DRAFT 2010-11 FARM & FOREST REPORT

January 1, 2010 through December 31, 2011

Introduction

State law (ORS 197.065) requires the Oregon Land Conservation and Development Commission (LCDC) to submit a report to the Legislature "analyzing applications approved and denied" for certain land uses in exclusive farm use (EFU) and forest zones and "such other matters pertaining to protection of agricultural or forest land as the commission deems appropriate." The Department of Land Conservation and Development (DLCD) receives a description of each local land use decision and supporting information in EFU and forest zones as part of a submittal of decisions made for the reporting period from each county.

County Reporting of Land Use Decisions

This report summarizes the information provided by the counties for the two-year period from January 1, 2010 through December 31, 2011. For each of the two years, tables A through Z include information on dwelling and land division approvals as well as other approved uses on farm and forest land. In addition, these tables report on the acreage rezoned out of farm and forest uses to urban and rural uses in this time period. Two additional tables show actual land conversion, by county, of farm and forest land to other uses over a 25-year period.

The department uses the collected information to monitor the type, extent and location of development, parcelization, rezoning and land conversion occurring on farm and forest land statewide and in individual counties. This information is used to continually assess the effectiveness of farm and forest zones to implement Statewide Planning Goals 3 and 4 and to focus staff resources to assist counties and the public where needed.

This report also includes data on county land use decisions in farm and forest zones that are based on waivers to state and local land use regulations under Ballot Measure 37, as subsequently modified by Ballot Measure 49. These waivers and approvals were based on the zone standards for dwellings and land divisions that were in effect at the time that applicants acquired their properties.

Traditionally, the Farm and Forest Reports have focused only on local land use decisions made by Oregon counties. However, this Report has been expanded to provide additional information on other matters pertaining to the protection of farm and forest land, using data from the U.S. Census of Agriculture and the Oregon Department of Forestry, as well as information on growing trends affecting farm and forest land.

Oregon's Agricultural Land Protection Program

The preservation of agricultural land is one of the primary objectives of Oregon's statewide planning program. Oregon has determined that it is in the state's interest to protect the land resource foundation of one of its leading industries – agriculture.

Oregon Agriculture

Roughly 26 percent of Oregon's land base – 16.4 million acres – is in non-federal farm use, according to the 2007 USDA Census of Agriculture. This includes all places from which $1,000 or more is earned annually from the sale of agricultural products. In 2010 the total direct and indirect contribution to Oregon's economy by the agriculture and food processing industry was nearly $29 billion dollars, making agriculture and associated processing the number two economic sector and accounting for 12 percent of all employment in the state. Agriculture is a key traded sector in Oregon, ranking third in the value of exported products and contributing to the state's balance of trade.

Over 98 percent of Oregon's farm sales are generated by 'commercial' farms – those farms generating more than $10,000 in annual gross sales. These farms comprise more than two-thirds of all Oregon farms and make up 89 percent of the state's agricultural land base.

Oregon is one of the most agriculturally diverse states in the nation, boasting the production of more than 250 different commodities, and leading in the production of 14 crops. More than 85 percent of the state's farms are family- or individual-owned farms.

Agricultural Land Use Policy

Oregon's agricultural lands protection program is based on statute and administrative rules as interpreted by the Land Use Board of Appeals (LUBA) and the courts. Statewide Planning Goal 3, "Agricultural Lands", requires the identification of agricultural land, the use of EFU zones under statute (ORS Chapter 215) and the review of farm and non-farm uses according to statute and administrative rule (OAR 660, Division 33) provisions. These provisions also incorporate statutory minimum lot sizes and standards for all land divisions.

Three policy statements set forth Oregon's "Agricultural Land Use Policy." The first was established by the legislature in 1973 and is codified at ORS 215.243. There are four basic elements to this policy:

1. Agricultural land is a vital, natural and economic asset for all the people of this State;
2. Preservation of a maximum amount of agricultural land in large blocks, is necessary to maintain the agricultural economy of the State;
3. Expansion of urban development in rural areas is a public concern because of conflicts between farm and urban activities;
4. Incentives and privileges are justified to owners of land in exclusive farm use zones because such zoning substantially limits alternatives to the use of rural lands.

In 1993, the Oregon Legislature added two more important elements to this policy (ORS 215.700). These are to:

1. Provide certain owners of less productive land an opportunity to build a dwelling on their land; and
2. Limit the future division of and the siting of dwellings on the state's more productive resource land.

Goal 3 reinforces these policies as follows:

> *Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and the state's agricultural land use policy expressed in ORS 215.243 and 215.700.*

These policy statements clearly set forth the state's interest in the preservation of agricultural lands and the means for their protection (EFU zoning), and establish that incentives and privileges (i.e., tax and other benefits) are justified because of the limits placed upon the use of the land.

Exclusive Farm Use Zones

In Oregon, agricultural lands are protected from conversion to rural or urban uses and other conflicting nonfarm uses through the application of EFU zones. At present, about 15.5 million acres (56%) of private land in Oregon are included in EFU zones. The EFU zone was developed by the Oregon legislature in 1961 along with the farm tax assessment program. Farm use is encouraged and protected within the zone while also allowing a variety of farm and non-farm related uses that have increased in type and number over the years. Large minimum lot standards and rigorous dwelling approval standards limit the conversion of farmland to other uses.

EFU zoning has been instrumental in maintaining working farm landscapes in Oregon. U.S. Census of Agriculture data shows that between 1987 and 2007, the rate of loss of large (500+ acres) farms in Oregon was less than one-third that for the nation as a whole, while the rate of loss of mid-sized (50-499 acres) farms was 14 times lower than the national rate of loss. This is solid evidence of the success of exclusive farm use zoning in protecting the agricultural land base in Oregon.

The rate of loss of farms in Oregon is less than one-third that of the nation as a whole.

Recent Statutory and Rule Changes

Statutory Changes to ORS Chapter 215 and Elsewhere

- HB 2132 (2011): Authorizes additional incentives for participation in DLCD TDR Pilot Program (chapter 144, 2011 Laws)
- HB 2753 (2011): Extends the "sunset" for guest ranches in eastern Oregon in EFU zones to 2018 (chapter 451, 2011 Laws).
- HB 3280 (2011): Expands provisions for events and activities at wineries in EFU zones and creates a new large category of wineries (ORS 215.452 and 453).
- HB 3290 (2011): Makes a minor modification to the farm income standard (ORS 215.279).
- HB 3465 (2011): Authorizes expansion of a Grant County guest ranch in an EFU zone beyond statutory limits (chapter 686, 2011 Laws).
- SB 640 (2011): Authorizes land divisions for rural fire service facilities in EFU zones (ORS 215).
- SB 960 (2011): Authorizes agri-tourism events at farms in EFU zones (ORS 215.213(11) and 215.283(4).
- SB 4170 (2012): Authorizes dog training and testing and modifies provisions for dog kennels in EFU zones (ORS 215.213(1)(z) and (2)(k) and 215.283(1)(x) and (2)(n).

Rule Changes to OAR 660, Division 33

- Section 0130 (2011): Creates a streamlined process for the review of commercial solar generating facilities in EFU zones.
- Section 0030 and 0045 (2012): Implements HB 3647 (2010) by creating DLCD review process for soils professionals when agricultural land capability is challenged.

Governor's Executive Order

- Executive Order 12-07 (2012): Directs DLCD and other state agencies to work with three southern Oregon counties to develop a pilot program that allows regional variation in lands planned and zoned for farm and forest use.

Trends in Agriculture

The protection of Oregon's working farm landscape through EFU zoning over the last 30 years has created unanticipated benefits for communities and the State, as well as some challenges that need to be addressed. Besides protecting the farmland base against conversion pressures experienced by other states, farmland protection has facilitated the rise of the viticulture and winery industries, agri-tourism opportunities, local food systems and renewable energy production.

Viticulture

Over the last 40 years there has been substantial growth in the viticultural industry in Oregon. Vineyards now number 849, while there are 419 wineries in the State (*Oregon Agripedia 2011, ODA*). A significant number of vineyards have been sited on capability class III-VI soils, ratings that are particularly conducive to growing grapes. Some of this land was claimed to be non-farm land in the past. Had the Goal 3 definition of agricultural land adopted in 1975 not included "other lands suitable for" agricultural use, much of class IV-VI land would likely have been developed for other uses.

At the same time, the success of Oregon vineyards and wineries has led to a proliferation of activities, events and food service at growing numbers of these facilities located in EFU zones that raise questions about their appropriateness, scale and impact on nearby farm operations. Counties currently have questions about how to review such uses and farmers want to have assurance that these uses will not create unreasonable conflicts for their operations.

Agri-Tourism

There has also been a growing trend and interest in recent years in a wide variety of types of agri-tourism as well as other non-farm related events and activities on farmland. Agri-tourism activities can provide an important supplementary stream of income that helps to keep farmers on the land and people connected to their food sources. However, there are questions about the degree to which such uses need to be in conjunction with and/or subordinate to farm use. A wide variety of uses are currently occurring on a regular basis in EFU zones, including weddings and ATV racing events. These uses can create conflicts for neighbors and farm operations. In addition, businesses in cities and UGBs argue that some of these uses divert existing business from urban areas and into farm areas. These issues may require legislation or rulemaking to resolve.

Local Food Systems

There is growing interest nationwide in the development of local and regional food systems that help ensure the public's access to healthy, local, sustainable food sources. Oregon's urban growth boundaries facilitate ready access to u-picks, community supported agriculture and farm stands close in to cities, while exclusive farm use zoning has kept the price of farmland more affordable to new farmers than it otherwise would be. Farmers markets and community gardens are more popular than ever, while communities are taking steps to facilitate the use of unused public spaces, school grounds and sidewalk strips for edible landscapes. All these efforts help connect people to their food sources, whether inside or outside urban growth boundaries.

Some local food system proponents favor small farms, and for this reason support the creation of smaller farm minimum lot sizes than exist now. However, research shows that smaller minimum lot sizes are much more likely to result in rural residential properties or hobby farms than they are in small working farms. There are already numerous small farms in Oregon, according to the U.S. Census of Agriculture; 23,688 or 61 percent of Oregon's existing farms are between one and 49 acres in size. In addition, there are many thousands of acres of small parcels in rural residential zones that could be made available for small farm use, without the need to further parcelize land in exclusive farm use zones.

Renewable Energy

In the last decade, more than 2,000 megawatts of wind energy generation capacity have been installed in Oregon in farm zones. The State now ranks fourth in the nation in installed wind energy capability, with additional facilities in the permitting process. Part of the attraction of wind energy to the State are the large open farm landscapes free from conflicting uses that are made possible by EFU zoning. Now that Oregon is beginning to attract large commercial solar arrays, the open farm landscapes will provide similarly suitable opportunities for this renewable energy source.

The rise in renewable energy production on farmland, together with new major transmission line corridors to bring energy to market, has raised questions and concerns about potential impacts to farm operations, wildlife habitat, scenic viewsheds and tourism. Other concerns have been raised about the need for a state energy policy and more proactive state and regional roles in the siting of major transmission line corridors and energy facilities that may have regional impacts. This is an issue that should be addressed by the legislature.

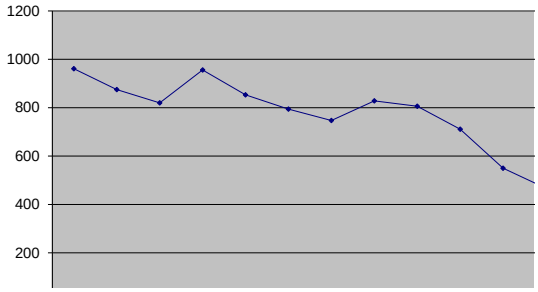
Reported County Data

The data in this report are for all local land use decisions on farmland, whether in EFU or mixed farm-forest zones.

Dwellings

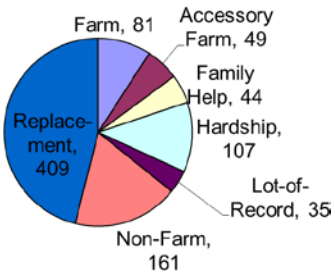
In EFU zones and agricultural portions of mixed farm-forest zones, dwellings are allowed in seven different circumstances and include primary farm dwellings, accessory farm dwellings, relative farm help dwellings, non-farm dwellings, lot-of-record dwellings, replacement dwellings and temporary hardship dwellings. Counties approved 467 dwellings in EFU zones in 2010 and 421 dwellings in 2011, numbers that are lower than for previous years. It is likely that the low numbers reflect the current economic downturn as well as the fact that qualifying parcels are being gradually built out.

Dwellings Approved in Farm Zones
1999 - 2011



As shown in the pie chart opposite, just under one-half of the dwelling approvals in the planning period were for replacement dwellings, while 18 percent were for non-farm dwellings, 12 percent were for temporary hardship dwellings, nine percent were for farm dwellings, six percent were for accessory farm dwellings, five percent were for family farm help dwellings and four percent were for lot-of-record dwellings.

Dwelling Types in Farm Zones
2010 - 2011



Primary Farm Dwellings. The total number of primary farm dwellings approved statewide was 34 in 2010 and 47 in 2011 (Table A), numbers that are well below those of previous years. There are four ways in which primary farm dwellings may be approved. On high-value farmland, an $80,000 income standard must be met, while farm dwellings on non high-value farmland must either meet a $40,000 income standard, or be located on a parcel of 160 acres or meet a potential gross farm sales (capability) test. This latter test involves prior approval of the department director. In 2010 and 2011, one-half of all primary farm dwelling approvals were based on the parcel size test, one-third were based on one of the income tests and the remainder were based on the capability test.

In 2010 and 2011, nearly three-quarters of all farm dwelling approvals were on parcels of 80 or more acres (Table B). If tract size were considered, this percentage would be higher as in some cases farm dwellings are approved on smaller parcels that are part of larger tracts.

Other Farm-Related Dwellings. Farm-related dwellings include accessory farm dwellings (for year-round or seasonal farm workers) approved under ORS 215.283(1)(e) and family farm help dwellings under ORS 215.283(1)(d) (Table C). Accessory farm dwellings must be sited on a farm operation that earns the same gross income required for a primary farm dwelling ($80,000 or $40,000). Accessory farm dwelling approvals occasionally involve more than one dwelling unit. In 2010, counties approved 28 accessory farm dwelling units, while in 2011, the figure was 21, numbers that are consistent with past years. A little over half the approvals for the two years were for parcels of 80 acres or more (Table D).

The number of dwellings approved for family members whose assistance is needed on the farm was 25 in 2010, and 19 in 2011, numbers that are down from previous years. (Table C).

Dwellings Not Related to Farming. These include those dwellings approved under the non-farm standards of ORS 215.284, lot-of-record dwellings approved under ORS 215.705, temporary hardship dwellings allowed under ORS 215.283(2)(L) and replacement dwellings allowed under ORS 215.283(1)(p) (Table E). In 2010 and 2011, dwellings that were not related to farm use (excluding replacement dwellings) accounted for nearly three-quarters of all approved dwellings in farm zones.

Non-Farm dwellings may be approved where they are on parcels or portions of parcels that are unsuitable for farm use. There were 86 non-farm dwelling approvals in 2010 and 75 in 2011, numbers that are significantly down from previous years. Almost one-third of all approvals in both years took place in Deschutes and Douglas Counties, with Lake and Jackson Counties also showing relatively high numbers of approvals. This distribution continues the trend begun in 1993 by HB 3661 that shifted the number of non-farm dwelling approvals away from the Willamette Valley to eastern and southern Oregon in an effort to recognize Oregon's regional differences.

Just over two-thirds of all non-farm dwelling approvals occurred on parcels of 20 acres or less in both years. Large parcel (over 40 acres) approvals of non-farm dwellings nearly always take place in eastern or southern Oregon counties (Table G). Just over one-third of all non-farm dwellings approved in the reporting period were for newly-created parcels.

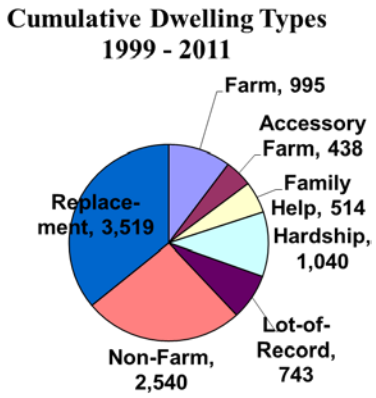
Lot-of-Record dwellings may be approved on parcels that have been in the same ownership since 1985 and, with some exceptions, are not on high-value farmland. In 2010, 20 such dwellings were approved, and in 2011, 15 were approved. Nearly all of these approvals were on non-high value farmland. These numbers are lower than for previous years, as might be expected as existing

lots-of-record are slowly built out. Lot-of-record approvals are spread fairly evenly across the state and are for parcels of all sizes that reflect existing lot configurations.

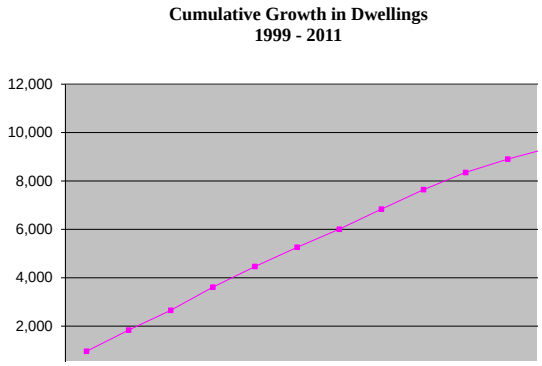
A Temporary hardship dwelling is usually a manufactured home placed on a parcel temporarily for reasons of a specific hardship (usually medical) and must be removed at the end of the hardship. A temporary hardship dwelling may be sited in conjunction with any existing dwelling, regardless of whether farm or non-farm. This is one type of dwelling that occurs in the Willamette Valley as readily as it does in other parts of the State. The number of approved temporary hardship dwellings was 57 for 2010 and 50 for 2011 (Table E), numbers that are down from previous years. The department does not track the removal of these dwellings when they are no longer needed.

A Replacement dwelling is a new home that replaces an older dwelling on a parcel. There were 216 approvals in 2010 and 193 in 2011 (Table E). These numbers are consistent with numbers in previous years. Established dwellings that are replaced must be removed, demolished or converted within three months of completion of the replacement dwelling. The department has begun to track the removal of these dwellings.

Cumulative Dwelling Approvals. Between 1986 and 1998, approximately 11,100 dwellings of all types were approved in farm zones across the state. Between 1999 and 2011, 9,789 additional dwellings were approved in farm zones in the state. As shown in the pie chart below, more than one-third of this second grouping were replacement dwellings, one-quarter were non-farm dwellings, 11 percent were temporary hardship dwellings, 10 percent were farm dwellings, eight percent were lot-of-record dwellings, five percent were family farm help dwellings and four percent were accessory farm dwellings.



The cumulative number of dwellings approved in farm zones in this 13-year period is shown in the following graph:



Issue: Replacement dwellings. The high number of replacement dwelling approvals makes it important to know whether dwellings to be replaced are in fact being removed. The department will report on this in the next biennial report. This is also an issue in forest areas.

Other Uses

The Legislature has recognized that some farm-related as well as non-farm uses are appropriate in farming areas, such as farm-related commercial activities, utilities necessary for public service, home occupations and some types of dwellings. In 1963, the first statutory EFU zone included just six non-farm uses; today over 50 uses are allowed in an EFU zone.

In this biennial report, several uses that were reported on in the past are no longer tracked as they occur infrequently, while several other more common uses are now being tracked. In 2010-11, the most commonly-approved uses other than dwellings were farm-related buildings, accessory uses, utility facilities, home occupations, wineries and mineral and aggregate operations, in that order. Total numbers of these uses were 405 in 2010 and 445 in 2011, numbers that are up over previous years, primarily because of the new reporting categories (Table L). Approved uses that are rising in number include wineries, farm stands, farm-related buildings and commercial solar energy generating facilities.

Non-farm uses are subject to local land use approval and must demonstrate that they will not force a significant change in or significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest uses (ORS 215.296). Allowing some non-farm uses and dwellings is a safety valve that recognizes that within farm zones there are small areas that can accommodate a rural use or dwelling without affecting an area's overall agricultural utility. Small lots with such non-farm uses and dwellings do not qualify for farm use tax assessment.

Issue: Events on farmland. *The department is seeing an increase in the number and approval venues for various types of events on farmland, only some of which are agri-tourism events, including through 'commercial activities in conjunction with farmland,' 'home occupations,' 'farm stands,' and 'private parks.' There is the potential here for cumulative adverse impacts from such uses on nearby agricultural operations.*

Issue: Housing stock in farm zones. *An issue worth discussion is: at what point is there enough housing stock in farm zones? When is the saturation point reached when the cumulative impacts from thousands of individual dwelling approvals becomes unacceptably high?*

Land Divisions

As is true for dwellings, the number of land divisions and new parcels in EFU zones, both farm and non-farm, is down for the two-year reporting period, most likely due to the current economy (Table H).

Farm Divisions. In 2010, 106 new farm parcels were created, while in 2011, 59 new farm parcels were created, not counting the remainders from the parent tracts. These numbers are significantly lower than in past years. Nearly all of the farm divisions were for new parcels of at least 80 acres, reflecting the statutory minimum lot size for most farmland divisions, while a few were for counties that have approved "go-below" parcel minimums (Table J). A large majority of new farm parcels occurred in eastern Oregon; the counties with the highest number of new farm parcels in the two-year period were Umatilla County, followed by Douglas, Linn, Grant, Harney and Klamath.

Non-Farm Divisions.
Up to two new non-farm parcels may be divided from a tract in existence on July 1, 2001, if predominantly comprised of non-agricultural soils. In 2010, 58 new non-farm parcels were created, while in 2011, 57 new non-farm parcels were created, not counting the remainders from the parent tracts. These numbers are down significantly from past years. The counties with the highest numbers of new non-farm parcels were Douglas, Umatilla, Deschutes and Klamath.

About half of all new non-farm parcels were five acres or smaller in size, while just under one-third were between six and 20 acres; the remainder of new parcels were 21 acres and over in size (Table K). Because in eastern Oregon the only way to create new non-farm parcels from parent tracts that are less than the minimum lot size is to find that both the new parcel and the remainder are non-farm parcels, relatively large non-farm parcels often result.

Issue**: **Rangeland divisions. The continuing break-up of large ranch properties into 160-acre parcels can make it increasingly difficult to generate reasonable economic returns from agriculture on these properties. While non-farm divisions from a parent parcel are limited to two, there is no limit on the number of farm divisions from a parent parcel over time.

Issue: Property Line Adjustments. The department collects data on property line adjustments but has not reported it to date in the biennial Farm Forest Reports. However, the number of these adjustments has increased significantly in recent years and have been used to permit residential development that otherwise would not be allowable. This is an issue that should be explored.

Oregon's Forest Land Protection Program

The conservation of forest land is one of the primary objectives of Oregon's statewide planning program. Oregon has determined that it is in the state's interest to protect the land resource foundation of one of its largest industries – forestry – as well as to protect other forest values, including soil, air, water and fish and wildlife resources.

Approximately 20 percent of Oregon's land use base – 12.2 million acres – is in non-federal forest use, according to the Oregon Forest Resources Institute. Oregon is the nation's #1 producer of softwood lumber and the forest products sector is Oregon's third largest industry. Forestry services and wood products manufacturing together generate almost $13 billion annually in sales. Forestry products and services employ over 85,000 people directly in Oregon and are critical to Oregon's rural communities. Annual wage income adds up to $3.5 billion.

Oregon's forest lands protection program is based on several elements composed of statutory and administrative rule provisions and the forest lands goal, as interpreted by LUBA and the courts. These elements are held together in a program by Statewide Planning Goal 4, "Forest Lands." This goal requires the identification and zoning of forest lands and requires counties to review forest and non-forest uses according to statutory (ORS 215.700 to 215.755) and administrative rule (OAR 660, division 6) provisions. The goal and administrative rule also incorporate statutory minimum lot sizes and standards for all land divisions (ORS 215.780).

Forest and Mixed Farm/Forest Zones

In Oregon, forest lands are protected from conversion to rural or urban uses by the use of forest and mixed farm/forest zoning. At present, about 8.2 million acres (30%) of non-federal land in Oregon are included in forest zones under Statewide Planning Goal 4. An additional 2.2 million acres (7.9%) of non-federal land is included in mixed farm/forest zones under OAR 660-006-0050.

Forest uses are encouraged and protected within forest and mixed farm-forest zones, while these zones also allow a variety of non-forest related uses. Large minimum lot standards and rigorous dwelling approval standards are intended to limit the conversion of forest land to non-forest uses.

Forest zoning has been instrumental in maintaining working forests in Oregon. The Oregon Department of Forestry reports that western Washington's annual loss of wildland forest between 1994 and 2005 was 10 times that of Oregon.

Trends in Forest Use

The protection of Oregon's working forest landscape through forest zoning had unanticipated benefits for landowners, rural communities and the State, as well as some challenges that need to be addressed. Besides protecting the forest land base against conversion pressures experienced by other states, forest land protection has provided new recreation and tourism opportunities, yielded significant carbon sequestration, positioned landowners to gain credit for continued carbon sequestration and other environmental benefits forest land provides, and facilitated opportunities in harnessing energy from woody biomass.

Forest Land Conversion

Global competition, environmental controls and rising forest management costs over the past three decades are creating serious challenges to the continued economic viability of Oregon's working forests. Large areas of industrial forest land have changed hands in recent years and there is growing pressure to divide and convert forest land to other, developed land uses, as forest landowners seek current as well as long-term returns. Many mills across the State have closed.

Growing numbers of dwellings in forested areas have increased conflicts for forest management and have increased fire hazard. As less federal and industrial forest land is available to harvest, more privately-owned woodlots are being harvested, creating special challenges and impacts associated with harvesting smaller properties at lower elevations in closer proximity to settled populations.

In 2010 the Board of Forestry adopted a "no net loss" policy regarding non-federal Wildland Forest (forest land with fewer than five structures per square mile). While Oregon's large minimum lot sizes for forest land divisions and dwellings have significantly reduced the potential fragmentation and conversion of the forest land base compared to conversion rates in other states, it is not enough in itself to stem the continued loss of working forests. There will always be buyers for 160-acre lots for dwellings who do not wish to manage the land as a working forest.

For this reason, the Department has created a transfer of development rights pilot program (HB 2228 – 2009 and HB 2132 - 2011 as an incentive for forest landowners to transfer the right to develop forest land to other, more appropriate locations. Other potential streams of income that can help to maintain the forest land base are described below.

Recreation and Tourism

Both public and private forest lands have long provided a variety of recreational opportunities for the public, and interest in outdoor activities continues to grow across the State. Recreation and tourism

in and around forest areas provides personal and societal benefits as well as generates significant economic activity. A 2009 study for Travel Oregon and the Department of Fish and Wildlife found that in 2008, fishing, hunting, wildlife viewing, and shellfish harvesting participation and related expenditures generated $2.5 billion for Oregon's regions and counties. Many locations within Oregon, including those near forests, serve as appealing day and overnight destinations for both Oregon residents and out-of-state visitors who participate in outdoor activities. Forest zones allow a variety of recreation and tourism pursuits appropriate to a forest environment. Recreation and tourism opportunities in and near forest areas can be expected to continue to grow in the future.

Carbon Sequestration and Ecosystem Markets

Oregon's forests make an enormous contribution to carbon sequestration that will likely be increasingly tapped for ecosystem crediting purposes, providing a small stream of revenue for forest landowners. In 2009, the Pacific Northwest Research Station reported that, without Oregon's farm and forest land protection program, an estimated 1.2 million acres of forest and agricultural land in western Oregon would have been converted to more developed uses and that by maintaining these lands, the gains in carbon storage are equivalent to avoiding 1.7 million tons of carbon dioxide emissions annually.

As ecosystem markets develop for other environmental benefits, such as restoration or enhancement of riparian, in-stream or other habitats, wetlands, and so on, landowners should be able to realize small streams of income for these benefits.

Without the program, 1.2 million acres of farm & forest land in western Oregon would have been converted & 1.7 million tons of carbon storage lost.

Renewable Energy

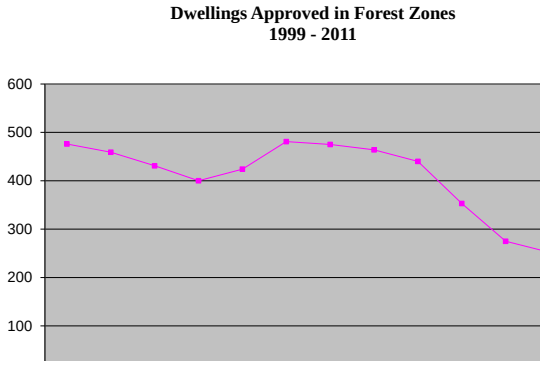
Currently, much of the slash remaining from forest harvests is burned at the site and any potential energy lost. There is growing interest in capturing energy from forest biomass both through on-site pyrolysis and from the development of biofuel processing facilities. In addition, according to the Oregon Forest Resources Institute, about 15 percent of Oregon's forest land has the potential to provide useful woody biomass through thinning. All of these sources of renewable energy represent potential opportunities for forest landowners to realize a supplemental stream of income while harnessing a new renewable energy source.

Reported County Data

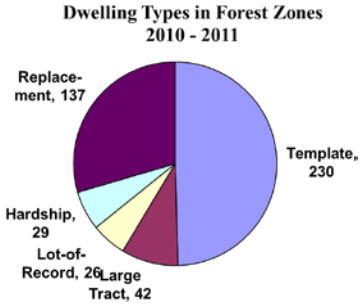
The data in this report are for all local land use decisions on forest land, either in forest zones or mixed farm-forest zones.

Dwellings

In forest and forested portions of mixed farm-forest zones, dwellings are allowed in five different circumstances and include large tract forest dwellings, lot-of record dwellings, template dwellings, replacement dwellings and temporary hardship dwellings. The total number of dwellings approved in 2010 was 252 and in 2011 it was 212, numbers that are lower than for previous years. It is likely that the low numbers reflect the current economic downturn as well as the fact that qualifying parcels are being gradually built out.



As shown in the pie chart opposite, one-half of the 2010-11 dwelling approvals were for template dwellings, while more than one-quarter were for replacement dwellings, nine percent were for large tract forest dwellings and six percent each were for lot-of-record dwellings and temporary hardship dwellings.



Large Tract Dwellings –In western Oregon, large-tract dwellings must be on ownerships of at least 160 contiguous or 200 non-contiguous acres. In eastern Oregon, they must be on ownerships of 240 or more contiguous or 320 or more non-contiguous acres. In 2010 and 2011, 21 large-tract forest dwellings were approved in each year, numbers that are consistent with previous years (Table M). The approvals are spread fairly evenly among the counties.

Lot-of-record Dwellings – "Lot-of-record" dwellings may be approved on parcels that have been in the same ownership since 1985 and have a low capability for growing merchantable tree species. In 2010, 16 such dwellings were approved and in 2011, 10 were approved (Table M). These numbers are significantly lower than for previous years, as might be expected as existing lots-of-record are slowly built out. Lot-of-record approvals are spread fairly evenly across the state and are for parcels of all sizes that reflect existing lot configurations (Table O).

Template Dwellings – "Template" dwellings may be approved where there is a certain amount of existing development and parcelization within a 160-acre "template" centered on the parcel. In 2010, 144 template dwellings were approved, while in 2011 the number of approvals was 86 (Table M). As with lots-of-record, the number of template dwelling approvals is expected to slowly drop as qualifying parcels are slowly built out. About 88 percent of the dwellings that were approved for both years were on the most productive forest soils. Just over one-half of the template approvals were for parcels smaller than 21 acres (Table N). The highest level of activity was in the Willamette Valley and the county with the highest number of approvals for both years (as well as for the last reporting period) was Lane County, with 72 template approvals.

Adjacent Land Ownership – The department has reviewed template and lot-of-record dwelling approvals to learn whether they are adjacent to public or private industrial timber ownerships, where they could have the potential to pose conflicts with adjacent forest operations (Table P). About 15 percent of template and lot-of-record dwellings approved in both years were adjacent to U.S. Forest Service, BLM, State or private industrial forest land.

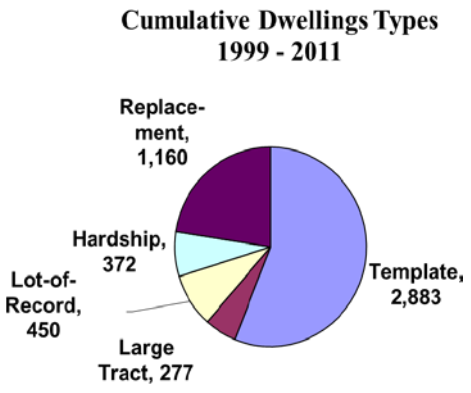
Temporary Hardship Dwellings – A temporary hardship dwelling is usually a manufactured home placed on a parcel temporarily for reasons of a specific hardship (usually medical) and must be removed at the end of the hardship. A temporary hardship dwelling may be sited in conjunction with any existing dwelling, regardless of whether it is farm or non-farm related. In 2010, 13 temporary hardship dwellings were approved, while in 2011 the number was 16, numbers that are down from previous years (Table Q). These approvals are occurring primarily in western Oregon. The department does not track the removal of hardship dwellings when they are no longer needed.

Issue: Multiple template dwellings per tract. *Statutory language permits one template dwelling per qualifying "tract." Because "tract" is not tied to a specific date of creation, multiple parcels that comprise single tracts are being sold or otherwise conveyed to others and approved for template dwellings. This issue could be resolved by tying "tract" to a specific date of creation.*

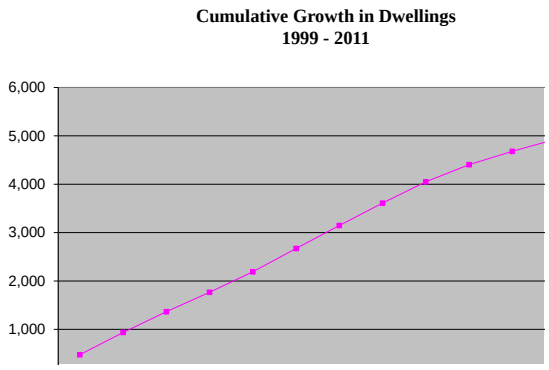
Issue: Rezonings for template dwellings. *It can be easier to gain template dwelling approval than non-farm dwelling approval in the Valley, leading to the rezoning of land from farm zones to forest zones with sometimes inadequate justification. This effectively permits the expansion of the original footprint of land areas that potentially qualify for template dwellings. These expanded footprints expose growing areas of designated Wildland Forest to unanticipated template dwelling development. For this reason, department staff has recommended that designated Rural Reserves not be permitted to be subject to zone change while in reserve status. Department staff is also carefully reviewing proposed rezonings in the Valley from farm to forest for adequate justification.*

Replacement Dwellings – A replacement dwelling is a new home that replaces an older dwelling on a parcel. In 2010, 58 replacement dwellings were approved, while in 2011 the number was 79, figures that are lower than for previous years (Table Q). Established dwellings that are being replaced musts be removed, demolished or converted within three months of completion of the replacement dwelling. The department has begun to track the removal of dwellings that have been replaced.

Cumulative Dwelling Approvals. Between 1986 and 1998, approximately 6,300 dwellings of all types were approved in forest zones across the state. Between 1999 and 2011, 5,142 additional dwellings were approved in forest zones in the state. As shown in the chart below, a little over one-half of the latter grouping were template dwellings, while just under one-quarter were replacement dwellings, nine percent were lot-of-record dwellings, seven percent were temporary hardship dwellings and five percent were large tract forest dwellings.



The cumulative number of dwelling approvals in forest zones in this 13-year period is reflected in the opposite graph:



Other Uses

In addition to a range of traditional forest-related uses, the commission has recognized that some non-forest uses are acceptable in forest areas. These uses are set forth in OAR 660-006-0025 and number nearly 50. In this biennial report, several uses that were reported on in the past are no longer tracked as they occur infrequently, while several other more common uses are now being tracked. The most commonly-approved uses in 2010 and 2011, other than dwellings, were accessory uses, telecommunication facilities and farm-related buildings, in that order. Total numbers of these uses were 85 in 2010 and 101 in 2011, numbers that are up over previous reporting years, primarily because of the new reporting categories (Table U).

Non-farm uses are subject to local land use approval and must demonstrate that they will not force a significant change in or significantly increase the cost of accepted farm or forest practices on farm or forest land. Allowing some non-forest uses is a safety valve that recognizes that there are small areas that can accommodate a rural use or dwelling without affecting an area's overall agricultural utility.

Land Divisions

Forest Land Divisions. In 2010, 25 new forest parcels were created, while 34 new forest parcels were created in 2011, numbers that are lower than for previous years (Table R). Forest land divisions occurred fairly evenly across the state, with the highest numbers in Clackamas, Douglas and Linn Counties. The great majority of new forest land divisions were for new parcels of at least 80 acres, reflecting the statutory minimum lot size for forest land divisions (Table U).

Non-forest Land Divisions. Non-forest land divisions are allowed in only a few circumstances, including the creation of a parcel or parcels to separate one or more existing dwellings on a property (ORS 215.780 (2)(b) and (e)). In 2010, 16 new non-forest parcels were created, and in 2011, eight new non-forest parcels were created, numbers that are down over previous years. The great majority of these parcels are 10 acres or smaller in size, consistent with statutory requirements (Table T).

Issue: Forest land fragmentation. Because subdivisions are not specifically prohibited in forest zones as they are in farm zones, large forest properties may potentially be subdivided into multiple large lots at a time with no upper limit on the number of new lots that may be subdivided off a parent tract in a calendar year. While the large minimum parcel size in forest zones reduces the potential for such land fragmentation, the ability to subdivide without limit facilitates the continued break-up and sell-off of forest land for non-forest purposes. This issue could be resolved through statutory changes that prohibit subdivisions on forest-zoned lands.

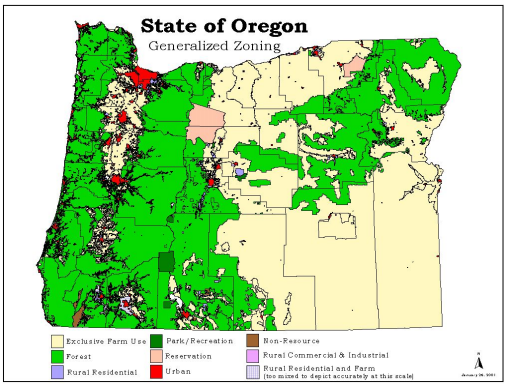
Changes in Designation & Land Use

There are several ways in which designated agricultural and forest lands can be 1) re-inventoried as higher- or lower-quality land, 2) replanned and/or rezoned for other uses or 3) identified as qualified for waivers of resource zone requirements. Each option involves a specific process for identification of appropriate lands as described below.

High-Value Farmland Mapping

Oregon Administrative Rule (OAR) 660-033-0080(2) requires counties to submit maps of high-value farmland along with any other amendments necessary to implement the requirements of Goal 3 and Division 33. High-value farmland maps were required to be submitted no later than the time of the first periodic review after December 31, 1994. All counties received a free copy of the Rural Lands Database in 2001, which includes digital Geographic Information (GIS) data for high-value farmland soils. Thus, counties with GIS systems can easily print maps of their high-value farmland based on soil type, but not the lands "growing specified perennials" in counties outside the Willamette Valley or those lands in coastal counties used in conjunction with a dairy operation on January 1, 1993 (see ORS 215.710(2) and (4)).

At this time, the department is only aware that five counties have identified their high-value farmland. Hood River, Linn, Umatilla and Yamhill Counties have identified and mapped their high-value farmland. Marion County has designated all the land within its EFU zone as high-value farmland and does not make such determinations case-by-case as part of land use decisions.



Marginal Lands

Only Lane and Washington counties have designated marginal land and continue to have the authority to do so. 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 non high-value farmland rather than those in ORS 215.283 for approving farm dwellings and other uses in their EFU zones. The use lists for the two sections are almost the same. Data for actions on EFU-zoned land in counties with marginal lands are tallied and summarized with that for all other counties in this report; marginal lands dwelling approvals are counted as non-farm dwellings.

Ballot Measures 37 and 49 Claims

In November, 2007, Oregon voters approved Measure 49, which modified Measure 37 and authorized the department to evaluate existing Measure 37 claims submitted to the state on or before June 28, 2007. Claims received after this date were treated as new Measure 49 claims. DLCD received approximately 4,600 Measure 49 Election Returns and completed review of these elections by the June 30, 2010 statutory deadline.

House Bill 3225 (2009) modified Measure 49, allowing previously ineligible claimants to pursue relief under Measure 49. The department received approximately 225 additional elections as a result of House Bill 3225, which must be finalized by December 31, 2010. Finally, Senate Bill 1049 (2010) further modified the requirements of Measure 49 to allow approximately 600 additional claims to become eligible for supplemental review under Measure 49. The department finished processing these claims in 2011. Once DLCD has authorized a specific number of homesites, the property owner may then obtain necessary local permits.

Table Z shows the number of Measure 49 authorizations to date by county for new dwellings and new parcels. A total of 6,224 new dwellings and 3,940 new parcels have been authorized. While the great majority of approvals were for land in farm and forest zones, a small number were for land in rural residential zones.

Rezonings

Rezonings to Urban Uses. Tables V, W and X summarize adopted plan and zone amendments to EFU, forest and mixed farm-forest zones for the two-year planning period. This data provides an important historic picture of rezonings to accommodate planned development in urban and rural areas. Table V provides information on urban growth boundary (UGB) amendments adopted during this time period. During 2010 and 2011, there were 11 UGB amendments that brought 2,796 acres into UGBs. Of this, 1,699 acres (61 percent) were zoned for farm use and 701 acres (26 percent) was zoned for forest use.

Over the 23-year period from 1988 through 2011, approximately 51,247 acres of land were added to UGBs statewide, almost half of which (23,919 acres) was added to the Metro UGB. More than one-third of the new acreage added to UGBs in this period originated from farm zones, while just one percent from forest zones.

As UGBs continue to expand, particularly onto high-value farmland and productive forest land in the Willamette Valley, fewer non-resources lands will be available to bring into the boundaries, and more farm and forest land will come under pressure to include in UGBs.

Issue: Measure 49 dwelling authorizations. The introduction of thousands of new non-farm and non-forest parcels and dwellings into working arm and forest landscapes is of significant concern. Counties that are interested in doing so may develop local transfer of development rights programs that enable willing landowners to transfer their rights to develop to other, more appropriate locations.

Rezonings to Rural and Resource Uses. Table W provides data on changes from farm and forest plan designations and/or zoning to rural land uses. In 2010, 871 acres of EFU land were rezoned for rural development, while 889 acres of forest land were rezoned for rural development. In 2011, 558 acres of EFU land were rezoned for rural development, while 55 acres of forest land were rezoned for rural development. Rezonings are required to be supported by an exception to Goal 3 or 4, except where lands can be demonstrated to be "non-resource" lands not subject to Goals 3 or 4.

In 2010 and 2011, 745 acres of EFU land were rezoned to forest, while 172 acres of forest land were rezoned to EFU. In many cases, these rezonings are intended to facilitate development that is allowed in one resource zone, but not another. For instance, it is easier to get template dwelling approval than non farm dwelling approval in the Valley, prompting rezonings to forest use in this area, while it can be easier to get non-farm dwelling approvals over template dwelling approvals outside the Valley.

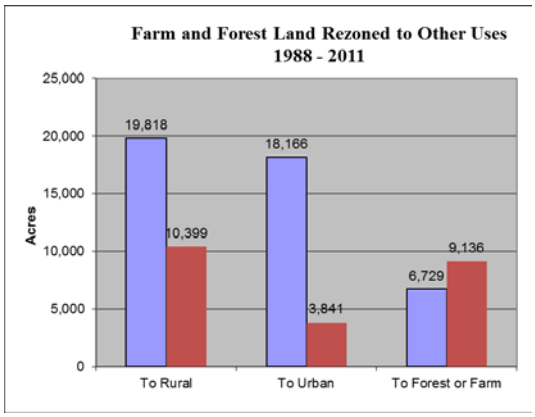


Table X identifies rezonings by county. As there are only four years of data available, it is not yet clear if there is a pattern to rezonings among counties.

Cumulative Rezonings. Between 1989 and 2011, a cumulative total of 19,818 acres of EFU land and 10,399 acres of forest land have been rezoned for rural development, totaling 30,217 acres. Add the 22,007 acres of farm and forest land included in UGBs over a similar time period, and the total is 52,004 acres. While about 42 percent of this acreage was incorporated into UGBs, 58 percent of it was designated for rural development uses.

Issue: Long-term resource land protection. *In the long run, the continued inclusion of productive farm and forest land in UGBs in the Willamette Valley is not sustainable and risks undermining the State's agricultural and forest economies. Alternative growth solutions should be explored, including the more efficient use of land within UGBs, directing more growth into unincorporated communities and creating new towns.*

Non-resource Lands. Non-resource land designations are a subset of lands zoned for rural development. In 2010 and 2011, one-third of all such farm and forest land rezonings were based on claims that the land involved was not "agricultural" or "forest" land as defined by Statewide Goals 3 and 4.

The table to the right identifies nine counties that have identified "non-resource" lands over the years that have been planned and zoned for other rural uses and are no longer subject the provisions of Goals 3 and 4. The table probably underestimates the acreage actually rezoned to non-resource uses.

Lands that are identified as non-resource lands are not required to be supported by an exception to either of these goals. However, counties must have appropriate comprehensive plan and zoning provisions in place that specify how non-resource lands are to be identified and zoned. Only a handful of counties have done this. Appropriate data documenting the non-resource nature of the land must be provided as part of a post-acknowledgment plan amendment.

Typically, soils professionals contracted by landowners provide counties with more detailed soils data than that provided by the USDA Natural Resources Conservation Service. However, counties often do not know which sources of data to rely on. For this reason, the legislature passed HB 3647 in 2010 that authorizes the department to arrange for professional soils classifiers experienced in field work to evaluate farmland that is claimed to be "non-resource." LCDC adopted rule amendments in 2012 to implement this bill and the new program is now in effect and working smoothly.

County	**Acres Designated Non-Resource**
Clatsop	2,351
Crook	23,261
Douglas	3,297
Jackson	484
Josephine	15,465
Klamath	34,718
Linn	99
Lane	495
Wasco	7,047
Total	**86,674**

While there is no comparable DLCD role in overseeing challenges to forest land productivity, such challenges must utilize a Department of Forestry guidance document "Updated Land Use Planning Notes – 2010", as referenced in OAR 660-006-0010.

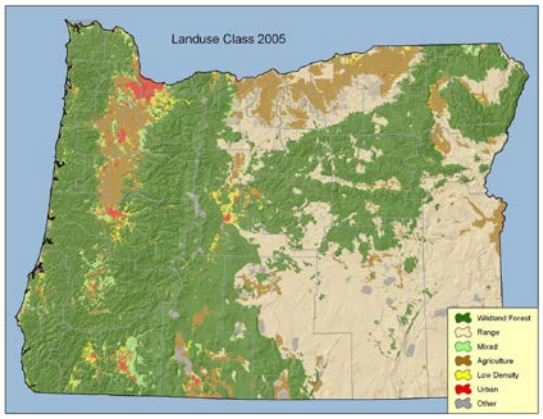
Non-resource lands were also addressed by the legislature in 2009, when it adopted House Bill 2229, outlining a clearer path for counties to take in designating non-resource lands based on prior mapping errors. Finally, in 2012, the Governor issued Executive Order 12-07, which directs DLCD and other state agencies to work with three southern Oregon counties to develop a pilot program that allows regional variation in the designation of farm and forest lands.

Issue: Identifying non-resource lands. Concerns have been raised about how non-resource lands are identified by counties, their location and extent and about the appropriate level of rural development.

Changes in Land Use

Every few years, the Oregon Department of Forestry (ODF) publishes *Forest, Farms & People: Land Use Change on Non-Federal Land in Oregon,* which uses digital imagery based on 37,003 points across the State to calculate changes in land cover over time of a variety of land use classes. This data is valuable because it measures actual changes in land use, not just changes to plan or zone designations. Changes to plan and zone designations are not always followed by changes to land use, or changes to land use may follow only years later. For this reason, data on changes in land use represent a more accurate, timely and direct measure of land conversion from farm and forest uses to other uses than do changes to planning or zoning. This data provides another means to evaluate the effectiveness of Oregon's farm and forest land protection efforts.

The ODF has tracked land use change in Oregon from 1974 to 2009 in a series of periodic reports. The reports identify several land use classes, among them: wildland forest, wildland range, intensive agriculture, mixed forest/agriculture and mixed range/agriculture. These land use classes reflect both land cover and density of existing structures, which consist primarily of dwellings. Wildland forest and wildland range are those forest and range lands with densities of fewer than five structures per square mile, while the other three resource categories reflect resource land with densities of fewer than nine structures per square mile. These densities roughly reflect the densities of permitted farm dwellings and large track forest dwellings in exclusive farm use and forest zones, standards that were intended by ODF to reflect those used by DLCD.



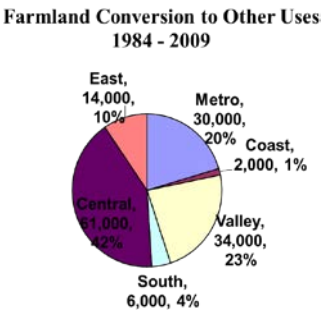
For instance, when the density of development in wildland forest and wildrange areas increases to more than one dwelling per 160 acres, the land is reclassified to another land use class that reflects its new density. Usually, this will be one of the other three resource zones. When the density of development in the other three resource zones exceeds one dwelling per 80 acres, the land is reclassified as low-density residential, urban or other.

ODF data on land use change captures not only converted farm and forest land that may have followed rezonings, but also the land that is converted within farm and forest zones. While DLCD data reports the number of approvals of dwellings, other uses and land divisions in farm and forest zones, this data does not capture acreage converted within the zones.

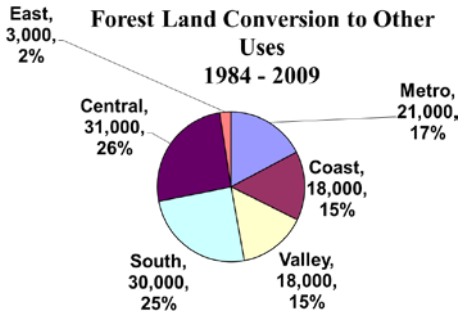
Table Y identifies changes in farm and forest land cover between 1984 and 2009, using ODF data. This data reflects values for non-Federal lands only. The 1984 date was used because it compares closely to the 1988 and 1989 dates that

were first used by DLCD to track plan and zone changes out of farm and forest zones, and because all county comprehensive plans were acknowledged by the end of 1984. Data is rounded to the nearest 500 acres.

State Trends in Farm and Forest Land Conversion. ODF data shows that, in the 25-year period between 1984 and 2009, approximately 147,000 acres of farm and range land moved to more developed land classes. Almost half of all farmland conversion occurred in Central Oregon, while nearly one-quarter took place in the Metro area and one-quarter in the Willamette Valley.

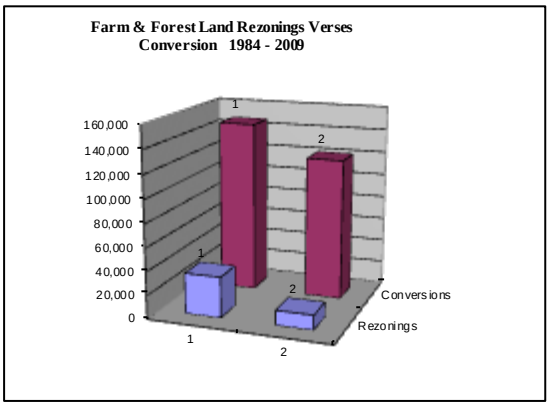


Similarly, in this time frame, 121,000 acres of forest and farm-forest land was converted to more developed classes, about one-quarter of this conversion occurring in Southern Oregon and one-quarter in Central Oregon, with the remainder of conversion split fairly evenly among the Metro area, Valley and Coast.



The 147,000 acres of farmland that fell out of farm classifications during the study period is approximately *four times* the acreage (34,856) that was rezoned from farm to other rural and urban zones in a similar time frame. In short, a significant amount of land is experiencing low-density residential development without being rezoned.

The 121,000 acres of forest land that fell out of farm classifications during the study period is approximately *twelve times* the acreage (12,000) that was rezoned from forest to other rural and urban zones in a similar time frame. This means that an even greater proportion of forest land is being lost to forest use *within* forest zones than is true for farmland loss within farm zones.



There is an important caveat to these comparisons, and that is that the ODF definitions of conversion of farm and forest land reflect lower development densities than typically follow rezonings to rural or urban uses. Land is no longer considered in forest use by ODF when development densities exceed one dwelling per 80 acres, while rezonings from farm or forest zones typically result in development densities of one dwelling per 10 acres.

On the other hand, there is significant farm and forest land within the Low-density residential land use class, which applies to land with nine or more structures per square mile and the loss of this land to development, is not included in the foregoing conversion figures.

The ODF data suggest two conclusions: (a) that there continues to be significant flexibility within resource zones to accommodate dwellings, and (b) that the cumulative increase in numbers of dwellings and other development within resource zones raises concerns about de facto conversion of these lands to low density residential use – particularly for forest lands where low density residential uses signal an end to active timber management.

County Trends in Farm and Forest Land Conversion. Several counties stand out as experiencing particularly high levels of conversion from farm and forest land classes to more developed land classes. These include Deschutes County, which lost 10 percent of its farmland base and 11 percent of its forest land base in the 25-year time period. The Portland Metro counties were similarly affected, Multnomah, Washington and Clackamas counties losing 28, 11 and seven percent, respectively, of their farmland bases, and between three and four percent of each of their forest land bases. Other counties experiencing significant conversion trends include Jackson, which lost seven percent of its farmland base and Coos and Lane Counties, which each lost five percent of their farmland bases.

Conclusion

In conclusion, Oregon's farm and forest land protection program has provided a significant level of protection to the state's working landscapes over the last three decades, generating important support for state and local economies and providing additional recreational, environmental and cultural benefits for Oregonians. Over the years, and in response to changing conditions, new trends and regional variation, the department and legislature have continued to fine-tune the program to make it as effective as possible, while being sensitive to landowner interests and county resources. In this spirit, this report identifies several areas of concern that the department would like to pursue in the next biennium, through legislation, rulemaking and technical assistance to counties.

New Dwellings Approved in Farm Zones

TYPE OF DWELLING	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTALS (% of Net)
Primary Farm ORS 215.283(1)(f)	88	77	81	76	93	88	84	105	89	74	59	34	47	995 (10%)
Accessory Farm ORS 215.283(1)(f)	53	36	29	27	30	20	23	24	55	59	31	29	22	438 (4%)
Family Farm Help ORS 215.283(1)(e)	59	43	38	48	34	53	49	35	55	36	20	25	19	514 (5%)
Temporary Hardship ORS 215.283(2)(L)	105	105	115	104	80	73	89	74	70	57	61	57	50	1,040 (11%)
Lot-of-Record ORS 215.705	94	80	78	89	53	64	51	53	64	50	32	20	15	743 (8%)
Non-Farm ORS 215.284	208	227	203	279	258	202	218	236	246	184	118	86	75	2,540 (26%)
Net New Dwellings	**607**	**568**	**544**	**623**	**548**	**500**	**514**	**527**	**579**	**460**	**321**	**251**	**228**	**6,270**
Replacement ORS 215.283(1)(s)	354	307	276	333	305	294	233	301	227	251	229	216	193	3,519 (36%)
TOTAL DWELLINGS APPROVED IN FARM ZONES	**961**	**875**	**820**	**956**	**853**	**794**	**747**	**828**	**806**	**711**	**550**	**467**	**421**	**9,789 (100%)**

Prepared by the Department of Land Conservation and Development (DLCD)
Using data submitted by Oregon's 36 counties.

NOTE: For 2001 only, the numbers shown are a 12 month average (16 month total ÷ 16 x 12 = 2001)

New Dwellings Approved in Forest Zones

TYPE OF DWELLING	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTALS (% of Net)
Forest Template ORS 215.750	277	281	237	218	232	278	275	273	250	197	135	144	86	2,883 (56%)
Large Tract ORS 215.740	16	19	21	15	28	31	16	16	22	19	32	21	21	277 (5%)
Lot-of-Record ORS 215.720	46	41	47	33	43	55	41	34	46	27	11	16	10	450 (9%)
Temporary Hardship ORS 215.755(2)	52	37	35	41	24	19	29	20	32	22	32	13	16	372 (7%)
Net New Dwellings	**391**	**378**	**340**	**307**	**327**	**383**	**361**	**343**	**350**	**265**	**210**	**194**	**133**	**3,982**
Replacement ORS 215.755(1)	85	81	91	93	97	98	114	121	90	88	65	58	79	1,160 (23%)
TOTAL DWELLINGS APPROVED IN FOREST ZONES	**476**	**459**	**431**	**400**	**424**	**481**	**475**	**464**	**440**	**353**	**275**	**252**	**212**	**5,142 (100%)**

Prepared by the Department of Land Conservation and Development (DLCD)
Using data submitted by Oregon's 36 counties.

NOTES: For 2001 only, the numbers shown are a 12 month average (16 month total ÷ 16 x 12 = 2001)