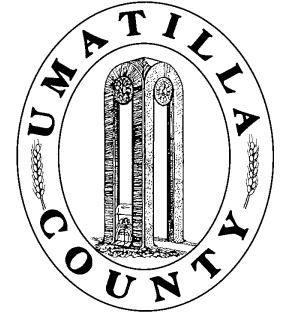


Umatilla County

Department of Land Use Planning



WE NEED YOUR OPINION!

Should the County work to re-establish the minimum parcel size in the Exclusive Farm Use (EFU-10, EFU-20 and EFU-40) Zones?

Umatilla County has been working through the initial steps to possibly re-establish the minimum parcel size in the EFU-10, EFU-20 and EFU-40 Zones. These zones are still shown on the zoning maps, but the minimum parcel was changed to 80 acres or greater in 1993 as a result of a law enacted by the Oregon Legislature (HB 3661). A number of meetings were held this past summer with Bruce Sorte, *OSU Community Economist*, where he presented his report on the economics of farming small parcels in Umatilla County. His report concluded that small farm operations or “Adaptive Farming” can be economically viable. You can obtain a copy of the complete report at www.umatillacounty.net/planning.

What to do next...

The next step is to formulate detailed information in preparation of a “Go-Below” application and begin the public hearing process. However, before the County devotes more time and resources to this effort, we would like your input. **Please review the information included in this handout, complete the enclosed postcard and send it back to the County Planning Department by February 26, 2010.** You can also complete the survey online by visiting www.umatillacounty.net/planning (survey results will be posted to the same site and will be presented to the Planning Commission). If you have questions call County Planning at 541-278-6249.

The table below outlines certain land use actions that **may or may not be possible** if the minimum parcel size for the EFU-10, EFU-20 and EFU-40 Zones were to be re-established.

What Would be Possible if Re-establishing the minimum parcel size for the EFU-10, EFU-20 and EFU-40 Zones

Parcels zoned EFU-10 – A parcel 20 acres or larger can be divided into 10 acre parcels.

Parcels zoned EFU-20 – A parcel 40 acres or larger can be divided into 20 acre parcels.

Parcels zoned EFU-40 – A parcel 80 acres or larger can be divided into 40 acre parcels.

What Would NOT be Possible if

Re-establishing the minimum parcel size for the EFU-10, EFU-20 and EFU-40 Zones

Dwellings - New dwellings are not automatically allowed on new parcels created. Certain levels of gross farm income would be required to establish a home on a small parcel.

Boundary Line Adjustments - The flexibility of boundary line adjustments will be affected between parcels in these zones. For example, a parcel in the EFU-10 zone could not be adjusted below 10 acres in size.



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How many parcels would be affected by this possible change?

These numbers were derived from the County Assessor's database via GIS in December 2009.

Zoning & Comp Plan Designation	Total Number of Parcels	Number of Parcels Within Certain Size Ranges	Summary Statement
EFU-10, Orchards District	1,237 parcels are currently zoned EFU-10	1,178 parcels are 1-19 acres 59 parcels are 20 + acres	Thus, out of 1,237 parcels, 1,178 parcels are below 20 acres in size and could not be divided, whereas 59 parcels are larger than 20 acres and could be divided if the 10 acre minimum parcel size was re-established.
EFU-20, Special Ag District	286 parcels are currently zoned EFU-20	255 parcels are 1-39 acres 31 parcels are 40 + acres	Thus, out of 286 parcels, 255 parcels are below 40 acres in size and could not be divided, whereas 31 parcels are larger than 40 acres and could be divided if the 20 acre minimum parcel size was re-established.
EFU-40, West County Irrigation District	518 parcels are currently zoned EFU-40	481 parcels are 1-79 acres 37 parcels are 80 + acres	Thus, out of 518 parcels, 481 parcels are below 80 acres in size and could not be divided, whereas 37 parcels are larger than 80 acres and could be divided if the 40 acre minimum parcel size was re-established.