

Senate Natural Resources Committee

Family Farmers' Suggestions for Restoring Farmland Protections in Oregon

September 24, 2024



Kevin Richards, seed farmer Jefferson County, North Unit Irrigation District





8,358 square foot home in Deschutes County built in 2008 to “replace” a manufactured home. Sold for \$12 million.

Spot Rezoning of Farmland in Deschutes & Other Counties



How the 2025 Legislature can help small farm families.

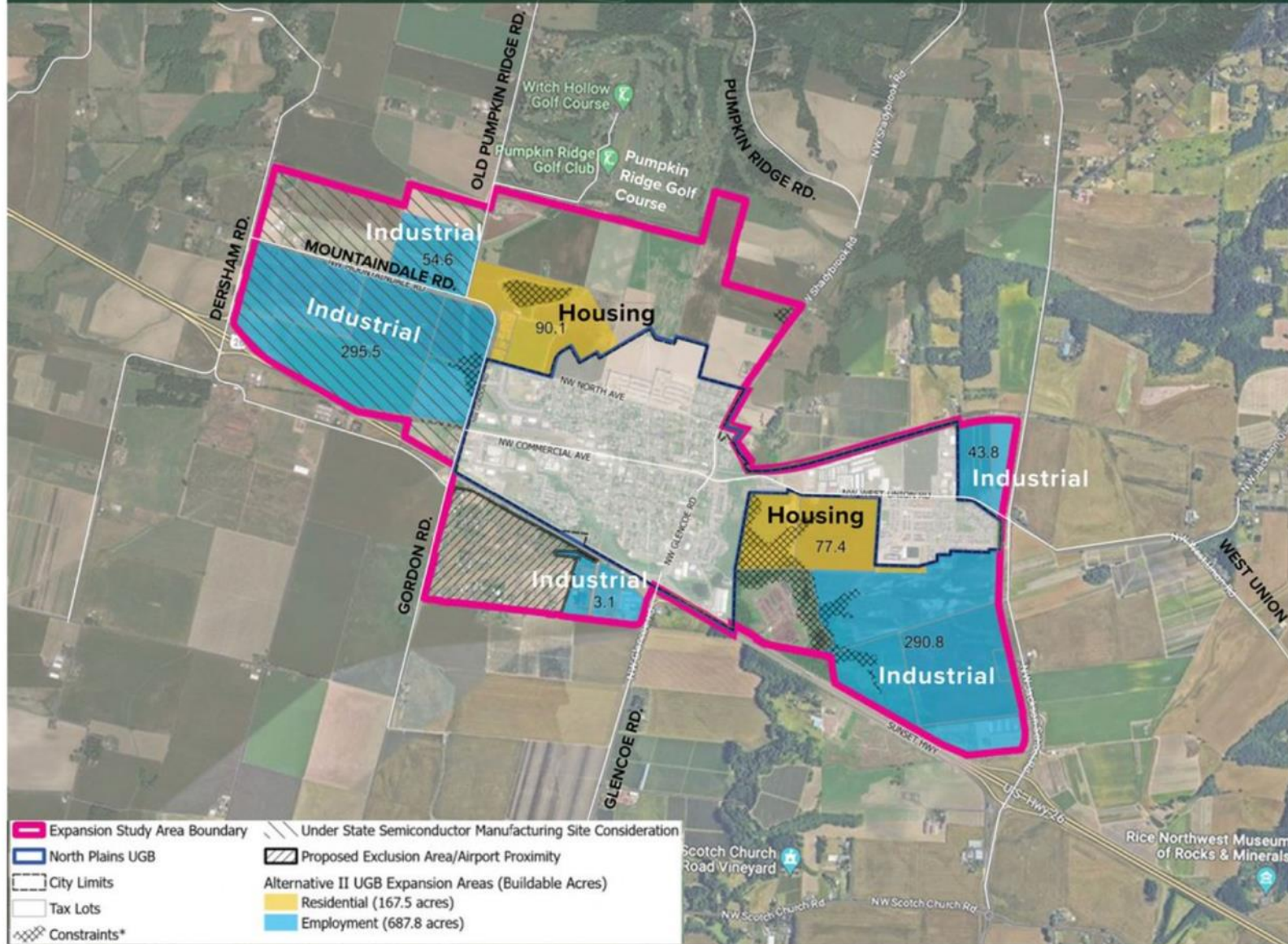
Limit the size of replacement dwellings to the size of the original home, or a little bit bigger.

Direct LCDC to set a limit on the total number of houses that can be allowed in EFU zones before farming is no longer viable and all the land converts to low-density luxury housing.

Jacque Duyck Jones, berry farmer in Washington County



NORTH PLAINS PROPOSED URBAN GROWTH BOUNDARY EXPANSION



1,291-acre UGB expansion for a 40% increase in the size of Shewrood
Average home price \$637,000; average rent \$2,000 - \$2,500



373 acres (1,700 acres requested) designated by Governor Kotek under Oregon SB 4 for High tech R & D Center





50 acres in EFU zone with 1,960 square foot home. Sold for \$1 million in 2021. The home was demolished in 2022.



7,300 square foot “replacement” dwelling on what is now called a 50-acre “estate” and listed for \$5.3 million.

How the 2025 Legislature can help small farm families.

Don't approve another UGB-busting bill.

Stop the gentrification and displacement on Oregon's farmland by stopping luxury homesite development in EFU zones.

Peter Kenagy, mixed commodity family farmer, Benton County



22,649 new houses were approved in Exclusive Farm Use Zones between 1983 and 2021.



About enough new homes to house everyone in Springfield or Albany

“The American Farmland Trust estimated that roughly half of the farmland conversion in Oregon between 2001 and 2016 was due to low-density residential development. This happens even while land remains under exclusive farm use zoning.” 2018-19 DLCDC Farm & Forest Report page 3



Approved New Uses in Exclusive Farm Use Zones 1996-2021

● Home occupations	631
● Commercial activities in conjunction, farm stands & agri- tourism	593
● Unspecified “accessory uses”	1,415
Total for these and all other:	7,509

How the 2025 Legislature can help small farm families.

Pick any three of LCDC staff's recommended reforms to curb the steady increases in nonfarm uses in EFU zones – and adopt them.

Mike McCarthy, pears, apples, flower, timber, cattle Hood River County



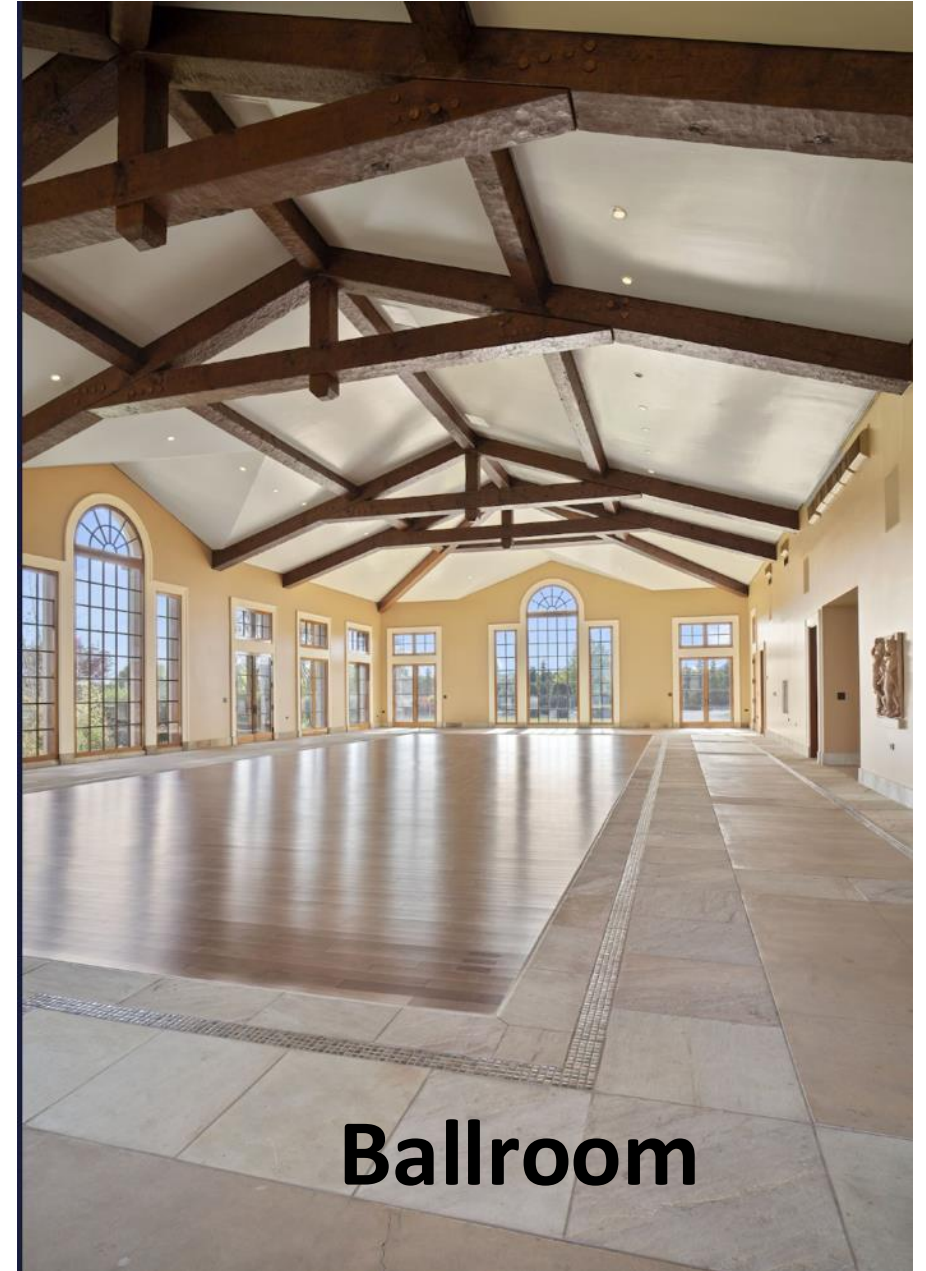


Approved as a “farm dwelling” in Yamhill County.

DelMar Villa

Rented out as a “**home occupation**”
of the nonresident owner.

Welcome to Del Mar Villa, a 26,000+ sq ft luxury ‘Italian Chateau inspired’ Villa on 46 acres in the heart of Oregon Wine County Our Villa offers the perfect blend of gathering places and private spaces for groups!



Ballroom



Does this look like it is
“in conjunction with farming”?

How the 2025 Legislature can help small farm families.

Trim back the list of nonfarm uses.

Clarify the legal standards for other nonfarm uses.

Provide adequate funding for monitoring and enforcement by LCDC and the counties.

THANK YOU, SENATORS!!!

Senate Natural Resources Committee Family Farmers' Suggestions for Restoring Farmland Protections in Oregon

September 24, 2024

