

## Laurel Hines

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Marion County Planning Division  
5155 Silverton Road NE  
Salem, Oregon 97305

Re: Legislative Amendment 22-003

To Marion County Planning Division and County Commissioners:

I urge **Denial** of this unwise proposed amendment.

### **750 people is not a “home occupation” but a large event:**

A “home occupation” is considered by most people as a small occupation, occurring in a house, garage, or a shed near the house, like a small home dog breeding set up, a small hair salon with capacity for one customer at a time, small crafts or repair businesses etc. Most people would conceive of such “home occupations” creating little increased traffic, noise or community disruptions.

When the general public conceives of “farmland” they imagine crops, or livestock, a vineyard, etc. with any events limited to farm related uses (as current regulations apparently require).

Up to 18 events a year, possibly every weekend for the warm months, some events possibly lasting up to 3 days, 750 attendees, generators, food, and portable toilets; that is not what most people would consider a “home occupation”.

### **Would punish and endanger AR Zoned rural homes:**

I live in a rural AR zoned area off of Liberty Road and Ankeny Road. There are several vineyards along Liberty Road out near here, along with Christmas tree farms and other crops. Some people in our AR zoned area have livestock such as horses, cows, sheep or alpacas on small brushy, hilly, treed areas adjacent to EFU lands on more than 3 sides.

Liberty and Ankeny Roads are narrow and winding, with minimal shoulder areas, which already create issues with the occasional farm equipment moving slowly and taking up more than one lane, as well as bicyclists traveling the scenic roads near the Ankeny Refuge.

If the owner of several large EFU parcels adjacent to our AR Zoned area was allowed 18 events of up to 750 people per event (possibly one every weekend all summer and

fall), it would create road hazards, excess traffic, excess noise, and significantly increased fire risks.

Many in our community opposed the Bi-Mart Music Festival mass gathering that sought approval from Marion County a few years ago; the big event was proposed for farmland adjacent to the Ankeny Refuge on roads near our AR Zoned lands. However, when a great many people and farmers in the area opposed it, the Commissioners luckily denied the application due to the narrow, winding road issues, fire risks, and disruptions to nearby farming,

Perhaps that would have been a larger event, but 18 events of up to 750 people per event, would create a longer and greater risk, with frequent issues on the roads nearby, fire risks later into the summer, and issues of portable potties, noise and possibly trespassers into private property even closer to homes and properties in the AR zones.

The AR zones out south along Liberty and Ankeny and other feeder roads, are forested, with homes tucked into treed areas in hilly landscapes. Some, like the Stonecrest area, are up a hill and have only one access.

We worry about fire risks in the dry months, especially fires started near the roads, which could quickly engulf the trees and fields and trap people in their homes. More traffic, more city people driving unfamiliar roads while leaving celebratory events, means more fiery car crashes, more risk of cigarettes out the window, etc. during the dry summer months. Fire responses out here are mainly volunteer out of Talbot, and would not be on standby like for the more major single events requiring mass gathering permits.

Generators and traffic, alcohol use at large events, etc, would all increase risks to those of us in the AR zones in this area, as well as to the vineyards and other agriculture out here.

One thing the Amendment proposal does not mention is how long portable potties could be left up. Another ancillary issue is the traffic in and out for delivery of portable potties, food, catering, etc. for each event, and parking in general. Are parking lots allowed? Or if parking is to be on grass, that would increase the fire risk. What precautions would need to be required to reduce that risk to nearby fields, woods, and homes?

The proposed amendment does not seem to disallow events like motorcycle or ATV racing, or other very noisy, dust producing events.

### **May contribute to wasting of valuable farmland:**

I suspect that this amendment would encourage people with the wealth to buy large parcels of farmland, to buy up farmland with little intent to use valuable farmland for farming, and instead the intent to host many very large events. We already seem to

have such a property near us, with three large EFU parcels bought with probably little intent to do any real farming or ranching.

**IN SUMMARY:**

This propose amendment is bad for not only preservation of farmland, but for any actual farms using farmland appropriately. It creates unnecessary dangers on rural roads, and creates increased fire dangers and disruptions to the lives of AR zoned properties and homes near where any of these supposed "home occupation" would be held.

Most AR zoned property owners near any such proposed "home occupations" hosting events with portable potties, generators, large amounts of traffic, etc nearly every week of the warm months, with noise allowed until 10PM, will be quite upset if this amendment should be approved. Most are currently unaware of this unwise proposal, which will benefit a few and punish many.

**This amendment should be denied.**

Sincerely, Laurel Hines