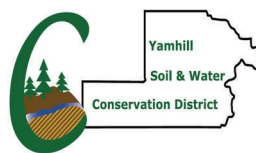


LANDOWNER RESOURCE HANDBOOK

**A Guide:
Where to Find
the Information
You Need to**

Thrive in Rural Yamhill County, Oregon



***Yamhill* SOIL & WATER CONSERVATION DISTRICT**

2200 SW 2nd Street • McMinnville, Oregon 97128

Tel.: 503-472-6403 • Fax: 503-472-2459

www.yamhillswcd.org

Introduction

During the 1930s, the Dust Bowl made it clear that the nation needed to conserve soil and other natural resources. Many agencies, ranging from land grant universities to the Federal Emergency Relief Administration, worked to find ways to implement conservation practices. The result was the Soil Conservation Act of 1935, which created the Soil Conservation Service (SCS) to develop and implement soil erosion control programs. The SCS is now known as the Natural Resources Conservation Service (NRCS).

In an effort to make the Soil Conservation Districts responsive to local conditions and priorities, Congress developed a model Conservation District Law that formally tied SCS to local leadership. In 1939, the Oregon legislature adopted this law and established conservation districts in Oregon to “direct programs to protect local, renewable natural resources”. In 1953, Yamhill County voters established the Yamhill Soil and Water Conservation District (SWCD).

About Your Soil & Water Conservation District

“Providing Natural Resource Assistance For Healthy Watersheds”

The Yamhill Soil and Water Conservation District is managed by seven elected, unpaid directors representing five geographical areas of the county; there are also two at-large representatives. Non-elected associate directors are members of the community who help provide leadership and direction in management of natural resource conservation programs. Funding for district staff, administration and programs comes from a tax base, grants, and contributions from county, state, and private sources.

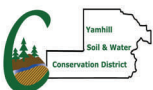
The Yamhill SWCD exists to support the wise use of soil, water and other natural resources and assist the people of Yamhill County with implementing conservation practices. This is done in part by

sponsoring a variety of activities, including native plant sales, woodland tours, and landowner and student workshops. SWCD and NRCS technical assistance is available to assist individuals and landowners with conservation needs.

Anyone who is interested in knowing more about the Yamhill Soil and Water Conservation District is encouraged to call the office in McMinnville at (503) 472-6403. The SWCD holds its regular board meetings at the Arbor Inn Restaurant in McMinnville at 7:00 a.m. on the second Wednesday of each month. The public is encouraged to attend and participate.

DISCLAIMER

The material in this handbook is presented by Yamhill SWCD as a convenient reference. The handbook is not intended to provide legal advice and shall not substitute for specific technical advice from county, state, or federal agencies. Yamhill SWCD does not make any express or implied warranty to the accuracy of the material presented. Some information may be inaccurate after January 2003 when this handbook was compiled.



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2200 SW 2nd Street • McMinnville, Oregon 97128 • Tel.: 503-472-1474 • Fax: 503-472-2459 • www.yamhillswcd.org

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1.0 County Government Records

General As an administrative division of the state, one of the duties of a county is to keep records of the legal status and transactions associated with land parcels. The records are located at the offices of the county government in the city of McMinnville. Landowners should understand and be familiar with the type and nature of information in the county records, as these records establish the legal status of properties.

Property Taxes The County Assessor is responsible for placing a value to property for the purpose of tax assessment. A parcel of property is identified by either a tax number or a tax lot number. These numbers are not the same. If you own the property, these numbers are on your tax notice. If you are interested in buying the property, these numbers should be available from the owner or the listing agent.

Assessor's Office Appraisal and assessment information can be obtained on the property taxes of a particular parcel visiting the Assessor's Office in the county courthouse. You may get this information by providing the tax lot number, or by providing the name of the owner, the site's street number and address, or locating the property on the Assessor's map.

Information of use in researching ownership history at the Assessor's Office is kept on computer. Other information, like tax payment status or tax classification(s), may also be obtained from a computer inquiry screen. Some rural property may be classified under a farm/forest deferral designation. If the land is not used for

the purposes defined in the deferral, additional taxes may be due. Further information may be obtained from the appraisal packet on the property. A fee may be charged by the Assessor's Office for certain types of information retrieval services.

Legal Conditions There are two general types of legal conditions on a property kept on record at the county: (1) general property and (2) land use action.

- General property conditions records generally have information as grantor/grantee history, easements, mortgage contracts, trust deeds, leases, mining claims, and some types of liens.
- Land use actions on a property may pertain to partitioning/conditional use permits, lot line adjustments, and use status.

County Clerk's Office The County Clerk's Office keeps records on many types of legal transactions within the county. General property records concerning the conditions of responsibilities and obligations placed on a parcel of property are found there. These conditions may have been placed on the property by previous landowners, units of government or the current landowners. Zoning records for a particular parcel are kept with the Planning Department, located in the County Courthouse.

To obtain information from the County Clerk's Office the landowner should have a copy of the property deed, a current tax notice, copy of recent transfer of title, or information on the last buyer/seller transaction.



Planning Department The Planning and Development Office keeps records on land use actions for a property. Legal status regarding ownership may be different from legal status for land use planning purposes (see Section 2 for more information).

For additional information:

County Assessor's Office
Yamhill County Courthouse
535 NE 5th St. Rm. 135
McMinnville, OR 97128-4593
Phone: 503-434-7521

County Clerk's Office
Yamhill County Courthouse
535 NE 5th St. Rm 119
McMinnville, OR 97128-4593
Phone: 503-434-7578

Planning & Development Dept.
Yamhill County Courthouse
535 NE 5th St. Rm. 17
McMinnville, OR 97128-4593
Phone: 503-434-7576

2.0 Planning and Zoning Requirements

General Oregon has a statewide land use planning program that is established by state law and implemented at the county level. All land, except for tribal and federal lands, are regulated by state and county requirements. Each county maintains a comprehensive plan and a zoning ordinance.

While administered at the county level through local land use plans, statewide goals are set by the Department of Land Conservation and Development. As part of developing these goals in 1973, Oregon law mandated citizen participation in the local decision-making process associated with the land use plans.

Land Use Regulation For a landowner, the comprehensive land use program has a great impact on how land can be used and developed. The comprehensive land use plan is the controlling document and is implemented through zoning ordinances. Land within the county has been "zoned" to be consistent with the provisions of the comprehensive plan.

Each zone classification has a particular set of regulations that govern type of use and development within the zone. The county holds permit authority for many types of land alterations within certain zones, and retains discretion over permit approval. Services provided by the county offices, in conjunction with land use planning and zoning policies, often have associated administrative application processes and required fees.

Both potential and current landowners should investigate land use regulations and requirements with the county Planning Office prior to purchase or implementing land use changes to a parcel of property. The landowner needs to identify the land in question by either the tax account number or tax lot number and section, township, and range location for the property.

Sewage Disposal Residents on rural lands are responsible for the maintenance of a safe sewage disposal system on their property. The system must meet

Department of Environmental Quality regulations as administered by the county.

If a new septic system is being planned in conjunction with a new residence, a two-phase application and fee process is required:

- The first application is for evaluation of the site for suitability for a septic system. Depending on soil and associated conditions, the site may or may not be approved. Without this approval, residential occupancy of the land may not be allowed.
- If approval is granted for the site a second application is required for the review and inspection of the actual installation.

Septic systems require periodic maintenance to function properly. Failure to conduct such maintenance can result in poor operation or complete failure. Maintenance generally consists of periodic cleaning and inspection of the system.

When acquiring property with an existing septic system, the system's permit with the county should be checked and the system inspected for correct capacity and operation. A permit is required to repair, change use, alter, or replace existing systems.

Construction Permits All construction in the county requires a building permit. This includes both residential and outbuilding construction. The type and number of permits may vary with each structure depending on the building's use. Certain plan requirements need to be fulfilled in the application process. These should be reviewed with the county Building Department prior to development of the plans. In addition to permits for the actual structure, the site for the structure may require issuance of permits in order to be acceptable for such conditions as erosion control, flooding, or high ground water table.

Landowners are urged to contact the county Planning and Development Office to fully understand how the regulations and rules of the zoning ordinance affect various projects.



Construction sites such as this one often require special measures to control of soil erosion such as silt fence, straw mulching, reseeding, etc.



3.0 Utilities

General The primary utility services for rural landowners are electric and communication. Unlike urban environments where infrastructure has been developed to collectively address systems like sewage and water, the rural environment places these responsibilities on the individual landowner.

Extensions Utility lines parallel most rural roads, either overhead or through a series of underground cables. Extending service from a rural roadway to an individual residence is governed by an extension policy of the utility company. Depending on the nature of the extension, such as length of run, there may or may not be a cost for extension of service. For residential settings far off the roadway, the cost can be substantial. Citizens building a house in a rural setting are strongly advised to inquire as to the cost for a utility extension.

Some utilities require underground service lines, while some allow the option of overhead lines. Where a landowner wishes an underground line, an added cost may be charged by the utility company to dig the trench. Landowners may wish to dig the trench themselves, but it must meet the utility company's requirements. Check with the utility company for specifications.

Maintenance In addition to extensions, landowners should understand the responsibility of ownership and maintenance of the service system. Depending on the type of service, the utility company and landowner each share in the maintenance and ownership of the extension.

For example, in an electrical overhead service, the utility retains ownership and maintenance responsibilities up to the "weatherhead", plus the meter. Meter base and weatherhead are the responsibility of the owner. Similarly, communication companies do not maintain lines inside a residence except under a separate contract. It is important for landowners to know their area of maintenance responsibility.

Water Wells One area landowners often overlook is the cost of extending electrical power to serve the water supply. Most rural wells have electric pumps, and depending on the size, location, and character of a pump, a separate or upgraded, service may be required. The cost of such an extension or service upgrade should be considered in connection with well improvements or a new well.

Water Associations In certain portions of the county, domestic water supply to a property may be provided through a local water association. The Water Associations of Yamhill County are:

- Parrot Mountain Estates Water Improvement District, Tigard
- Oxbow Lakes Estates Homeowners Association, Newberg
- Hillview Acres Water District, Newberg
- Wilderness Canyon Water District, Newberg
- Baker Creek Domestic Water Association, McMinnville
- North Yamhill Water Company, Yamhill
- Hopewell Water Company, Amity
- Spring Brook Water Association, Springbrook
- Hopewell Water Company, Dayton

Easements Utility service that crosses a landowner's property, whether it is a primary transmission line or a private line, may constitute a property easement. Landowners should understand the nature of such easements and rights of the easement holder in respect to land entry by the utility company. Easement records are recorded at the County Clerk's office.

Permits Plumbing and electrical permits are required for utility work; see Section 2, Planning and Zoning Requirements.

Oregon law requires notification of utility companies of proposed excavations, whether for utility work or other purposes, six days in advance of the actual excavation. Utility companies will locate existing underground lines for the excavator.

4.0 Water—An Overview

General We rely on our streams, lakes, rivers, and wetlands for living, working, and relaxing. These areas also serve as the home for a wide variety of aquatic and terrestrial wildlife. To protect these resources, we must address activities in the watersheds. As water flows downstream, the quality of the water is affected by those who live and work in the watershed and use its water.

Water Rights Under Oregon Law, most water is publicly owned and its use regulated. A permit, or water right, that is attached legally to the land regulates use. There are certain exemptions such as domestic use where a water right is not required. While a permit, or water right, may not be needed in certain cases, the methods of extracting groundwater (e.g., well construction) are regulated.

A water right certificate is attached to the land where it was established. If the land is sold, the water right goes with the land to the new owner. (This does not apply to water rights still in permit status.)

Obtaining a Water Right In Oregon, landowners with water flowing past, through, or below their property do not automatically have a

right to use that water. Water rights are obtained in a three-step process. The applicant first must apply to the State Water Resources Department for a permit to use water. This water right, once developed, is a type of property right and is attached to the land where it was established. Land with an attached water right may be several miles from the actual source of water.

If a permit is granted, the applicant must construct a water system and begin using water. The permit holder must hire a certified water rights examiner to complete a survey of water use and submit a map and a report detailing how and where water is being used to the Water Resources Department. If water has been used according to the provisions of the permit, a final water right certificate is issued based upon the report findings.

Validation of a Water Right Water rights are not automatically granted. An opportunity is provided for other water right holders and the public to protest the issuance of a permit. Water users can assert that a new permit may injure their water use or the public can claim that issuing a new permit may be detrimental to public interest. This provides protection for



both existing water users and public resources. If you have a question regarding the validation of a water right call the Oregon Department of Water Resources.

A water right is valid as long as it is used for its intended purpose at least once every five years, If the right is unused for five consecutive years it is legally forfeited and subject to cancellation, with few exceptions.

Ground Water Depending on the porosity of the rock formations that hold the groundwater, you may have to drill several wells before you find an aquifer that will yield enough water for your use. Ground water is tapped at varying depths from a few feet to several hundred feet below the surface.

Certain uses of groundwater are regulated through permits and water rights. A permit is not needed for domestic use less than 15,000 gallons per day. Land with existing wells cannot be sold without the well being tested for certain forms of contamination. Information concerning groundwater may be obtained at Oregon Department of Water Resources.

Surface Water Surface water is water flowing past or over a landowner's property or stored in the form of a reservoir or pond within the property. Use, diversion or construction of impoundments, are subject to regulation through permit (i.e. water right) with only a few exceptions. Under all circumstances, the filling in or dredging of surface water channels is controlled through regulation from the Oregon Department of Water Resources and the Oregon Division of State Lands.

Underground Tile Drainage Lines Usually, plastic drain tiles are installed in order to collect and/or convey excess water. Contact Yamhill SWCD for a list of local drainage contractors. Information on existing drainage lines may also be obtained at SWCD or FSA.

Wetlands The wetlands of Oregon are a vital natural resource. Wetlands are defined as those areas that are inundated or saturated often enough to support a prevalence of vegetation adapted for life in standing water or hydric soil. Wetlands include swamps, bogs, fresh and salt water marshes that support vegetation such as sedge, rush and cattail marshes.

Wetlands were once considered useless and suitable only for reclamation projects, but recent studies have shown the wetlands perform numerous important functions: flood and erosion control; water storage and purification; breeding, nesting, resting, and feeding grounds; and, predator escape cover for many forms of fish and wildlife. Wetlands also provide open space and aesthetic value.

Identification of a wetland is a technical undertaking which is determined by the NRCS, the Division of State Lands (DSL), or a qualified private consultant. The alteration of a wetland environment on a landowner's property requires a permit and coordination through several government agencies. Proposal guidance and project assistance on wetlands issues are available from Yamhill SWCD or DSL.

Riparian Areas Land areas bordering streams and other waterways are called riparian areas or zones. When properly vegetated these areas serve as buffers to filter nutrients, sediments, and impurities from storm water, thereby improving water quality.

Urban and agricultural activities adversely impact riparian corridors, making them vulnerable to loss of vegetation and erosion. Nutrient enriched runoff from over-fertilized lawns can contribute to the deterioration of water quality in streams. Allowing livestock to have free access to streams can cause the vegetative cover to be trampled and overgrazed. If this occurs, streambanks become exposed and vulnerable to erosion. In addition, if animals are allowed to enter a stream, they may deposit wastes directly into the water. Growing crops too close to streambanks may also degrade riparian areas and may allow direct flow of fertilizers and pesticides into the stream channel.

Restoring damaged riparian areas can demand a large commitment of money and time. Therefore, it is important that these areas be properly managed to minimize degradation. For more

information on riparian management, protection or restoration, contact the NRCS and Yamhill SWCD.

Removal-Fill Permit Any activity that proposes removal, filling or alteration of more than 50 cubic yards of material within the 100 year floodplain requires a permit from the Division of State Lands. Typical examples of projects requiring permits include gravel removal, dredging, riprap placement, land reclamation, channel alteration or relocation, pipeline crossings and construction of bulkheads.

Runoff from agricultural lands is the leading cause of non-point source pollution. The primary agricultural non-point source pollutants are sediments, nutrients (nitrogen and phosphorus), animal wastes, pesticides, and salts. Pollutants enter surface water through direct surface runoff or through seepage to ground water that discharges into surface water.

5.0 Waste Management

General The disposal of waste generated by human activity is regulated by governmental policies. Policies for the management of waste disposal vary according to the type of waste and the method of disposal. Yamhill County sets some policies, while in other instances the county has adopted to follow the rules and regulations of the Department of Environmental Quality (DEQ).

Household Trash Rural citizens of the county can dispose of common household trash by either taking it to a licensed landfill or contracting with a private trash disposal service. Recycling is

encouraged. Several of the disposal companies also operate recycling programs and recycling centers. Burning or disposal of household trash is not allowed on private land.

Biological Waste Both human and animal biological wastes have certain regulated disposal requirements. Waste from septic tanks must be deposited in a licensed liquid waste disposal site. Certain animal and vegetable material are treated similarly, though some exceptions are allowed. Household composting and the spreading of manure on agricultural land as fertilizer are exemptions.



Permit Burning For small collections of combustible organic material, burning may be permitted, though composting is encouraged. Since Yamhill County lies within an environment zone designated as having a sensitive airshed, permits for open burning are required, even for small fires. Landowners should consult the local fire district and/or the Oregon Department of Forestry (ODF) for permits.

Construction Waste Disposal Certain types of minor waste from residential construction projects may be burned under limited conditions. The DEQ should be contacted for specific information. A permit must be obtained from the local fire district, which will advise the landowner of time and weather conditions for the burn. Construction waste that cannot be burned under a permit must be disposed in a licensed landfill. Local disposal companies provide “roll-off” containers for the collection of such

construction debris. A fee is charged for container use and disposal.

Field Burning The Smoke Management Program of the Oregon Department of Agriculture (ODA) strictly regulates the burning of large grass or grain fields. Landowners considering such action are strongly advised to contact the appropriate agencies for proper planning and implementation.

CAFO Landowners who have animals confined for longer than four months of the year and have an animal waste water storage tank, pond, lagoon, or other collection facilities may be required by the ODA to obtain a Confined Animal Feeding Operations (CAFO) permit. The permit is required to assist a livestock owner in developing adequate animal waste handling facilities to ensure that these wastes do not enter the waters of the state.

6.0 Roads—Public & Private

General While landowners often accept the presence of the road(s) that borders their property as part of a community transportation system, certain relationships exist between the landowner and the agencies overseeing the roads. The design of new private roads must consider emergency vehicle access, water management practices, and connections to existing roads.

New Access A permit is required when a new access road from private lands connects to a public road. Permits are issued either by Yamhill County Dept. of Public Works, Yamhill County Planning Department, or State

Highway Division, depending on whether the existing road is county or state. Requirements are based on the location and aspect of the new connection.

Private Road Standards *Easement Width:* 30-ft. minimum
Travel Width: 12-ft. minimum
Rock Depth: 6" of 1-1/2"- 0 or 2"- 0 rock or 2" of 3/4"- 0, compacted depths
Pavement: Not required (if a public road you may have pavement installed by permit from the Dept. of Public Works)

No more than 3 parcels may be served by private easement.

Maintenance & Dust On the portion of a landowner's property bordering a county or state road certain road right-of-way maintenance work may be the responsibility of the landowner. Such work could involve replacement or repair of culverts, the clearing of drainage ditches, the control of vegetation along the road, and/or management of surface water runoff. Landowners should check with the agencies of jurisdiction (state or county) to clearly understand any obligation they may have.

During the dry season, gravel roads can generate a great deal of dust from vehicle traffic. Certain dust control methods may be employed by the landowner, but they need to be reviewed with the county prior to implementation.

The Yamhill SWCD may provide assistance with the design and location

of bank stabilization and other erosion control problems associated with road construction and maintenance.

Emergency Vehicle Access New rural residences are required to provide a designated emergency vehicle turn around area if the road is over 400 feet long and has only one entrance onto a public road. The turnaround must be a circular 60-foot diameter with possible modification allowed by the County Engineer. Citizens constructing a new residence should contact the county Planning Office for design details. Under a countywide agreement, officials from the local Rural Fire Protection District or the nearest city will do any necessary inspections.

Property Address For emergency vehicle response, landowners and residents of rural property need to provide a clear address designation at the driveway entrance.

7.0 Soil

General Soils occur in complex patterns throughout Yamhill County. It is the soil type, slope, properties, and characteristics that determine a soil's best use (such as farmland, woodland, or wildlife). Soil characteristics also affect ground water supply and surface water management. Landowners and other users should have a good understanding of the properties and characteristics of their soils before land-use decisions are made.

Soil survey Information can be obtained from the Yamhill SWCD office in McMinnville. The Soil Survey provides details on each one of the 68 identified soil mapping units of Yamhill County. For more information consult

the USDA-NRCS web site at www.or.nrcs.usda.gov/soil/oregon/or_reports_or.htm

Engineering Soil properties must be considered in the construction and maintenance of drainage systems, erosion control structures, reservoirs and ponds, irrigation systems, roads and pipelines. Various characteristics of soils will determine the successful operation of septic systems and will dictate needed design standards for roads and buildings. Slope of the soil and its potential for erosion on construction sites must also be considered.

Information on the suitability of a soil mapping unit for any of these or other



land uses in Yamhill County and technical assistance in designing and managing these uses are available from the Yamhill Soil and Water Conservation office.

Construction New dwellings must install a sewage disposal system that meets requirements set by the County Community Development Department. A site assessment must be conducted and an evaluation made of a soil's capacity for acceptable drain field operation. Application and fee submission are required. Due to certain combination of soil characteristics and associated conditions, drain fields may not be permitted and construction of a dwelling denied.

Soil properties are also important to consider in construction for aspects of building support, material corrosion,

and basement design. Many of the soils in the county are subject to excessive shrink-swell properties that can affect foundation design. High water tables and moisture retention in certain soil may cause damp or wet basements unless special construction efforts are taken.

Soil Erosion Control of erosion is an important concern for the landowner. It is unlawful to allow excessive amounts of soil erosion to occur on your property. A permit is required if you are exposing more than one acre of soil for non-farm purposes (contact DEQ) There are large variations in climate and geography within the county and when combined with site features like slope, aspect, and soil type, erosion problems can develop quickly. Yamhill SWCD and NRCS can provide advice to the landowner to prevent soil erosion.

8.0 Environmental Matters

General Many features in the modern landscape are potentially hazardous; however, harmful risks from these features are substantially reduced if used in a prudent and respectful manner. Failure to understand potential risk can have unwanted consequences for landowners, neighbors, and the community.

Underground Storage Tanks Tanks used for storage of regulated substances located beneath the surface of the ground usually are subject to state and federal regulation. Tanks less than 110-gallon capacity and farm motor fuel tanks under 1100 gallons are exempt.

Real estate laws require sellers to disclose the presence of underground tanks on sale property. Buyers should

note if such tanks are registered or unregistered. Unregistered tanks can be removed by the landowner. Removal of registered tanks requires a special contractor licensed by the state.

Contamination of soil or ground water by an underground tank must be reported to the DEQ by the landowner, regardless whether it is a registered or unregistered tank. Contamination clean-up costs are the responsibility of the landowner.

Scrap Tires The use or storage of waste tires on a landowner's property requires permits and a management plan. Contact the Yamhill County Planning Department office or the DEQ for interpretation of the rules in regard to this matter.

Chemicals Most chemicals in farm/forest practices pose some risk potential to the environment, and some are classified as restricted-use pesticides. Applicators for such pesticides must be licensed and certified by federal and state authorities. Landowners must be certified and licensed to use restricted-use pesticides on their own property. The purchase of fertilizer from out-of-state sources can also be subject to regulations.

Applying chemicals for forestry related

purposes requires completion of a Notification of Operation form with the ODF prior to commencing the application.

The purchase, handling, and application of chemicals for agricultural related purposes is a complex activity involving both technical and regulatory knowledge. For interpretation of rules pertaining to plant pesticides, landowners should check with the ODA Plant Division, or the ODF.

9.0 Pesticides & Household Chemicals

General The single most important rule of pesticide safety is to read the pesticide label before each use and follow the directions. If still in doubt after reading the label, contact the OSU Extension specialists or chemical company representatives (see label for number). All pesticides should be handled with care. Even the most toxic compounds can be used safely, provided recommended precautions are followed. Follow all label requirements and recommendations for personal protective clothing and equipment.

While label requirements are important and must be followed, other factors in safe and effective use of pesticides are the qualifications and attitude of the pesticide applicator, and good common sense. Safety should be carefully practiced until it becomes habit.

Health Hazards Each season there are accidents and deaths attributable to the misuse of pesticides. In case of an accident involving pesticides, see your doctor at once. It will help your doctor to know exactly what pesticide is involved. The label on the container gives this information. Take the pesticide label (or information from the label including

the product name, EPA registration number, common name, percentage of active ingredient, and first aid instructions) to the physician. If the label cannot be removed, take along the pesticide container (if not contaminated), but do not take it into the hospital or doctor's office.

If poisoning may have occurred due to pesticides, follow the same procedures as outlined for pesticide accidents. Do not let yourself or anyone else get dangerously sick before calling your physician or going to a hospital. It is better to be too cautious than too late.

Pesticide Spills & Cleanup Pesticide spills and cleanup require immediate action based on foresight and preparation. Response to a pesticide spill may vary with size and location of the spill. You must know how to respond correctly when a spill occurs. If you cannot manage a spill by yourself, get help. Even a spill that appears to be minor can endanger you, other people, and the environment if not handled correctly. Never leave a spill unattended.



10.0 Livestock & Wildlife

General Rural living often allows citizens to raise large domestic animals. It also allows the landowner greater exposure and interaction with wildlife species. Both the introduction of domestic species to a property and dealing with local wildlife require planning and understanding.

Domestic Animals Raising domestic livestock, whether as companion animals or for profit, may seem like an attractive experience but there are many variables to consider.

Landowners need to check county zoning regulation to see if the raising of animals is permitted on the property, and to what extent.

Exposed improvements such as fencing or shelter, may be required. Landowners need a plan to deal with animal wastes so they do not impact water quality or neighbors.

In addition, skills must be developed in subjects like animal health, marketing, and pasture management. Unless landowners have extensive experience with domestic livestock they are advised to seek assistance from the OSU Extension Service.

Wildlife Living in a rural setting often means sharing your land with local wildlife. While great pleasure can be derived from observing local species of animals and birds on your property, their presence often requires the rural landowner to be tolerant of some of their habits (e.g., deer and elk can find browsing in your garden a pleasurable experience). Rural landowners must expect to develop their personal degree of adaptability with wildlife.

Wildlife Control There are times when local wildlife can create problems ranging from just being a nuisance to serious crop and livestock losses. A family of raccoons may have to be discouraged from taking up residence in your attic, or the problem of deer or elk eating grain crops may have to be addressed. If a landowner is having a problem with wildlife, he/she should contact an ODFW District Wildlife Biologist in Salem.

Wildlife Conservation Rural landowners often take measures to provide or improve the habitat for various species. Activities can range from construction of a simple bird feeder to participation in a variety of governmental conservation programs offered through agencies like the NRCS and the ODFW. These agencies can assist with habitat planning and development or provide guidance concerning cooperative landowner agreements for cost share programs.

While easements may be a required part of a cost-share plan, many habitat/conservation plans respect the landowners' privacy by not requiring unlimited access to the public.

Hunting & Fishing Hunters and fisherman can only enter private land with the owner's permission. Access to state and federal lands is overseen through regulation. Law enforcement for ODFW is the Game Division of the Oregon State Police. If landowners is experiencing trouble with trespassers, they should contact either the local ODFW office or the county Sheriff's Office.

11.0 Woodlands

General Small woodland owners make an important contribution to the economy and environmental quality of Oregon and the nation. Growing pressures for raw materials combined with the reduction in harvests from federal forests have focused the need to have more intensive and improved management on small private forest lands. Benefits from good management of these lands include increased timber growth and quality, cleaner water, soil protection, water quality, aesthetics and recreational opportunities.

Management There are many reasons for managing a woodland. Benefits include obtaining periodic income from forest management activities, reducing property taxes from special tax assessments on forestlands, personal enrichment and aesthetic appeal, helping wildlife, and improving the environment.

Managing forestland requires a long-term commitment. If you are starting with bare land, it could be 30 years until you receive any monetary return from your investment. On the other hand, if you purchase land that is already forested there may be opportunities for early income from harvesting trees of marketable size.

Maintaining a healthy woodland by thinning smaller or diseased trees results in beneficial products, such as firewood, makes the area aesthetically pleasing and increases the growth on remaining trees. Managing the woodland and harvesting timber will provide income and allow opportunities for further management of your valuable woodland resource.

Personal Management Owning woodland property provides a wide variety of management opportunities. The first and most important tool for managing your woodland property is a plan that tells you how, when, and where to do what you want to do. It defines objectives for the property, organizes and allocates time and money to best meet these objectives, and provides a tax record of costs and accomplishments. In short, a management plan will help you realize benefits from your property.

There are several sources of assistance and advice available to woodland owners including: developing a management plan, forest inventoring, forest management, contracting, marketing, reforestation, forest health, wildlife habitat, and tax consultation.

Services can be obtained from: a private consultant, the Oregon State Department of Forestry Service Forester, timber companies with forest management assistance programs, OSU Extension Service Forester, or the Yamhill County Soil and Water Conservation District.

Regardless of who writes the plan, it should reflect the landowner's objectives for the property. If you do decide to have someone else prepare a plan, the more information you can provide about the property and your objectives the better they will be able to assist you.

Tax Deferrals Tax deferrals for woodland acreage may be attained from the Assessor's Office located at the county courthouse in McMinnville. You must apply between January 1 and April 1. Just



as the stewardship plan has requirements, so do the various forms of tax deferrals available in Yamhill County. Two acres minimum, 200 trees per acre, an approved management plan, and trees from a list of acceptable species are the basic requirements for tax deferral.

A deferral simply “withholds” your total taxes until harvest. Taxes on your approved land are less; however, you will pay an elevated tax on the money received from harvest. These rates all depend on which tax deferral you qualify for. The point of a tax deferral on woodland property is to allow the landowner to pay the taxes when the money is available.

If you only wish to meet minimum

eligibility requirements for forest tax deferral, 200 trees/acre are required. If you are planning on having a productive forest and making a profit the landowner should plant 400 trees/acre to maximize growth, selectivity, and the full potential of the land.

Woodland harvest and management is regulated by the Oregon Forest Practices Act and the Threatened and Endangered Species Act. All commercial harvest and forest management activities require an operation permit from the Oregon Department of Forestry (ODF) and may require specially, approved management plans for riparian areas and wildlife and plant habitats. For information, permit application and requirements contact the ODF.

Firewood

The potential value for firewood depends on wood density, resin, ash and moisture content. Generally, hardwoods that provide long-burning fires contain the greatest total heating value per unit volume. Softwoods (fir and pine) that provide a fast burning, crackling blaze are less dense and contain less total heating value per unit volume. The BTU values for a cord of air dried wood of various species includes:

White Oak	30,600,000 BTUs
Maple	29,000,000 BTU's
Poplar	17,260,000 BTU's
Cedar	16,300,000 BTU's
Fir	15,500,000 BTU's

12.0 Weeds

General Weeds are undesirable for a number of reasons. Some are invaders. Some become dominant and prevent development of desirable plants, and some are toxic and can be harmful to

humans and livestock. Weeds, due to their hardy ability to survive, can also be an indicator of loss of soil fertility or poor soil management, or past disturbance.

Noxious Weeds Some weeds pose special hazards to people, livestock, or the environment. These plants are classified as “noxious weeds” by the county weed inspector (Yamhill SWCD). Noxious weeds steal your land by forming dense monocultures that preclude use of that land for any other purpose. Noxious weeds will not go away without several years of consistent weed control effort.

Weed Control Control of weeds is the responsibility of the landowner. The first step is to identify the weed to learn how it can best be controlled. There are different

approaches to weed control such as manual control by mowing, use of herbicides, controlled burnings, or releasing beneficial insects. Sources of weed control information include the Pacific NW Weed Management Handbook (www.weeds.ippc.orst.edu/PNW/weeds), Yamhill SWCD, or OSU Extension fact sheets. Applying herbicides involve some risks. Landowners should read chemical labels carefully and follow all precautions and restrictions.

Yamhill County Priority Noxious Weed List for 2009-2010 Fiscal Year

<i>County “A” List High Priority For Control</i>	
Italian Thistle	<i>Carduus pycnocephalus</i>
Meadow Knapweed	<i>Centaurea pratensis</i>
Purple Loosestrife	<i>Lythrum salicaria</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
False Brome	<i>Brachypodium sylvaticum</i>
Spurge Laurel	<i>Daphne laureola</i>
Scotch Broom	<i>Cytisus scoparius</i>
<i>County “B” List Important To Control</i>	
Milk Thistle – Agric.	<i>Silybum marianum</i>
Canada Thistle	<i>Cirsium arvense</i>
Tansy Ragwort	<i>Senecio jacobaea</i>
Field Bindweed - Agric.	<i>Convolvulus arvensis</i>
Large Crabgrass - Agric.	<i>Digitaria sanguinalis</i>
Blackgrass - Agric.	<i>Alopecurus myosuroides</i>
Velvetleaf - Agric.	<i>Abutilon theophrasti</i>
Field Dodder - Agric.	<i>Cuscuta pentagona</i>
Himalayan Blackberry	<i>Rubus discolor</i>
Reed Canary Grass	<i>Phalaris arundinacea & aquatica</i>
English Ivy	<i>Hedera helix</i>
Italian Arum	<i>Arum italicum</i>
<i>County “T” List Watch For These Species</i>	
Bamboo	Multiple Species
Gorse	<i>Ulex europaeus</i>
Giant Hogweed	<i>Heracleum mantegazzianum</i>
Small Broomrape	<i>Orobanche minor</i>

Recognition and control of weeds is the landowner’s responsibility. Weed control can take several forms, from application of herbicides, mowing, to releasing insects. Landowners are urged to seek clear understanding of all regulations pertaining to weed control from the OSU Extension Office, ODA Weed Control Division, or the Yamhill SWCD. Licensed consultants are available at retail outlets where chemicals are sold.



13.0 Rural Living

General There are many aspects of rural living which differentiate its character from an urban setting. Being prepared for the unexpected and a quality of self-reliance are part of the rural experience. The rural landowner is responsible for safe water and proper sewage disposal. Times of minor emergency like a power outage may shut off water supply or heating systems for longer periods than in town. During dry seasons, a well level may need to be monitored for adequate supply and quality of water. Emergency response will be longer and safety is an extra precaution.

Fire A rural residence can face an increased risk from fire depending on location and site. Local fire districts protect most of rural Yamhill County. Fire insurance may not be available for locations outside a fire district, and if so, costs may be higher. Landowners need to identify if their property is in a fire district and know which district to notify for emergencies. Residence addresses should be displayed along access roads to assist fire personnel to quickly locate your property.

Landscape and building design can play an important role in fire safety. Hidden deep in the woods and surrounded by lush vegetation a house portrays a sense of enclosure, but such close proximity to burnable material in the dry months of summer raises the risk of fire. Keeping brush and grass cut down around a house creates a firebreak and reduces the risk. In addition, careful choice of roofing materials and design of chimneys for stoves and fireplaces should be considered.

Forest Fires Forest fires have no respect for property lines. If living close to state or federal forest lands, a landowner should know the appropriate agency to contact in case a fire is discovered on public lands. Contact your local fire department for fire district boundaries.

Farm/Forest Neighbors Much of the land in Yamhill County is zoned and used to produce timber and agricultural products. Commonly accepted management and harvest practices associated with these products often result in noise, dust, odors and a changing landscape.

If living next to a stand of timber or enjoying the view of a neighboring timbered hillside, remember these trees may be harvested. The logging procedures used to remove this timber and replant the area may create noise, dust, or smoke from slash burning.

If a landowner has a farmer for a neighbor, methods used in preparing the land, harvesting a crop, or raising of livestock can create noise, dust, and odors. Farming demands long hours and use of equipment from early morning to late at night. Fertilizer application and pest prevention procedures occasionally produce dust and noise. The natural odor of livestock can be pungent and strong.

These are rural realities in areas zoned for farm/forest use, and rural residents should understand that such practices are recognized as accepted features of the rural landscape. Farming and forest practices are not subject to alteration due to noise, dust, odor, or other features associated with the harvest of timber or the practice of agriculture.

13.0 Yamhill County Resources

Yamhill County Assessment & Taxation

535 NE 5th St., Room 135
McMinnville, OR 97128
Tel.: 503-434-7521 Fax: 503-434-7352
Email: hughesr@co.yamhill.or.us
<http://www.co.yamhill.or.us/assessor>

Dept. of Planning & Development (Zoning)

401 NE Evans St.
McMinnville, OR 97128
Tel.: 503-434-7516 Fax: 503-434-7544
Email: planning@co.yamhill.or.us
<http://www.co.yamhill.or.us/plan>

Yamhill County Clerk

535 NE 5th St., Room 119
McMinnville, OR 97128
Tel.: 503-434-7518 Fax: 503-434-7520
Email: sternc@co.yamhill.or.us
<http://www.co.yamhill.or.us/clerk>

Yamhill County Solid Waste

401 NE Evans St.
McMinnville, OR 97128
Tel.: 503-434-7445 Fax: 503-434-7544
Email: mathiss@co.yamhill.or.us
<http://www.ycsw.org>

Yamhill County Surveyor

2060 Lafayette Ave.
McMinnville, OR 97128
Tel.: 503-434-7415
Email: surveyor@co.yamhill.or.us
<http://www.co.yamhill.or.us/surveyor>

Yamhill County Sheriff's Office & Jail

535 NE 5th St.
McMinnville, OR 97128
Tel.: 503-434-7506 Fax: 503-472-5330
Office hours: 9:00 AM—5:00 PM
For information call:
503-472-9371 (McMinnville)
503-538-7302 (Newberg)
503-662-4233 (Yamhill)

Public Works (Roads, Bridges, Culverts, etc.)

2060 Lafayette Ave.
McMinnville, OR 97128
Tel.: 503-434-7515 Fax: 503-472-4068

Yamhill County Phone Contacts:

Accounting	503-434-7537
Building & Code Enforcement	503-434-7516
Cartography	503-434-7521
Commissioners	503-434-7501
Dog Control	503-434-7538
Engineering (Public Works)	503-434-7515
Public Health	503-434-7525
Environmental Health	503-434-7525
Vital Records (Birth & Death)	503-434-7477
Property Appraisers	503-434-7521
Recording/Public Records	503-434-7518
Road & Bridge Maintenance	503-434-7515
Sanitarian (Dyke Mace)	503-434-7516
Surveyor's Office	503-434-7415
Tax Collector	503-434-7521
Trapper	503-876-6135
Treasurer	503-434-7533

Rural Fire Districts

Amity Fire District
Amity Tel.: 503-835-2311
Dayton Fire District
Dayton Tel.: 503-864-2221
McMinnville Fire District
McMinnville Tel.: 503-434-7305
Polk County Fire District 1
Monmouth Tel.: 503-838-1510
Sheridan Rural Fire District
Sheridan Tel.: 503-843-2467
Southwest Fire District
Administered through Dallas
Dallas Tel.: 503-623-2338
Willamina Rural Fire District
Willamina Tel.: 503-876-2004



Oregon Dept. of Agriculture (ODA)

635 Capitol St. NE
Salem, OR 97301-2532
Tel.: 503-986-4550 TTY: 503-986-4762
<http://www.oda.state.or.us>

Pesticides Division

Tel.: 503-986-4635 Fax: 503-986-4735
<http://www.oda.state.or.us/pesticide>

Natural Resources Division

Tel.: 503-986-4700 Fax: 503-986-4730
<http://www.oda.state.or.us/nrd>

Agricultural Development & Marketing Division

1207 NW Naito Parkway, Suite 104
Portland, OR 97209-2832
Tel.: 503-872-6600 Fax: 503-872-6601
<http://www.oda.state.or.us/admd/index.html>

Plants (Pests, Weeds, etc.)

Nursery & Christmas Trees Tel.: 503-986-4644
Plant Pest & Disease Tel.: 503-986-4636
Noxious Weed Control Tel.: 503-986-4621
Invasive Species Hotline Tel.: 1-866-INVADER

Oregon Dept. of Forestry (ODF)

2600 State St.
Salem, OR 97310
Tel.: 503-945-7200 Fax: 503-945-7212
TTY: 800-437-4490
<http://www.odf.state.or.us>

Dallas Tel.: 503-623-8146
Forest Grove Tel.: 503-357-2191

Oregon Dept. of Environmental Quality

811 SW 6th Ave.
Portland, OR 97204-1390
Tel.: 503-229-5696
Toll-free Oregon: 800-452-4011
TTY: 503-229-6993 Fax: 503-229-6124
Email: deq.info@deq.state.or.us

Oregon Division of State Lands (DSL)

775 Summer St. NE, Suite 100
Salem, OR 97301-1279
Tel.: 503-378-3805 Fax: 503-378-4844
<http://statelands.dsl.state.or.us>

Oregon Dept. of Fish & Wildlife (ODFW)

3406 Cherry Ave NE
Salem, OR 97303-4924
Information Tel.: 503-947-6000
NW Wildlife Specialists, Salem 503-399-5814
<http://www.dfw.state.or.us>

Oregon Department of Water Resources

725 Summer St NE, Ste A
Salem, OR 97301-1271
Tel.: 503-986-0900 Fax: 503-986-0904
<http://www.wrd.state.or.us>

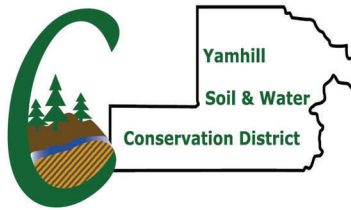
Natural Resources Conservation District

1201 NE Lloyd Blvd, Ste 900
Portland, OR 97232
Tel.: 503-414-3200 Fax: 503-414-3277
<http://www.or.nrcs.usda.gov>

Yamhill County Office:
2200 SW 2nd St.
McMinnville, OR 97128
Tel.: 503-472-6403 Fax: 503-472-2459

Yamhill Soil & Water Conservation District

2200 SW 2nd St.
McMinnville, OR 97128
Tel.: 503-472-6403 Fax: 503-472-2459
Email: yamhill-swcd@or.nacdnet.org
<http://www.yamhillswcd.org>



***Yamhill* SOIL & WATER CONSERVATION DISTRICT**

During the 1930s, the Dust Bowl made clear to the nation the need to conserve soil and other natural resources. Many agencies, ranging from Land Grant Universities to the Federal Emergency Relief Administration worked to find ways to implement conservation practices. The result was the Soil Conservation Act of 1935 which created the Soil Conservation Service (SCS) to develop and implement soil erosion control programs. The SCS is now known as the Natural Resources Conservation Service (NRCS).

The U.S. Congress developed a model Conservation District Law, formally tying SCS to local leadership in an effort to make the Soil Conservation Districts responsive to local conditions and priorities. In 1939, the Oregon legislature adopted this Law and established conservation districts in Oregon to “direct programs to protect local, renewable natural resources.” In 1953, Yamhill County voters established the Yamhill Soil and Water Conservation District (SWCD). Oregon now has 47 SWCDs in 36 counties.

The Yamhill Soil and Water Conservation District is managed by seven elected, unpaid directors representing five geographical areas of the county and two at-large representatives. The directors are assisted by members of the community who serve as Associate Directors and help provide leadership and direction in management of natural resource conservation programs. Funding for district staff, administration and programs comes from a tax base, grants, and contributions from county, state, and private sources.

The Yamhill Soil and Water Conservation District exists to support the wise use of soil, water and other natural resources and assist the people of Yamhill County with implementing conservation practices. We do this in part by sponsoring a variety of activities, including native plants sales, woodland tours, and landowner workshops on Confined Animal Feedlot Operations, habitat restoration, and watershed enhancement. District and NRCS technical assistance is available to assist individuals and landowners with conservation needs.

Anyone who is interested in knowing more about the Yamhill Soil and Water Conservation District is encouraged to call the office in McMinnville at (503) 472-1474 ext 3. The Yamhill SWCD holds its regular board meetings in McMinnville on the second Wednesday of each month at 7:30 A.M. The public is encouraged to attend and participate.

***Yamhill* SOIL & WATER CONSERVATION DISTRICT**

2200 SW 2nd Street ▪ McMinnville, Oregon 97128 ▪ Tel.: 503-472-1474 ▪ Fax: 503-472-2459 ▪ www.yamhillswcd.org