



Working to enhance the quality of life in urban and rural communities of Yamhill County by protecting family farms and forests and conserving natural and scenic areas

FRIENDS of Yamhill County

www.viclink.com/~fyc

Fall 2011

FYC and 1000 Friends Win Mac UGB Appeal!

By Sid Friedman

This July the Court of Appeals overturned LCDC's approval of McMinnville's Urban Growth Boundary expansion. Attorney Mary Kyle McCurdy, Policy Director for 1000 Friends of Oregon, successfully argued the case.

McMinnville's proposed expansion included nearly 800 acres of top-quality farmland. There is no need to urbanize our best farmland—land that is part of Yamhill County's rich and diverse agricultural industry. Yamhill County, its neighbors, Marion, Washington, and Clackamas counties, rank eighth, first, fourth, and fifth, among Oregon counties in gross farm and ranch sales with over \$1.5 billion in direct 2008 receipts. Area farms provide thousands of jobs and indirectly support tens of thousands more.

The Court of Appeals decision reaffirms that urban and rural land uses must be balanced: our best farmland is the last resort for urban expansion. Productive soils need to be protected if we're going to continue to have a viable agricultural industry.

The city's request that the Court reconsider its decision has been denied. We are hopeful that McMinnville will now work with FYC to achieve a more appropriate urban expansion.

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Friends of Yamhill County
P.O. Box 1083 • McMinnville, OR 97128
Friends of Yamhill County is affiliated
with 1000 Friends of Oregon.

FYC Annual Meeting to be held November 7th in Dundee

Please come to the FYC Annual Meeting on November 7th at Tina's Restaurant in Dundee. Dinner will begin at 5:30 PM. The Annual Meeting will begin at 7:00 PM.

Jim Johnson, Land Use and Water Planning Coordinator with the Oregon Department of Agriculture, will present: "Oregon's Agriculture, Not A Pretty Picture. Why Protect Agricultural Land? Who Benefits, Who Loses?"

Jim's planning career bridges local, state and regional perspectives. He has held positions with Klickitat County, WA, Wasco County, OR, the Columbia River Gorge Commission and the Oregon Department of Land Conservation and Development.

We will also be electing board members and officers. See below.

Dinner reservations must be made with Ilsa Perse by November 1, ilsap@earthlink.net. Cost is \$20, which includes a \$5 donation to FYC. Space is limited, so get your reservations in early.

If you do not have reservations for dinner, please arrive for the meeting no earlier than 6:45 PM.

5:30-6:45 PM Dinner (Reservations Required)

7:00-9:00 PM Meeting

Tina's Restaurant, 760 Hwy 99W Dundee, Oregon

The public is invited to attend.

FYC BOARD ELECTION NOVEMBER 7!

A total of 5 FYC Directors will be elected at our upcoming November 7 meeting. The current Board of Directors has nominated the following slate:

President	Sid Friedman
Vice President	David Bergen
Secretary / Treasurer	Craig Markham
Member at-large	Ilsa Perse
Member at-large	Jim Parker

If you are a current member of FYC and would like to nominate yourself or another member, please send your nomination to merilynreeves@aol.com prior to the annual meeting. There will also be an opportunity to nominate candidates at the meeting. Before making a nomination, please confirm that the person is willing to serve, if elected.

Wineries or Event Centers?

By David Bergen

Oregon's wine industry is split on the issue of events. Some wineries want to hold concerts, weddings, and other activities that have little or no association with the growing of grapes. Most wineries would like to see a much smaller increase in commercial activities.

In spite of disagreement within the wine industry and widespread opposition, the 2011 Legislature passed HB 3280*. HB 3280 authorizes 25 days of events, such as weddings and facility rentals, to be held at wineries.

Friends of Yamhill County supported language that allows agricultural businesses to market and sell farm products using a limited number of tightly regulated events. FYC supported language that prohibits wineries from activities such as weddings, concerts, and restaurants. Urban activities belong in towns, not on farmland. Shifting economic activity from towns to the countryside is bad policy with negative economic impacts on towns and businesses.

Counties should be able to consider inadequate roads, health and safety issues. They should be able to say "no" to inappropriate commercial activities on exclusive farmland. However, with HB 3280, the state legislature took away local county options.

FYC worked with local wineries, including Eyrie, Westry, Winter's Hill, and Bethel Heights to oppose HB 3280. The Oregon Chapter of the American Planning Association and 1000 Friends of Oregon joined in opposition.

Most of HB 3280's provisions expire at the end of 2013, so the issue is sure to be revisited in future legislative sessions.

*The Legislature also passed SB 960, which authorizes counties to approve a limited number of events at all farms. Unlike the winery bill, it does allow counties to say no.

To date, FYC has been involved in three applications for event centers at Yamhill County wineries:

Momtazi/Maysara applied to hold 36 events a year, with up to 300 people and amplified music at any event. The events included banquets, weddings and other reception events, with both catered meals and meals prepared on-site.

After receiving testimony from FYC and others, the Planning Commission approved 18 events a year, with no outdoor amplified sound or meals prepared on-site

Methven Vineyards applied for an unlimited number of events year round, including dinners, concerts, weddings, charity auctions, holiday parties, retirement parties, company parties, singles parties, birthday parties, salsa dancing, cooking lessons, and dental seminars.

After receiving testimony from FYC and neighbors, the Planning Commission approved a total of 25 events, with no outdoor amplified sound or meals prepared on-site. FYC filed an appeal of the decision that was withdrawn due to concerns over resources.

Stoller Vineyards applied to hold a total of 51 days of events annually with commercial meal service at every event, and permission to prepare meals on-site in a commercial kitchen (a restaurant). Planning Staff approved the application without a hearing. FYC and neighbors have appealed the decision. A hearing is scheduled before the Board of Commissioners at 10:00 AM, November 10 at the courthouse.

Newberg Battles Continue

By Sid Friedman

Newberg continues to pursue an aggressive urban expansion based on inflated estimates of population and employment growth. Local residents and area farmers continue to fight for a more reasonable expansion with assistance from FYC and 1000 Friends.

Earlier this summer, the city expanded their UGB by 260 acres. The expansion was based on a projection of a faster population growth than Newberg has experienced over 10, 20, and even 30 years. The city assumed a higher rate of employment growth than it has previously used. The expansion is on hold pending approval from the county.

We believe Newberg can justify a modest expansion based on realistic growth projections. A resolution that all parties can live with is a much better outcome than the delays and one-sided result that the city's "winner-take-all" approach engenders.

Grace Schaad, a 3rd generation farmer observed that, "Young farmers have been priced out of the market by urban developments. Where planning staff see concrete and blacktop, I see fruit and vegetable farms. It is short sighted to destroy prime farm land that can produce food for families."

The Ever Expanding Garbage Dump

By Ilsa Perse

On July 21st, over 100 people jammed McMinnville's Community Center to oppose a proposed Yamhill County Zoning Ordinance Amendment. Crafted for the benefit of Texas-based Waste Management Corp., the amendment allows garbage dumps in Exclusive Farm Use zones to expand onto all contiguous parcels as long as they, too, are zoned EFU.

Waste Management owns more than 500 such acres surrounding the Riverbend Landfill, on the Yamhill River bank, along a major tourist highway, at the "gateway" to McMinnville.

On September 1, the Yamhill County Planning Commission voted 5 to 3 against the proposed amendment. Commissioner David Polite said "This isn't a landfill for the county, this is a landfill for one quarter of Oregon and Washington."

On September 8th, Kathy George and Leslie Lewis voted for the amendment, which is intended to make Yamhill County a leading disposal site for Pacific Northwest garbage for decades to come.

Opponent, Susan Meredith, spokeswoman for the Waste Not Coalition said, "Commissioners Lewis and George ignored the vote of the planning commission and once again overruled them. The broad coalition of community residents, businesses and organizations who opposed the ordinance are deeply disappointed with this outcome."

What Next?

Waste Not, FYC and others will appeal the amendment to LUBA. Also, the current dump is not zoned EFU. Before it can expand under the amended ordinance the mountain of garbage -Riverbend Landfill -will have to be rezoned as farmland. This may lead to further appeals.

You can help by eating a fabulous meal at a Dine Against the Dump dinner. (See calendar.) For more information, call 503-474-9929 or check the website: Wastenotofyamhillcounty.org.



Merilyn and Milt Reeves

Friends of Yamhill County Honors Merilyn and Milt Reeves

By Jim Parker

At FYC's well-attended August picnic, Milt and Merilyn Reeves were celebrated for their many years of hard work in helping to create and sustain FYC. Charlie Swindells, chair of 1000 Friends of Oregon Board of Directors, reminded us in his toast that this land and its rural character can only be preserved and maintained through the same kind of hard work and advocacy that Milt and Merilyn exemplify.

A big thank you to our hosts, Emily, Peter, Russell and Delphine Gladhart. The Gladhart family generously shared their beautiful farm in the Dundee Hills. We toured the Oak Savannah that they are working to restore. Peter provided us with the history of the family farming operation and a walk through the grass fields and vineyard. We were also fortunate to be treated to the agricultural product that comes from their good soil and hard work: Winter's Hill Pinot Noir and other delicious wines.

Grand Island is Appealing!

By Katie Kulla, Protect Grand Island Farms President

The Oregon Land Use Board of Appeals has ruled on the Grand Island quarry case. To recap, the Yamhill County Board of Commissioners approved the first of two questions in the zone change process last spring, which would allow Baker Rock to destroy some of the state's most valuable farmland.

Protect Grand Island Farms, a non-profit organized to fight the quarry, appealed the decision to LUBA. LUBA's verdict upheld the county decision, so PGIF is appealing to the next court level. Because of the ongoing legal battle, PGIF is actively raising funds, hosting community events, and working on other strategies for protecting this productive farming island! Find latest updates at www.ProtectGrandIsland.com.



Breaking News:

FYC wins at Supreme Court!

Filed: October 20, 2011
IN THE SUPREME COURT OF THE STATE OF OREGON
Friends of Yamhill County, Inc v. Board of Commissioners of
Yamhill County, an Oregon municipal corporation

And

GORDON COOK,
An individual resident of the
State of Oregon and Yamhill County

The decision of the Court of Appeals is affirmed.
The judgment of the circuit court is reversed, and the case is
remanded to the circuit court for further proceedings
consistent with this opinion.

To read the full opinion on the Measure 49 vesting case:
<http://www.publications.ojd.state.or.us/S058915.pdf>

Bypass Back in the News

By Merilyn Reeves

Money, or the lack of it, continues to dominate bypass planning.

The newly proposed 3.5 mile mini-bypass includes a temporary railroad overpass near Neiderberger Road and elimination of the planned interchange near Fulquartz Road. This mini-bypass is a drastic change from that approved more than ten years ago, or even that approved in March of this year.

The new project is based on outdated traffic projections and cost benefit analysis. It will destroy neighborhoods, businesses, and farms, while cutting Newberg and Dundee off from their riverfronts.

In 2009, the Legislature authorized \$192 million for a mini-bypass, but recognized that this was insufficient for even a two-lane route. Now the state expects local cities and the county to fork over \$20 million as their share of the mini-bypass. Newberg and McMinnville are balking.

There are less expensive, less destructive ways to solve the Dundee bottleneck. As an FYC member said years ago, it doesn't make sense to build an \$800 million bypass around a \$20 thousand traffic signal

Calendar

(See associated articles)

November 4:

Dine Against the Dump
at Uncorked Restaurant

November 7:

FYC Annual Meeting

November 10:

Stoller Event Center Hearing

December 1:

Dine Against the Dump at Crescent Café

February 27, 2012:

Winter FYC Meeting

TOM MCCALL: A BETTER OREGON

Governor Tom McCall is the topic of a new curriculum available online from the Oregon Historical Society. The curriculum meets state educational standards for grades 4-12. Developed by FYC member Marilyn Walster, the curriculum includes lesson plans, a video, and additional resources. FYC President, Ilse Perse, remarked upon seeing the video, "Every Oregonian, young and old, needs to watch this video."
<http://ohs.org/education/tom-mccall-better-oregon>

"I've taught social studies and language arts for 14 years in Oregon public schools and it is by far the best teaching resource on modern Oregon history and politics I've ever encountered."
— Matt Love, author/editor and teacher

"...Oregon is demure and lovely, and it ought to play a little hard to get. And I think you'll be just as sick as I am if you find it is nothing but a hungry hussy, throwing herself at every stinking smokestack that's offered."

—Tom McCall (1982)

Please Renew Your Membership Donate Generously to FYC!

Friends of Yamhill County has consistently worked to keep our towns vibrant and to protect prime farm and forest land from sprawl. We are an all-volunteer organization, with appeal fees, printing and other expenses. To protect this special place, we need your support. Please use the return envelope to send your contribution today!

The views and opinions expressed in this newsletter are those of the various writers and may or may not reflect the views of Friends of Yamhill County.