

An Emerging Contradiction: Non-Farm Activity within Exclusive Farm Use Zones

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## BACKGROUND

- SB 100
  - Urban Growth Boundaries (UGB)
  - Exclusive Farm Use (EFU) Zones
- Northern Willamette Valley
  - 2012<sup>1</sup>: 33% of Oregon's Total Sales
    - 6% of total farmland
  - 2017<sup>2</sup>: 56% of Oregon's Population.



<sup>1</sup>2012: Census of Agriculture; Table 1. County Summary Highlights: 2012

<sup>2</sup>Population Research Center; Certified Population Estimates, July 1, 2017

*“Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state’s agricultural land use policy...”*

*- Statewide Planning Goal 3: Agricultural Lands*

*“Counties may authorize farm uses and those **nonfarm uses** defined by commission rule that will not have **significant adverse effects** on accepted farm or forest practices”*

*- Statewide Planning Goal 3: Agricultural Lands*

## Definitions

Farm Use: Operations that raise, harvest, sell, feed, breed, manage and sell livestock, dairying; or any other agricultural or horticultural use  
- ORS 215.203

### Non-Farm Uses

- Vary from county to county
- From six to over fifty
- Accessory Uses, Utility and Communication Facilities, Other Uses, and Agritourism & Events.

### Dwellings

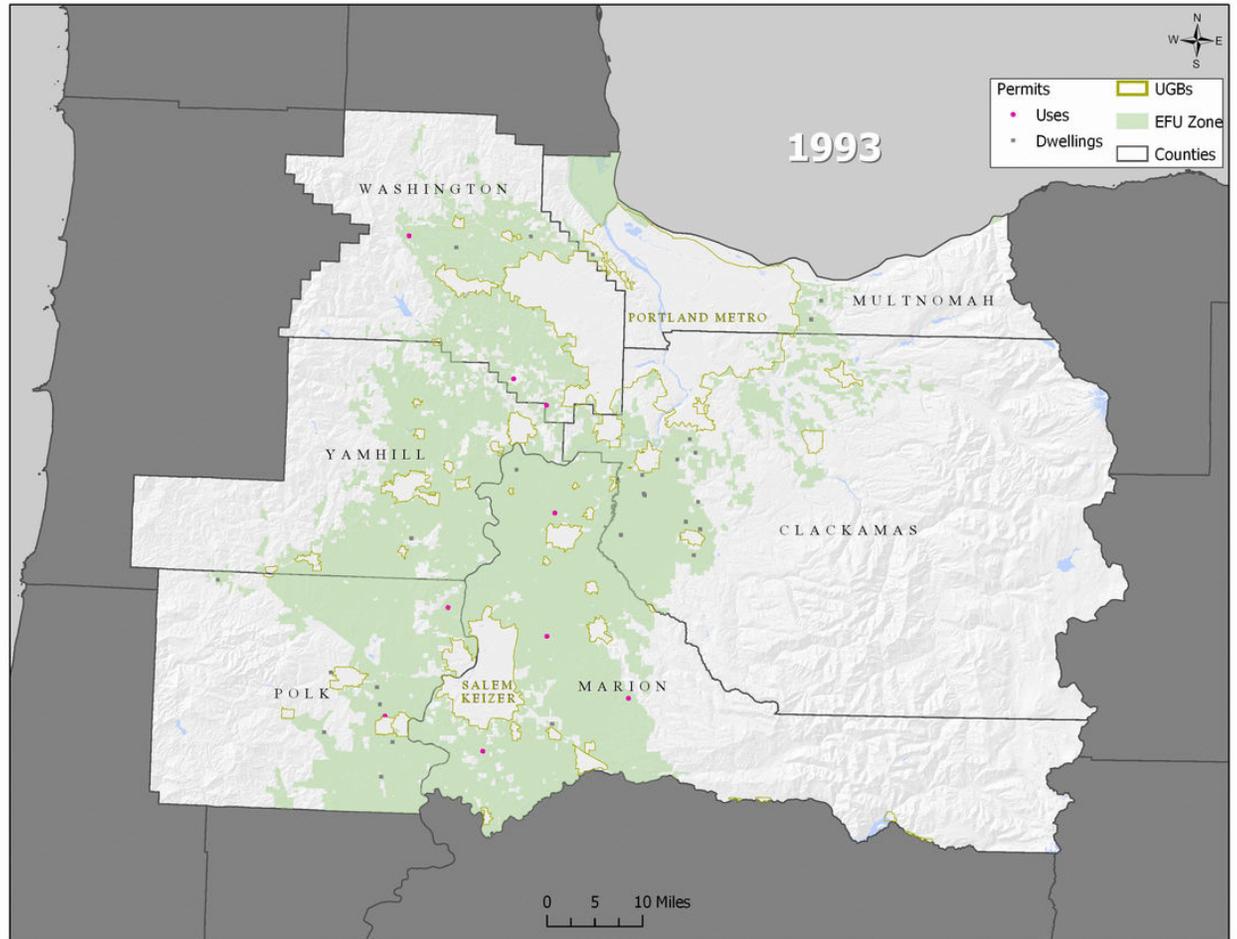
- Seven Different Dwelling Types
  - Accessory Farm Dwelling
  - Dwelling Replacement
  - Lot of Record
  - Non-Farm Dwelling
  - Primary Dwelling
  - Relative Farm Assistance
  - Temporary Hardship

Geocoded Permits by Time Period

|                 | <u>2000</u> | <u>2005</u> | <u>2010</u> | <u>2015</u> |
|-----------------|-------------|-------------|-------------|-------------|
| <b>Dwelling</b> | <b>1161</b> | <b>1514</b> | <b>2018</b> | <b>2430</b> |
| Non-Farm        | 249         | 282         | 331         | 361         |
| Distinct        | 774         | 1054        | 1434        | 1765        |
| Farm Related    | 138         | 178         | 253         | 304         |
| <b>OtherUse</b> | <b>207</b>  | <b>311</b>  | <b>462</b>  | <b>624</b>  |
| Non-Farm        | 101         | 147         | 212         | 264         |
| Distinct        | 85          | 130         | 189         | 274         |
| Farm Related    | 21          | 34          | 61          | 86          |

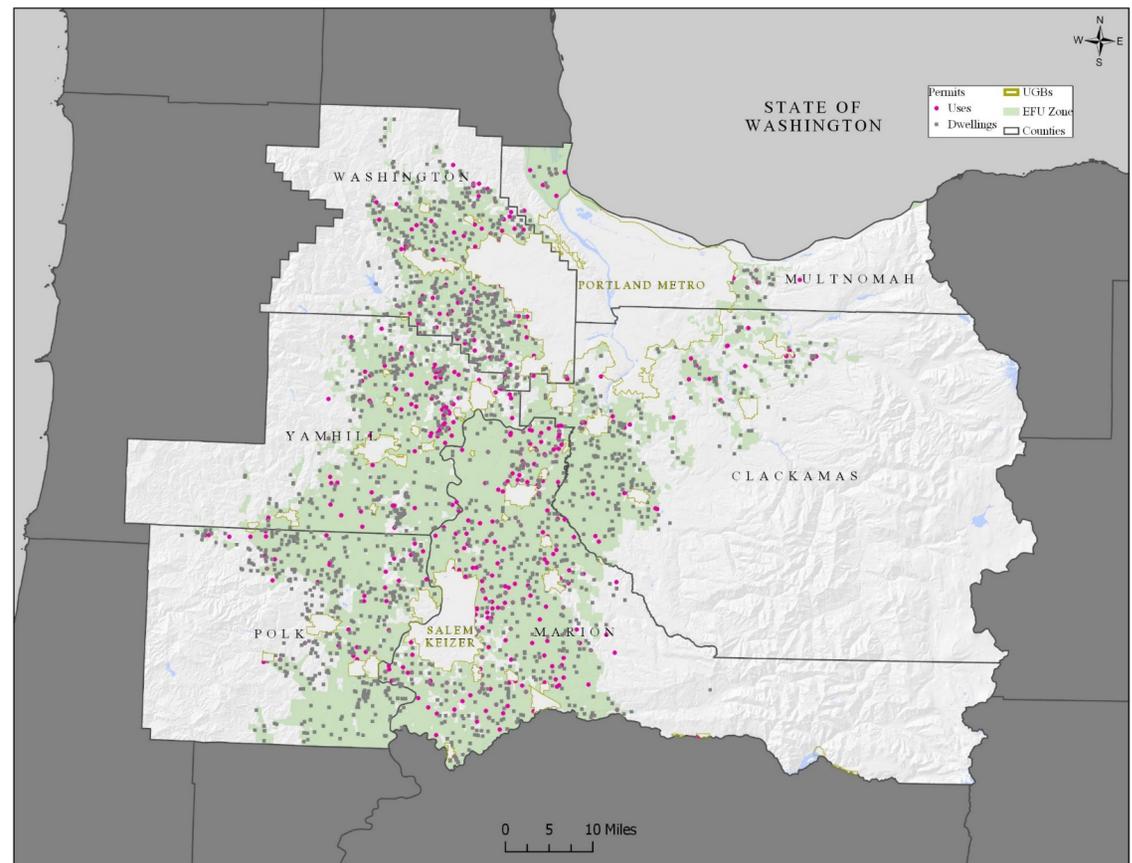
Average Annual Growth Rate

|                 | <u>1993-2000</u> | <u>2001-2005</u> | <u>2006-2010</u> | <u>2011-2015</u> |
|-----------------|------------------|------------------|------------------|------------------|
| <b>Dwelling</b> | --               | <b>5%</b>        | <b>6%</b>        | <b>4%</b>        |
| Non-Farm        | --               | 3%               | 3%               | 2%               |
| Distinct        | --               | 6%               | 6%               | 4%               |
| Farm Related    | --               | 5%               | 7%               | 4%               |
| <b>OtherUse</b> | --               | <b>8%</b>        | <b>8%</b>        | <b>6%</b>        |
| Non-Farm        | --               | 8%               | 8%               | 4%               |
| Distinct        | --               | 9%               | 8%               | 8%               |
| Farm Related    | --               | 10%              | 12%              | 7%               |



# Implications

- Evaluation Tool
  - What's missing?
  - Improvements to the data collection process
- Foundation for future analyses
  - Hotspots
  - Cumulative Impacts Assessment



# Future Steps

- Expand the Study
  - Willamette Valley & Southern Oregon
  - Future Collaboration
- Other Research
  - “Planting Prosperity and Harvesting Health”
  - “The Future of Oregon’s Agricultural Land”
- Webmap
  - <http://metroscape.imspdx.org/an-emerging-contradiction-non-farm-activity-within-exclusive-farm-use-zones>

