

# GOAL 3

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AGRICULTURAL  
LANDS

### STATEWIDE PLANNING GOAL

3:

**To preserve and maintain agricultural lands.**

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

Excerpt from OAR 660-015-0000(3)

**CLATSOP  
COUNTY GOAL 3:**  
**AGRICULTURAL LANDS**  
**To preserve and maintain agricultural lands.**

## OVERVIEW

Lands designated as “Rural Agricultural Lands” in the comprehensive plan are zoned Exclusive Farm Use (EFU). These lands are generally high-value farmlands as defined in OAR 660-33-0020(8). Within Clatsop County, 13,725 acres are zoned EFU. As a resource zone, activities within the EFU zone are heavily defined and limited by ORS 215.283. In 2018, the Board of Commissioners adopted Ordinance 18-02, which updated the Exclusive Farm Use zone uses and standards, to conform to state statute.

Because approximately 80% of land in Clatsop County is designated as forest resource, agricultural lands play a geographically smaller role in land use. However, the agricultural activities occurring on those lands have important value to the economic vibrancy of the county.

Per information from the *2017 Census of Agriculture*, the total value of agricultural products sold in Clatsop County was \$9,660,000, with an average of \$42,745 per farm. The majority of those sales were from livestock, poultry and products associated with those animals (\$8,353,000). Thirty-eight percent of farm land in Clatsop County is used for pastureland.

## OBJECTIVES AND POLICIES

### **GOAL: TO PRESERVE AND MAINTAIN AGRICULTURAL LANDS**

**OBJECTIVE 1:** To preserve agricultural resource land for the valuable role it plays in providing food and health needs for all Oregonians.

**Policy A:** Clatsop County shall support agricultural activities by preserving and maintaining agricultural lands through the use of the Exclusive Farm Use zone consistent with ORS Chapter 215 and OAR Chapter 660 division 33.

**Policy B:** Clatsop County shall avoid converting agricultural resource lands to urban uses, or other non-

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farm uses, through the use of EFU zones, limitations on non-farm uses, minimum lot sizes and dwelling approval standards, consistent with state statutes and rules.

**Policy C:** The County shall allow agritourism activities and uses allowed by state law in the Exclusive Farm Use zone.

**Policy D:** Clatsop County should work with Travel Oregon to provide education materials and information that promotes appropriate agritourism activities and uses.

**Policy E:** The County should explore opportunities to develop or expand county programs and/or grants that could be used to assist small farms.

### **OBJECTIVE 2: To support and enhance the viability of small farming operations.**

**Policy A:** Clatsop County should provide educational materials for the public regarding Oregon's right-to-farm protections, particularly when new residential development is proposed adjacent to EFU-zoned land.

**Policy B:** Clatsop County should continue to support and promote agritourism events and opportunities on smaller farm facilities as permitted under state law. The County should encourage uses and activities such as farm-to-table dinners and agri-tourism events that are subordinate to the primary agricultural use but, which supplement and support farm development and agricultural economic stability.

**Policy C:** The County should encourage the creation of small specialty and artisan farms.

### **OBJECTIVE 3: To encourage irrigation, drainage and flood control projects that benefit agricultural use with minimum environmental degradation in accordance with existing state and federal regulations.**

**Policy A:** The County should engage with state agencies, local non-profit agencies and individual property owners to monitor flooding and sea level rise in relation to agricultural activities.

**Policy B:** The County should explore funding sources for dike repair and maintenance and for the restoration of wetlands.

### **OBJECTIVE 4: To provide maximum protection to agricultural activities by minimizing activities, particularly residential, that conflict with such uses.**

**Policy A:** Clatsop County shall, whenever possible, interpret planning goals, policies and regulations in favor of agricultural activities.

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**Policy B:** The County should continue to monitor cannabis production and processing activities within the unincorporated county areas to minimize conflicts with adjacent residential uses.

**Policy C:** The County shall prohibit, whenever possible, expansion of urban growth boundaries on high-value farmlands.

**Policy D:** The County should consider allowing solar and wind energy facilities on non-high-value farmland, as defined in OAR 660-33-0020(8).

**OBJECTIVE 5: To support agricultural best practices and locally-adapted sustainable agricultural techniques.**

**Policy A:** The County should review its zoning ordinance to identify uses that should be added to support and/or strengthen the local food system value chain. Such uses might include processing, cold storage, distribution or food hubs.

**Policy B:** The County should encourage the use of best management practices relating to agriculture, as recommended by the United States Department of Agriculture, the Oregon Department of Agriculture, and other appropriate federal, state and local agricultural agencies.

**Policy C:** Clatsop County should encourage agricultural managers to develop soil conservation plans through coordination with the United States Department of Agriculture and the Clatsop County Soil and Water Conservation District.

**Policy D:** The County should encourage the use of agro-ecology and promote sustainable, holistic and regenerative approaches to food production.

**Policy E:** The County should encourage agricultural practices that protect clean drinking water and listed fish species habitat.

**Policy F:** The County should incorporate objectives and policies into the Comprehensive Plan and its implementing ordinances to mitigate or alleviate impacts from climate change on agricultural lands and activities.

**IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):**

[OAR 660-033 – Agricultural Land](#)

[OAR 660-033, Exhibit A – Declarations of Covenants, Conditions and Restrictions Form](#)

[OAR 660-033, Exhibit B – Declaration of Restrictive Covenant for Youth Camps](#)

[OAR 660-033-0120 Table – Uses Authorized on Agricultural Land](#)

[OAR 660-031 – State Permit Compliance and Compatibility](#)

**COORDINATING AGENCIES:**

United States Department of Agriculture

Oregon Department of Agriculture (ODA)

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Oregon Department of Environmental Quality (DEQ)  
Oregon Department of Land Conservation and Development (DLCD)  
Oregon Water Resources Department  
Clatsop Soil and Water Conservation District

### **BACKGROUND REPORTS AND SUPPORTING DATA:**

[DLCD Farm and Forest Reports](#)

[NRCS Soils Data](#)

[DLCD Soils Assessment](#)

[USDA NASS Census of Agriculture](#)

[Goal 3 Background Report](#)