



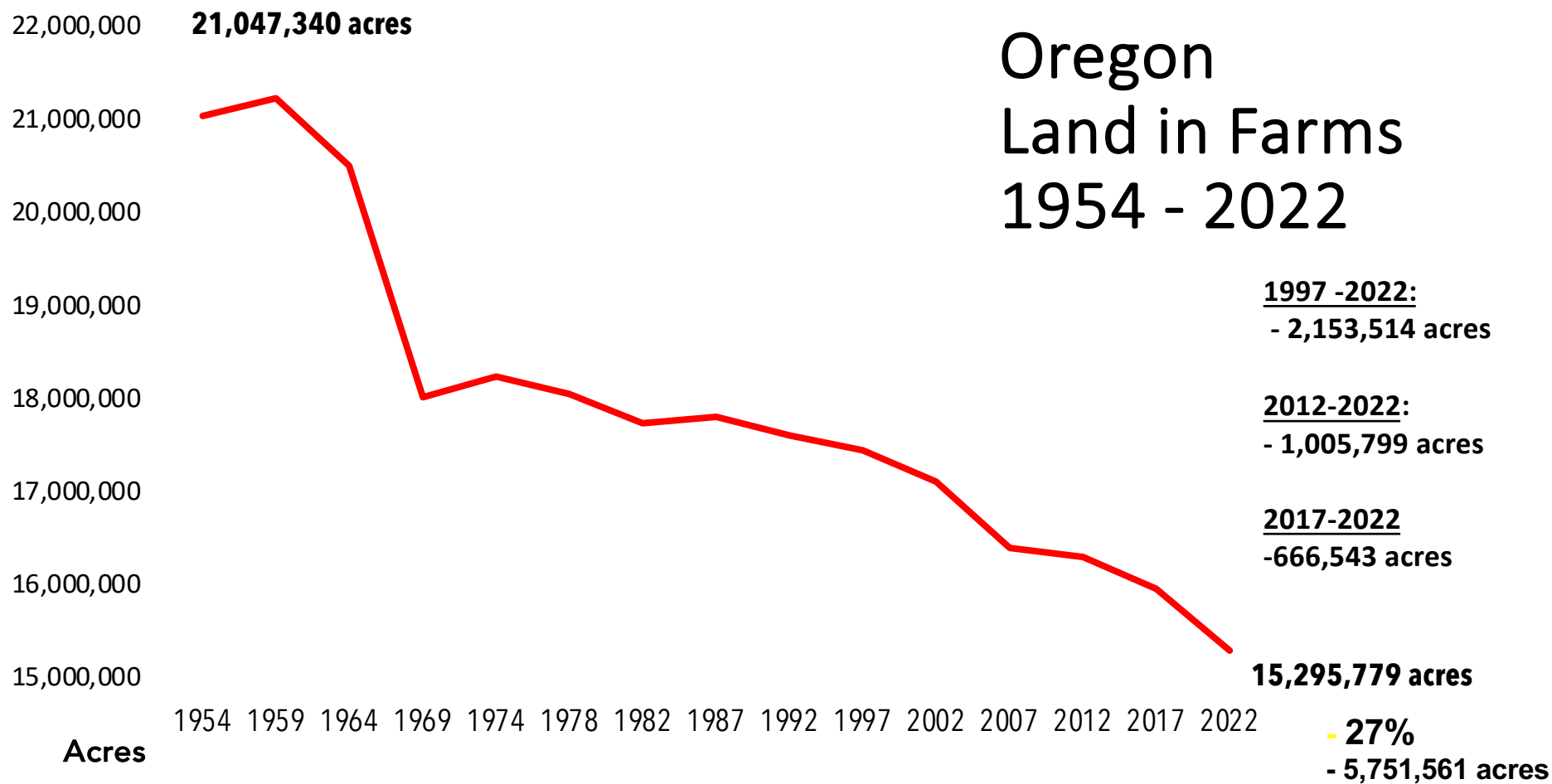
Protecting Oregon's Farmland: Agricultural Preservation and Evolving Land Use Needs

Senate Natural Resources and Wildfire Committee
May 27, 2025

Jim Johnson
Working Lands Policy Director
1000 Friends of Oregon

1000
friends
of Oregon

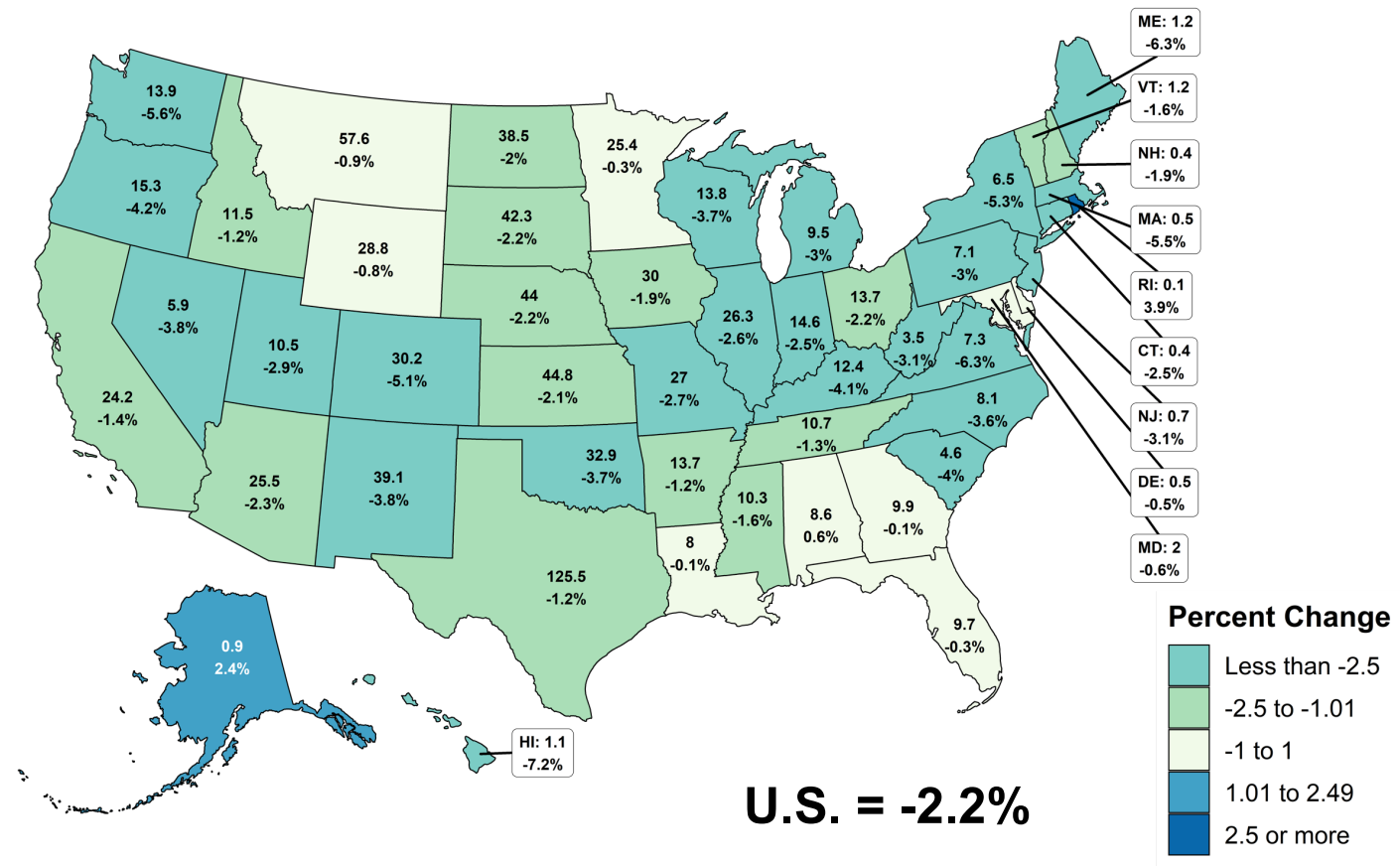
Oregon Land in Farms 1954 - 2022



Source: Census of Agriculture, USDA, National Agricultural Statistics Service

Land in Farms (million acres)

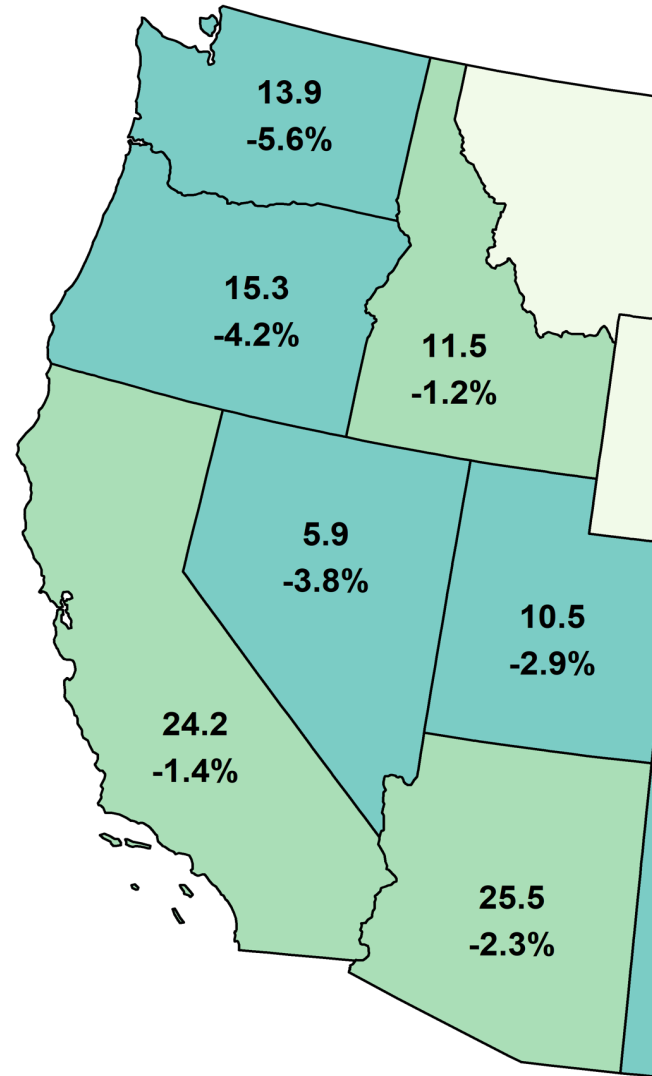
As a Percent Change 2017 to 2022, by State



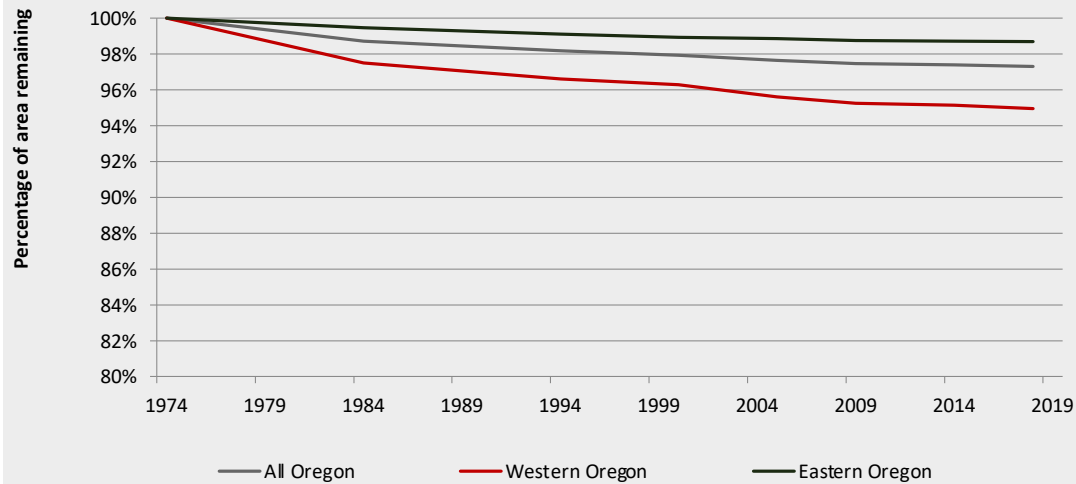
Land in Farms (*million acres*)

As a Percent Change 2017 to 2022, by State

Oregon: -4.2%

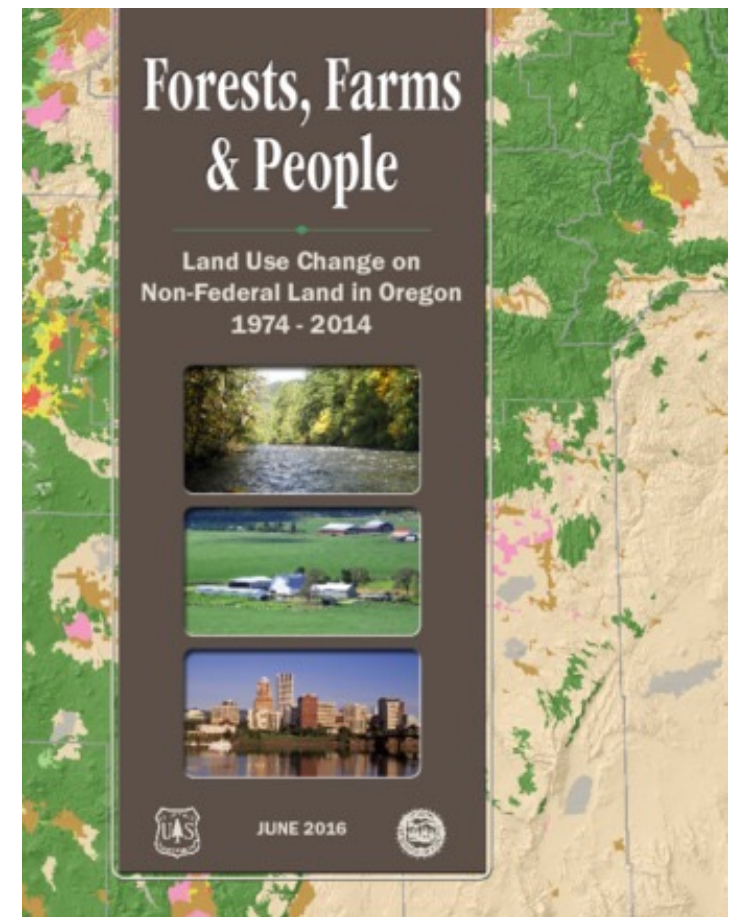


ODF: Non-Federal land remaining in forest, farm and range uses in Oregon and western and eastern Oregon, 1974-2018

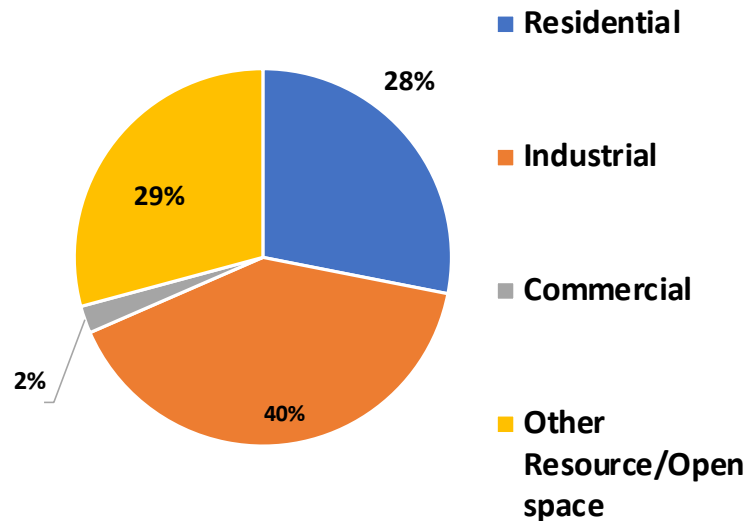


ODF: 182,000 acres of farm and range land cover were converted, and 172,000 acres of forest land cover were converted between 1984-2014

Oregon Department of Forestry



Zone change from resource to type, 2018-2023



Rezones and UGB amendments contribute but are not the leading reasons for conversion of land in farms.

Rural Zone Changes: Average loss of 1,400 resource acres a year

UGB Expansions: Average loss of 1,000 resource acres a year

Result: 43,000 acres removed from farm zoning and 10,000 acres removed from Forest zoning since 1984

DLCD 2020-2021 Farm Forest Report

USDA: the amount of land devoted to farm use in Oregon has decreased by 2.4 million acres 1997-2022. -4.2% 2017-2022

FUT 2040

American Farmland Trust

**Partnership with USDA's NRCS,
Conservation Science Partners, and
University of Wisconsin-Madison.**

**Projects future development based on
historic patterns (2001 to 2016).**

**Tool for determining risk and response
under scenarios of “business as usual,”
“runaway sprawl,” and “better built
cities.”**

**Call to action for farmland preservation
and compact urban growth.**



Released July 2022

<https://farmland.org/project/farms-under-threat/>

Webinar on YouTube

UHD and LDR

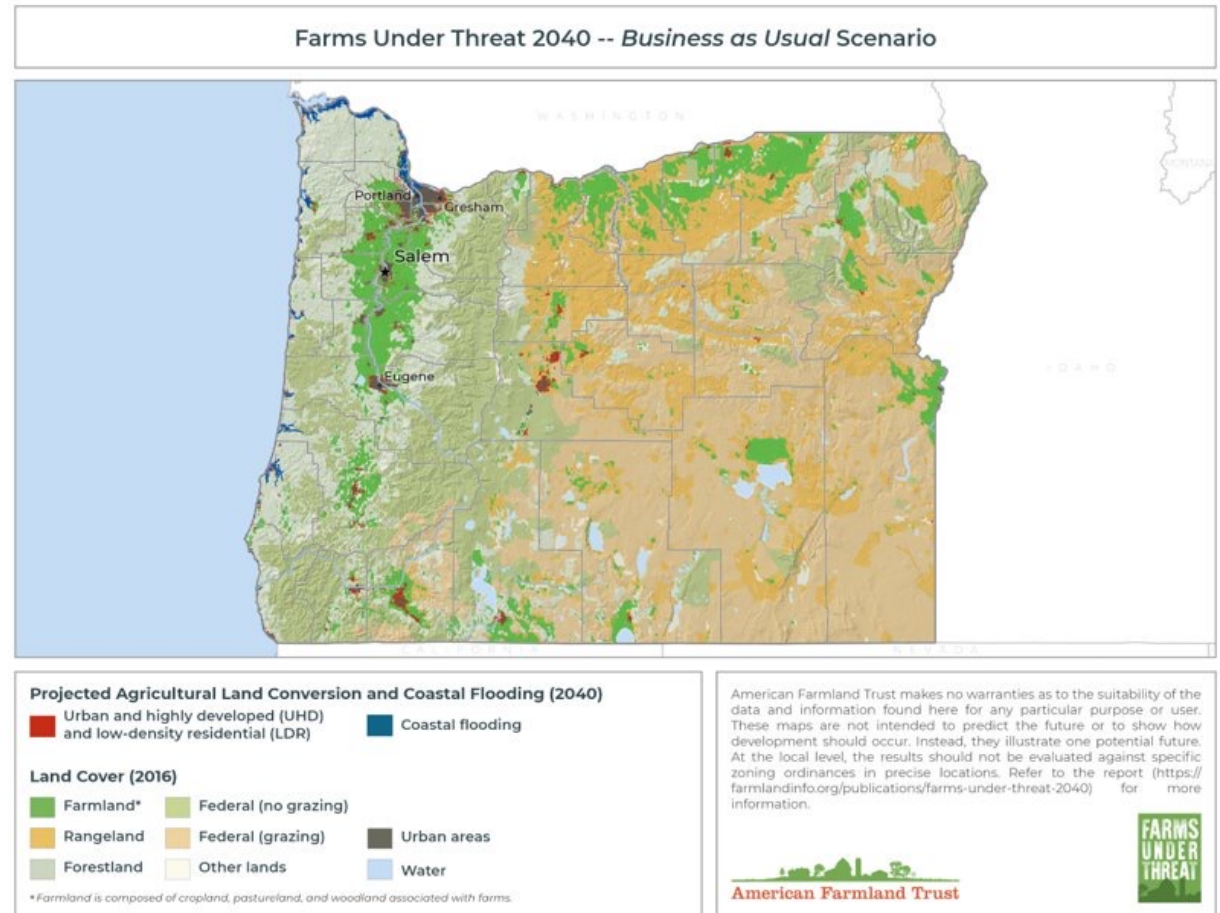


Impacts in Oregon

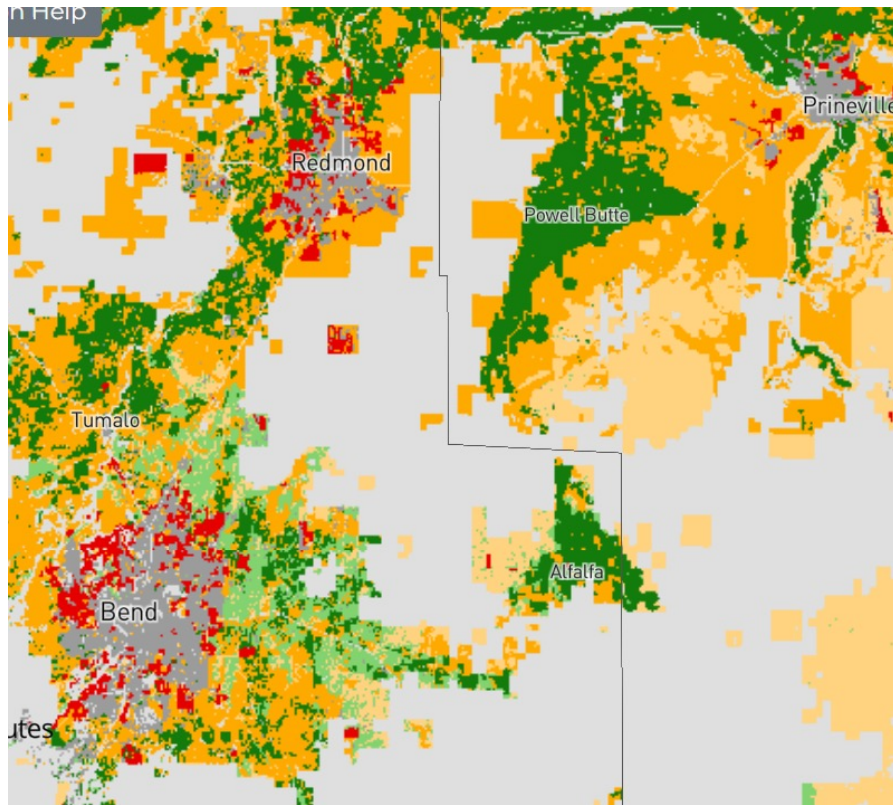
In the Oregon, the loss of farmland is highly localized.

Between 2001 and 2016, Oregon lost 65,800 acres to UHD and LDR.

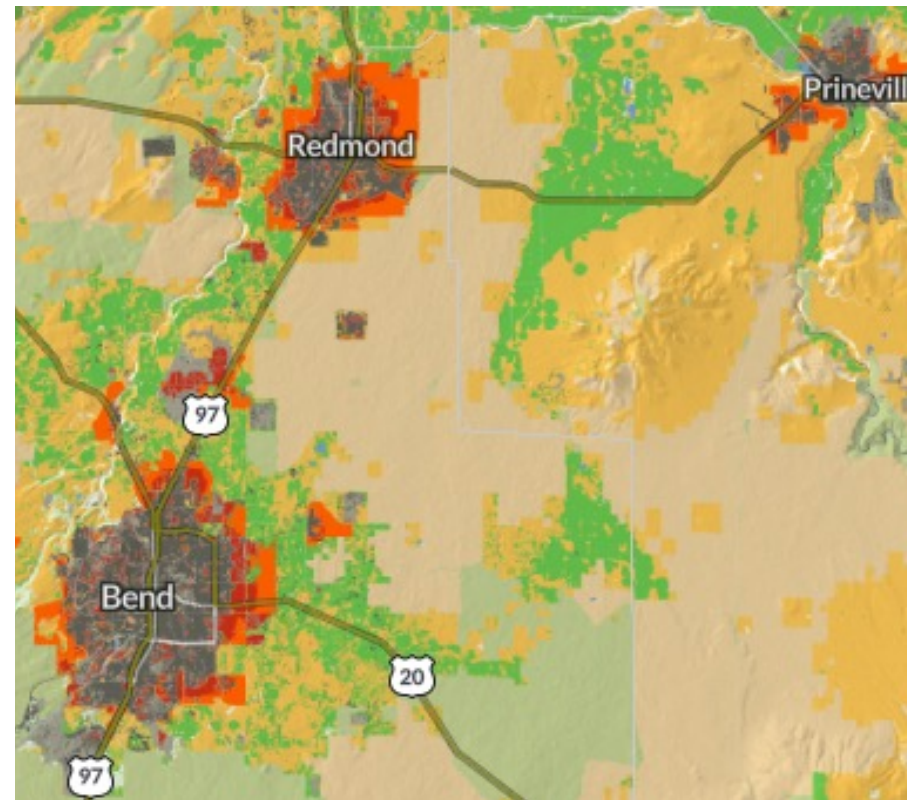
Under the “Business as Usual” scenario, Oregon is predicted to lose another 109,100 acres by 2040.



Bend

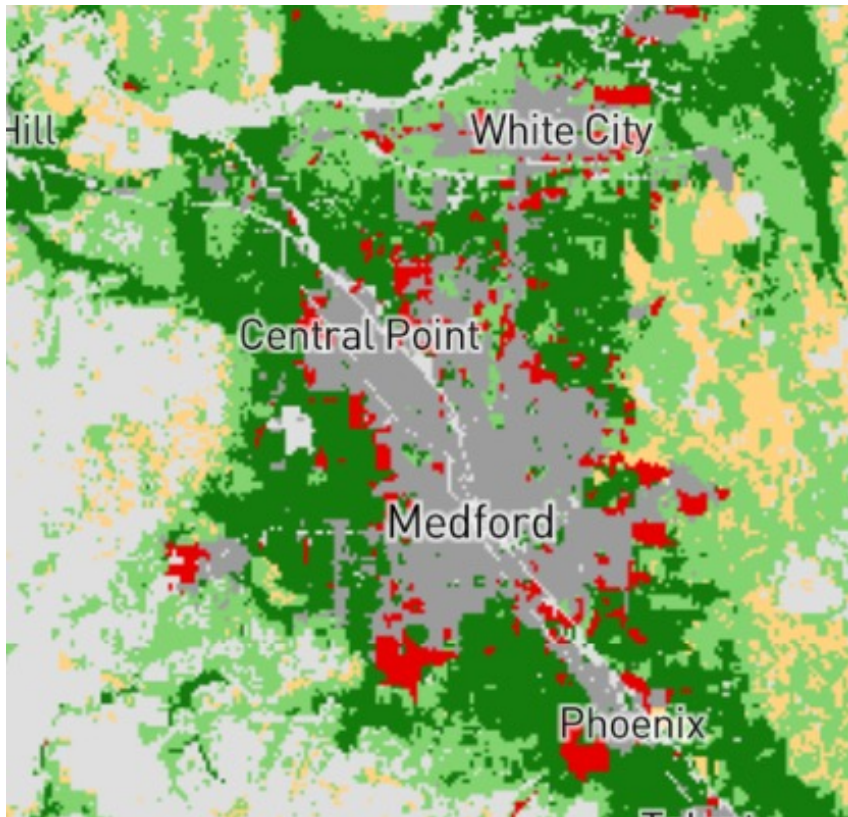


2001-2016 development

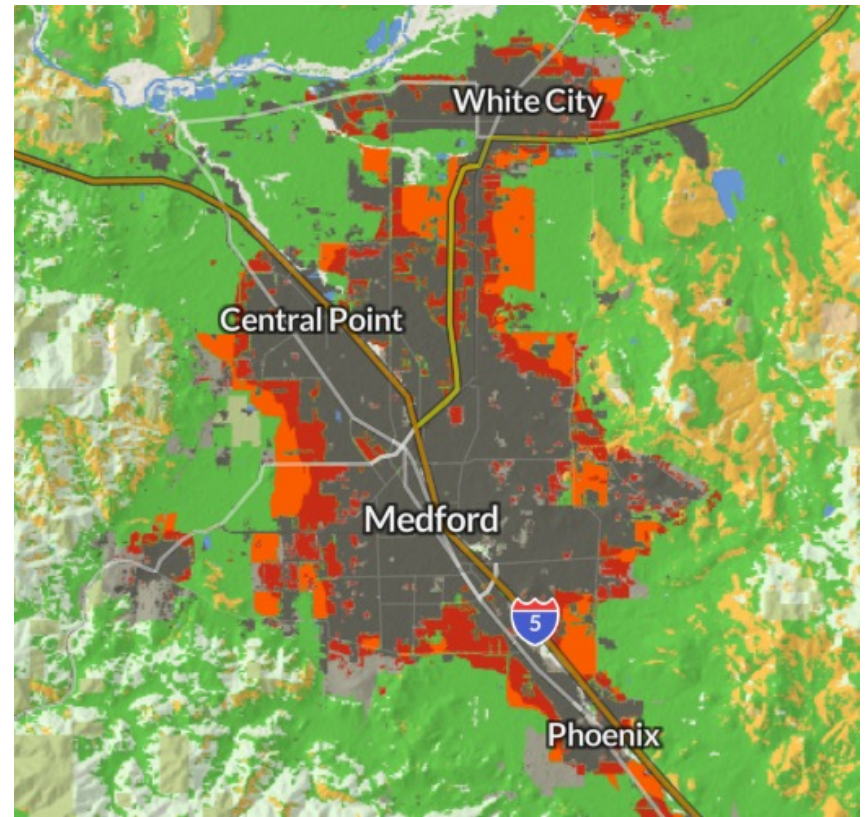


Projected to 2040

Medford



2001-2016 development



Projected to 2040

Primary Drivers of Farmland Loss

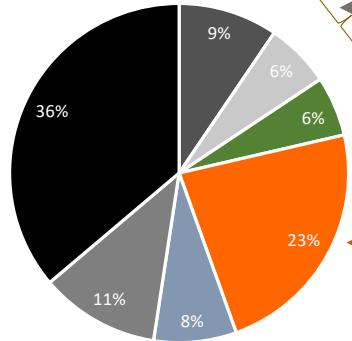
- **Conversion: Footprint and “shadow”**
- **Urban growth, expansion of UGBs**
 - 30 - 40 year-old UGBs
 - Super-siting
- **Rezoning**
 - Super-siting
 - “Big Look” process v. “spot” zoning
- **Nonfarm conditional use” development**
 - EFU land uses: 6 to over 60

Primary Drivers of Farmland Loss

- **Low density, nonresource residential development**
 - Low-density rural residential
 - Replacement dwellings, nonfarm dwellings
- **CUMMULATIVE IMPACT**
- **No Periodic Review**

EFU dwelling approvals, 1994-2023

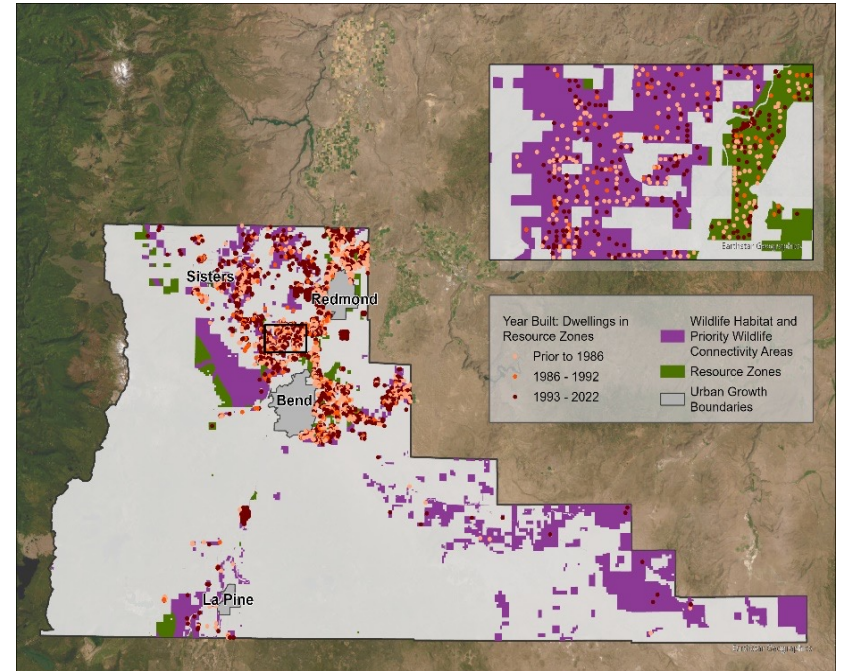
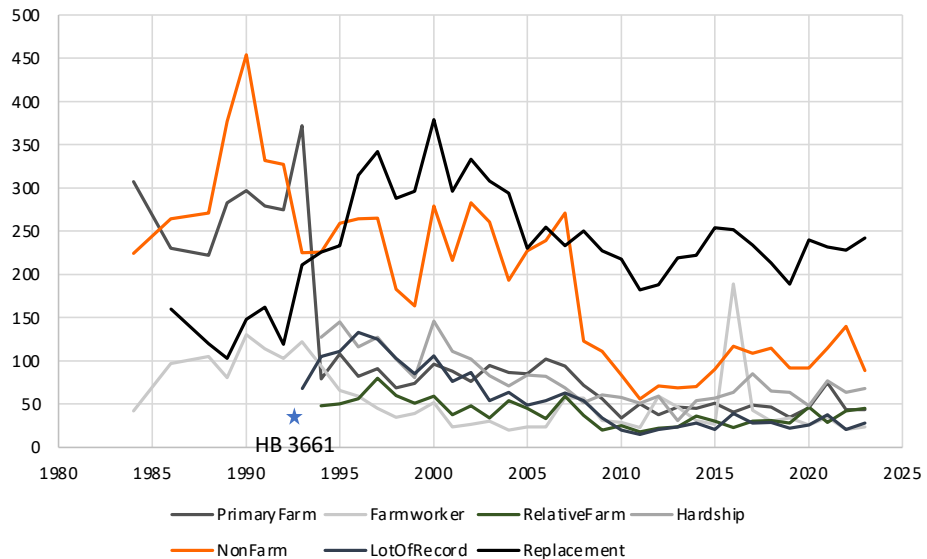
- Primary Farm
- Accessory Farm
- Relative Farm
- Non Farm
- Lot Of Record
- Hardship
- Replacement



Dwellings in conjunction with farm use: 21%

Nonfarm dwellings: 23%

Dwelling approvals on farmland by type 1984-2023



27,600 dwellings approved on farmland 1984-2023

Dwellings in EFU Zones

ORS 215 & OAR 660 division 33

- **Seven types of dwellings:**
 - Farm dwelling: *4 potential routes*
 - Accessory farm dwelling(s)
 - Relative farm help dwelling
 - Replacement dwelling
 - Temporary hardship dwelling
 - Lot of record dwelling
 - Nonfarm dwelling

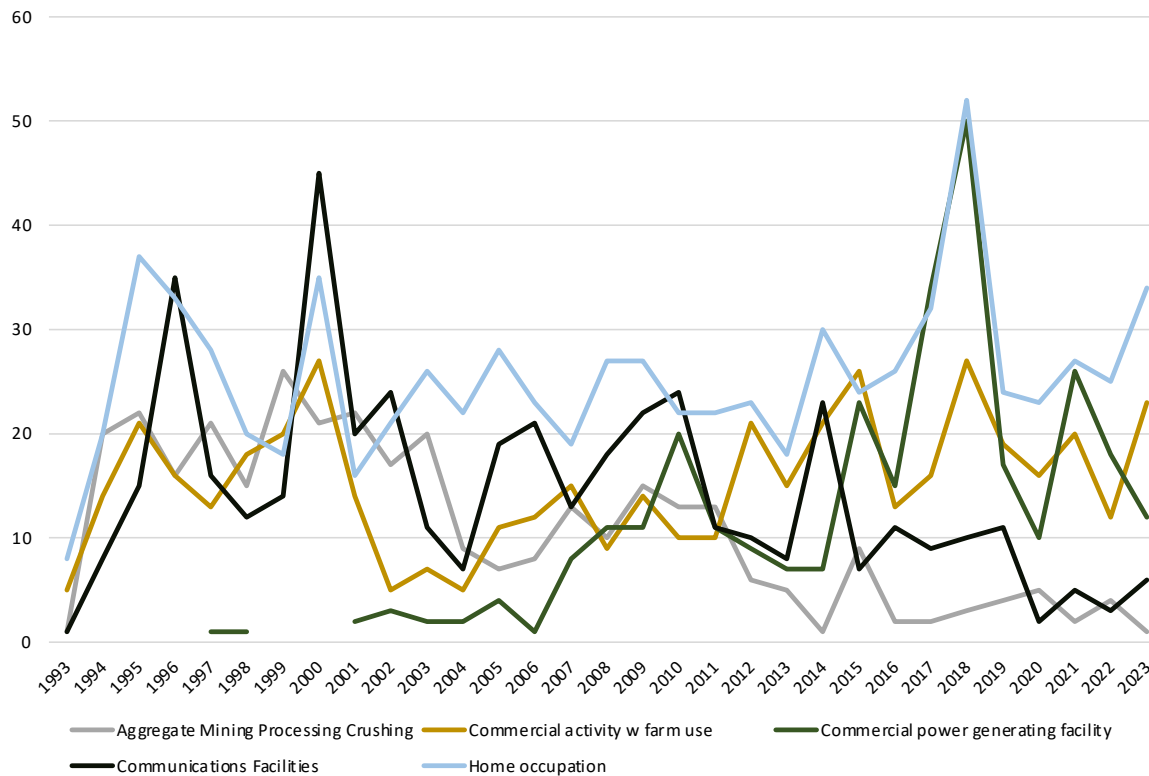


Replacement Dwellings

- **“Since 1994, fewer dwellings associated with an operating farm have been approved on agricultural lands than other type of dwellings.”**
- DLCD 2020-2021 Farm Forest Report, 17.
- **36% of the new homes approved in Oregon’s exclusive farm use zone since 1994 were “replacement” dwellings, “which may or may not be associated with a farm.”**
- DLCD 2020-2021 Farm Forest Report, 16-17.



Top five nonfarm, nonresidential approvals on EFU 1993-2023



Examples of uses approved through various permitting paths in EFU zones

Use Type	Chapter 215	CACFU	Home Occupation
Wineries	201	76	9
Cideries	6	7	1
Breweries	1	7	6
Farm Stand	112	21	3
Events	103	13	29
Processing	199	80	41

Specific uses are often permitted under the vaguely defined Commercial Activities in Conjunction w Farm Use (CACFU) and Home Occupation categories when they do not meet standards for the specific use in statute

Home Occupations

- **The most commonly approved nonresidential nonfarm use in exclusive farm use zones are “home occupations” for short-term lodging.**
 - DLCD 2020-2021 Farm Forest Report, 17.
- **Some counties allow luxury hotels that are not the property owner’s home.**
- **“It has been suggested ***that clarifying and limiting the definition of Home Occupation in EFU zones would alleviate confusion and uncertainty related to the scope of uses allowed.”**
 - DLCD 2020-2021 Farm Forest Report, 17.



Urban Growth

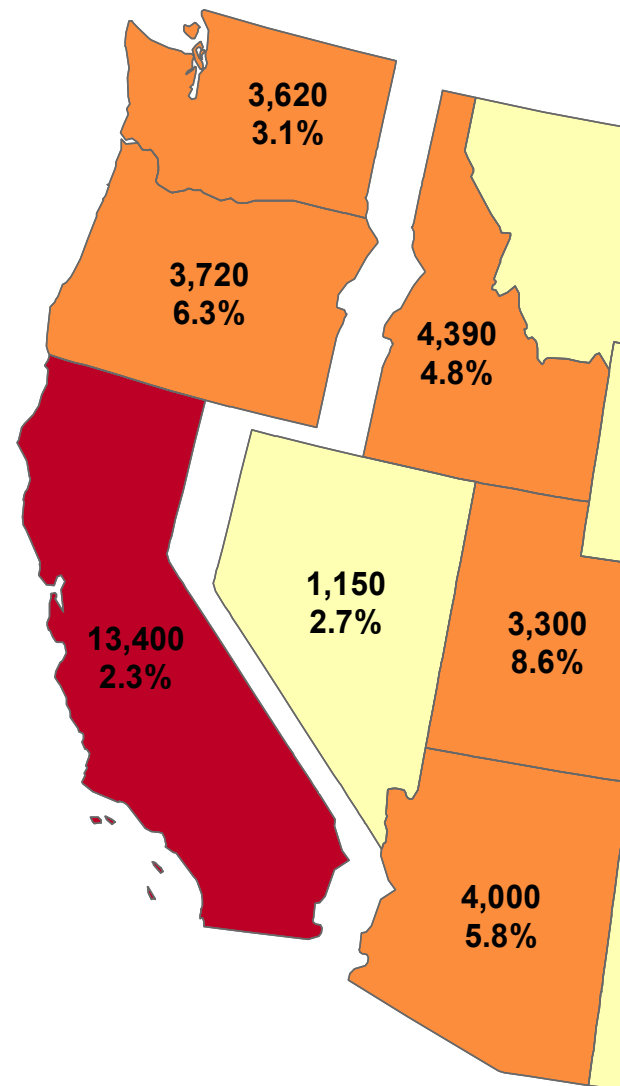
- **Urban growth boundaries continue to expand, sometimes onto cropland.**
 - 20-year land supply
 - Coordinated population allocation
 - Regional growth allocation?
 - Buffers
 - Infrastructure
 - Supersiting



2024 Farm Real Estate Value by State

Dollars per Acre and Percent Change from
2023

USDA - NASS August 2, 2024



Policies Proposals to Explore

- **Review list of EFU nonfarm lands uses.**
 - **Remove some**
 - **Better definitions**
 - **Additional review standards**
 - **Should include:**
 - **Replacement dwellings**
 - **Nonfarm dwellings**
 - **Home occupations**
 - **Certain commercial land uses**

Policies Proposals to Explore

- **Urban Growth Policies**
 - **Regional growth allocation**
 - **Promote more efficient use of urban lands**

Policies Proposals to Explore

Better understand issues that agriculture is dealing with.

HB 2166

Requires ODA to submit a report on the competitiveness of Oregon agriculture

- . Create a comprehensive economic strategy that includes agriculture**
- . Give ag a seat at the table**
- . Agriculture has been siloed away from other economic strategies and agencies**

Business OR doesn't really consider ag products to be part of the traded sector economy

Policies Proposals to Explore

Rezoning of Resource Lands

- **“Big Look” process v. “spot” zoning**
- **Hired Soil Scientist v. more object process**

Policies Proposals to Explore

Update Comprehensive Plans

- **Periodic Review**
- **Incorporate new data, eg.**
 - **ODFW fish and wildlife**
 - **Water quantity**
 - **Water quality**
 - **Natural hazards**

Policies Proposals to Explore

Funding for OAHP

- . Compliment, cannot, does not replace land use planning and zoning**
- . Strategic use**
- . Succession planning. 60-80% of familial successions unplanned**



QUESTIONS?

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