

Written comments for
Conditional Use 17-043/Gross
(Bi-Mart Country Music Festival)
received April 7 - 20, 2018
(copy is posted on Planning website)

1 of 3

CU17-043(Gross) Bi-Mart/Willamette Country Music Festival

The following testimony addresses the TIA (Final) submitted by the applicant. Farmers who operate in the Talbot Road area are opposed to the permit since their operations, which are very active during the 3rd week of August, may experience a significant potential loss in the amount of \$1,150,000. The nine farmers submitting data for this testimony are:

George Meyer/GM Meyer Farms

Neils Jensen/Neils Jensen Farms, Inc.

Neils Jensen/Willamette Valley Storage, LLC

Gabrielle Whitaker/J2 Farms, Inc.

Blue Lace Farms, Inc.

Harold M. Miller/Harold M. Miller Landscape Nursery

Brian Krebs/Santiam Farms, LLC

Wes Pilcher/Pilcher Farms, LLC

Suzanne Oswald/Oswald Farms, LLC

April 20, 2018



April 20, 2018

Marion County Planning Division
5155 Silverton Rd., NE
Salem, OR 97305

Re: CU17-043(Gross) – Additional Testimony – TIA (Final)

Marion County Hearings Officer:

Friends of Marion County is a 501(c)(3) farmland protection organization founded in 1998. Our mission is to protect farm and forestland, parks, and open space.

This review of the applicant's TIA (Final) outlines the impacts to Talbot Road area farm operations.

The attached Excel spreadsheets (Exhibits #1,2) summarize the possible impacts to Talbot Road area farm operations. Several Talbot Road area farmers generously devoted their time, energy, and information which resulted in the tables. Their help is gratefully acknowledged but their data alone does not completely represent the Bi-Mart Music Festival impacts to the region. There are many more farmers that will be impacted that did not come forward to provide their farm information. Therefore the information submitted herein does not fully reflect the significant impacts to all area farm operations.

The tables highlight the crops likely to be produced in 2019. Although it is not possible to predict which fields will be affected and what the significant losses will be in future years, the area farmers have relied on recent historical data to arrive at these estimates.

The potential significant losses to the nine farms and other farm related businesses that have agreed to provide information is approximately \$1,150,000.

The numbers reflected in each farm's potential 2019 crop loss represent many years of farming practice in the Talbot Road area. These farmers have experience in plowing, planting, fertilizing, irrigation, spraying, and harvesting various crops in different fields which they either own or lease. Some of the crops are rotated between fields depending on several factors, including field size, weather and drainage, seed, fertilizer and chemical cost, and commodity pricing. During the Great Recession of 2008-2012, some area farmers switched to more lucrative crops which were in demand at that time. After the recession ended, some farmers returned to their original crop mix. This practice is common in commodity markets and therefore the significant future losses can only be estimated based on recent historical crop information. If there is another commodity price downturn in the future, the farmers may switch to other crops as necessary to maintain the viability of their operations. The affects of the Bi-Mart Music Festival on their operations makes these decisions even more difficult.

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The applicants' understanding of the farming cycle periods and the effects on farmers processing of their fields is substantially in error.

The applicant provided several tables; Table 1. Summary of Area Crops, (TIA, pgs. 15,16) and Table 2. Summary of Harvest Periods for Area Crops (TIA, pg.17). These tables are followed by a series of explanations (TIA, pgs.17-22) describing each crop and the applicant's understanding of the processing and harvesting periods and impacts on area farm operations. In almost all cases, the applicant underestimated the length of time processing and harvesting will occur. Of course, the process of harvesting is only one of the processes that a farmer will use to get his product to market. There are periods of plowing, seeding, irrigation, chemical and fertilizer applications that will occur throughout the Spring and Summer months and which may continue into September. Interruption and delay in any of these processes could significantly alter their success. Crops may not be fully harvested and yields may be substantially reduced if there are any interruptions in the critical farming cycles.

While reviewing the applicant's tables and statements, area farmers offer their own analysis of possible significant impacts to their operations. The impacts and timeframes are summarized in the Excel spreadsheets (Exhibit #1,2). In order to correct the underestimated impacts described by the applicant, area farmers addressed which crops they farm, the time periods involved in the processing and harvesting of those crops, and how their operations may be impacted. In previous testimony, area farmers provided descriptions of the impact the Festival would have on their operations. With the help of these farmers, the effects are summarized here.

1. **Grass Seed** is grown by GM Meyers Farms, Neils Jensen Farms, Oswald Farms, and J2 Farms. The major operation and harvest periods are from the 3rd week of July thru the 3rd week of August. The potential significant loss may amount to **\$173,496**.
2. **Custom Straw Bailing** operations by GM Meyers Farms, Neils Jensen Farms, Oswald Farms, and Santiam Farms primarily occur from the 2nd week of June thru the 4th week of August. The potential significant loss may amount to **\$129,000**.
3. **Bent Grass** is grown by Neils Jensen Farms and J2 Farms. The major operation and harvest periods are from the 3rd week of July thru the 3rd week of August. The potential significant loss may amount to **\$129,656**.
4. **Clover** is grown by GM Meyers Farms, Neils Jensen Farms and J2 Farms. The major operation and harvest periods are from the 1st week of August thru the 4th week of August. The potential significant loss may amount to **\$36,660**.
5. **Peppermint** is grown by Neils Jensen Farms and J2 Farms. The major operation and harvest periods are from the 4th week of July thru the 4th week of August. The potential significant loss may amount to **\$60,712**.
6. **Green Beans** are grown by GM Meyers Farms, Santiam Farms, and Pilcher Farms. The major operations and harvest period vary and may occur between the 2nd week of June to the 3rd week of September. The potential significant loss may amount to **\$107,000**.
7. **Trucking & Storage** services are provided by Willamette Valley Storage. The financial loss would not be for just the four-day proposed event. There would be an on-going financial cost since suppliers and vendors would realize that they do not have access to the facility at least four days each year. Losing one vendor would cost considerably. If the BWCMF is relocated to Jefferson, OR, the company must be listed as loss payee for **\$1,200,000** on BWCMF insurance and must be provided with the Loss Payee insurance copy at the time of approval.
8. **Landscape Nursery** year-around retail and commercial operations are conducted by Harold M. Miller. The potential significant loss may amount to **\$150,000**.
9. **Spinach Seed** is grown by Santiam Farms. The major operation and harvest periods are from the 1st week of August thru the 4th week of August. The potential significant loss may amount to **\$100,000**.

10. **Sugar Beet Seed** is grown by Pilcher Farms. The major operation and harvest periods are from the 2nd week of August thru the 1st week of September. The potential significant loss may amount to **\$56,000**.

The Google Maps of the George Meyer Farm (Exhibit #3), Blue Lace and Oswald Farms (Exhibit #4), Neils Jensen Farm, J2 Farm, Willamette Valley Storage (Exhibit #5), and Pilcher Farms (Exhibit #6) properties illustrate the extent of farm properties that will be affected by the Bi-Mart Music Festival. Each property is numbered to coincide with the farm /field property owner as identified in the Excel table - Bi-Mart Music Festival - Talbot Rd. Area Farmers Field Descriptions (Exhibit #2).

All of these properties are located on or near the I-5/County Road access that Festival goers will be travelling to get to or leave from the Festival venue. Some properties are directly adjacent to the Festival site and others are nearby. Farmers and their employees must travel the local roads to get to and leave from their fields in order to access their equipment from their storage locations. Festival traffic will be interfering with farm vehicle trips to the farm fields. Several farmers have already testified about the number of daily trips their employees would be making during the Festival. Some of the equipment which has been pictured in earlier testimony will require the full double lane road width. Several farmers use double length tractors to deliver/receive their products/raw materials to and from their farm field work sites. These vehicles will require almost 1/8 mile roadway clearance in order to safely leave from or enter into the transportation/storage locations. During the Festival four day event, in the middle of harvest season, these trips will occur many times each weekday and weekend.

The potential loss (Exhibit #2) to farm income is significant and may approach or exceed **\$1,150,000**. This loss is reflected in the established business farming practices of experienced farmers. In this report nine farm operations are highlighted. There are, however, many more farm operators in the area that have not been contacted. It should be assumed that potential losses will total much higher than has been estimated here.

Marion County should find that the Bi-Mart/Willamette Country Music Concerts, LLC cannot provide the assurance to local farmers that this event scheduled for the 3rd Week of August 2019 will have only a minimum impact on their operations. The April 20, 2018 TIA (Final) does not yield a satisfactory resolution to the traffic problems that will occur and applicant's assurance that these effects can be mitigated is erroneous. Therefore Marion County should deny this application.

Roger Kaye, President
Friends of Marion County
P.O. Box 3274
Salem, OR 97302
(503)743-4567
rkaye2@gmail.com

Exhibits:

1. Bi-Mart Music Festival - Significant Impacts on Farming Practices (Talbot Road Area) (Excel file)
2. Bi-Mart Music Festival - Talbot Rd. Area Farmers Field Descriptions (Excel file)
3. Google Maps - 24 maps of the George Meyer Farm properties
4. Google Maps - 4 maps of the Blue Lace and Oswald Farm properties
5. Google Maps - 6 maps of the Neils Jensen Farm, J2 Farm, and Willamette Valley Storage properties
6. Google Maps - 2 maps of the Pilcher Farm properties

Exhibit #2

Map Reference #	George Meyer Farms	CROP	ACREAGE	LOCATION
GMF-1	Jefferson Field 1	Fescue	80	Jefferson-Scio Road
GMF-2	Morningstar Field 1	Hazelnuts	32	Morningstar Road
GMF-3	Morningstar-Field 2	Fescue	140	Morningstar Road
GMF-4	Harnish-Field 1	Fescue	40	Dever Conor Road
GMF-4	Harnish-Field 2	Turf Perennial	40	Dever Conor Road
GMF-4	Harnish-Field 3	Beans	45	Dever Conor Road
GMF-6	Fidels House-Field 1	Fescue	22	Jefferson HWY 99E
GMF-7	Cemetery Field-Field 2	Fescue	65	Wintercreek Road
GMF-8	62ac Field-Field 3	Turf Perennial	62	Wintercreek Road
GMF-9	Hwy 99 Field-Field 4	Fescue	35	Jefferson HWY 99E
GMF-10	Refuge-Big Pivot-Field 1	Forage Perennial	42	Ankeny Hill Road
GMF-10	Refuge-Big Pivot-Field 2	Clover	40	Ankeny Hill Road
GMF-10	Refuge-Big Pivot-Field 3	Fescue	25	Ankeny Hill Road
GMF-11	Refuge-Little Pivot-Field 4	Fescue	36	Ankeny Hill Road/Wintel Road
GMF-12	Refuge-Behind The Shop-Field 5	Fescue	55	Talbot Road, S.
GMF-14	McCall's House-Field 1	Fescue	28	Talbot Road, S.
GMF-15	Top Field-Field 2	Turf Perennial	64	Talbot Road, S.
GMF-16	River Field-Field 3	Beans	40	Talbot Road, S.
GMF-17	"S" Corner Field-Field 4	Beans	32	Talbot Road, S.
GMF-18	Buena Vista-Field 1	Forage Perennial	70	Talbot Road, S./Buena Vista Road
GMF-19	Buena Vista-Field 2	Turf Perennial	30	Talbot Road, S./Buena Vista Road
GMF-20	Gravel Pit-Field 1	Hazelnuts	45	Higbee Road
GMF-21	Gravel Pit-Field 2	Fescue	25	Higbee Road
GMF-22	Marlatt Farm-Field 1	Turf Perennial	64	Marlatt Road
GMF-23	View Crest-Field 1	Fescue	125	Centruy Drive
GMF-24	Shop-Field 1	Turf Perennial	45	Talbot Road, S.
GMF-25	Shop-Field 2	Fescue	51	Talbot Road, S.
	Blue Lace Farms	CROP	ACREAGE	LOCATION
BLF-1	JB Farm	Fescue	115	Talbot Road, S.
BLF-2	Higbee	Hazelnuts	20	Higbee Road
BLF-3	Tangent	Fescue	74	HWY 34
	Neils Jensen Farms	CROP	ACREAGE	LOCATION
NJF-1		Mint		Talbot Road, S.
NJF-2		Bent Grass		Talbot Road, S.
NJF-3		Bent Grass		Talbot Road, S.
NJF-4		Bent Grass		Talbot Road, S.
NJF-5		Clover		Robinson Road
NJF-6		Mint		Robinson Road
NJF-7		Distillery		Robinson Road
NJF-8		Mint		Jefferson Scio Road, SE
NJF-9		Clover		Jefferson Scio Road, SE
MVS-1	Willamette Valley Storage, LLC	Trucking & Storage Co.		I-5 exit #242, and Talbot Road S.
	Harold M. Miller Landscape Nursery	Landscape Nursery		Wintel Road
	J2 Farms	CROP	ACERAGE	LOCATION
J2F-1		Mint		Talbot Road, S.
J2F-2		Mint		Robinson Road
J2F-3		Clover		Robinson Road
J2F-4		Bent Grass		Robinson Road
	Oswald Farms	CROP	ACERAGE	LOCATION
OF-1	Buena Vista 2	Fescue	32	Buena Vista Road
	Pilcher Farms, Inc.	CROP	ACERAGE	LOCATION
PFF-1		Green Beans	17	Wintercreek Road
PFF-2		Sugar Beet Seed	28	HWY 99E
	Santlam Farms	CROP	ACERAGE	LOCATION
SFI-1	Talbot Road	Spinach Seed	55	Talbot Rd/South of Gilmour Rd
SFI-2	Talbot Road	Tall Fescue	65	Buena Vista Rd/West of Gilmour Rd
SFI-3	Talbot Road	Tall Fescue	80	Buena Vista Rd/West of Gilmour Rd
SFI-4	Talbot Road	Tall Fescue	265	Buena Vista Rd/between Wintel Rd and Sydney Rd
SFI-5	Independence	Farmland	850	East of Independence located at 7425 Riverside Dr S. Salem Or 97306

Exhibit 3

24 maps of the George Meyer Farm
Properties

GMF-1



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GMF-2



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GMF-3



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GMF-4



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GMF-5



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GMF-6



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GMF-18



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GMF-19



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GMP-20



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GMF-21



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GMP-22



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GMF-23



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GMF-24



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C-MF-25



Exhibit 4

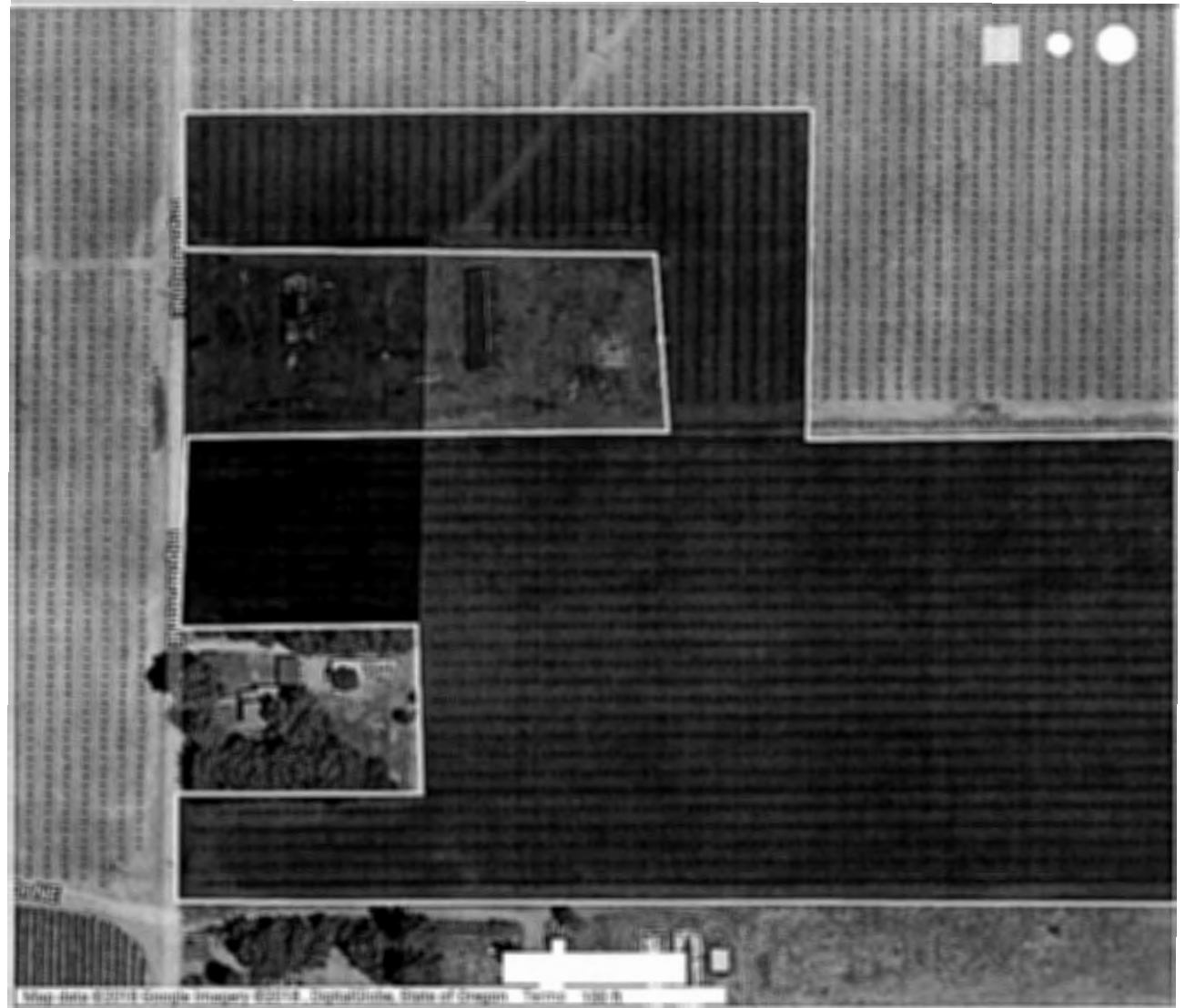
4 maps of the Blue Lace and
Oswald Farms

Blue Lace Farms

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BLF-1



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BLF-2



Blue Lace Farms



BLF-3



Made with Google My Maps

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OF-1



Exhibit 5

6 maps of the Neils Jensen Farm, J2 Farm, and Willamette Valley Storage properties

Google Maps 1786 Talbot Rd S

WVS



Imagery ©2018 DigitalGlobe, Landsat / Copernicus, State of Oregon, Map data ©2018 Google

Map Reference #1

Google Maps 1786 Talbot Rd S

JZ Farms



Imagery ©2018 DigitalGlobe, Landsat / Copernicus, State of Oregon, Map data ©2018 Google 2000 ft

Map reference #1 Mint

Google Maps Robinson Road Jefferson, OR

JZ Farms



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Map Reference #2 Mint
#3 Clover
#4 Bentgrass

Google Maps 1786 Talbot Rd S

NJFI



Imagery ©2018 DigitalGlobe, Landsat / Copernicus, State of Oregon, Map data ©2018 Google 2000 ft

Map Reference # 1 Mint
2 Bentgrass
3 Bentgrass
4 Bentgrass

Google Maps Robinson Road Jefferson, OR

NJFI



Imagery ©2018 DigitalGlobe, Landsat / Copernicus, State of Oregon, Map data ©2018 Google 2000 ft

Map Reference #5 Clover
#6 Mint
#7 Distillery

Google Maps Jefferson Scio Dr SE

NJFI



Imagery ©2018 DigitalGlobe, State of Oregon, Map data ©2018 Google 1000 ft

Map Reference #8 Mint

#9 Clover

Exhibit 6

2 maps of the Pilcher Farm
properties

PFF-1



Chehulpum Creek

Chehulpum



PFF-2