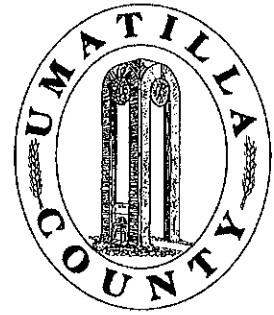


Umatilla County

Department of Land Use Planning



DIRECTOR
TAMRA
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MEMO

TO: John Turner, Chair, Pendleton Housing Study Committee
Robb Corbett, Pendleton City Manager

FROM: Tamra Mabbott 

CC: Commissioner Bill Elfering, Economic Development Liaison

DATE: March 18, 2016

RE: **Housing Development outside Pendleton UGB**

Umatilla County supports the City of Pendleton's quest to promote residential development. To that end, in addition to providing funds to update the 2010 Housing Study, county offers an analysis of residential development outside the Pendleton Urban Growth Area.

The purpose of the county analysis is to understand residential development trends outside city limits within relative close proximity and to help inform the Housing Committee about how those trends may/may not impact housing development inside city limits. For purposes of this analysis, county reviewed lands that have a 97801 Zip Code and Pendleton mailing address. This "Greater Pendleton Study Area" is shown on the attached map.

1. Historic Trends - Rural Residential Development

Since 2010, county has issued permits for 20 new dwellings in the Greater Pendleton area outside the city UGB. That is an average of three per year. The area was selected based on proximity to Pendleton and Zip Code. Half of the new dwellings were permitted on land zoned Exclusive Farm Use (EFU). The other half (10) total were on rural residential lands. This finding may illuminate the anecdotal information shared by members of the real estate community.

2. Potential for Homes in Rural Residential Zone

County staff analyzed the potential for future residential development outside the UGB. That review consisted of identifying parcels zoned Rural Residential that are vacant, developed and underdeveloped. The "underdeveloped" category includes parcels that contain one dwelling but have enough acreage that would allow the parcel to be partitioned. In aggregate, this analysis showed there is the potential for