



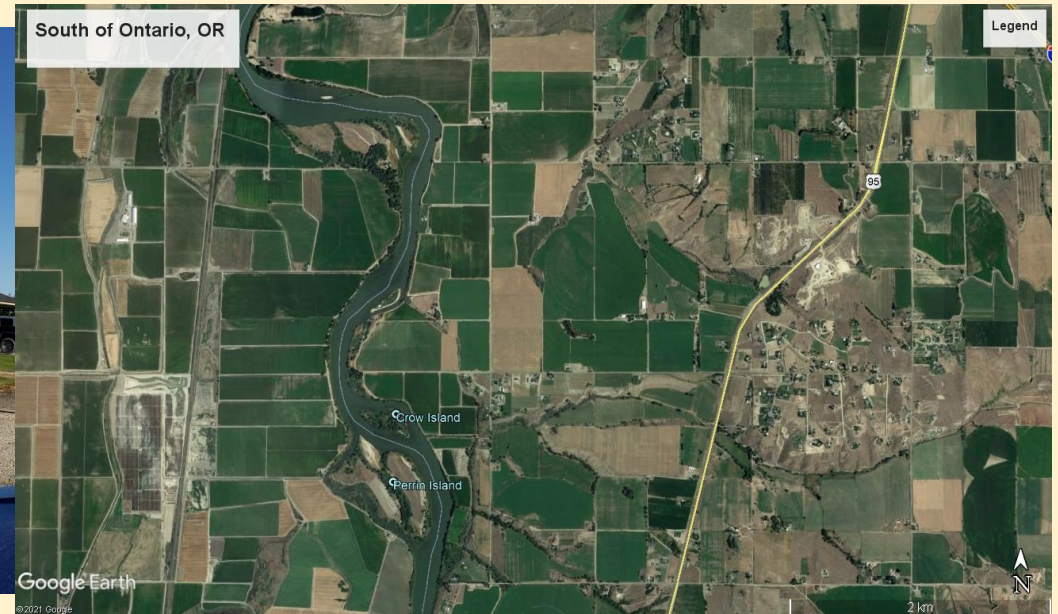
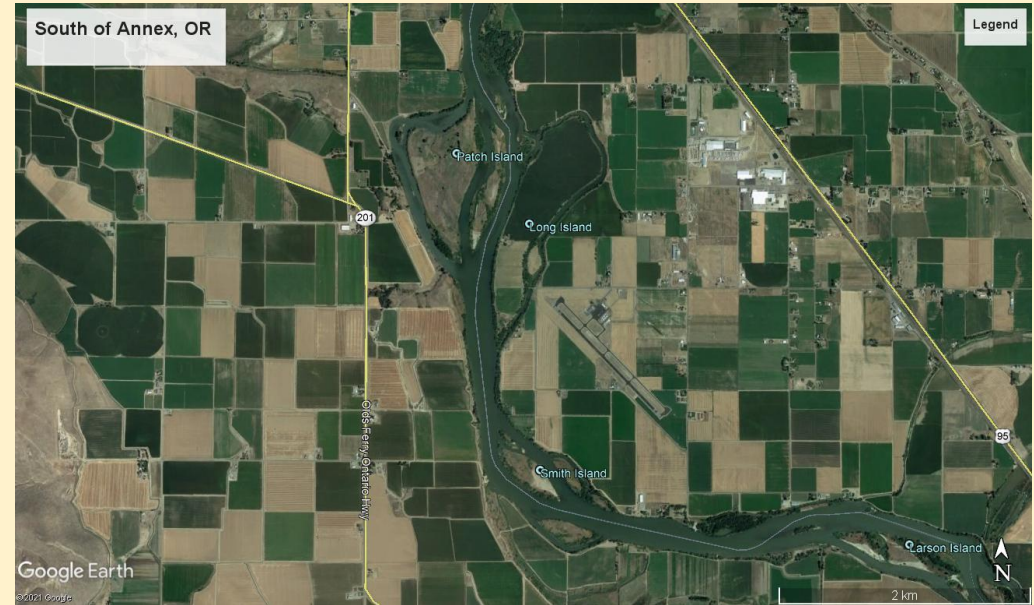
Eastern Oregon Border Board

Strengthening Our Region's Economic Future

Border Region – At a Glance



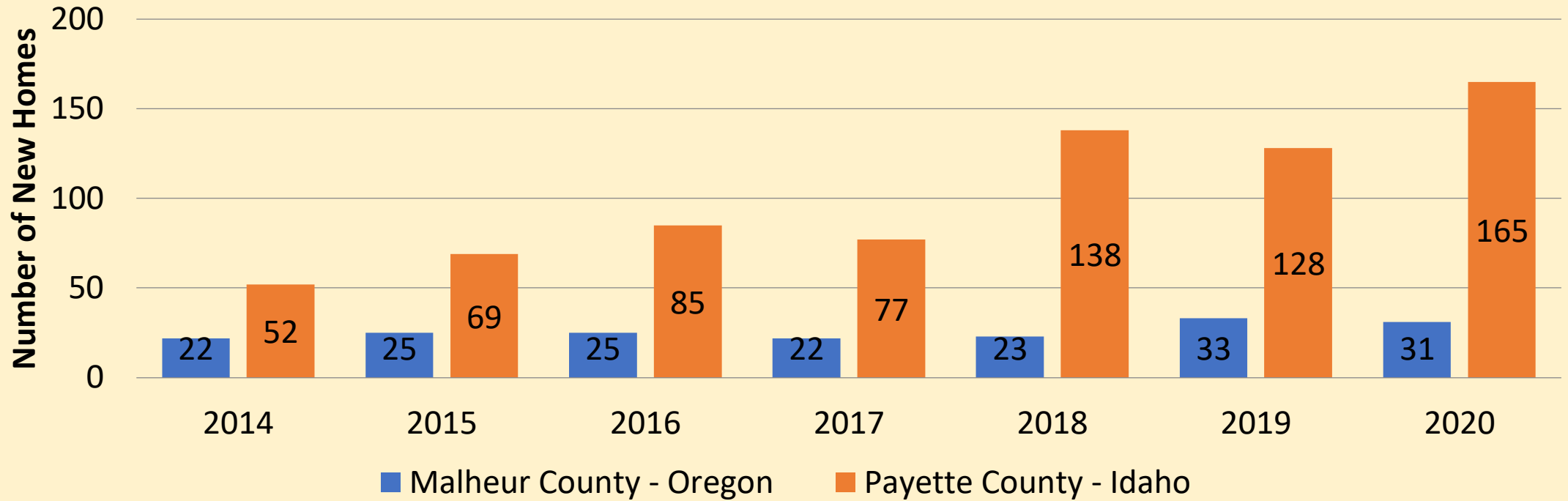
Border Region – At a Glance



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Border Region New Home Comparison



SB16 - Qualifying Land

- Subject to a county review board process, EFU land in the Border Region may be rezoned to rural residential, allowing the development of one residential unit per parcel, provided that:
 - The land has not been farmed in the prior three years;
 - The land is not high-value farmland, predominately composed of Class I, II or III soils, or viable for reasonably obtaining a profit through farm use;
 - Rezoning will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;
 - If the water source is a well, the lands are not within a critical ground water area or within any area in which ground water withdrawals have been restricted by the Water Resources Commission;
 - The property owner agrees, as a condition of approval of rezoning to sign and record an irrevocable deed restriction acknowledging the protected rights of farm and rangeland practices in the area;
 - The rezoning complies with any other criteria adopted by the county;
 - Minimum lot size of 2 acres and no more than 200 acres total could be rezoned by the county under this Bill;
 - The rezoning has received a public hearing and a written opinion from a review board;
 - In the preceding 10 years, the lands have not been assessed for property tax purposes as: open space use, riparian habitat, wildlife habitat, or a conservation easement.

SB16 – Review Process

- Review board - 4 members appointed by the county:
 - One member who represents the interests of the farming community;
 - One member who represents the Eastern Oregon Border Economic Development Board;
 - One member who is a member of the planning body of the County;
 - One member who is a member of the governing body of the County.

SB16 – The Need is Now

- The Border Region is struggling, in sharp contrast to the explosive growth mere miles away.
- The Border Region is unable to meet demand for rural housing.
- Employers, residents, and prospective residents consistently point to housing availability, including desirable housing “in the country,” as a key issue.
- The lack of housing negatively impacts economic development, workforce attraction and retention, and tax base stability in the Border Region.
- Neighboring Idaho has fast outpaced the Border Region in housing opportunities.
- It is significantly easier to develop rural residential property in Idaho.
- **Oregon’s and the Border Board’s commitment to preserving and protecting valuable agricultural ground is compatible with SB16.**



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