

August 10, 2001

TO: County Planning Directors and Interested Persons

FROM: William R. Blosser, Director

SUBJECT: **APPROVED 1999-2000 EFU and FOREST REPORTS**

**APPROVED THE EFU and FOREST REPORTS:**

The enclosed EFU and Forest reports were approved by the Land Conservation and Development Commission at its June 15<sup>th</sup> meeting. These EFU and Forest reports cover the reporting period between September 1999 and August 2000. The reports and tables were prepared by Ronald Eber, Diane Butts and Melissa Schmidt of the DLCD staff.

Draft copies of the EFU and Forest reports were distributed on May 18, 2001 to all county planning directors and other interested persons for comment. Comments and corrections to the draft reports were provided to the commission and aided in the completion of this report.

**BACKGROUND INFORMATION:**

ORS 197.065 requires the Land Conservation and Development Commission to submit a written report to the Legislature analyzing applications for dwellings, nonfarm and nonforest uses and land divisions in EFU and Forest zones. Further, the information provided by each county to the commission must be on a "standard form" adopted by the commission.

**SUMMARY ANALYSIS AND CONCLUSIONS:**

The reported numbers clearly show that the policy changes made in 1993 by the Legislature (HB 3661) and by the Commission (implementing rules) are achieving the statutory policy in ORS 215.700 objectives to:

- Better protect the state's more productive resource lands; and
- Provide opportunities for dwellings on less productive resource lands.

Overall, the approval rates for dwellings and other uses allowed in farm and forest zones showed only slight variations from previous years in the number and statewide distribution of approvals. There does not appear to be any significant change in the overall amount of resource and nonresource related development in farm and forest zones.

Specifically, over half the new farm dwellings are on non high-value farmland outside the Willamette Valley or in conjunction with existing farm operations by earning the required gross farm income (See attached table). The preponderance of nonfarm dwellings are on lower quality lands in eastern or southwestern Oregon. The vast majority of farm and forest dwellings and partitions are for large parcels (>80 acres) while nonfarm and nonforest type dwellings and partitions are for small parcels (<10 acres).

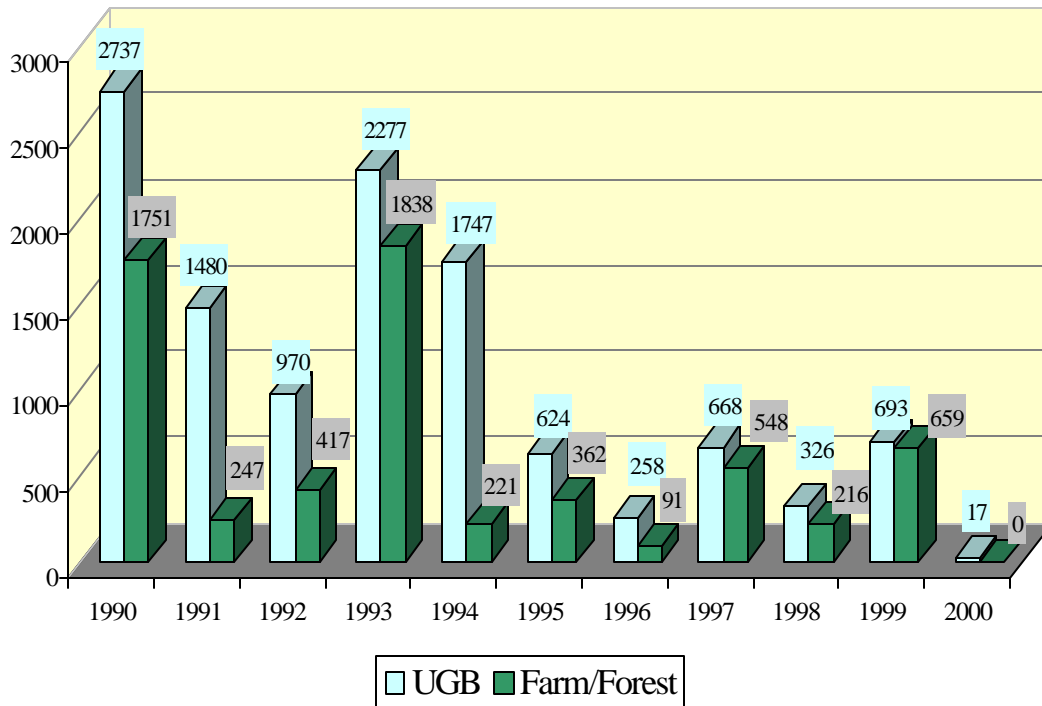
Further, urban growth boundaries (UGBs) are not expanding on to farm or forest lands. For the first time since these reports have been prepared (1985), no lands zoned for farm or forest uses were added into an urban growth boundary in Oregon (See attached graph).

If you have any questions or suggestions, please call Ronald Eber at 503-373-0050 ext. 247.

Attachments:

1. Table on New Dwellings in Farm Zones
2. Graph on UGB Expansions, 1990-2000
3. 1999-2000 Farm Report
4. 1999-2000 Forest Report

**URBAN GROWTH BOUNDARY (UGB) EXPANSIONS, IN ACRES, 1990 THROUGH 2000 (Department of Land Conservation and Development, May 2000)**



- During the 10 years from 1990 through 2000, a total of 163 urban growth boundary (UGB) expansions were adopted.
- The total number of acres added to UGB's by those expansions was 11,763.
- The average number of UGB expansions per year was 16.3 (169 divided by 10).
- The average acreage per expansion was 72.16 acres (11,763 divided 10). In other words, a typical UGB expansion is fairly small.
- In the 2000 reporting period, **no** lands zoned for farm or forest use were added to an UGB in Oregon.
- The great majority of UGB expansions (in terms of both their number and acreage) occurred *outside* the Willamette Valley.
- These expansions amount to only a two-percent increase in the total land area within UGB's over a ten-year period. Conclusion? Despite Oregon's rapid growth in the 1990's, our cities have not been sprawling across the landscape.

## New Dwellings Approved in Farm Zones

<b>TYPE OF DWELLING</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
<b>Replacement</b> To replace an old dwelling	119	138	211	220	289	419	361	354	307
<b>Not Farm-Related</b> Lot-of-Record, temporary hardship and nonfarm dwellings	432	359	398	518	542	604	462	407	412
<b>Farm-related</b> For relatives and hired help	103	108	156	121	103	137	135	111	79
<b>Primary Farm</b> For person operating the farm	275	267	372	149	94	98	68	88	77
<b>Total New Dwellings Approved in Farm Zones</b>	<b>929</b>	<b>872</b>	<b>1,137</b>	<b>1,008</b>	<b>1,028</b>	<b>1,258</b>	<b>1,026</b>	<b>960</b>	<b>875</b>

Prepared by the Department of Land Conservation and Development (DLCD)  
using data reported by Oregon's 36 counties. Data is for a September to August  
reporting period. The latest data is from September 1, 1999 through August 31, 2000 reports.

# ADOPTED 2000 FARM REPORT

## for September 1, 1999 through August 31, 2000

### Introduction

State law (ORS 197.065) 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.

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 collected information in two ways:

1. To monitor the type and extent of development occurring on agricultural land statewide, and
2. To monitor the type and extent of development occurring in individual counties 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, 1999 through August 31, 2000. This time-frame is referred to as the 2000 reporting period. Information from up to seven (7) earlier reporting periods is included in the report for comparison.

Tables A through O include information for dwelling and land division decisions, as well as information on other approved uses (for example, golf courses, home occupations, schools, etc.). Table N reports the number and size of urban growth boundary amendments. Table O summarizes the adopted 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 submit an application. 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.

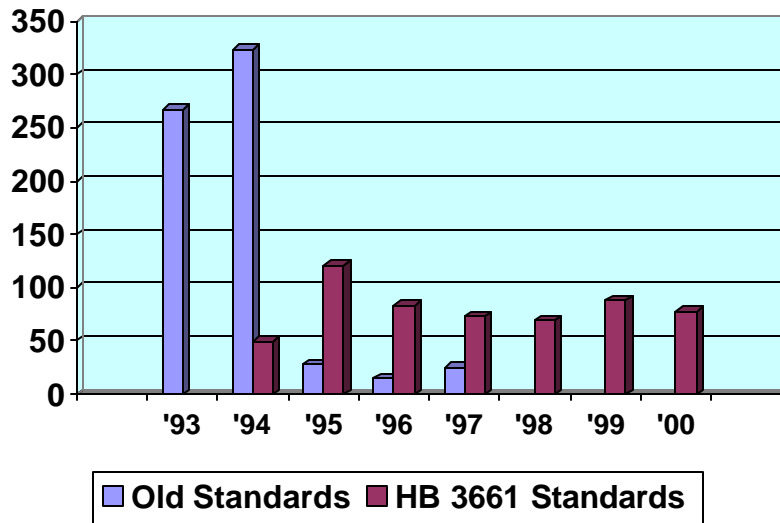
## DWELLINGS

During the reporting year of September 1999 through August 2000, counties approved a total of 875 dwellings in exclusive farm use (EFU) zones. These include primary farm dwellings, farm related dwellings, nonfarm dwellings, temporary hardship dwellings, lot of record dwellings, replacement dwellings, and accessory dwellings. Each of the above dwelling types are discussed in this section. This is less than the 960 approved in the previous reporting period.

### Primary Farm Dwellings

A total of 77 primary farm dwellings were approved during the reporting period. This number is a slight decrease over the 88 primary farm dwellings approved during the previous 1999 report period (Table A).

**Figure 1**



**PRIMARY FARM DWELLINGS BY YEAR**

The administrative rules provide several standards for the approval of primary farm dwellings. During 2000 each of these standards was used.

Thirty-two (32) approvals on high-value farmland using the \$80,000 test (OAR 660-33-135 (7));

Thirty-six (36) approvals using the acreage test (OAR 660-33-135 (1));

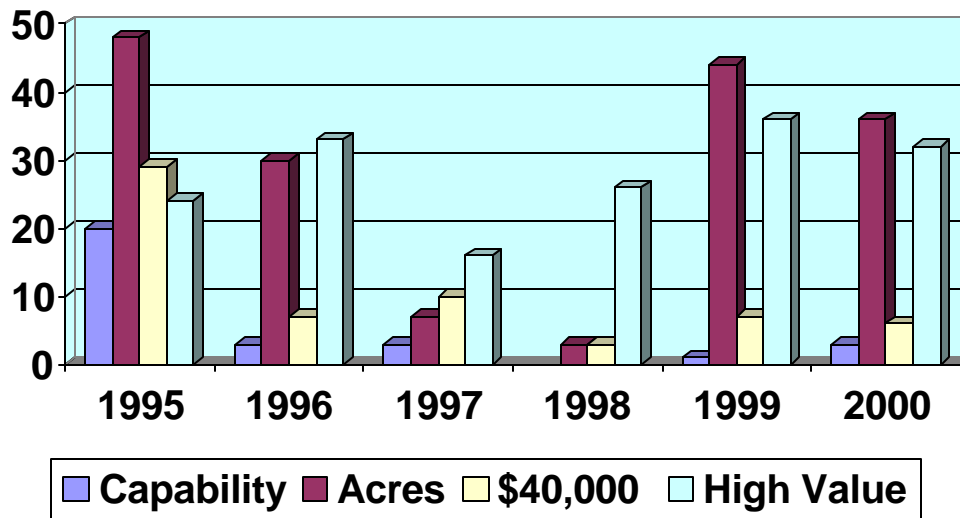
Six (6) approvals not on high-value farmland using the \$40,000 test (OAR 660-033-135 (5));  
and

Three (3) were 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 gross income standard for high-value farm land and the acreage criterion increased, and while those based on the nonhigh-value farmland \$40,000 test

decreased slightly. Forty-one (41%) percent of the primary farm dwellings were approved based on the \$80,000 gross income standard.

**Figure 2**



About twenty-six percent (26%) of all primary farm dwellings approved occurred on high-value farmland in western Oregon while almost all of the dwellings approved in eastern Oregon were based on the acreage test.

Table B shows parcel size, distribution and the number of farm dwellings approved in 2000 by the parcel size on which the dwellings were sited and compares these totals with previous reporting years. Seventy-five (75) percent of all the farm dwellings approved were on parcels larger than 80 acres.

## Farm Related Dwellings

Farm related 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).

Thirty-six (36) accessory farm dwellings were approved in 2000. This number is down from last year. Accessory farm dwellings must be sited on a farm operation that earns the same gross income that is

required for a primary farm dwelling (\$80,000/\$40,000). Accessory farm dwellings continue to be primarily sited (66%) on larger parcels larger than 80 acres (see Table G).

There were 14 approvals of seasonal farm worker housing, providing a total of 24 units. The passage of HB 3171 (2001 Legislature) will significantly change how seasonal and year-round farm worker housing is reviewed in the future.

## 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).

412 not farm-related dwellings were approved in the 2000 reporting period. 227 were nonfarm dwellings (up from 208), 80 were lot-of-record dwellings (down from 94), and 105 were temporary hardship dwellings. For nonfarm dwellings one Hundred and fifty-three (153) dwellings were in eastern Oregon, 14 in the Willamette Valley and 60 in the rest of western Oregon.

The number of nonfarm dwellings approved on existing parcels larger than 20 acres increased (78 to 87). 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 and Lake counties. Approvals in the Willamette Valley and coastal counties were generally on smaller parcels (Table F).

Of the 80 lot-of-record dwellings approved, 72 were based on the “not on high value” standard (ORS 215.705 (1)), two on the perimeter standard (ORS 215.705 (3)) and six on high-value farmland.

One hundred and five (105) temporary hardship dwellings were approved during the reporting period. 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 Polk (15), Washington (13), Yamhill (11), Lane (10), and Deschutes and Marion (9) counties.

## Replacement Dwellings

A decrease from 354 to 307 replacement dwellings were approved during the 2000 reporting period. Approvals were the highest in Douglas (77), Washington (32), Marion (29), Malheur (28) and Lane (27) counties (Table C).

## Farm Divisions

Farm divisions resulted in 118 new farm parcels in the 2000 reporting year. Land divisions creating nonfarm related parcels resulted in the creation of an additional 75 new nonfarm parcels (Table J, K, and L).

There were no denials of farm divisions reported during the 2000 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.

During 2000, 84% of the resulting farm parcels were larger than 80 acres (Table K).

## NonFarm Divisions

The number of new parcels for all nonfarm uses dropped slightly during 2000, from 79 in 1999 to 75 for the current reporting period. Data for the six previous reporting years are included in (Table L).

The highest number of approvals were in Crook (14) and Lake (10) counties. Once again (77%), new nonfarm parcels were in eastern Oregon (Table J).

The number of parcels created for nonfarm dwellings on parcels over 40 acres increased from the 1999 reporting period (10 to 19). Almost all of these (12) were approved in eastern Oregon.

## Other Uses

A total of 308 "nonfarm uses" (uses other than dwellings) were approved in EFU zones during the 2000 reporting period which is higher than those approved in the 1999 reporting period (293). Most of the approvals were accessory, home occupations, other uses, mineral/aggregate, and utility facility uses (Table M).

The uses most often approved are summarized below.

Other Uses	Number		Apprvd		
	'96	'97	'98	'99	'00
Accessory Uses	68	47	63	82	84
Commercial Ag. Act.	11	20	16	20	15
Utility Facility	33	33	23	40	62
Home Occupations	32	24	25	18	23
Min. and Aggregate	20	22	19	31	20

## Marginal Lands

Only Lane and Washington counties have designated marginal land.

ORS 215.307 allows the siting of dwellings on existing lots on land designated as marginal, and requires these two counties to use the 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 in ORS 215.213.

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

No new lands designated as marginal in these two counties.

## Plan Amendments

Table N and O summarizes plan amendments adopted and provided to the department between January 1, 1988 and December 31, 2000.

The first table (Table N) provides information on Urban Growth Boundary (UGB) amendments adopted during this time. During 2000 there were no UGB amendments that brought lands zoned for agricultural or forest uses into an urban growth boundary.

The second table (Table O) deals with changes in plan designations and/or zoning. The acres rezoned from agriculture or forestry to commercial, industrial or rural residential uses was about 1,965 acres.

**PRIMARY FARM DWELLING ACTIONS**  
(September 99-August 00)

2000 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		2			2
BENTON					0
CLACKAMAS	7		2		9
CLATSOP					
COLUMBIA					
COOS					0
CROOK		7	1		8
CURRY					
DESCHUTES	1	1		2	4
DOUGLAS		4			4
GILLIAM					
GRANT					
HARNEY	1	5			6
HOOD RIVER	1				1
JACKSON		1			1
JEFFERSON	1	1		1	3
JOSEPHINE					
KLAMATH		2			2
LAKE	5				5
LANE					0
LINCOLN					
LINN	1				1
MALHEUR	4				4
MARION	2				2
MORROW		3			3
MULTNOMAH					
POLK	5	1	3		9
SHERMAN					
TILLAMOOK					0
UMATILLA		3			3
UNION		2			2
WALLOWA		2			2
WASCO		2			2
WASHINGTON	2				2
WHEELER					
YAMHILL	2				2
<b>TOTALS</b>	32	36	6	3	77
Western Oregon	20	6	5	0	31
Eastern Oregon	12	30	1	3	46

## NEW PRIMARY FARM DWELLINGS

(September 99-August 00)

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							2	2
BENTON								0
CLACKAMAS				5		3	1	9
CLATSOP								
COLUMBIA								
COOS								0
CROOK						1	7	8
CURRY								
DESCHUTES							4	4
DOUGLAS							4	4
GILLIAM								
GRANT								
HARNEY							6	6
HOOD RIVER				1				1
JACKSON							1	1
JEFFERSON							3	3
JOSEPHINE								
KLAMATH							2	2
LAKE				1			4	5
LANE								0
LINCOLN								
LINN							1	1
MALHEUR							4	4
MARION					1		1	2
MORROW		1					2	3
MULTNOMAH								
POLK					2	2	5	9
SHERMAN								
TILLAMOOK								0
UMATILLA							3	3
UNION							2	2
WALLOWA							2	2
WASCO							2	2
WASHINGTON						1	1	2
WHEELER								
YAMHILL						1	1	2
<b>TOTALS</b>	0	1	0	7	3	8	58	77
(98-99)	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 99-August 00)

2000 Table C

<u>COUNTY</u>	<u>SEASONAL</u>	<u>UNITS</u>	<u>RELATIVE</u>	<u>ACCESSORY</u>	<u>REPLACE</u>
BAKER			1	2	13
BENTON			2		
CLACKAMAS	3	10	1	3	
CLATSOP				1	
COLUMBIA				1	
COOS			2		
CROOK				6	11
CURRY					
DESCHUTES			3		1
DOUGLAS			4	1	77
GILLIAM					2
GRANT				1	1
HARNEY				2	
HOOD RIVER	6	8			
JACKSON			2	2	
JEFFERSON			1	2	3
JOSEPHINE				1	
KLAMATH			3		4
LAKE			3		
LANE			3		27
LINCOLN					
LINN			2	2	
MALHEUR			3	1	28
MARION				1	29
MORROW				1	3
MULTNOMAH			1	1	2
POLK	1	1	3	1	23
SHERMAN					
TILLAMOOK	1	1	2	2	7
UMATILLA	1	1	1		24
UNION			3	1	12
WALLOWA					8
WASCO		1		1	
WASHINGTON	1	1	3		32
WHEELER					
YAMHILL	1	1		3	
<b>TOTALS</b>	14	24	43	36	307
(98-99)	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**

2000 Table D

(September 99-August 00)

<u>COUNTY</u>	<u>LOT OF RECORD</u>			<u>NON FARM</u>	<u>TEMP HARD</u>	<u>TOTAL</u>
	<u>NOT HIGH VALUE</u>	<u>PERIMETER</u>	<u>HIGH VALUE</u>			
BAKER	8					8
BENTON	1			1	3	5
CLACKAMAS	4		2		6	12
CLATSOP				2		2
COLUMBIA						0
COOS	3					3
CROOK	8			16		24
CURRY						0
DESCHUTES	5			52	9	66
DOUGLAS	5		1	31	7	44
GILLIAM						0
GRANT				1		1
HARNEY	1			13	2	16
HOOD RIVER	2			1		3
JACKSON	11			21	3	35
JEFFERSON						0
JOSEPHINE				4		4
KLAMATH	1			13		14
LAKE				24		24
LANE				4	10	14
LINCOLN	2				1	3
LINN	4		1	2	8	15
MALHEUR	2			10	2	14
MARION				3	9	12
MORROW	1			5		6
MULTNOMAH						0
POLK	3		1	3	15	22
SHERMAN	1					1
TILLAMOOK				1	1	2
UMATILLA	2			7	4	13
UNION	2				1	3
WALLOWA	3			1		4
WASCO	1			3		4
WASHINGTON	1			1	13	15
WHEELER				8		8
YAMHILL	1	2	1		11	15
<b>TOTALS</b>	72	2	6	227	105	412
(98-99)	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 99-August 00)

2000 Table E

<u>COUNTY</u>	<u>SIZE NOT</u>	<u>PARCEL SIZE</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			1			7	8
BENTON	1						1
CLACKAMAS	2			1	3		6
CLATSOP							
COLUMBIA							0
COOS				1	1	1	3
CROOK			6	1	1		8
CURRY							
DESCHUTES	1	1	1		1	2	5
DOUGLAS	2	3			1		6
GILLIAM							
GRANT							
HARNEY						1	1
HOOD RIVER	1	1					2
JACKSON	2	5	2	3			12
JEFFERSON							
JOSEPHINE							
KLAMATH	1						1
LAKE							
LANE							
LINCOLN					2		2
LINN	1	1				3	5
MALHEUR						2	2
MARION							0
MORROW					1		1
MULTNOMAH							
POLK	2			1		1	4
SHERMAN	1						1
TILLAMOOK							
UMATILLA			1		1		2
UNION						2	2
WALLOWA					2	1	3
WASCO				1			1
WASHINGTON				1			1
WHEELER							
YAMHILL	2			1			3
<b>TOTALS</b>	0	16	19	9	16	20	80
(98-99)	7	11	17	22	14	23	94
(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 99-August 00)**

2000 Table F

PARCEL SIZE

<u>COUNTY</u>	<u>SIZE NOT</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>	<u>TOTAL</u>
	<u>RPTED</u>						
BAKER							0
BENTON	1						1
CLACKAMAS							0
CLATSOP	1					1	2
COLUMBIA							0
COOS							0
CROOK	1	2	6	5	2		16
CURRY							0
DESCHUTES	12	7	10	10	12		52
DOUGLAS	10	10	7	4			31
GILLIAM							0
GRANT					1		1
HARNEY	1		3	3	6		13
HOOD RIVER	1						1
JACKSON	3	6	7	4	1		21
JEFFERSON							0
JOSEPHINE		1	2	1			4
KLAMATH	6	2	2	2	1		13
LAKE	3	1	7	9	4		24
LANE	2		1	1			4
LINCOLN							0
LINN						2	2
MALHEUR	6		2		2		10
MARION	2	1					3
MORROW						5	5
MULTNOMAH							0
POLK	3						3
SHERMAN							0
TILLAMOOK					1		1
UMATILLA	4		1			2	7
UNION							0
WALLOWA	1						1
WASCO					1	2	3
WASHINGTON	1						1
WHEELER		1	2			5	8
YAMHILL							0
<b>TOTALS</b>	0	58	31	50	41	46	227
(98-99)	0	46	44	41	34	44	209
(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

**NEW ACCESSORY FARM DWELLINGS BY PARCEL SIZE**  
(September 99-August 00)

2000 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>40 TO 80</u>	<u>OVER 80</u>	
BAKER				1		1	2
BENTON							0
CLACKAMAS						3	3
CLATSOP						1	1
COLUMBIA					1		1
COOS							0
CROOK						6	6
CURRY							0
DESCHUTES							0
DOUGLAS				1			1
GILLIAM							0
GRANT						1	1
HARNEY					1	1	2
HOOD RIVER							0
JACKSON				1		1	2
JEFFERSON		1				1	2
JOSEPHINE						1	1
KLAMATH							0
LAKE							0
LANE							0
LINCOLN							0
LINN			1		1		2
MALHEUR						1	1
MARION					1		1
MORROW						1	1
MULTNOMAH						1	1
POLK						1	1
SHERMAN							0
TILLAMOOK	1				1		2
UMATILLA							0
UNION						1	1
WALLOWA							0
WASCO						1	1
WASHINGTON							0
WHEELER							0
YAMHILL					1	2	3
<b>TOTALS</b>	1	1	1	3	6	24	36
(98-99)	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**

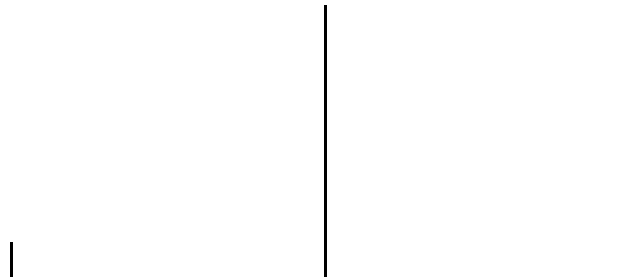
2000 Table H

1997-2000

COUNTY	Primary Farm				Lot of Record				Non Farm Dwell ings			
	1997	1998	1999	2000	1997	1998	1999	2000	1997	1998	1999	2000
	BAKER	3	2	3	2	9	3	6	8	5	1	0
BENTON	1	1	1	0	3	2	3	1	1	1	0	1
CLACKAMAS	3	2	3	9	9	7	3	6	5	5	2	0
CLATSOP	0	0	0	0	0	1	0	0	5	0	0	2
COLUMBIA	0	1	0	0	0	0	3	0	0	0	1	0
COOS	0	0	2	0	2	0	6	3	1	0	0	0
CROOK	7	11	9	8	0	1	4	8	43	17	14	16
CURRY	0	0	0	0	0	0	0	0	0	1	2	0
DESCHUTES	2	1	5	4	4	10	9	5	48	41	67	52
DOUGLAS	7	5	11	4	15	24	10	6	44	43	27	31
GILLIAM	1	0	0	0	0	0	0	0	1	2	2	0
GRANT	0	0	0	0	0	0	0	0	4	2	1	1
HARNEY	0	0	0	6	0	0	0	1	20	15	0	13
HOOD RIVER	0	1	1	1	3	1	0	2	1	1	2	1
JACKSON	3	2	4	1	18	21	25	11	11	4	16	21
JEFFERSON	2	0	0	3	0	0	0	0	5	3	2	0
JOSEPHINE	3	1	0	0	0	0	0	0	3	7	5	4
KLAMATH	8	4	1	2	0	2	2	1	26	10	10	13
LAKE	0	9	6	5	0	0	0	0	46	20	17	24
LANE	0	1	5	0	0	0	0	0	4	3	2	4
LINCOLN	0	0	0	0	0	0	2	2	2	0	2	0
LINN	0	1	3	1	7	3	6	5	4	2	1	2
MALHEUR	3	3	6	4	3	2	0	2	19	8	6	10
MARION	4	9	4	2	8	7	1	0	4	3	3	3
MORROW	1	2	4	3	1	0	1	1	11	0	1	5
MULTNOMAH		0	0	0	0	0	0	0	0		0	0
POLK	2	0	2	9	20	9	1	4	0	2	0	3
SHERMAN	0	0	0	0	0	0	0	1	4	3	3	0
TILLAMOOK	1	0	1	0	0	0	0	0	3	0	0	1
UMATILLA	3	3	5	3	7	1	2	2	2	2	7	7
UNION	3	3	4	2	4	3	2	2	4	2	1	0
WALLOWA	0	0	1	2	1	0	1	3	1	0	0	1
WASCO	2	3	4	2	0	0	0	1	4	1	4	3
WASHINGTON	1	3	1	2	0	0	0	1	4	2	2	1
WHEELER	0	0	0	0	0	0	0	0	0	3	8	8
YAMHILL	4	0	1	2	17	23	7	4	5	1	0	0
<b>TOTALS</b>	64	68	87	77	126	131	94	80	340	205	208	227

**DWELLING APPROVALS ON EFU LAND**  
1997-2000

2000 Table H



**DIVISION APPROVALS ON EFU LAND**

2000 Table I

1996-2000

**Resulting Farm Parcels**

**Resulting NonFarm Parcels**

<u>COUNTY</u>	<u>Resulting Farm Parcels</u>					<u>Resulting NonFarm Parcels</u>				
	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>
BAKER	7	9	7	4	8	5	3	3	0	3
BENTON	4	0	6	0	0	1	0	4	2	5
CLACKAMAS	2	0	0	0	0	0	0	0	0	0
CLATSOP	0	2	0	0	0	0	0	0	0	0
COLUMBIA	0	0	0	0	0	0	0	0	0	0
COOS	0	3	2	0	0	0	0	0	1	0
CROOK	35	22	18	13	24	39	18	16	8	14
CURRY	0	0	2	0	0	0	0	0	0	0
DESCHUTES	13	13	17	4	15	14	10	20	20	4
DOUGLAS	17	43	19	28	9	9	9	15	8	4
GILLIAM	0	0	0	2	0	0	0	3	1	0
GRANT	2	4	2	2	0	5	5	10	3	1
HARNEY	0	25	5	0	15	0	8	7	0	2
HOOD RIVER	0	0	0	0	0	0	0	0	0	0
JACKSON	3	0	0	2	0	2	0	0	0	1
JEFFERSON	0	3	0	0	6	0	0	0	0	2
JOSEPHINE	0	0	0	0	0	0	1	0	0	0
KLAMATH	3	1	0	0	0	29	0	0	0	0
LAKE	13	21	10	9	6	12	28	17	8	10
LANE	14	7	10	4	0	0	2	0	5	3
LINCOLN	0	0	0	0	0	0	0	0	2	0
LINN	6	11	11	20	2	0	0	0	0	3
MALHEUR	7	3	0	5	0	15	9	1	5	3
MARION	0	6	6	4	2	0	2	0	0	0
MORROW	9	12	5	9	7	7	7	3	0	4
MULTNOMAH	2	0	0	2	0	0	0	0	0	0
POLK	0	9	4	2	4	1	1	0	0	1
SHERMAN	2	3	0	2	0	0	4	0	1	4
TILLAMOOK	0	2	0	0	0	3	3	0	0	0
UMATILLA	8	4	0	4	0	5	2	2	7	6
UNION	0	10	13	6	2	0	0	0	1	3
WALLOWA	0	0	0	12	11	4	0	0	1	0
WASCO	6	21	2	7	5	0	3	1	2	2
WASHINGTON	0	0	0	0	0	1	0	0	1	0
WHEELER	0	0	4	0	0	11	0	3	3	0
YAMHILL	5	4	7	0	2	0	0	0	0	0
<b>TOTALS</b>	158	238	150	141	118	163	115	105	79	75

**LAND DIVISION ACTIONS**  
(September 99-August 00)

2000 Table J

<u>COUNTY</u>	<u>FARM DIVISIONS</u>		<u>RESULTING PARCELS</u>	<u>NONFARM DIVISIONS</u>		<u>NF PARCELS CREATED</u>	<u>DWELLING UNITS APPROVED</u> <u>WITH NONFARM DIVISIONS</u>
	<u>DECISIONS APPROVED</u>	<u>DECISIONS DENIED</u>		<u>DECISIONS APPROVED</u>	<u>DECISIONS DENIED</u>		
BAKER	4		8	3		3	
BENTON				2		5	
CLACKAMAS							
CLATSOP							
COLUMBIA							
COOS							
CROOK	11		24	7		14	
CURRY							
DESCHUTES	12		15	2	1	4	
DOUGLAS	4		9	4		4	
GILLIAM							
GRANT				1		1	1
HARNEY	6		15	1		2	
HOOD RIVER							
JACKSON				1		1	
JEFFERSON	3		6	1		2	
JOSEPHINE							
KLAMATH							
LAKE	3		6	6		10	
LANE				1		3	
LINCOLN							
LINN	1		2	2		3	
MALHEUR				3		3	
MARION	1		2				
MORROW	3		7	2		4	
MULTNOMAH							
POLK	2		4	1		1	
SHERMAN				4		4	
TILLAMOOK							
UMATILLA				5		6	
UNION	1		2	3		3	
WALLOWA	5		11				
WASCO	2		5	2		2	
WASHINGTON							
WHEELER							
YAMHILL	1		2				
<b>TOTALS</b>	<b>59</b>	<b>0</b>	<b>118</b>	<b>51</b>	<b>1</b>	<b>75</b>	<b>1</b>

**FARM DIVISIONS**  
**Resulting Farm Parcels**  
(September 99-August 00)

2000 Table K

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			1	1			6	8
BENTON								
CLACKAMAS								
CLATSOP								
COLUMBIA								
COOS								
CROOK				1			23	24
CURRY								
DESCHUTES	9					1	5	15
DOUGLAS							9	9
GILLIAM								
GRANT								
HARNEY							15	15
HOOD RIVER								
JACKSON								
JEFFERSON					2	2	2	6
JOSEPHINE								
KLAMATH								
LAKE			1				5	6
LANE								
LINCOLN								
LINN						1	1	2
MALHEUR								
MARION							2	2
MORROW							7	7
MULTNOMAH								
POLK							4	4
SHERMAN								
TILLAMOOK								
UMATILLA								
UNION							2	2
WALLOWA							11	11
WASCO							5	5
WASHINGTON								
WHEELER								
YAMHILL							2	2
<b>TOTALS</b>	0	9	2	2	2	4	99	118
(98-99)	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**  
**Created NonFarm Parcels**  
 (September 99-August 00)

2000 Table L

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		1	1			1	3
BENTON		3		1	1		5
CLACKAMAS							
CLATSOP							
COLUMBIA							
COOS							0
CROOK		1	1	3	1	8	14
CURRY							
DESCHUTES				3	1		4
DOUGLAS		4					4
GILLIAM							0
GRANT						1	1
HARNEY				1		1	2
HOOD RIVER							
JACKSON					1		1
JEFFERSON		1	1				2
JOSEPHINE							
KLAMATH							
LAKE		1	4	4		1	10
LANE					2	1	3
LINCOLN							0
LINN		2				1	3
MALHEUR		3					3
MARION							
MORROW				3	1		4
MULTNOMAH							
POLK		1					1
SHERMAN		2		1	1		4
TILLAMOOK							
UMATILLA		6					6
UNION		2		1			3
WALLOWA							0
WASCO				2			2
WASHINGTON							0
WHEELER							0
YAMHILL							
<b>TOTALS</b>		27	7	19	8	14	75
(98-99)		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 99-August 00)

2000 Table M

<u>Use</u>	<u># of Approvals</u>				
	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>
Accessory Use	68	47	63	82	84
Airstrip, Person		2	4	2	2
Bed and Breakfast	2	5	6	2	4
Church	2	3	4	1	6
Commercial Activity with Farm Use	11	20	16	20	15
Dog Kennel	1	3	2	0	1
Farm Stand					6
Farm Use	7	3	11	1	14
Golf Course	3	3	4	1	1
Guest Ranch				3	0
Historic Resource				1	0
Home Occupation	32	24	25	18	23
Horse Boarding					0
Mineral & Aggregate	20	22	19	31	20
NonConforming Use	4	1	5	5	5
Other Uses	33	64	20	40	35
Private Park	6	13	7	6	8
Public Facility	6	14	5	7	2
Residences	11				5
Roads	7	13	2	9	2
School	4	4	2	3	5
Special Use	3		3		3
Temporary Uses	6	12	3	19	1
Utility Facility	33	33	23	40	62
Variance	13	12	3	2	4
Youth Camps					
<b>TOTAL</b>	<b>272</b>	<b>298</b>	<b>227</b>	<b>293</b>	<b>308</b>

**PLAN AMENDMENT DATA**

2000 Table N

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.
2000	3	17	0 acres from Ag. 0 acres from For.
<b>TOTALS</b>	<b>208</b>	<b>15,473</b>	<b>6435 from Ag. (41.69%)</b> <b>2062 from For. (13.39%)</b>  <b>8497 Total (54.9%)</b>

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

2000 Table O

	<u>To Ag.</u>	<u>To For.</u>	<u>To Comm.</u>	<u>To Ind.</u>	<u>To Res.</u>	<u>SubTotal*</u>	<u>TOTALS</u>
<b><u>From Agriculture</u></b>							
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
2000	233	542	11	60	1,739		2,585
<b>TOTALS</b>	943,746	1,937	199	981	5,018	6,198	951,881
<b><u>From Forestry</u></b>							
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
2000				23	132		155
<b>TOTALS</b>	2,632	7,864	9	138	1,977	2,124	12,620
<b><u>From Rural Residential</u></b>							
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
2000			2	4	8		14
<b>TOTALS</b>	118	14	127	165	1,451		1,875

Shaded Area: Rezoned/converted resource to development zones