

Rural areas can be quite remote, and because of distance and the condition of roads, emergency service takes longer to arrive, and parts of the County are not protected by a fire district. Because of this, the cost of fire insurance, if available, may be much higher than you are used to. It is advisable and sometimes required to consider fire safety when designing a home and its surroundings.

One reason some people move to the country is to enjoy the wildlife. But be aware that deer eat gardens, birds can damage buildings, and hunting is legal during parts of the year.

Conflicts

While you may feel that country living will provide you with privacy and tranquility, there are pitfalls. Since much of the county is farmed, and many of the rural residential areas are next to farmland, anyone wanting to move to rural Yamhill County should know the farms are a special type of neighbor.

Farmers create dust and noise in the process of working fields and harvesting crops, and this may be early in the morning or at night. Some types of crops require that farmer deliberately make lots of noise in order to scare away birds. Fields are routinely sprayed with chemicals, sometimes by airplane, and it is difficult to control overspray in all situations.

These farming practices are protected in farm zones. Farmers are not required to alter their methods, even if they disturb or irritate you.

Farm smells are another matter you should consider when thinking of moving to the country. Livestock and poultry are the main thing to look for, but materials applied to the cropland can also be offensive.

Forests have their own conflicts. Harvesting activities create noise from chainsaws and machinery, which may start early in the mornings and go on for several weeks. If the land you want has a beautiful forest vista, consider how it will look after being harvested. Remember, resource production is considered the primary use of the land in much of the county - homes are the intrusion.

Rural Yamhill County. . .

Is a beautiful place, and it is understandable why someone would want to live here.

The purpose of this pamphlet is not to scare people away or try to keep them out. Rather, those considering a move here need to be aware of the rural realities and how county government fits in. Some problems can be alleviated by government regulation, but many can not. You should know what you're getting into.

For more information regarding:

Roads

Yamhill County Public Works Dept.
2060 Lafayette Ave., McMinnville (503)434-7515
Oregon Department of Transportation
455 Airport Road Suite A, Salem 97310
(503) 378-2630

Farm and forest practice

Yamhill County/OSU Cooperative Extension Service
2050 Lafayette Ave, McMinnville 97128
(503) 434-7517
Yamhill County Soil & Water Conservation District
2200 W 2nd, McMinnville 97128
(503) 472-1491
Oregon Department of Forestry
801 Gales Creed Road, Forest Grove 97116
(503) 357-2191

Septic, Building, Electrical and Zoning permits

Yamhill County Dept of Planning & Development
525 NE Fourth Street, McMinnville 97128
(503) 434-7516

Water

Oregon Dept. of Water Resources
725 Summer St. NE; Ste. A Salem 97301
(503) 986-0900

Wildlife

Oregon Dept of Fish & Wildlife
18330 NW Sauvie Island Portland 97231
(503)-378-6925

Fire Protection

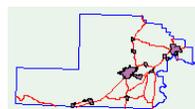
Contact the local rural fire protection district in for structural fires. Forest fire protection, contact Oregon Dept of Forestry.



*So . . . You
Think
You Want to
Live in the
Country?*



**Here are some things
you should know
before moving to
rural Yamhill County**



Phone: (503) 434-7516
Fax: (503) 434-7544
E-mail: www.co.yamhill.or.us/

If you're planning a move to the country. . .

There are some things Yamhill County thinks you should know when considering whether to live in a rural area.

Just like in a city, use of land in Yamhill County is regulated through zoning and building regulations. The most common zones in the

populated parts of the County are farm and farm/forest, but there are also areas designated rural residential. The farm

and farm/forest zones are designed in part to protect the resources of the land from conflicting uses. Residential development is therefore restricted in those areas.

Rural residential zones are used to reserve areas for county homes. In order to reduce conflicts with residential use, farm uses are restricted in some cases.



Permits

There are a variety of approvals required to build a residence in the County. These include, but are not limited to zoning, sewage disposal, and building permits.

Zoning In farm and forest zones, those wishing to construct or place a new dwelling must submit an application and pay a fee to the County Planning Department. The request may be approved or denied, depending on the situation. In rural residential zones, new dwellings on vacant lots are permitted and do not require this approval.

Sewage Disposal All new dwellings must have an approved area for sewage disposal. Unlike in town, most rural areas do not have sewage disposal service, so septic systems are needed. In order to insure safe sewage disposal, the site must be approved and installation of the system inspected by a county sanitarian. There are fees for both the site approval and permit to construct.

Don't allow "out of site, out of mind" to apply to your septic system. The materials put down your drains affect how well the system operates, and they do require periodic maintenance. The better you take care of the system, the longer it will last. A county sanitarian can give you more information.

Building Permits In general, any building with over 200 square feet of floor area or more than 10 feet tall, including barns and manufactured homes, requires a building or placement permit. But the requirements for various types of structures differ, so be sure you are complying with building codes. There are penalties for building without permits.

Other Considerations Floodplains and steep slopes increase the cost of constructions dramatically, and slopes also make road building more difficult. All driveways are required to be suitable for emergency vehicle access, and any new access on to a county road or state hwy requires approval from the appropriate department.

Rural Realities

Living in the county is not like living in town in some important ways. As covered above, sewage does not magically disappear like it does in an urban area.

Likewise, water does not always just come out of a pipe. It usually must be obtained on site, and wells require pumps, which sometimes freeze or need repairs. Are you prepared to go without water for a few hours? A day or two? Some uses of water require a "water right," which must be approved by the state.

Just because you're in the country doesn't mean water quality will be good - even if you can find it. There are parts of the county where finding water is a problem. Other areas do not have widespread difficulties, but specific well sites may still come up dry. Some areas have brackish water, and others should be checked for bacteria and nitrates.

If you have problems with your water or septic system, it is not possible for the County to assist you with financing the remedy. Corrective action can be expensive.

Most public roads are gravel resulting in dust, sometimes a lot. Many public roads are maintained only by those who use them. It is unlikely the county will begin maintaining any new roads.

