-96)	93	17	13	299	122	544
(94-95)	100	12	8	252	154	526

LOT OF RECORD BY PARCEL SIZE
(September 98-August 99)

1999 Table E

<u>COUNTY</u>	<u>PARCEL SIZE</u>						<u>TOTAL</u>
	<u>SIZE NOT RPTED</u>	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>OVER 40</u>	
BAKER				2	3	1	6
BENTON			1	2			3
CLACKAMAS		1		1	1		3
CLATSOP							
COLUMBIA				3			3
COOS	1			4		1	6
CROOK		2	2				4
CURRY							
DESCHUTES		2	1		2	4	9
DOUGLAS		1	3	1	1	4	10
GILLIAM							
GRANT							
HARNEY							
HOOD RIVER							
JACKSON		3	9	6	1	6	25
JEFFERSON							
JOSEPHINE							
KLAMATH				1	1		2
LAKE							
LANE							
LINCOLN			1		1		2
LINN	3			1	1	1	6
MALHEUR							
MARION				1			1
MORROW					1		1
MULTNOMAH							
POLK	1						1
SHERMAN							
TILLAMOOK							
UMATILLA	2						2
UNION		1				1	2
WALLOWA					1		1
WASCO							
WASHINGTON							
WHEELER							
YAMHILL		1			1		2
TOTALS	7	11	17	22	14	18	89
(97-98)	2	28	27	26	23	20	131
(96-97)	6	35	22	24	19	23	129
(95-96)	1	37	21	24	22	18	123

**NONFARM DWELLINGS ON PARCEL SIZES FOR
NONFARM DWELLINGS
(September 98-August 99)**

1999 Table F

PARCEL SIZE

<u>COUNTY</u>	<u>SIZE NOT</u>						<u>TOTAL</u>
	<u>RPTED</u>	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>OVER 40</u>	
BAKER							
BENTON							
CLACKAMAS		1		1			2
CLATSOP							
COLUMBIA				1			
COOS							
CROOK		4	7	1	1	1	14
CURRY		1				1	2
DESCHUTES		14	11	16	9	17	67
DOUGLAS		11	8	5	3		27
GILLIAM				1	1		2
GRANT						1	1
HARNEY							
HOOD RIVER		1		1			2
JACKSON		2	6	4	1	3	16
JEFFERSON						2	2
JOSEPHINE			3	1	1		5
KLAMATH		6	2	1	1		10
LAKE			2	3	8	4	17
LANE		1				1	2
LINCOLN		1			1		2
LINN				1			1
MALHEUR			1	3		2	6
MARION			1		2		3
MORROW						1	1
MULTNOMAH							
POLK				1	1		2
SHERMAN		2				1	3
TILLAMOOK							
UMATILLA				1		6	7
UNION					1		1
WALLOWA							
WASCO						3	3
WASHINGTON		2					2
WHEELER			3		4	1	8
YAMHILL							
TOTALS	0	46	44	41	34	44	208
(97-98)	1	45	29	40	45	45	205
(96-97)	11	54	53	54	36	30	238
(95-96)	24	85	56	58	50	25	298

NONFARM DWELLINGS ON NEW PARCELS
(September 98-August 99)

1999 Table G

<u>COUNTY</u>	<u>PARCEL SIZE</u>					<u>TOTAL</u>
	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>OVER 40</u>	
BAKER						
BENTON						
CLACKAMAS						
CLATSOP						
COLUMBIA						
COOS						
CROOK	1	2			1	4
CURRY						
DESCHUTES	2		2	4	8	16
DOUGLAS						
GILLIAM	1					1
GRANT	1					1
HARNEY						
HOOD RIVER						
JACKSON						
JEFFERSON						
JOSEPHINE						
KLAMATH						
LAKE						
LANE						
LINCOLN						
LINN						
MALHEUR						
MARION						
MORROW						
MULTNOMAH						
POLK						
SHERMAN	1					1
TILLAMOOK						
UMATILLA		1			2	3
UNION						
WALLOWA						
WASCO		1				1
WASHINGTON						
WHEELER					1	1
YAMHILL						
TOTALS	6	4	2	4	12	28

NEW ACCESSORY FARM DWELLINGS BY PARCEL SIZE
(September 98-August 99)

1999 Table H

<u>COUNTY</u>	<u>PARCEL SIZE</u>						<u>TOTAL</u>
	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>40 TO 80</u>	<u>OVER 80</u>	
BAKER						5	5
BENTON						1	1
CLACKAMAS			1	1			2
CLATSOP							
COLUMBIA			1				1
COOS							
CROOK						5	5
CURRY							
DESCHUTES						1	1
DOUGLAS						1	1
GILLIAM							
GRANT						4	4
HARNEY							
HOOD RIVER			1				1
JACKSON							
JEFFERSON							
JOSEPHINE			1				1
KLAMATH							
LAKE						5	5
LANE							
LINCOLN							
LINN						2	2
MALHEUR						3	3
MARION					1	1	2
MORROW							
MULTNOMAH						2	2
POLK							
SHERMAN							
TILLAMOOK						3	3
UMATILLA							
UNION						1	1
WALLOWA						3	3
WASCO						1	1
WASHINGTON							
WHEELER							
YAMHILL							
TOTALS	0	0	4	1	1	38	44
(97-98)	1	1	1	3	3	26	35
(96-97)			1	4	3	48	56
(95-96)	3	1	1	6	8	35	54
(94-95)	2	3	2	10	5	42	64
(93-94)		1	2	6	21	64	94

DWELLING APPROVALS ON EFU LAND

1993-1999*

1999 Table I

COUNTY	Farm Dwell.	Primary Farm			Lot of Record				Non Farm Dwell ings			
	<u>95-96</u>	1997	1998	1999	<u>95-96</u>	1997	1998	1999	<u>95-96</u>	1997	1998	1999
	Ave.				Ave.				Ave.			
BAKER	4	3	2	3	7	9	3	6	6	5	1	0
BENTON	2	1	1	1	1	3	2	3	1	1	1	0
CLACKAMAS	3	3	2	3	7	9	7	3	3	5	5	2
CLATSOP	1	0	0	0	0	0	1	0	1	5	0	0
COLUMBIA	4	0	1	0	2	0	0	3	2	0	0	1
COOS	0	0	0	2	2	2	0	6	0	1	0	0
CROOK	9	7	11	9	2	0	1	4	43	43	17	14
CURRY	0	0	0	0	1	0	0	0	1	0	1	2
DESCHUTES	2	2	1	5	5	4	10	9	46	48	41	67
DOUGLAS	5	7	5	11	17	15	24	10	11	44	43	27
GILLIAM	1	1	0	0	0	0	0	0	0	1	2	2
GRANT	0	0	0	0	1	0	0	0	4	4	2	1
HARNEY	1	0	0	0	0	0	0	0	14	20	15	0
HOOD RIVER	0	0	1	1	2	3	1	0	2	1	1	2
JACKSON	3	3	2	4	25	18	21	25	19	11	4	16
JEFFERSON	6	2	0	0	0	0	0	0	4	5	3	2
JOSEPHINE	1	3	1	0	1	0	0	0	5	3	7	5
KLAMATH	8	8	4	1	0	0	2	2	15	26	10	10
LAKE	0	0	9	6	0	0	0	0	23	46	20	17
LANE	15	0	1	5	0	0	0	0	4	4	3	2
LINCOLN	0	0	0	0	3	0	0	2	8	2	0	2
LINN	2	0	1	3	8	7	3	6	6	4	2	1
MALHEUR	5	3	3	6	1	3	2	0	9	19	8	6
MARION	3	4	9	4	0	8	7	1	13	4	3	3
MORROW	2	1	2	4	6	1	0	1	3	11	0	1
MULTNOMAH	1		0	0	0	0	0	0	1	0		0
POLK	5	2	0	2	9	20	9	1	5	0	2	0
SHERMAN	2	0	0	0	0	0	0	0	2	4	3	3
TILLAMOOK	1	1	0	1	0	0	0	0	7	3	0	0
UMATILLA	3	3	3	5	3	7	1	2	5	2	2	7
UNION	3	3	3	4	5	4	3	2	4	4	2	1
WALLOWA	2	0	0	1	2	1	0	1	3	1	0	0
WASCO	3	2	3	4	0	0	0	0	4	4	1	4
WASHINGTON	17	1	3	1	0	0	0	0	1	4	2	2
WHEELER	0	0	0	0	0	0	0	0	5	0	3	8
YAMHILL	3	4	0	1	15	17	23	2	5	5	1	0
TOTALS	117	64	68	87	125	126	131	89	285	340	205	208

DIVISION APPROVALS ON EFU LAND
1993-1999

1999 Table J

Resulting Farm Parcels

Resulting NonFarm Parcels

<u>COUNTY</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>
BAKER	10	7	9	7	4	6	5	3	3	0
BENTON	0	4	0	6	0	0	1	0	4	2
CLACKAMAS	0	2	0	0	0	0	0	0	0	0
CLATSOP	0	0	2	0	0	2	0	0	0	0
COLUMBIA	0	0	0	0	0	0	0	0	0	0
COOS	0	0	3	2	0	2	0	0	0	1
CROOK	29	35	22	18	13	19	39	18	16	8
CURRY	0	0	0	2	0	0	0	0	0	0
DESCHUTES	4	13	13	17	4	8	14	10	20	20
DOUGLAS	24	17	43	19	28	4	9	9	15	8
GILLIAM	0	0	0	0	2	0	0	0	3	1
GRANT	0	2	4	2	2	0	5	5	10	3
HARNEY	4	0	25	5	0	0	0	8	7	0
HOOD RIVER	0	0	0	0	0	0	0	0	0	0
JACKSON	4	3	0	0	2	0	2	0	0	0
JEFFERSON	2	0	3	0	0	0	0	0	0	0
JOSEPHINE	0	0	0	0	0	0	0	1	0	0
KLAMATH	0	3	1	0	0	0	29	0	0	0
LAKE	14	13	21	10	9	9	12	28	17	8
LANE	14	14	7	10	4	0	0	2	0	5
LINCOLN	8	0	0	0	0	0	0	0	0	2
LINN	4	6	11	11	20	1	0	0	0	0
MALHEUR	0	7	3	0	5	10	15	9	1	5
MARION	0	0	6	6	4	0	0	2	0	0
MORROW	14	9	12	5	9	0	7	7	3	0
MULTNOMAH	0	2	0	0	2	0	0	0	0	0
POLK	14	0	9	4	2	0	1	1	0	0
SHERMAN	0	2	3	0	2	0	0	4	0	1
TILLAMOOK	0	0	2	0	0	3	3	3	0	0
UMATILLA	0	8	4	0	4	3	5	2	2	7
UNION	5	0	10	13	6	0	0	0	0	1
WALLOWA	10	0	0	0	12	2	4	0	0	1
WASCO	5	6	21	2	7	0	0	3	1	2
WASHINGTON	0	0	0	0	0	1	1	0	0	1
WHEELER	0	0	0	4	0	0	11	0	3	3
YAMHILL	4	5	4	7	0	0	0	0	0	0
TOTALS	169	158	238	150	141	70	163	115	105	79

LAND DIVISION ACTIONS
(September 98-August 99)

1998 Table K

<u>COUNTY</u>	<u>FARM DIVISIONS</u>			<u>NONFARM DIVISIONS</u>		<u>NF PARCELS CREATED</u>
	<u>DECISIONS APPROVED</u>	<u>DECISIONS DENIED</u>	<u>RESULTING PARCELS</u>	<u>DECISIONS APPROVED</u>	<u>DECISIONS DENIED</u>	
BAKER	2		4			
BENTON				1		2
CLACKAMAS						
CLATSOP						
COLUMBIA						
COOS				1		1
CROOK	6		13	4	2	8
CURRY						
DESCHUTES	2		4	16		20
DOUGLAS	12		28	7		8
GILLIAM	1		2	1		1
GRANT	1		2	4		3
HARNEY						
HOOD RIVER						
JACKSON	1		2			
JEFFERSON						
JOSEPHINE						
KLAMATH						
LAKE	4		9	6		8
LANE	2		4	2		5
LINCOLN				1		2
LINN	9		20			
MALHEUR	2		5	5		5
MARION	2		4			
MORROW	4		9			
MULTNOMAH	1		2			
POLK	1		2			
SHERMAN	1		2	1		1
TILLAMOOK						
UMATILLA	2		4	5		7
UNION	3		6	1		1
WALLOWA	6		12	1		1
WASCO	3		7	2		2
WASHINGTON				1		1
WHEELER				2		3
YAMHILL						
TOTALS	65	0	141	61	2	79

FARM DIVISIONS
(September 98-August 99)

1999 Table L

<u>COUNTY</u>	<u>PARCEL SIZE</u>							<u>TOTAL</u>
	<u>SIZE NOT RPTED</u>	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>41 TO 80</u>	<u>OVER 80</u>	
BAKER							4	4
BENTON								
CLACKAMAS								
CLATSOP								
COLUMBIA								
COOS								
CROOK						1	12	13
CURRY								
DESCHUTES					2	1	1	4
DOUGLAS		2			1	5	20	28
GILLIAM							2	2
GRANT							2	2
HARNEY								
HOOD RIVER								
JACKSON							2	2
JEFFERSON								
JOSEPHINE								
KLAMATH								
LAKE							9	9
LANE						1	3	4
LINCOLN								
LINN					1	1	18	20
MALHEUR							5	5
MARION							4	4
MORROW							9	9
MULTNOMAH						1	1	2
POLK		1					1	2
SHERMAN							2	2
TILLAMOOK								
UMATILLA							4	4
UNION							6	6
WALLOWA							12	12
WASCO							7	7
WASHINGTON								
WHEELER								
YAMHILL								
TOTALS	0	3	0	0	4	10	124	141
(97-98)	0	5	3	0	8	24	110	150
(96-97)	4			1	11	2	154	180
(95-96)	4	3	2	2	16	10	121	158
(93-95) Ave.	13	4	1	4	30	40	120	212

NONFARM DIVISIONS
(September 98-August 99)

1999 Table M

<u>COUNTY</u>	<u>PARCEL SIZE</u>						<u>TOTAL</u>
	<u>SIZE NOT RPTED</u>	<u>0 TO 5</u>	<u>6 TO 10</u>	<u>11 TO 20</u>	<u>21 TO 40</u>	<u>OVER 40</u>	
BAKER							
BENTON						2	2
CLACKAMAS							
CLATSOP							
COLUMBIA							
COOS		1					1
CROOK		1	4	2		1	8
CURRY							
DESCHUTES		7	2	5	3	3	20
DOUGLAS		7			1		8
GILLIAM					1		1
GRANT		2		1			3
HARNEY							
HOOD RIVER							
JACKSON							
JEFFERSON							
JOSEPHINE							
KLAMATH							
LAKE		3	2	3			8
LANE					3	2	5
LINCOLN		2					2
LINN							
MALHEUR		1	2	1	1		5
MARION							
MORROW							
MULTNOMAH							
POLK							
SHERMAN		1					1
TILLAMOOK							
UMATILLA		6		1			7
UNION						1	1
WALLOWA		1					1
WASCO			1	1			2
WASHINGTON			1				1
WHEELER			1	1		1	3
YAMHILL							
TOTALS		32	13	15	9	10	79
(97-98)		40	15	22	25	52	154
(96-97)	4	45	18	14	19	6	106
(95-96)	12	57	38	28	24	4	163
(93-94) Ave.		37	10	9	11	15	82

Other Uses Approved on Land Zoned for Exclusive Farm Use
(September 98-August 99)

1999 Table N

<u>Use</u>	<u># of Approvals</u>			
	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>
Accessory Use	68	47	63	82
Airstrip, Person		2	4	2
Bed and Breakfast	2	5	6	2
Church	2	3	4	1
Commercial Activity with Farm Use	11	20	16	20
Dog Kennel	1	3	2	0
Farm Use	7	3	11	1
Golf Course	3	3	4	1
Guest Ranch				3
Historic Resource				1
Home Occupation	32	24	25	18
Horse Boarding				
Mineral & Aggregate	20	22	19	31
NonConforming Use	4	1	5	5
Other Uses	33	64	20	40
Private Park	6	13	7	6
Public Facility	6	14	5	7
Residences	11			
Roads	7	13	2	9
School	4	4	2	3
Special Use	3		3	
Temporary Uses	6	12	3	19
Utility Facility	33	33	23	40
Variance	13	12	3	2
Youth Camps				
TOTAL	272	298	227	293

PLAN AMENDMENT DATA

Urban Growth Boundary Amendments by Calendar Year

<u>Year</u>	<u>#</u>	<u>Acres</u>	<u>Use From</u>
1987	8	1,749	624 acres from Ag. 946 acres from For.
1988	12	516	150 acres from Ag 68 acres from For.
1989	25	1,445	259 acres from Ag. 100 acres from For.
1990	9	2,737	1,734 acres from Ag. 17 acres from For.
1991	21	1,480	177 acres from Ag. 70 acres from For.
1992	15	970	297 acres from Ag. 120 acres from For.
1993	22	2,277	1,390 acres from Ag. 448 acres from For.
1994	20	1,747	201 acres from Ag. 20 acres from For.
1995	15	624	219 acres from Ag. 143 acres from For.
1996	18	258	75 acres from Ag. 16 acres from For.
1997	12	668	508 acres from Ag. 40 acres from For.
1998	19	326	214 acres from Ag. 2 acres from For.
1999	9	659	587 acres from Ag. 72 acres from For.
TOTALS	205	15,456	

**COUNTY ACRES REPLANNED AND/OR REZONED FROM ONE RURAL ZONE TO
ANOTHER RURAL ZONE BY TYPE OF ZONE AND YEAR**

Appendix 2

	<u>To Ag.</u>	<u>To For.</u>	<u>To Comm.</u>	<u>To Ind.</u>	<u>To Res.</u>	<u>TOTALS</u>
<u>From Agriculture</u>						
1989 - 1993 Average	232	117	104	97	242	792
1994	1,100	37		5	580	1,722
1995	5,000	140	32	40	458	5,670
1996		649	1	13	400	1,063
1997		13	27		511	551
1998	935,000	168	5	219	293	935,685
1999	2,181	271	19	547	795	3,813
TOTALS	943,513	1,395	188	921	3,279	949,296
<u>From Forestry</u>						
1989 - 1993 Average	1,470	7,249	1	35	428	9,183
1994	161			30	103	294
1995	467	15		6	340	828
1996	153		8		486	647
1997	353	600		39	270	1,262
1998	8			5	138	151
1999	20				80	100
TOTALS	2,632	7,864	9	115	1,845	12,465
<u>From Rural Residential</u>						
1989 - 1993 Average	43	2	40	11	815	911
1994			19	64	81	164
1995		10	3	6	244	263
1996	27		31	31	125	214
1997	45	2	13	14	42	116
1998			6	35	136	177
1999	3		13			16
TOTALS	118	14	125	161	1,443	1,861