



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

PO Box 1083 McMinnville, OR 97128

FYC is affiliated with 1000 Friends of Oregon.

SUMMER 2022

FRIENDS OF YAMHILL COUNTY PICNIC & GENERAL MEMBERSHIP MEETING

Saturday, September 10 at Miller Woods - 2:30 to 5:30 PM



Miller Woods

After a two year hiatus, we will once again have an end-of-summer picnic and general meeting. We all hope that you have weathered the COVID years and can join us. We encourage individuals to make decisions based on their own circumstances. We are excited to gather at Miller Woods, 15580 NW Orchard View Rd, McMinnville, OR 97128!

The 130 acres of forest and grass land that make up Miller Woods were bequeathed to the Yamhill Soil and Water Conservation District (SWCD) by Frieda Miller in 2004. The property contains a wide array of ecosystems ranging from hayfield and oak savannah to timber stands of varying ages, ponds, and streams which are home to a diverse group of native plants, birds and other wildlife. Miller Woods provides opportunities for all ages to experience and enjoy the

dynamic wonders of nature, and learn about forestry, wildlife, soils, watershed health, native plants, and the role of people in the landscape. For more information visit their website at <https://yamhillswcd.org/miller-woods/> For directions, go to <https://yamhillswcd.org/miller-woods/visit-us/>.

Program details are not yet finalized, but we will gather at Oak Tree near the parking area around 2:30, and plan to eat around 4:00. Out of an abundance of caution and the shifting state of COVID variants, it will not be a potluck. Please bring food, beverages (alcohol not permitted), and supplies for your family/household group. As always, we strive to be a zero-waste event. Some tables and chairs will be provided but you may want to bring a favorite camp chair or blanket. Running water and sanitation are limited.

Miller Woods is owned and operated by Yamhill Soil Water and Conservation District as part of their larger mission:

Conserve, restore, and protect Yamhill County's natural resources by providing technical, financial, and educational assistance to citizens, landowners, and businesses.

A number of FYC members have worked with SWCD on projects that advance our work to protect and preserve our natural resources. Looking forward to catching up with all of you after all these months.

For the safety of visitors and wildlife, Miller Woods does not allow alcohol or pets.

Please Renew Your Membership

Your generous donations allow Friends of Yamhill County to continue the work of keeping our towns vibrant and protecting our prime farm and forest lands from over-development and sprawl. Even though FYC is a volunteer organization, we have considerable appeal fees, printing and other expenses.

Thanks to: Carr Biggerstaff, Jeanne Biggerstaff, Sid Friedman, Steve Iversen, Kathryn Jernstedt, Ilsa Perse, Rob Hallyburton, Mark Davis and Marilyn Walster for their contributions to this newsletter.

MCMINNVILLE THREATENED BY TMLAP

The Three Mile Lane Area Plan (TMLAP) covers an area of over two square miles, north and south of the Highway 18 bypass, and has far-reaching implications for McMinnville's future. Since the plan's release late last year, it has been the subject of several contentious public hearings and numerous letters to the editor.

FYC supports many elements of the plan. Its controversial aspect revolves around redesignating 40 -60 acres of the city's premier industrial site south of the highway for a large regional shopping center and/or a new "town center" that is physically separated from the rest of the city by the bypass.

This is a risky bet that many other communities have taken and lost. It jeopardizes downtown and the 99W corridor; jeopardizes the highway's function as a free-flowing expressway around McMinnville; and will provide retail sector jobs that, on average, pay only half the wages of manufacturing jobs.

The intention is explicit. In 2020, Kimco, a national shopping mall developer and the largest property owner, filed to rezone half its property to allow big box commercial. Since then, two adjacent property owners have filed similar rezone requests. These applications, which propose rezoning 62 net acres of land for retail, are on hold while the TMLAP is considered.

The TMLAP includes a traffic model showing traffic will slow significantly, but will still meet State standards for the next 20 years. Unfortunately, that model was based on only 33 acres of commercial development and would require more than \$100 million in improvements to Highway 18 and the adjacent frontage roads.

FYC hired Greenlight Engineering to consider the traffic impact. They conclude that full buildout of all 62 acres of proposed retail will certainly lead to further traffic delays and require even more costly improvements.

Residents in the neighborhood meetings that preceded the plan wanted neighborhood-serving commercial uses, not a regional shopping center. FYC has proposed limiting commercial development to smaller store sizes that are neighborhood-scaled and neighborhood serving.

McMinnville's future rests on a healthy downtown and commercial core on Highway 99W; the expansion and retention of existing businesses; and new employers providing family-wage jobs. As currently drafted, the TMLAP puts this future at risk.

Public comments have had an impact. There is now talk at City Council of limiting store size and total amount of the retail in the area. Please watch for email updates explaining how you can help improve the TMLAP.

FYC BOARD ELECTION

On April 18, FYC members met in person for the first time in over two year. The principle purpose of meeting was to elect Board of Directors and officers. Members present unanimously elected Kathryn Jernstedt president; Rob Hallyburton, vice-president; Steve Iversen, secretary; Mark Davis, Treasurer; and Anneka Miler, Ilsa Perse, and Sid Friedman, directors at-large. If you are interested in serving on the board, contact Kathryn, friendsofyamhillcounty@gmail.com

Not On Our Email List?

Between issues of the newsletter we occasionally send alerts and other notices via email. If you haven't received these notifications, but would like to, please provide a valid email address to friendsofyamhillcounty@gmail.com. We will not share your information and use the blind CC feature, so others are not able to see names on the distribution. Thank you.

RIVERBEND LANDFILL, A TRAGEDY IN MANY ACTS

In July 2021, Riverbend Landfill stopped accepting most local garbage, but the dump did not close. Houston-based Waste Management, Inc. (WM) simply slowed down the garbage flow to prevent reaching capacity so as to avoid closure costs and preserve future expansion options.

Riverbend's operating permit expired in 2009. It has survived for 14 years on automatic permit extensions called Zombie Permits. The Department of Environmental Quality (DEQ) may have finally had enough. They required WM to file a Closure Permit and held a public hearing on June 22.

Dump closure is a complicated, multi-year process. WM needs to be watched very carefully both by DEQ and the Environmental Protection Agency, which cited the dump for ongoing violations to the federal Clean Air Act. Once finalized, the Closure Permit requires final closure within 8 years. The dump can continue accepting garbage until it reaches capacity. Unfortunately, Waste Management can also apply for a permit modification to expand.

DEQ must acknowledge the serious problems at Riverbend: multiple leaks of toxic leachate; Clean Air Act Violations that resulted in a large EPA fine; and decades of unbearable stench. If WM files another expansion application, the ball will be in Yamhill County's court. It's no time to be complacent- county officials must also be reminded that Riverbend Landfill is a liability the county cannot afford.



AROUND THE COUNTY

A brief rundown on some other issues we've been involved in:

Jahnke Road: FYC and neighbors appealed this new public road on farmland northwest of McMinnville. It is a precursor to the subdivision of an adjacent parcel that is also owned by the applicant. LUBA found against us on a technicality, but 1000 Friends has joined the fight. Oral arguments were heard at the Court of Appeals in June. We await their decision.

Dayton UGB Swap: We supported a recent UGB amendment that swapped non-agricultural land north of Highway 18 for other non-agricultural land north of Ferry Street. We worked with the city and neighboring farmer Sam Sweeney to require buffers to reduce conflicts with adjacent farm uses. We appreciate the city's willingness to work with us and their recognition of agriculture's key role in the local economy.

Johnson Measure 37 Subdivision Update: Despite unequivocal court losses, the Johnsons have filed a fourth application with Yamhill County for a vested right to complete a 41-lot subdivision on prime farmland. Friends of Yamhill County, the Biggerstaffs, and the State of Oregon oppose the latest application. We hope this will end the matter, but the county can't seem to say no.

Walker Road Subdivision: An application was filed to replat an undeveloped 1963 subdivision on four acres north of Newberg from 10 lots down to 5 lots, still less than ½ the legally required minimum lot size. The application included problematic drinking water and wastewater systems and a substandard road. After FYC joined the neighbors in expressing concerns to the county, the application was withdrawn. Neighbors continue to monitor activity.

Gopher Valley Zone Change: An application to rezone an 8 acre hay field in Gopher Valley from an agricultural zone to a forest zone was withdrawn. The parcel is in farm use, not forest use, but the new zone would have allowed a forest template dwelling application. Friends of Yamhill County opposed the application.