



# Oregon

John A. Kitzhaber, MD, Governor

## Department of State Lands

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## State Land Board

State Land Board

**Regular Meeting  
October 11, 2011  
Agenda Item 4**

John A. Kitzhaber, MD

Governor

Kate Brown

Secretary of State

Ted Wheeler

State Treasurer

### **SUBJECT**

Request for adoption of the proposed Central Oregon Area Management Plan (COAMP), including authorization to sell nine parcels located in Crook, Deschutes and Jefferson Counties.

### **ISSUE**

Whether the Land Board should approve and adopt the proposed Central Oregon Area Management Plan (COAMP) including proposed land sales.

### **AUTHORITY**

Oregon Admission Act of 1859.

Article VIII, Section 5 of the Oregon Constitution; requiring the Land Board to "manage lands under its jurisdiction with the object of obtaining the greatest benefit for the people of this state, consistent with the conservation of this resource under sound techniques of land management."

ORS 273, State Lands Generally.

ORS 273.245, Asset Management Plan.

Asset Management Plan adopted by the Land Board, October 2006.

### **RELATIONSHIP BETWEEN THE AMP AND COAMP**

The 2006-2016 Asset Management Plan (AMP) provides policy direction and management principles to guide short and long-term management of CSF land to provide the greatest benefit for the CSF and the people of Oregon. The Asset Management Plan establishes the COAMP area and goals for this plan. The Asset Management Plan, in the Implementation Strategies Section, Implementation Priority #8 states:



## Board of County Commissioners

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Tammy Baney  
Anthony DeBone  
Alan Unger

May 6, 2015

Mr. Jim Rue, Director  
Oregon Department of Land Conservation and Development  
635 Capitol St. NE, Suite 150  
Salem, OR 97301

### Re: HB 2229 / LCDC Rulemaking

Dear Mr. Rue:

Thank you for visiting Deschutes County on April 17, 2015 to discuss among other items, non-resource lands and the challenges with implementing House Bill (HB) 2229. The Board of County Commissioners, following a recommendation from the Planning Commission, respectfully request the Land Conversation and Development Commission (LCDC) initiate rulemaking to implement the legislation and clarify processes for:

1. Updating farmlands and forestlands for land use planning;
2. Phasing;
3. Regional approaches to resolving land use problems;
4. Non-resource lands containing ecologically significant natural areas or resources;
5. Carrying capacity of the lands; and,
6. Significantly adverse effects.

HB 2229, Section 2(b)(B) directs LCDC to adopt rules that,

*Consider the variation in conditions and needs in different regions of the state and encourage regional approaches to resolving land use problems.*

Since the law took effect, Deschutes County has continually expressed interest in implementing HB 2229, also known as the "Big Look Bill," as evidenced by its participation in a 2010 Association of Counties panel discussion with state agency officials and subsequent conversations with the Department of Land Conservation and Development (DLCD). Most recently, Deschutes County requested input on a phased approach and clarification of key issues relating to five pre-platted subdivisions with farm and forestland designations. Rob Hallyburton, DLCD Community Services Division Manager wrote in a letter on January 8, 2015:

*While we do not find that the county must review all land in the county, we would be most inclined to approve a work program that includes some major region defined by geographic characteristics rather than by property or subdivision boundaries.*

*Additionally, the county may not pre-determine specific areas for review, as subsection 5(3) requires the county to provide an opportunity for all farm and forest land to be considered. If the county receives a request to review an area that is not included in the original proposal, the county must review it. As explained above, we believe that this area must be a geographic area of the county and not individual properties or subdivisions.*

*Considering other aspects of HB 2229 not related to your question, the department has been unable to determine the nature and scope of the mapping error the county intends to address. It is not apparent why the areas the county has shared with the department were incorrectly zoned at acknowledgment, and this is a fundamental aspect of the bill. If the county chooses to move forward with a work program, the county will need to demonstrate that the HB 2229 process is an appropriate vehicle for addressing the county's needs.*

Based on Mr. Hallyburton's letter, there remain differences of opinion whether HB 2229 is targeted exclusively to properties with mapping errors or if it also applies to updating farm and forestland designations based on changed circumstances. Without administrative rules, undertaking a work plan is fraught with legal uncertainty. It is also extremely difficult to gauge staffing resources and timelines.

Lastly, we respectfully request Deschutes County be provided the opportunity to participate on the Rules Advisory Committee. Thank you for considering this request.

THE DESCHUTES COUNTY BOARD OF COMMISSIONERS



Anthony DeBone, Chair



Alan Unger, Commissioner



Tammy Baney, Commissioner

**John Andersen Phone Conversation / Notes**  
**January 15, 2015**

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John Andersen worked for Deschutes County from 1978 to 1985. He started as a Senior Long-Range Planner, and then progressed to Planning Director and Community Development Director. His responsibilities as a Senior Planner were to prepare a Comprehensive Plan for Deschutes County.

**SB 100 / Referendum**

When Senate Bill (SB) 100 was adopted in 1973, Deschutes County prepared a Comprehensive Plan, relying on the Bureau of Government and Research from the University of Oregon. It was sent to the voters of the county either by referendum or referral by the County Commissioners, and was rejected. Out of the thirty-six counties, Deschutes County was the only one to have its Comprehensive Plan repealed by voters.

**Developing the Comprehensive Plan**

Negotiations between the State of Oregon and County subsequently took place to develop a Comprehensive Plan that could comply with State law. The State directed Deschutes County to protect resource land consistent with the State Land Use Goals. Many people in Deschutes County felt the land was too marginal for farming and advocated for greater flexibility to allow development. Deschutes County's "sagebrush subdivisions," created in the 1960s and early 1970s were cited to the Legislature as part of the reason to approve SB 100 and the State enabling planning legislation.

There was tremendous political turmoil during the Comprehensive Plan's development. Staff hosted numerous public meetings with hundreds in attendance, with meetings often lasting well into the early hours of the next day. There was violence and threats aimed at the staff. There was also an unsuccessful recall effort aimed at the two Commissioners who supported the newly drafted Comprehensive Plan. Despite all of the hostility and general turmoil the staff worked diligently to prepare reasonable recommendations based upon factual data.

**Agricultural Land Designations**

*How did Deschutes County designate agricultural land?*

As outlined in the Resource Element, Staff relied on soil maps and irrigation data provided by the irrigation districts. Staff also examined topography, recognizing that elevation could affect land productivity (example: Lower Bridge area). Soil and irrigation were the two primary factors for determining agricultural land. The one exception was the eastern section of the county which was recognized as rangeland (Brothers, Millican, and Hampton).

*There are two rural subdivisions, one near Sisters (Squaw Creek Canyon Recreational Estates 1st Addition), the other north of La Pine (Meadow Crest Acres) interspersed with Exclusive Farm Use and Rural Residential zoning. Any idea how this might have happened?*

Too many years have passed for me to remember specific subdivisions, however, in general, pre-platted subdivisions, lacking development, utilities, or infrastructure were deemed to be vacant and therefore suitable for agriculture uses, based on direction from the State. The County was also required to protect the land for wildlife and open space values, as well as to direct development into areas that could be more efficiently served, thereby reducing required taxation.

### **Forest Land Designations**

*How did Deschutes County designate forest land?*

Staff relied on soil maps and information provided by the Oregon Department of Forestry.

*There are four rural subdivisions, one near Sisters (Squaw Creek Canyon Recreational Estates 1st Addition), one west of Bend (Skyline Subdivision) and two near La Pine (Haner Park - - along the Upper Deschutes River, Section 36 - - West of La Pine) interspersed with Forest Use (F2) and Rural Residential zoning. Any idea how this might have happened?*

Please refer to my previous answer. Pre-platted subdivisions, lacking development, utilities, or infrastructure were deemed to be vacant and therefore suitable for forest uses, based on direction from the State. The County was also required to protect the land for wildlife and open space values.

### **Rural Residential Land Designations**

*How did Deschutes County designate Rural Residential Land (Rural Residential - 10, Multiple Use Agricultural - 10)?*

Deschutes County had to demonstrate that the land was committed to rural residential uses. There were extensive property owner negotiations. Many property owners wanted maximum flexibility to preserve their investment for retirement. Staff examined the level of development, utilities, roads, and infrastructure to make the determination. They examined every property, lot by lot in the county. If they could demonstrate the land was committed, even if it was not necessarily completely built-out, it was designated rural residential.

Upon the adoption of the Comprehensive Plan, property owners had the ability over a period of one year to initiate an exception to their resource land designation. No one took advantage of it because the methodology and information relied upon by Staff was the best available.



# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Land Conservation and Development

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January 8, 2015

Deschutes County Planning Commission  
c/o Nick Lelack, Community Development Director  
117 NW Lafayette Avenue  
Bend, Oregon 97701

SENT VIA E-MAIL

**RE:** HB 2229 question regarding scope of review

Deschutes County planning staff has requested the opinion of the Department of Land Conservation and Development (the department) on whether HB 2229 requires all, or most, farm- or forest-zoned lands in a county to be considered in a “reacknowledgment” process, or whether smaller, non-contiguous tracts could be considered as the first phase of a multi-phase reacknowledgment process.

County staff described several non-contiguous problem areas. The county stated that its goal was “for partially platted subdivisions zoned for EFU or Forest to be legislatively rezoned to MUA-10.” Department staff consulted with county staff on these areas, and studied maps of five of the areas and past county attempts to find solutions. The total acreage of these areas equals about 840 acres.

### Analysis

HB 2229 is memorialized at Chapter 873 Oregon Laws 2009. The relating clause “Relating to recommendations of the Oregon Task Force on Land Use Planning...” gives an indication that certain themes in the bill originated with “The Big Look.” A theme that wound through the Big Look was that land use laws should treat different regions of the state fairly, recognizing the geographical, ecological and cultural aspects of each region. Section 2(B) of HB 2229, for example, directs that the Land Conservation and Development Commission to “consider the variation in conditions and needs in different regions of the state and encourage regional approaches to resolve land use problems.”

For this discussion, section 5 of HB 2229 is applicable. A portion of section 5 is provided below.

SECTION 5. (1) For the purposes of correcting mapping errors made in the acknowledgment process and updating the designation of farmlands and forestlands for land use planning, a county may conduct a legislative review of lands in the county to determine whether the lands planned and zoned for farm use, forest use or mixed farm and forest use are consistent with the definitions of “agricultural lands” or “forest lands” in goals relating to agricultural lands or forestlands.

(2) A county may undertake the reacknowledgment process authorized by this section only if the Department of Land Conservation and Development approves a work plan, from the county, describing the expected scope of reacknowledgment. The department may condition approval of a work plan for reacknowledgment under this section to reflect the resources needed to complete the review required by sections 7 and 13 of this 2009 Act. The work plan of the county and the approval of the department are not final orders for purposes of review.

(3) A county that undertakes the reacknowledgment process authorized by this section shall provide an opportunity for all lands planned for farm use, forest use or mixed farm and forest use and all lands subject to an exception under ORS 197.732 to a goal relating to agricultural lands or forestlands to be included in the review.

This states that the county may undertake a “reacknowledgement” process by conducting a legislative review for the purpose of correcting mapping errors made during its original acknowledgment. Determining whether a proposal is a “legislative review” requires consideration of three questions:

1. Is the process bound to result in a decision?
2. Is the decision bound to apply preexisting criteria to concrete facts?
3. Is the action directed at a closely circumscribed factual situation or a relatively small number of persons?

This is not a “bright line” test. The more definitively these questions are answered in the negative, the more likely the process is legislative. In this case, the answer to question 1 is clearly no. Regarding question 2, the project would be subject to existing criteria in (at least) Goals 3 and 4 and HB 2229; it is typical for goals and statutes to apply to local legislative decisions, however, so this is not determinative but it does lend additional weight to question 3. Regarding question 3, the department is uncomfortable determining that the county is proposing a legislative review when it includes only 840 acres in five areas. We don’t know the number of “persons” it would be directed at, but the number can’t be very large.

Section 5 states the review is of “lands in the county” and that the county must provide an opportunity for all lands in a resource zone to be provided an opportunity for consideration. While the phrase “lands in the county” is not entirely clear, the department’s understanding of the legislative intent is that the reference to “lands in the county,” when combined with the “legislative review” language, is that counties are not authorized to (1) set up a framework in the comprehensive plan and then require individual applications for re-designation of land or (2) pick and choose small areas to review. While we do not find that the county must review *all* land in the county, we would be most inclined to approve a work program that includes some major region defined by geographic characteristics rather than by property or subdivision boundaries.

Additionally, the county may not pre-determine specific areas for review, as subsection 5(3) requires the county to provide an opportunity for all farm and forest land to be considered. If the

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county receives a request to review an area that is not included in the original proposal, the county must review it. As explained above, we believe that this area must be a geographic area of the county and not individual properties or subdivisions.

Regarding phasing of review, the department would entertain a work program that lays out the project in pieces, but those pieces should each address a substantial part of the county and address all the other requirements of HB 2229.

**Additional Consideration**

Considering other aspects of HB 2229 not related to your question, the department has been unable to determine the nature and scope of the mapping error the county intends to address. It is not apparent why the areas the county has shared with the department were incorrectly zoned at acknowledgment, and this is a fundamental aspect of the bill. If the county chooses to move forward with a work program, the county will need to demonstrate that the HB 2229 process is an appropriate vehicle for addressing the county's needs.

**Summary**

The department does not read HB 2229 to require the county review all farm and forest lands in the county under the provisions of section 5 of the law. On the other hand, we do not find that it permits the county to look only at small areas defined by existing subdivisions, but instead requires a review of a substantial part of the county.

We look forward to working with Deschutes County as it considers whether to submit a work program for a project to correct mapping errors in its rural zones under HB 2229. We hope this adequately answers your question, but we are available for further consultation if it does not.

Sincerely,

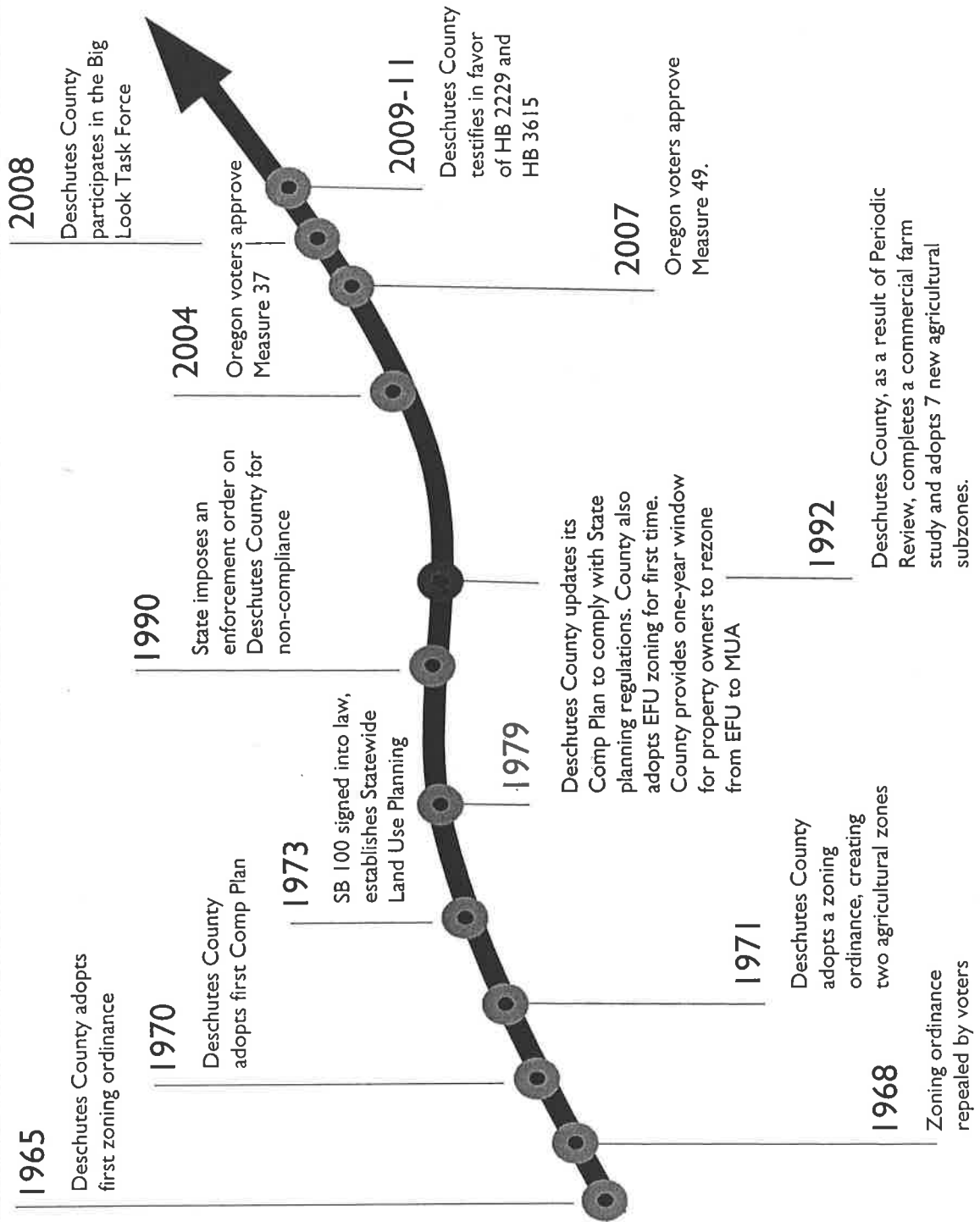


Rob Hallyburton  
Community Services Division Manager

cc: Scott Edelman, Regional Representative  
Jon Jinings, Community Services Specialist  
Michael Morrissey, Rural Policy Analyst



# Deschutes County Zoning History



Submitted by  
P. Lipscomb

# The Importance of Off-Farm Income to Servicing Farm Debt

*By Brian C. Briggeman*

U.S. farm income is on the rise. Yet, farm income alone is often insufficient for many farmers to service their debt. In fact, for many farm operations, off-farm wages have become their main source of income. In 2008, 90 percent of all income for farm households came from off-farm activities.

This boost in income has become vital to farm households, however, it comes with significant risk. Farm operations are now exposed to economic stresses that arise outside the farm gate. In particular, rising unemployment in the local community can elevate a farmer's risk to income loss. If farmers lose this income, their financial stress would rise to the point that many would be unable to service their debt. The risk of off-farm income loss can be heightened if the local economy relies on a shrinking industry, such as manufacturing. Moreover, the financial stress associated with exposure to local unemployment levels can be much greater for some farm operations than others, depending on their size, type of enterprise, and age of the operator.

This article explores the effect of labor market stress on a farmer's ability to service debt. The first section examines the importance to

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*Brian C. Briggeman is an economist with the Federal Reserve Bank of Kansas City. This article is on the bank's website at [www.KansasCityFed.org](http://www.KansasCityFed.org).*

farm operations of off-farm employment and income. The second section explains the relationship between off-farm income and a farmer's capacity to repay debt. The third section explores how a farmer's debt repayment capacity can vary with local unemployment rates. The analysis finds that financial stress among farmers intensifies as local unemployment rates rise—especially among small farmers, livestock producers, and young farmers who operate near manufacturing areas.

## **I. THE GROWING IMPORTANCE OF OFF-FARM INCOME**

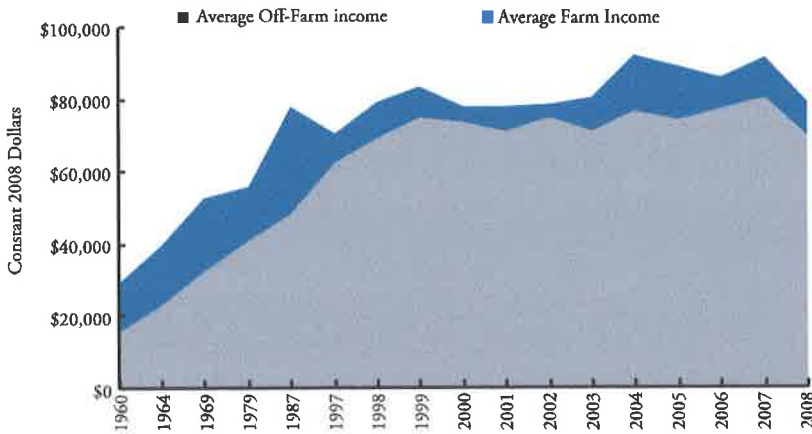
To boost income streams, farm households have steadily increased their reliance on off-farm employment. Since 1959, the fraction of farm operators and spouses who work off the farm has tripled, reaching nearly three-quarters today (USDA). As a result, off-farm employment is the primary source of income for many farm households. The extent to which producers rely on off-farm income depends on their size, type of enterprise, and age of the operator.

Farm households have increased their off-farm work primarily to boost household income (Covey and others).<sup>1</sup> Annual real off-farm income, as measured in 2008 constant dollars, has risen sharply over the past half-century. From 1960 to 2007, real off-farm income climbed from less than \$20,000 per year to roughly \$75,000 (Chart 1). As a result, on average, a farm household's total real income more than doubled.

While growth in off-farm income has slowed during the past decade, it still accounts for the largest portion of farm household income. In 2008, nearly all income for the average farm household came from off-farm sources (Chart 2). Working off the farm accounts for about 80 percent of off-farm income, with the remaining 20 percent coming from other off-farm sources, such as interest on bank accounts, stock dividends, and revenues from rental property.

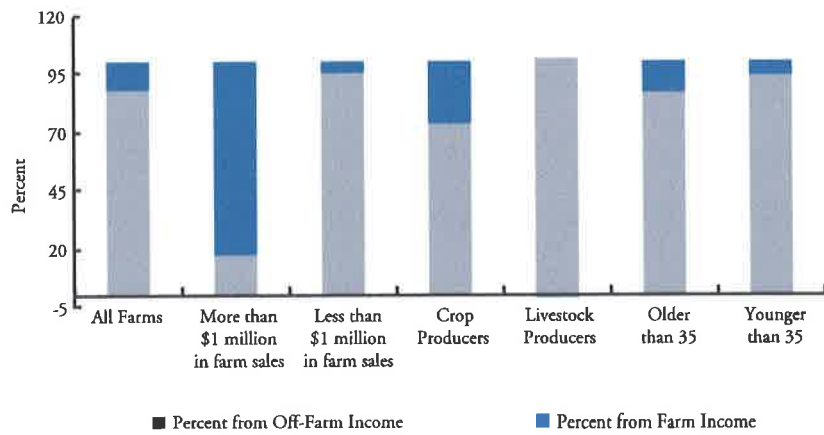
Most farms earning the bulk of their income off the farm are small operations (Chart 2). In 2008, just more than 95 percent of all U.S. farms were small (less than \$1 million in farm sales). In contrast, large farms (more than \$1 million in annual sales) earn just 20 percent of their total income off the farm. Large farms rely much less on off-farm income because they typically earn ten times more net farm income than smaller farms.

**Chart 1**  
**FARM AND OFF-FARM INCOME FOR U.S. FARM HOUSEHOLDS**



Source: Census of Agriculture and Agricultural Resource Management Survey

**Chart 2**  
**PERCENTAGE OF FARM HOUSEHOLD INCOME FROM FARM AND OFF-FARM SOURCES**



Source: 2008 Agricultural Resource Management Survey

Submitted by  
P. Lipscomb

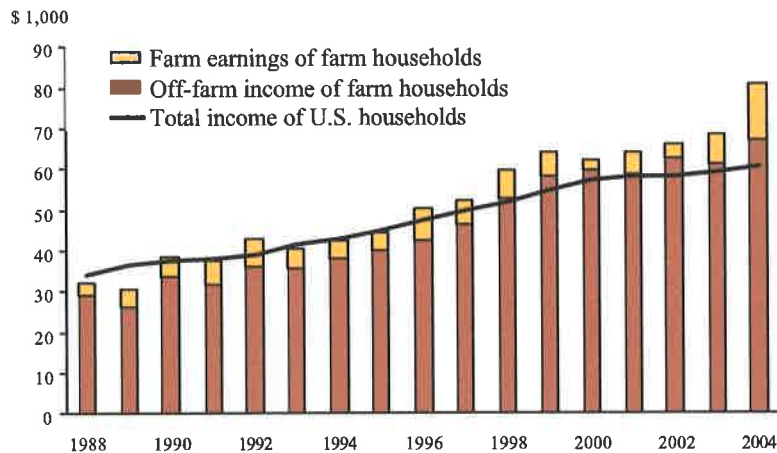


## FARM FAMILY INCOME

### Background

On average, farm household income has been roughly comparable to the median for all U.S. households since the 1970s. In 2004, the most recent year for which comparable data exist, the average farm household had an annual net income of \$81,480, while the average U.S. household netted \$60,528. However, farm households that receive most of their income from farming experience more year-to-year fluctuations in household income than other households.

Average farm operator household income by source compared to average U.S. household income, 1988-2004



Source: Farm Costs and Returns Survey (1988-95) and Agricultural Resource Management Survey (1996-2004), Economic Research Service

In recent years, 85-95 percent of farm household income has come from off-farm sources (including employment earnings, other business activities, and unearned income). The relative importance of off-farm income varies considerably from farm to farm, and declines as farm commodity sales increase. But even among the largest farming operations (the 8 percent of farming operations with annual sales exceeding \$250,000), off-farm income accounts for 24 percent of farm household income, on average. For the 82 percent of U.S. farming operations that have annual sales of \$100,000 or less, off-farm income typically accounts for all but a negligible amount of farm household income. As a result, for the majority of U.S. farm households, the availability of off-farm income is a more significant factor for financial well-being than are returns on farm production. While off-farm income can include interest, dividend,

and social security payments, in nearly 70 percent of family farm households the operator or the spouse reported having an off-farm job in 2004. Over 40 percent of farm operators consider something other than farming to be their primary occupation. The health of the local economy has a direct impact on the well-being of these households through the availability of off-farm jobs and the profitability of nonfarm businesses owned by farm operators and their spouses.

While larger farms comprise a relatively small proportion of farm households, they account for a large proportion of agricultural production (the 18 percent of farms with sales of \$100,000 or more produce about 88 percent of total farm sales) and rely on farm profits for a higher percentage of household income than smaller farms. Over 80 percent of farm commodity program payments go to farming operations with sales of \$100,000 or more. Government payments accounted for 5 to 8 percent of total gross cash farm income over the last several years. For larger farming operations that received Government payments in 2004, these payments dropped from roughly 10 percent of gross cash farm income for farming operations with \$100,000 to \$250,000 in sales to 5 percent of gross cash farm income for farming operations with over \$500,000 in sales.

The well-being of farm households is not determined solely by the annual income of their members. Household wealth can play an important role in alleviating the impact of sudden changes in income, and most of the wealth of farm households is in the form of farm business assets, particularly farmland.

### ***General Opinions Expressed***

- The next farm bill must focus on enhancing net farm household income. Gross farm income is increasing but net farm income is not because input costs for items such as energy are rising faster than market revenues and payments. Landlords get part of payment increases through increased rents. Almost 90 percent of farm household income comes from off-farm sources.
- Many farm households must rely on off-farm income to support farm households because income from the farm operation is insufficient. Programs are needed to create and expand off-farm employment opportunities for spouses and operators. Frequently off-farm income is used to cover farm operating costs such as increasing input costs.
- Some respondents emphasized that farm dollars stimulate the rural economy. Farm programs deliver benefits not just to producers but also to local economies. USDA needs to educate the public about these benefits.
- Some respondents favored means testing for farm payments, taking into account off-farm income. Proposals ranged from caps of \$25,000 to \$250,000 of off-farm income.
- Any reduction in farm program support should be gradual. Many farmers have their retirement tied up in farm assets and are concerned about the impact of changes in farm programs on the value of these assets.
- Rural economic development is important because it provides additional employment opportunities in the local area, raising disposable incomes. Attracting investment and retaining skilled people require public investment. Some respondents emphasized the importance of good educational institutions as well as the need for distance learning opportunities and increased broadband Internet access.

- Some respondents expressed concern about the importance of commodity and conservation programs in farm income. Some expressed the need for alternatives to reduce farmer dependency on Government payments. Others suggested eliminating commodity programs altogether.
- A number of respondents indicated that the 2002 farm bill was the best farm program ever and should be continued. Others thought support for trade liberalization and trade promotion was misplaced and advocated a return to older farm programs with supply management features.
- Many comments expressed strong support for the Conservation Security Program and urged full funding of the program as a means of improving farm incomes.
- To revitalize rural America, farm policy must emphasize entrepreneurship over entitlement. Respondents identified a diversity of ways to obtain additional income. Farmers need to become better educated to invest and increase income by value-adding and vertical integration. Farmers markets and other direct-to-consumer activities should be encouraged.
- Many respondents favored support for expanded production of biobased fuels as well as other value-added agricultural-related activities like "Vermont Brand" products. Others advocated activities such as hunting, agro-tourism, production of organic foods, identity-preserved grains, farmer-owned processing, and developing local markets through direct markets or farmers markets.
- Some respondents supported the Conservation Reserve Program (CRP) as a means of supplementing farm household income directly and as an additional source of income through leasing CRP land for recreational uses such as hunting.

### *Detailed Suggestions Expressed*

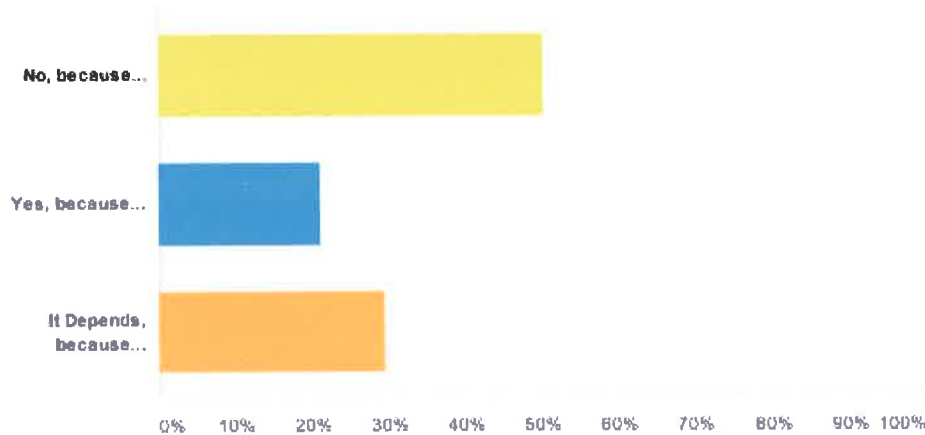
- The farm bill should increase funding for State-Federal partnerships that expand markets and test ideas for enhancing farm profitability.
- USDA should establish a Presidential Initiative that targets proposals that retain and enhance small and medium-sized farms and ranches by identifying opportunities to increase income and self-employment in farming and ranching. This would benefit local economies.
- Small farms need affordable liability insurance for individuals coming onto their farm to purchase products.
- Congress should ensure sufficient funding to support the production and marketing of highly valued agricultural products, including organic foods as well as grass-fed and grass-finished animal products.
- We need to better understand micro-level household and farm economics in rural places. Most economic development programs operate on the assumption that people do (or if they don't, should) operate in the formal economy. Yet the informal economy (including barter and unregulated economic transactions) has always been a critical component of rural lifestyles. We need to understand how informal economies function, and how to structure economic development assistance in ways that support rather than undermine informal economic activity.

## APPENDIX B - INFORMAL SURVEY

### Agricultural Lands Analysis Survey

**Q6 Should the County explore alternatives to EFU zoning? Please select answer and specify below.**

Answered: 24 Skipped: 5



Answer Choices	Responses
No, because...	50.00% 12
Yes, because...	20.83% 5
It Depends, because...	29.17% 7
<b>Total</b>	<b>24</b>

#	Please specify the reason for your answer above.	Date
1	EFU zoning is working very well today and is the envy of the rest of the country. But EFU zoning is under pressure from developers who want to have access to more lands to build more houses and from some EFU land owners who do not want or are not capable of making an income from farming and want events to be allowed on their properties. This will be very detrimental to adjacent farmers and and will set an irreversible precedent.	6/7/2014 10:52 AM
2	Limiting urban sprawl should be a a top priority.	6/4/2014 3:35 PM
3	More flexibility to all for vertical integration. I. E. Farm stands, rural vacation stay, ag industry, etc.	6/4/2014 11:47 AM
4	I don't feel educated on alternatives	6/3/2014 9:16 PM
5	All options should be explored to ensure the best option is selected.	6/3/2014 8:02 PM
6	we need farmland!!	6/3/2014 7:01 PM
7	Efu lands are essential to the fabric of our communities.	6/3/2014 4:42 PM
8	I don't really understand enough to vote on this.	5/29/2014 4:26 PM
9	stay on the side of small farms doing produce. hobby farms and other large land use need to give up space for small produce farmers.	5/29/2014 3:09 PM
10	the county needs to increase it's sustainability and self reliance both in terms of food production and quality of life standards.	5/29/2014 12:38 PM



## APPENDIX B - INFORMAL SURVEY

### Agricultural Lands Analysis Survey

11	If the county does change zoning for development, they should require future developments to maintain a certain percentage of existing farm lands, either by selling them aside as open space or converting them to community garden or leaseable farm lands.	5/29/2014 12:22 PM
12	the current system is based on good principles. Those who rail against it just want to build more houses in rural areas.	5/29/2014 11:43 AM
13	Looks like present zoning is working.	5/29/2014 11:34 AM
14	There is more than enough rural residential development already.	5/29/2014 11:26 AM
15	The system at present is working.	5/29/2014 9:40 AM
16	Oregon's land use system works and is part of the reason why we don't have vast suburban sprawl, with all of the negative connotations associated with sprawl. EFU lands that are misdesignated (farm land that has poor soil) serve a different purpose, i.e., open space and wildlife habitat.	5/26/2014 11:32 AM
17	Depends on the alternatives suggested	5/22/2014 9:58 AM
18	Consider farm related uses such a retail sale of farm related material	5/22/2014 9:33 AM
19	it works the way it is	5/21/2014 11:47 AM
20	non-productive EFU lands SHOULD have more dev options	5/18/2014 2:12 PM
21	I think our land that can be used for agriculture production should be preserved, but I think that the limitations on the EFU zoning is a problem. There needs to be some flexibility to the zone. If you own an EFU piece of property that costs more to farm than you can make on it due to pumping costs and such for irrigation water then you have to come up with a way to make it pay or it's unfarmable. Then you are stuck with a piece of property that requires more money and work than it is worth. Those types of lands could be split into 10 acre pieces where families could raise their kids with animals and have a lifestyle of agriculture where the costs to produce pasture or grow specialty crops would be more efficient.	5/15/2014 3:23 PM
22	EFU land designations can be incorrect or not flexible enough to allow the landowner to have a profitable enterprise.	5/7/2014 10:10 AM
23	I'm not supportive of new zoning categories, but am supportive of allowing new uses strictly relate to farm production on such lands.	5/2/2014 10:52 AM

## APPENDIX B - INFORMAL SURVEY

### Agricultural Lands Analysis Survey

**Q7 Are there EFU designations and land use regulations you believe need to be preserved, expanded, or abandoned? If so, please describe.**

Answered: 14 Skipped: 15

#	Responses	Date
1	I think present EFU land use regulations should be preserved at any cost!	6/7/2014 10:52 AM
2	Strict prohibitions on ag related non-ag specific uses.	6/4/2014 11:47 AM
3	Protect agricultural lands and wildlife!	6/3/2014 7:01 PM
4	Preserved	6/3/2014 6:27 PM
5	yes. Efu lands whould be preserved, oregon's urban growth boundaries should be respected.	6/3/2014 4:42 PM
6	protect the small farmers, tax the hobby farmers, the do-nothing landowners, . . . Preserve the tax deferral for the small produce farmer. Keep politics out of it, HA HA.	5/29/2014 3:09 PM
7	Yes.	5/29/2014 11:43 AM
8	Yes, preserve current EFU designations.	5/29/2014 9:40 AM
9	Expand opportunities for landowners to supplement their income. However, make sure it is in a way that respects compatibility and livability. Preserve EFU lands and abandon idea of dividing parcels and allowing rural residential development.	5/26/2014 11:32 AM
10	There will be increased pressure to develop EFU properties. It should be resisted by county government.	5/22/2014 9:33 AM
11	Lol land owners drive changes, NOT Im. Districts usurping public's water & NOT more conservation lands	5/18/2014 2:12 PM
12	I think the EFU designation needs to be updated. The current designations need to be evaluated and then make sure that if they are EFU that the land is being used to it's highest use and that it can be efficiently used for this purpose.	5/15/2014 3:23 PM
13	Yes. The same laws are being applied to all lands designated as EFU regardless of location, climate or parcel size. The laws need to be revised to allow logical changes to zoning or usage to more easily occur. It is currently too restrictive and onerous of a process. Some lands were incorrectly designated, and should be allowed to be changed out of EFU.	5/7/2014 10:10 AM
14	Keep current zoning and land categories in place. Add protections for viewsheds that DO have a monetary value for tourism and for quality of life of residents.	5/2/2014 10:52 AM

## APPENDIX B - INFORMAL SURVEY

### Agricultural Lands Analysis Survey

#### Q8 Please include any other comments, concerns, or recommendations related to EFU zoning:

Answers: 6 Skipped: 23

#	Responses	Date
1	Do not yield to developers pressure and non-farmers who are not using EFU land as designed. We saw what developers did to the region before 2007. Our EFU lands are a very precious Inesor.	6/7/2014 10:52 AM
2	We need to examine buyers who only want land and cannot show, working the land. We need to decrease the Buyers who cannot do positive agriculture which benefit the residents of our area.....	5/29/2014 3:09 PM
3	I believe the use of this designation will keep sub-urban encroachment at a manageable level.	5/29/2014 12:38 PM
4	County should abide with State Planning rules allowing Non-resource EFU land development option!!	5/18/2014 2:12 PM
5	The laws were created to protect valuable farmland, and to assist those making a living farming. Most of the time, the law does this. The same laws should be revised to take into consideration location, size of parcel, and climate. The laws that protect the valley should not be so restrictive as to prevent logical usage of land east of the Cascades.	5/7/2014 10:10 AM
6	Please consider the source of the complaints about EFU zoning and restrictions that elected officials get. They are most often/generally people with a strong profit motive to build on farmland. Note that 66% of Oregonians wants farmland protected. <a href="http://oregonvaluesproject.org/wp-content/uploads/2013/10/OVB_Land-Use_Summary.pdf">http://oregonvaluesproject.org/wp-content/uploads/2013/10/OVB_Land-Use_Summary.pdf</a>	5/2/2014 10:52 AM

Submitted by  
B. Kuhn

## A Way Forward

At what cost, the American dream?

A Documentary Film

By Don Campbell

0:31

2015

Music by Ryan Emerick

## A Way Forward

A film by Don Campbell

With Leigh & William Kuhn

At what cost, the American dream?

Thirty years ago William and Leigh Kuhn journeyed west to find a place that spoke of the wild where nature still flourished. They found it in the Tumalo Winter Deer Range.

Instead of harmony and integration with nature they found themselves embroiled in a battle between contentious harassing landowners and an equally contentious, inexperienced and obstructive county bureaucracy.

That left the Kuhns no choice but to either give up or fight a decades long struggle to protect and support the existence of this wild and natural place the they call home.

This is their story.

For further information :

[www.A-WayForward.com](http://www.A-WayForward.com)

<http://www.deschutes.org/bcc/page/board-commissioners-business-meeting-26>

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