



The Homestead

Spring 2006

FoPC Annual Meeting (June 20)

Please join us for the Friends of Polk County Annual Meeting, Tuesday June 20 at 7 pm Pearl Center, 857 Main St., Dallas. The meeting is open to all interested people. Refreshments will be provided. The topics will be:

Review of M37 Claims in Polk County and
What You Can Do About Them
Pat Wheeler, President, FoPC

and
Guest Speaker
Sue Lamb

Candidate for County Commissioner

Sue will discuss her ideas about:

- 1) land use issues such as protection of farm and forest land
- 2) citizen involvement in all phases of land-use planning
- 3) what she would change in Polk County as a Commissioner

Measure 37 Impact Study Available

As you probably know, Measure 37 was upheld by the Oregon Supreme Court. Portland State University has performed a study documenting the impact of Measure 37 on claim neighbors, farms, and government workloads; final results were published in January. To read the report visit:
http://www.pdx.edu/media/i/m/ims_M37brai_nerreport.pdf

The BIG LOOK Is Underway

Senate Bill 82 (2005) allowed the creation of a ten-member Task Force that is charged with gathering information and developing legislative recommendations on (1) the effectiveness of Oregon's land-use planning program in meeting existing and future needs; (2) the roles and responsibilities of state and local governments; and (3) issues related to urban growth boundaries. The Task Force has been selected, and will make recommendations for any needed changes to land-use policy to the 2009 Legislature. The task force has had five meetings since March 3, focusing on process and background on the current land-use situation. To follow its work, find reports, hear audio of meetings, or signup for free email alerts, visit:
<http://www.oregon.gov/LCD/BIGLOOK/> .
Public comment is welcomed. Your comments may be submitted to:
becky.steckler@state.or.us or Becky Steckler, Big Look Task Force, 635 Capitol St. NE, Suite 150, Salem 97301-2540. The next meeting is scheduled for July 24, 2006 in Lincoln City.

Calendar

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|--------|---|
| Jun 20 | FoPC Annual Meeting, 6:30 pm
Independence Public Library |
| Jul 24 | Big Look Task Force Meeting
Lincoln City |

Measure 37: What Can You Do?

Oregon voters approved Measure 37 in November 2004. As a result, depending on when your neighbors bought or inherited their property, some may no longer have to obey the same basic zoning regulations that apply to you and the rest of your neighbors. 1000 Friends of Oregon have prepared a pamphlet that will help you find out what effect Measure 37 may have on you and how you can get involved to protect your community. Contents include:

- What the law says.
- What can happen to my neighborhood?
- What can I do about Measure 37 threats to my community?

The packet provides details on how you can do these things to get involved, to protect your community, and to help get this bad law changed.

1. Find out—is there a Measure 37 demand on land near me?

- How do I find out if anyone has filed a Measure 37 demand in my neighborhood?
- What do I ask for?
- Is the County (or City) the only place a demand will be filed?
- How can I tell if a demand for compensation affects me?

2. I am affected by a Measure 37 demand. What do I do now?

- What is the process for making a decision on a Measure 37 demand at the local level?
- What do I include in my comments?
- How does the process work at the State level?

3. Participate in the land-use hearings for development based on Measure 37 waivers.

- I received a Notice for a hearing. What should I do?
- What should I include in my comments?
- Do we need to hire an attorney?
- Can I submit a claim for a decrease in my property value due to a neighbor's Measure 37 demand?

4. Let government officials that were elected to represent you know that a waiver is hurting you.

- Whom to contact?

5. Help educate the public about the true impacts of Measure 37.

- Guidelines for Letters to the Editor
- How to Contact Your Local Paper and Get Information about Their Letters Policies

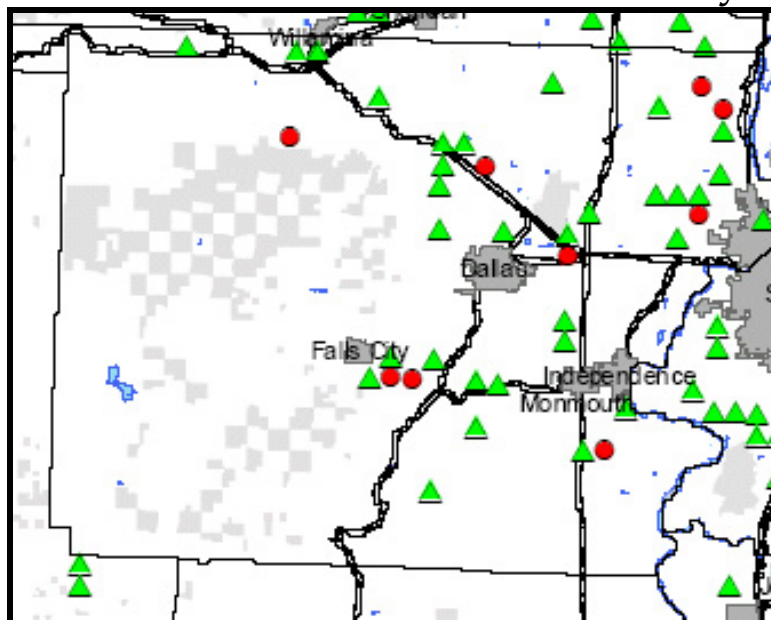
6. Join Friends of Polk County and support 1000 Friend's efforts to get this bad law changed.

For details, consult the complete guide at: www.fopc-oregon.org/m37/m37andyou20060517.pdf

Interesting Measure 37 Statistics	
Distribution of Claims by Region	
Western Oregon (including Hood River County)	85%
Eastern Oregon	15%
Distribution of Claims by Subregion	
Willamette Valley	65%
North (Clackamas, Multnomah, Washington, Yamhill)	48%
Central (Marion, Polk, Benton)	13%
Southern (Lane and Linn)	4%
Southern Oregon (Douglas, Josephine, Jackson, Klamath)	10%
Central Oregon (Deschutes, Crook, Jefferson)	7%
Coast	6%
Far East Oregon (Baker, Grant, Malheur, Umatilla, Union, Wallowa)	6%
Hood River/Wasco Counties	3%
Columbia County	2%
Cities	1%
Type of Land Use Requested by Claimants	
Land Division & Dwellings	86% (919 claims)
Dwelling only	13% (134 claims)
Other Use (aggregate, commercial, industrial)	1% (12 claims)

Source: Oregon Department of Land Conservation and Development 6/8/2006

Measure 37 Claims in Polk County



Map Explanation

- ▲ One Claim per Section
- Two to Four Claims per Section
- Five to Seven Claims per Section
- County Boundary
- ⊕ City Limits 2003
- ☪ Lakes, Water Bodies
- ≡ Major Highways
- ⬤ Federal Land
- ~ Major Rivers

Source: Oregon Department of Land Conservation and Development 6/8/2006

Farm Dwellings, Zoning, & Measure 37

Proponents of Measure 37 argued it was about fairness, mainly so people could build a house on farmland if they wished. But did you know that under current zoning in Polk County there were already allowed uses for building a home in farmland zones? There are basically three categories as shown in Table 1. The definition of high-value farmland depends on the soil type, and that information may be received from the Polk County Planning Department.

Table 1. Requirements Under Current Zoning for New Dwellings on Farmland in Polk County	
Situation	Criteria
High-value farmland	One dwelling for farm owner if gross income from farming activities \geq \$80,000. One additional dwelling for family members who will be engaged in working on the farm. Lot of record created before January 1, 1985.
High-value farmland less than 21 acres in size and \geq 67% of surrounding parcels are less than 21 acres	One dwelling allowed. Lot of record created before January 1, 1985.
Not high-value farmland	\$40,000 gross annual income test from farming. One dwelling allowed. One accessory farm dwelling allowed in conjunction with farm use if occupied by person(s) working on the farm.

Write Your Newspaper

Salem Statesman Journal - 200 Word Limit
 PO Box 13009, Salem, OR 97309
 FAX: (503) 399-6706
 Email: letters@StatesmanJournal.com

Capital Press Agriculture Weekly
 PO Box 2048, Salem, OR 97308
 FAX: (503) 370-4383
 Email: newsroom@capitalpress.com

Polk County Itemizer-Observer
 PO Box 108, Dallas, OR 97338
 FAX: (503) 623-2395

The Oregonian - 150 Word Limit
 1320 S.W. Broadway, Portland, OR 97201
 FAX: (503) 294-4193
 Email: letters@news.oregonian.com

Measure 37: Like Reality TV, Only Real
 In Polk County, 89 claims have been filed affecting 5,897 acres of land zoned primarily for exclusive farm use or farm/forest use.

2006 FoPC Work Plan

Most of our 2005-2006 efforts have been focused on monitoring and commenting on M37 applications submitted in Polk County. The Oregon Supreme Court has declared that M37 is constitutional, and land-use applications for subdivisions and multiple dwelling continue to be submitted for developments on high-value farm and forest land. Now that many applicants have received waivers of specific land-use laws from the state, they must apply for land-use decisions from the County. We will continue to review (and when appropriate) to appeal the most egregious of these applications. We need your help to minimize the damage done by M37. It costs \$250 to appeal a County land-use decision. Renew your membership now, participate in public hearings for land-use applications, and please consider donating towards our new Post-M37 Waiver Public Review Fund. Simply check the box on the membership renewal form, and indicate how much, if any, of your support you wish to have dedicated specifically to the cost of appeals.

Agriculture Facts (2005)

- Polk County was second in the state in wine grape production with 3,811 tons, while Yamhill County produced 7,115 tons.
- Polk County was 10th in Oregon for gross farm and ranch sales with \$130,052,000.
- The highest gross-income producing crop in Oregon was alfalfa hay at 212,960,000 with 1,760,000 tons produced. The second highest was wheat at \$180,934,000.

Source: Oregon Agricultural Statistics Service

Contemplation

“When the going gets weird, the weird turn pro.” – Hunter S. Thompson



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www.fopc-oregon.org