

Oregon State Board of Agriculture: Resolution Detail

Title

Permitted uses on lands zoned exclusive farm use and on high-value farmland agricultural land.

Background

Whereas over 50 land uses are permitted in the exclusive farm use zone up from 5 land uses that were initially established by state law.

Whereas increasingly there are cases of nonfarm land uses and related activities presenting compatibility issues with farming practices and presenting implications to rural infrastructure and services.

Whereas there is increasing concern being expressed about the cumulative impact of the conversion of agricultural lands by nonfarm land uses such as aggregate mining, wetlands development, public and private parks, other recreation uses, schools, energy generation and transmission facilities and urban services such as landfills.

Whereas many of the nonfarm uses that may be "permitted outright" on lands zoned for exclusive farm use may be approved without any consideration of compatibility with surrounding farming practices.

Whereas high-value agricultural soils compose less than 8% of Oregon's total lands and less than 6% of the lands located outside of urban growth boundaries that are also designated for agricultural use under Statewide planning Goal 3,

Whereas the total area of irrigated, harvested cropland in the state comprises 16% of the total land in farms yet accounts for 36% of the total market value of agricultural products sold,

Whereas irrigation and the necessary delivery infrastructure is key to maintaining the viability of and to growing the state's agricultural industry,

Whereas the 2013 Legislature will likely directed the State Department of Agriculture and the Department of Land Conservation and Development to analyze and report on the conflict between farm and nonfarm uses and cumulative impact of permitted uses on land zoned for exclusive farm use.

Resolution

Be it resolved, the Oregon State Board of Agriculture does not support the inclusion of additional non-farm, permitted uses on high-value farmland as defined in ORS 195.300 (10).

The Board recommends:

1. A reexamination of land uses currently permitted within the exclusive farm use zone with the goals of reducing those permitted uses and determining which land uses should be permitted outright opposite to those that should be permitted subject to land use review.
2. Establishing review criteria to evaluate the compatibility of nonfarm land uses with farm uses in surrounding areas.
3. An examination of the need to better define what certain nonfarm land uses include.
4. Establishing land use regulations that provide for the recognition of high value agricultural areas and that establish requirements to provide a higher degree of protection for identified areas with a goal of avoidance. When reasonable alternatives do not exist and high-value agricultural land is determined to be needed for the siting of a nonfarm land use, the Board supports siting on high value agricultural land only upon upon a determination that the proposed nonfarm use does not or can be mitigated to not adversely impact farming operations In the area.

Resolution Number

314

Subject

Land Use

Resolution Date

12/4/14

Date of Last Review

2/17/17

Committee

Land Use

Moved by

Laura Masterson

Seconded by

Tracey Liskey

Action

Motion Carried

Status

- Active
- Inactive
- Revise

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The Board also recommends that any study designed to evaluate the implications of nonfarm land uses include an analysis of the cumulative impact of the approval and location of all nonfarm uses on lands zoned exclusive farm use. Such an evaluation should include analysis related to:

- 1) the conversion of agricultural lands; and
- 2) the implications of conflicts created by nonfarm land uses on the short and long-term ability of surrounding farm and ranches to operate efficiently and effectively.

Summary

Notes

This action repeals and replaces State Board of Agriculture Resolution #312. Resolution was reviewed and readopted on 2/17/2017.