



Eastern Oregon Border Board

Strengthening Our Region's Economic Future

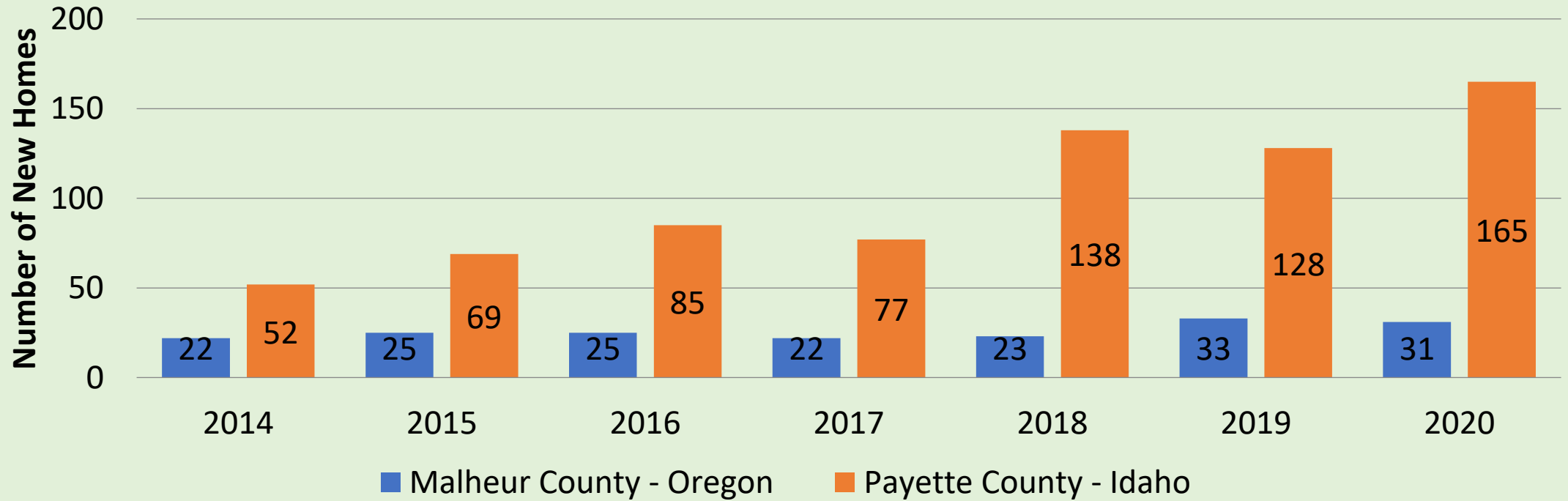
Border Region – At a Glance



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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** by soil classification or viable for profitable farm use;
 - Rezoning **will not force a significant change in accepted farm practices** on surrounding lands;
 - The lands are **not within a critical groundwater area** or subject to groundwater withdrawal restrictions;
 - Deed restrictions required to **protect the rights of neighboring farm and rangeland**;
 - The rezoning **must comply with any other criteria adopted by the county**;
 - Minimum lot size of 2 acres and **no more than 200 acres total** could be rezoned under this Bill; and
 - The rezoning has received a **public hearing and a written opinion from a review board**.

SB16 – Process

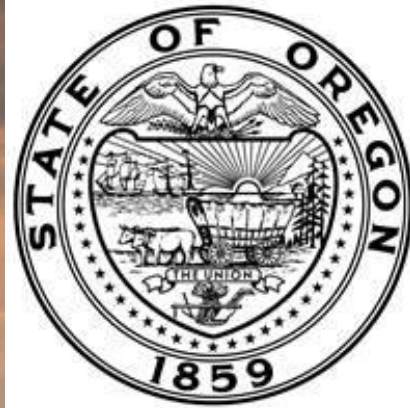
- Initiated by a willing property owner.
- Still subject to all other development safeguards.
- Review board - 4 members appointed by the county:
 - One member who represents the interests of the farming community;
 - One member who represents the Border Board;
 - One member who is a member of the planning body of the County; and
 - One member who is a member of the governing body of the County.

SB16 – Critical Clarifications

- The property made available by SB 16 is far better for development than that available in the urban reserve.
- SB16 does not pit farming against housing.
- This bill does not take agricultural land out of production.
- Not all EFU and UGB/URA lands are created equal.
- Safeguards in the review and approval process:
 - Protect against water issues,
 - Mitigate fire risk, and
 - Ensure right to farm protections

SB16 – The Need is Now

- 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 inhibits 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.
- **Oregon’s and the Border Board’s commitment to preserving and protecting agricultural land is wholly compatible with SB16.**



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