

Final Meeting Minutes – WSNA – 2019-07-15

Jim Allhiser called the meeting to order at 7:06PM. 75 people signed the roster, but more bodies were present. Many guests from Polk County residences adjacent to the city were present. Jim Lewis asks to amend minutes with our disclaimer that a vote that was taken at last meeting was done so without prior agenda notification. Craig moves to approve minutes as amended – second by Sarah DuVal. Vote unanimous approval.

Reports:

Salem Police – Officer Bennett

SCRAM Program – Register your home security cameras with the Police so that they know who to contact in a area in case they'd like to review video information. You can sign up online, or at the station. This isn't so the police can log into your cameras and watch, this is so they know who might have video of an incident or a vehicle driving by an area of interest.

Question about homeless camp north of Wallace Marine: Yes, it's still there, and yes it still presents challenges.

Question about reports on nextdoor app: Yes, we monitor that app, along with Ring doorbell reports and other sources of information. Please keep calling and reporting disturbances. We do record the information. Even if we don't help you directly, the reports can help establish a pattern and may help the next person, or an ongoing investigation.

City Councilor Cara Kaser – Absent

City Councilor Jim Lewis –

Lots coming up at the City Council. Stay informed, check the website. Future discussions will include housing the library at the Capitol Press building. Council will continue to consider this proposal. The library has to move somewhere during the earthquake retrofit renovations.

There will be more conversation about the newest revision of the "sit / lie" ordinance. 7AM-9PM, sitting or lying on the sidewalk will not be allowed. The point is that before when you would approach someone and say, "You can't be here;" and they answer, "but I've nowhere else to go." We can now say, "Yes you do, and I can take you there."

Public Hearing regarding the revenue generation measures is coming up. In case you hadn't heard, the council has moved forward the consideration of a city operation fee - \$8/month in your utility bill for single family residential, \$6 for multi-family residential, higher rate for businesses. The other idea that we continue to work on is an employee payroll tax, possibly eliminated for minimum wage earners and reduced for \$15/hr and under.

Question – how will these fees grow over time? The fee will adjust with / be tied to a price index, the employee payroll tax may self-adjust as number of the jobs goes up and down.

Question – library location – What were primary considerations. A: \$900,000k for relocation and temporary space, cost #1, efficiency #2, open and welcome-ness was very important as well.

Land Use – Sarah Duval

No cases within the last month.

Traffic & Infrastructure – None

WSBA – None

Transit – None

Parks – Micki Varney

Eagle's View Park – master planning process has started.

Questions about issues with parks – call dispatch number 503-588-6311 to be put into the queue to be fixed or addressed.

July 24-28 – Softball Championship Tournament

Orchard Heights park ball field will be utilized, and we are aware parking can be an issue at Orchard Heights park during softball times.

Comment – Bob Elliott – Ranger writing tickets, Letter from Betsy Bestlaw? – Ranger can now officially write tickets for smoking, dogs off leash, etc.

Edgewater – Steve Anderson & Jessica Pries -

Farmer's Market – Why Thursday? – to not compete with the other markets ran by the same organization. Come meet Denyc Boles, who just took over for the late Jackie Winters. Every Thursday on Edgewater!

Monthly Walking Cruise – July 28th @ 3PM. Meet at Reader's Guide – 735 Edgewater St

36th Annual Summer Concert Series sponsored by Salem Electric and Produced by the West Salem Lions Club. Thursday nights – July 18th, 25th, 1st, 8th, 15th. In West Salem park behind Safeway.

Watershed – Linda Bierly

New newsletter with new web addresses that are not live yet.

Grand Ronde youth crew is helping us clear ivy from the park that will save the trees there. Read more in the newsletter!

Old Business – None

New Business –

No Parking signs – Ask City to install on west side of Eagle Scout St between Eagle Scout Court and Gehlar.

Unanimous Aye. No Nay, 1 abstain.

WSNA will sent a letter in support of the action to the city.

Hemp Farm – Tim Gerling

Large commercial well in a limited groundwater area. Main concern is impact to the aquifer. Best information 350K to 500K gallons a day to water 70 acres of hemp. Other concerns about smell. Another concern will be traffic. 350 to 700 tons of hemp fiber, could take 100 to 140 trucks to transport it.

Tim has put together some information, and is happy to be corrected where he is wrong. Please contact Tim to organize and coordinate.

Current owners – West Salem LLC. Principals listed on SOS website →

http://egov.sos.state.or.us/br/pkg_web_name_srch_inq.show_detl?p_be_rsn=2039258&p_srce=BR_INQ&p_print=FALS
[E](#)

Resident: I called and spoke with the water manager. I asked about the aquifer. Fractured basalt aquifer, so we don't know where the division lines of the vanes are. Please monitor your well flow rates, because if you are negatively

impacted, first rights take precedence. However, it's probably cost incurred for a flow rate test "before" and a flow rate test "after" to see or prove that the new well has had a negative effect on your property.

Question: Is a broader environmental impact statement required? No, no statutes require it. No land use action was taken. No zone change, no adjustments, nothing to appeal, other than to have a conversation and negotiation.

Question: Oregon State Campus information center? We could contact them too.

Jim Allhiser did send a letter to the registered agents for comment and spoke with Mr. Emmert today.

Mr. Reeves –

Tried everything in the world since 1995 to get this property put inside the urban growth boundary or taken out of the city. EFU city of Salem zone. What can we do? I want to build houses but can't. I've been told and my studies show my property is the only one like it in the State. Mr. Reeves alleges he even worked with State legislators to fix the zoning issues, to no avail. So he posits, help me get this parcel to where I can develop homes on it, or I will farm it with a hemp farm.

Question to Reeves – If the worst fears are realized and surrounding neighbors water is impacted, what do we do?

Question to Reeves – What plans for access to and from the property? Probably north on 37th.

Question to Reeves – hydrogeology studies? I don't know. Rob Robertson is who we've worked with.

Haven't broken any of the rules.

If you are interested in organizing and working together regarding the hemp farm, contact Tim Gerling at tgerling@aol.com.

Meeting ended at 8:20PM

Next Meeting August 19th, 7PM, Roth's West Salem, Oregon Room.

Respectfully submitted – Chris Wilhelm – WSNA Secretary

Information Submitted as attachment by Tim Gerling:

Important Neighborhood Information:

77 Acre Hemp Farm – Coming Soon!

For the past several weeks the owners of a large tract of land that is within the city limits of Salem has been clearing land and drilling a commercial irrigation well for the establishment of a hemp growing operations. This has caused significant concern among the community. Use of valuable ground water for irrigation in a limited groundwater area needed to support residential water wells, foul odor associated with hemp crops and potential security/safety issues are just a few of the neighborhood concerns. (See Map on back of notice)

If you are interested in this issue and want to meet with other neighbors to discuss what can be done, please do two things: 1) Talk with your neighbors AND 2) Attend West Salem Neighborhood Association WSNA meeting Monday July 15th – 7PM at Roths.

Here are a few news articles for background information:

<https://www.brookings.edu/blog/fixgov/2018/12/14/the-farm-bill-hemp-and-cbd-explainer/>

<https://www.ktvz.com/news/field-of-drying-hemp-in-bend-causes-a-stink/833057505>

<https://mailtribune.com/news/top-stories/school-sours-on-stench-of-hemp>

Parcel number is: Polk County Tax Account S20779; Map 073190000211

HEMP FARMING INFORMATION:

Water Use Impacts

Hemp farming requires 20 to 30 inches of water per crop to get profitable yields (Colorado State University research)

Salem area average rainfall in the growing season (May to Sept) is about 5.9 inches (NOAA 1981-2010 averages)

A typical 4-month long crop cycle will need between 15 to 25 inches of irrigation water to supplement the rainfall.

70 acres planted in hemp will consume between 28.5 million gallons and 47.9 million gallons – that is from 237,500 up to 399,000 gallons per day, every day, for most of the four-month growing cycle.

The area around 37th Ave. has approximately 50 to 70 homes on domestic wells in the area that would be impacted, and there is very little information available on the capacity of the aquifer up in these hills yet, but it is likely limited by the topography and the underlying solid rock.

There is no other source of water for these homes, nothing that can be used as a viable alternative. The city of Salem has nothing available without construction of a new pump station and reservoir, at an estimated cost of 3 to 4 million dollars. Orchard Heights Water Association does not have the capacity to serve these homes, and there are no waterlines in the area.

A typical domestic well uses between 500 to 1000 gallons per day. The industrial well being drilled for this proposed hemp farm is the equivalent of 400 to 800 new homes taking water from a very limited supply.

If the aquifer is depleted or severely limited, these existing homes could become uninhabitable and worthless. The financial impacts are in the millions of dollars and in people being forced from their homes.

Livability Impacts:

Hemp is a new crop in Oregon, and reliable information is hard to come by, but there are two other known sources of significant impacts; odors and trucking traffic in addition to the water impacts.

Odor:

Existing hemp farms have been described as smelling like several dozen dead skunks during the latter part of the growing season, with people unable to open their windows or use their backyards; with the odors extending for up to a mile downwind. There have been problems leading to extensive complaints about schools being impacted as well as pending or potential lawsuits in southern Oregon and Bend. The health effects are unknown, but there are several hundred existing homes on either side of Glen Creek Rd immediately downwind that can expect to feel the brunt of the problem for weeks at a time during the summer.

Heavy Truck Traffic:

There have been reports that the hemp farm is intended to grow fiber as the main crop. If that is the case, there will be significant periods of heavy truck traffic during and after harvest time. Think of hay bales being transported, that is the closest analogy. The only roads in and out are Glen Creek, right through the middle of residential areas all the way down to Wallace Road; or 37th Ave, which is a 14-foot wide residential county road that is not strong enough or wide enough for those kinds of loads, and leads to Orchard Heights Rd down to Wallace, past three schools and again many residential neighborhoods. Either route will significantly add to Wallace road and bridge problems.

The volume of traffic will be high. Because of the area they have to transport through, the use of double trailers is not feasible, there will be most likely single loaded trucks. By comparison, a single trailer load for hay bales is typically around 50 bales, or under two tons. Average hemp production can be expected to run 5 to 10 tons per acre, for 70 acres that would be 350 to 700 tons to be trucked off the farm. You could expect somewhere between 350 to 700 truck trips through your neighborhood during harvest; assuming they get it all moved in two weeks, that could mean up to 140 trips per day, if they don't haul on weekends.

Who to contact:

Some of the concerned neighbors are starting to organize, and an attorney has been hired to start looking at legal options to make our voices heard.

This will not be easy – this particular land parcel is unique in Oregon – it is inside the city limited, but outside of the Urban Growth Boundary. That means jurisdiction is a bit of a mess – both the city and Polk County have some say in the property, but there is no clear single authority to appeal to. The property is zoned EFU (Exclusive Farm Use), which allows basically all agricultural uses.

Additionally Hemp growing is regulated by both the Oregon Department of Agriculture, and the Oregon Liquor Control Commission, more recently known as the Oregon Liquor and Cannabis Commission. Both entities have to issue a license/permit before hemp can be farmed.

Water rights and industrial uses are controlled by the Oregon Department of Water Resources. Any use exceeding 5000 gallons per day requires a water right, administered by the water master for the district.

The back of this sheet has the contact info for several governing entities involved. If you have any concerns, email them, call them, write them letters. There is no single appeal route, and the owner has every legal right to farm his land; this is an issue of community livability, and suitability of the proposed farming use. Our only chance is to get as many people involved with as many of the legal governing authorities as possible to express our concern about the impacts of this particular crop.

Until we get more organized, you can contact Time Gerling at tgerling@aol.com

I am going to try and maintain a contact list of people who want to be kept informed or get involved to hand off to the group when it is up and running. In the meantime, don't wait – this could move very quickly, as the well is already under construction and the land is being cleared.

Use this identifier in all correspondence: **Parcel number is: Polk County Tax Account S20779; Map 073190000211**

Polk County Commissioners

Mike Ainsworth

Craig Pope

Lyle Mordhorst

Contact: Ciera Atha, Executive Assistant, atha.ciera@co.polk.or.us (503)623-8173

City of Salem

Mayor Chuck Bennett, cbennett@cityofsalem.net, (503)588-6255

Council Ward 8: Jim Lewis, jlewis@cityofsalem.net, (503)588-6255

City Manager: Steve Powers, manager@cityofsalem.net, (503)588-6255

Oregon Department of Agriculture (ODA)

Industrial Hemp Program, Gary McAninch, Program Manager

Industrial-hemp@oda.state.or.us (503)986-4652

Oregon Liquor and Cannabis Commission

marijuana@oregon.gov (503)872-5000

9079 SE McLoughlin Blvd, Portland, OR 97222

Oregon Water Resources Department (WRD)

725 Summer St NE, Suite A, Salem, OR 97301

Watermaster, District 16 (503)986-0889

WRD_DL_CustomerService@oregon.gov