

Tuttle, Casaria R.

From: Dale and Marlene Land [badlands@internetextension.com]
Sent: Wednesday, November 17, 2010 8:53 AM
To: casaria.r.tuttle@state.or.us; jim.rue.@state.or.us
Subject: Fwd: corrected file/attachments
Attachments: Wind study article Apprasial group one.doc; Will Newman.doc

----- Original Message -----

From:- Wed Nov 17 08:28:45 2010
X-Mozilla-Status:0001
X-Mozilla-Status2:00800000
X-Mozilla-Keys:
Message-ID:<4CE402B8.6000801@internetextension.com>
Date:Wed, 17 Nov 2010 08:28:40 -0800
From:Dale and Marlene Land <badlands@internetextension.com>
User-Agent:Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US; rv:1.9.2.12) Gecko/20101027
 Lightning/1.0b2 Thunderbird/3.1.6
MIME-Version:1.0
To: michael.morrissey@state.or.us.
Subject:corrected file/attachments
Content-Type:multipart/mixed; boundary="-----030604050604090703060802"



Nov. 15, 2010

To Whom it May Concern;

My husband and I are members of "Concerned Citizens of North Lake County", and we have concerns with the issues surrounding possibly changes, or elimination of the Statewide Goal 3. The CCONLC share the goal of preserving agricultural lands in Northern Lake County, as well as throughout the State of Oregon. We do not feel there needs to be any changes, or elimination of the Statewide Goal 3. It has been in place for 35 years, and has been serving its purpose very well.

To change, or do away with Statewide Goal 3 in order to expedite the placement of solar facilities does not serve, or protect farmland, now or in the future. If Goal 3 is changed or eliminated, to allow solar facilities on land more than 20 acres, without receiving an exception to the Goal, we will have them placed randomly and they will proliferate all over the State

We feel that counties should be working on plans for a "designated area" for solar facilities. With a designated area, regulations in place for Conditional Use Permits, and a Goal 3 exception for these areas already in place, it would expedite the placement of solar facilities, without them being placed randomly all over the landscape. And no need to change the Statewide Goal 3.

11/18/2010

If the acreage amount is changed to a larger amount, like the 100 acres that has been suggested, then all but 1 of the solar facilities (and there are several already in various states of the permitting process) in the Christmas Valley area would be able to proceed once they receive their Conditional Use Permit.

Any Solar Facility planning on using more than 100 acres would have to go through the State Energy Dept., for a siting procedure. And at this time, all but one Solar Facility is staying below the 100 acres or more State Dept. of Energy's guidelines.

Nicole Hughes from Element Power stated at the CUP hearing, that she didn't believe that a solar facility would devalue adjoining property anymore than a wind turbine facility would. Please see the attached document "wind-farms-lower-property-values) as you can see from reading this article, there is evidence that Wind turbines devalue adjoining property values. There is no reason to believe that Solar Facilities will not have the same effect. Local residents have been told they could loose 50% value of their property, if not making some "unsalable".

Not only do our farmlands and ranches need to be protected, so do the farmers, and residents living on AG2 land.

It is not the farmers, or ranchers that are going to benefit from changing or the elimination of Goal 3 (except for a few that may lease their land to a Solar Facility). The ones that stand to gain the most are the Solar Facilities that are want their facilities up and running. And since a Goal 3 exception slows them down, they have decided that it would be to their benefit to eliminate or change the Goal 3, to suit their needs to expedite the placement of Solar Facilities.

Not only do our farmlands and ranches need to be protected, so do the farmers, and residents living on AG2 land.

There will be added costs to ranchers or farmers, with the loss of grazing land. Although the same amount of cattle, or livestock could be grazed, the livestock will need supplemental feed. An extra cost to the rancher.

Also see attachment from Will Newman/Oregon Sustainable Agriculture Land Trust. Agricultural land does not need to be irrigated in order for it to be considered productive agricultural land.
That say's a lot.

We are already giving these Solar Facilities enough tax credits, incentives, grants, and tax abatement.

Do we have to give them the farm land also?

Thank you,

Dale & Marlene Land

Christmas Valley, OR.

Marlene,

Thanks for the information.

Is there some way you think OSALT or I can help?

(Whether or not agricultural land can be irrigated is not a determining factor concerning whether or not it can be productive agricultural land. Do not allow planners/developers to get away with using that false justification.)

Will

Will Newman II
Natural Harvest Farm
Research and Education Director
Oregon Sustainable Agriculture Land Trust (OSALT)

Wednesday, October 21, 2009

[Wind Farms = lower property values \(read this Wisconsin study!\)](#)

Wind Turbine Impact Study

Author: Appraisal Group One

This is a study of the impact that wind turbines have on residential property value. The wind turbines that are the focus of this study are the larger turbines being approximately 389ft tall and producing 1.0+ megawatts each.

The study has been broken into three component parts, each looking at the value impact of the wind turbines from a different perspective. The three parts are: (1) a literature study, which reviews and summarizes what has been published on this matter found in the general media; (2) an opinion survey, which was given to area Realtors to learn their opinions on the impact of wind turbines in their area; and, 3) sales studies, which compared vacant residential lot sales within the wind turbine farm area to comparable sales located outside of the turbine influence.

The sponsor for this study was the Calumet County Citizens for Responsible Energy (CCCRE) (Calumet County, Wisconsin), which contracted our firm, Appraisal Group One, to research the value impact that wind turbines have on property value. Appraisal Group One (AGO) protected against outside influence from CCCRE by having complete independence to the gathering of facts, data and other related material and the interpretation of this data to the purpose of this study. AGO chose the location of the study, the search parameters, the methodology used and the three-step approach to the study. AGO does not enter into any contract that would espouse any preconceived notion or have a bias as to the direction of the study and its findings. The purpose of the study was to investigate the value impacts of large wind turbines, the issues influencing these impacts and to report these findings on an impartial basis. ...

The geographic area of this study was focused in Dodge and Fond du Lac Counties. These two counties have three large wind farms. They are:

- * WE Energies – Blue Sky Green Field wind farm which has approximately 88 wind turbines and is located in the northeast section of Fond du Lac County, bordering Calumet County to the north.
- * Invenergy – Forward wind farm which has approximately 86 wind turbines and is located in southwest Fond du Lac County and northeast Dodge County.
- * Alliant – Cedar Ridge wind farm which has approximately 41 wind turbines and is located in the southeastern part of Fond du Lac County.

Of these three wind farms, only the WE Energies and Invenergy wind farms were used in the sales study since the Alliant – Cedar Ridge wind farm did not have enough viable

sales within the turbine influence area to use as a base of comparison. The Realtor survey was limited to Fond du Lac and Dodge Counties, that being the area which had the three wind farms. ...

Summary of Findings & Conclusion of Impact

The survey indicated that in all but two scenarios (those being Questions #8 and #9), over 60% the participants thought that the presence of the wind turbines had a negative impact on property value. This was true with vacant land and improved land. Where the group diverted from that opinion is when they were presented with a 10-20 acre hobby farm being in close and near proximity. In these cases 47% (close proximity) and 44% (near proximity) of the participants felt that the wind turbines caused a negative impact in property value.

The answers showed that bordering proximity showed the greatest loss of value at -43% for 1-5 acre vacant land and -39% for improved properties. Next in line was the close proximity showing a -36% value loss for 1-5 acre vacant land and -33% for improved property. Last in line was the near proximity, showing a -29% loss of value for a 1-5 acre vacant parcel and -24% loss in value for improved parcels. These losses show a close relationship between vacant land and improved land. This pattern was replicated regarding the bordering proximity for a hobby farm, whereas 70% believed it would be negatively impacted. Lastly, the opinions regarding the impact of the wind turbines due to placement, that being in front of the residence or behind the residence, showed that in both situations most participants believed there would a negative impact (74% said negative to the front placement and 71% said negative to the rear placement).

In conclusion, it can be observed that: (a) in all cases with a 1-5 acre residential property, whether vacant or improved, there will be a negative impact in property value; (b) with 1-5 acre properties the negative impact in property value in bordering proximity ranged from -39% to -43%; (c) with 1-5 acre properties the negative impact in property value in close proximity ranged from -33% to -36%; (d) with 1-5 acre properties the negative impact in property value in near proximity ranged from -24% to -29%; (e) in all cases the estimated loss of value between the vacant land and improved property was close, however the vacant land estimates were always higher by a few percentage points; (f) it appears that hobby farm use on larger parcels would have lesser sensitivity to the proximity of wind turbines than single family land use; and (g) placement either in front or at the rear of a residence has similar negative impacts.

Tuttle, Casaria R.

From: Morrissey, Michael
Sent: Thursday, November 18, 2010 11:21 AM
To: Tuttle, Casaria R.
Subject: FW: DLCD Goal 3 review for solar farms

Follow Up Flag: Follow up
Flag Status: Red

For distribution to solar rulemaking list.

MM

-----Original Message-----

From: Alan Parks [mailto:alan@poplarsranch.com]
Sent: Thursday, November 18, 2010 11:12 AM
To: michael.morrissey@state.or.us
Cc: jon.jinings@state.or.us
Subject: DLCD Goal 3 review for solar farms

As your committee considers solar power's place in the goal 3 process, I would like to contribute a few points. In the 1970's, when land use planning was developed, I don't believe that large scale solar projects were thought about at all.

The economy of scale should be considered when planning and approving locations for solar and other renewable energy projects.

Many farms and ranches have areas of nonproductive or marginal land that would make an ideal location for solar power generation with little or no impact on existing farm operations.

Solar leases can provide a welcome additional income for farms and ranches without changing their focus on agriculture. Obviously, additional income can be a benefit to both the landowner and the community. An investment of nearly half a million dollars per acre will provide significant revenue to the local taxing districts, even with the special deals that they may get. With this much investment, it seems obvious that these projects will be attractive and blend with the surrounding landscape.

The State of Oregon has made a commitment to encourage development of renewable energy. Siting these projects on private marginally productive land makes good sense.

Sincerely,

Alan Parks
The Poplars Ranch, Inc.
59234 Fort Rock Rd.
Silver Lake, OR 97638

alan@poplarsranch.com
541.480.6294

November 18, 2010

Via email

Hanley Jenkins Commissioner
1001 4th St., Suite C
La Grande, OR 97850

Christine Pellett, Commissioner
Siskiyou Real Estate Appraisal
972 Old Stage Rd.
Central Point, OR 97502

Richard Whitman, Director
Department of Land Conservation and Development
635 Capitol Street, N.E., Suite 150
Salem, OR 97301-2540

Dear Commissioners Jenkins and Pellett and Director Whitman,

The Nature Conservancy works in collaboration with private landowners, local communities, and agencies to advance pragmatic solutions to conservation challenges. We appreciate the opportunity to participate on the Solar Power Rulemaking Advisory Committee.

Climate change from human carbon emissions is one of the primary threats to fish, wildlife and the natural habitats that sustain them. Cleaner energy alternatives, such as solar, are an essential strategy for reducing carbon emissions and addressing this threat. However, because commercial-scale renewable energy projects have a relatively large land footprint, in order for them to provide a net benefit to fish and wildlife it is critical that we develop sound siting rules that avoid impacts to important habitat resources. Oregon's farm and ranch lands provide important habitat for Oregon's fish and wildlife. As such, we strongly support the Commission's intent to ensure that future siting of large, commercial-scale solar power generation facilities is balanced with protection of Oregon's farm and ranch lands in calling for a review of the administrative rules.

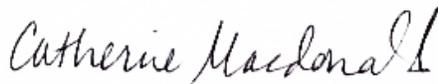
With two meetings of this advisory committee behind us, we wanted to provide our perspective on the process and make a recommendation for how to move forward. In our view, our discussions to-date have not adequately addressed Goal 5 resources. We are concerned that the time-frame for recommendations is too rushed to develop a well-grounded proposal for the Commission's consideration. Without additional time to consider Goal 5 resources, we are concerned about the potential unintended consequences changing the rules might have on high value fish and wildlife habitat found on farm and ranch lands.

In order to accommodate a broader evaluation of a potential rule change, we encourage the Department and Commission to allow the process to proceed on a longer timeline or put rulemaking on hold. Based on information provided at the meetings, it does not appear that the current rules are limiting solar development. And, as we understand it, the additional 15 MW (100 acres) needed to meet Oregon's Renewable Portfolio Standard (RPS) carve-out for solar acres by 2020 does not seem to warrant a rule change at this time. Under current cost and incentive structures for solar energy development, we believe Oregon can meet our RPS goal and any further demand for solar development under current administrative rules.

Ultimately, we would like to see the state develop a coordinated state-wide energy plan that could set the stage for energy siting that addresses economic, energy, agricultural, and wildlife needs. DLCDC rulemaking could be part of that planning process. By combining information on farms and rangelands; renewable energy potential; regional and state transmission planning; state wildlife strategy priorities; habitat condition and other data, a regional or statewide planning effort could highlight areas that are suitable for renewable energy development without significantly affecting high value Goal 3 or Goal 5 resources.

We look forward to continuing to work with DLCDC, this committee, and other stakeholders in the future to review any necessary changes to existing rules.

Sincerely,



Catherine Macdonald
Director of Conservation Programs



Ken Popper
Senior Conservation Planner

From: Steve Goffena <stevegoffena@gmail.com>

To: casaria.r.tuttle@state.or.us <casaria.r.tuttle@state.or.us>; jon.jinings@state.or.us <jon.jinings@state.or.us>

Sent: Fri Nov 19 16:21:21 2010

Subject: Solar support from a Yamhill County farmer involved in solar project

Dear Mr. Jinings and Department of Land Conservation and Development Staff:

I am a farmer in the Willamette Valley, near Amity, Oregon, who has leased a 12acre portion of my land to allow solar photovoltaic development. I am writing to ask the DLCDD to encourage, not restrict, the use of solar energy development on agricultural lands.

Most recently I grew tall fescue grass seed on this 12acre parcel and since the price for that crop has fallen by over 50% recently, solar is providing me a steady income in uncertain economic times. I know that many farmers are against using farmland for solar installations, and believe me, I did not enter into this decision lightly. However, there are several reasons why I think this is a good idea.

- 1) Solar energy allows me to harvest a new crop and provides an opportunity for me as a farmer to use lower quality soils in a way that will support my long term farming operations.
- 2) Solar energy development is compatible with my agricultural operations as well as those of neighboring farming families. The site itself will require minimal modifications and I can easily farm around the perimeter of the project.
- 3) The solar panels and other equipment can easily be removed after the project is complete and I can go right back to planting crops as I did before.

From what I understand, there is a "generalized" limit of 12 and 20 acres (depending on state location) on the size of solar installations in Oregon. I strongly believe that if the acreage of solar projects is limited, then this limit should be based on the "class of soil". In otherwords, I believe that poorer quality soils with limited planting/harvesting options should be allowed solar projects larger than 12 and 20 acres.

In fact, the property I have leased to allow a solar project is a perfect example. To be within the current regulations, I have leased only 12acres of a 90acre field for the solar installation. However, about 40 acres of this 90 acres is actually very low class soil called "Dayton soil" or "white land soil". These types of soils cannot grow fall planted cereal grains (like wheat) or legumes and are limited to grasses and spring crop.

Currently, it is not much above break-even to farm this type of soil and land resale value is about ½ of higher grade soils, like "Woodburn soils". In addition, I do not have water rights for irrigation on this field. So my crop options very are limited which makes solar a great option. Unfortunately, under the current state regulations, I am limited to only 12 acres just like someone with a high value, irrigatable soil. It does not seem right and seems that the regulations need to be fine tuned.

I believe solar development should be encouraged through the county process and where appropriate, the state permitting process. These projects should not be required to endure a Goal 3 exception because the project footprint is minimal and no major modifications of the land are necessary. These projects do not threaten agricultural operations in the way that something like commercial retail development does. I will be able to easily return my land to agricultural use after a solar project is decommissioned. Please call me if you have any questions. Thank you.

Best Regards,

Steve Goffena
503-34-9941
Yamhill County

Tuttle, Casaria R.

From: Ronald Raasch [3spr@webformixair.com]
Sent: Friday, November 19, 2010 5:01 PM
To: casaria.r.tuttle@state.or.us; jon.jinings@state.or.us
Subject: Fw: letter for DC

DLCD Staff,

I am a landowner with farming and ranching operations in Central Oregon and I have leased a portion of my EFU zoned land with the hope of hosting solar energy generation . Using this land for solar power will provide me a steady and predictable income. I wish the same could be said for my other agricultural operations. The solar project will cause very little disturbance of my land and will fit well with my current operations. I believe the minimal impact a project would have would be temporary since I will be able to easily return my land to grazing after a solar project is decommissioned. These types of power generation projects should be allowed because they create much needed local tax revenue and allow landowners a new and predictable income stream. These projects will not draw on community resources nor create undesired impacts like traffic or pollution.

I think the state agencies, including DLCD, should write the laws to encourage solar energy development on agricultural lands. In my area the soil is mostly poor, shallow volcanic ash that does not make good pasture nor is it farmable. On top of that this land is not irrigated and I should be allowed to host a project on far more than 20 acres without having to get a goal exception. Building solar projects should be permitted through the local county permitting process. The county should ask good questions but the process should not be so difficult as to discourage this type of land use. Landowners should be allowed to tap this solar resource just like any other resource. The demand for electricity is increasing constantly and a renewable and pollution free source should be on the top of your list of acceptable projects in an EFU zone.

Ronald Raasch
Three Springs Ranch Company
Powell Butte, Oregon
Crook County

Tuttle, Casaria R.

From: kent Madison [kmadison@eoni.com]
Sent: Monday, November 22, 2010 9:30 PM
To: casaria.r.tuttle@state.or.us; Jon Jinings
Cc: Andy Noel; Todd Gregory
Attachments: kent madison.vcf

I was asked by the solar industry to pass this on to you.

Several years ago I came to the conclusion that I was not a farmer in the way that society sees one, I was a natural resource manager. With that new and different mind set I look at all of the natural resources that cover the land that I own or control. This allowed me to look at the difference of growing crops for human consumption or for harvesting natures energy. That energy might be the solar radiation that allows a plant to grow or a PV cell to make electricity. That energy might be the wind that cools the crops or the wind that turns one of the 3 vesta 1.65 Mega Watt wind turbines that I own. Either way I am farming the land and the resources that I have been blessed with and entrusted to provide food or fuel for a growing population. As a tax paying land owner I should have the right to do with my land what needs to be done in a environmental way that provide an economical benefit to me and the local community that I live in. I do not think that I should HAVE to provide the things that I do provide to society, but I should have the RIGHT to without undo government regulations. If the people of Oregon do not want renewable energy then they should vote to repeal the laws that enacted the changes that we are seeing around the state. If they should choice to do so, they should also be willing to take that cold shower and live with a lot less energy consumption. Until that day arrives, let my government stay out of my way and allow the market forces that are in work to continue to benefit mankind.

If you take 15 acres of high production farm ground and plant canola for biodiesel production you will produce about 1776 gallons of liquid fuel. that same 15 acres would provide the space for 1 mega watt of PV cells with about 50% service factor. If that same 15 acres was spread out in a single line 40 feet wide it could provide the space for 20 of the 1.65 mega watt wind turbines that I own producing 33.69 total mega watts at 33 percent of the time. So the canola crop would provide enough energy for about 4 average homes with heating energy. The PV cells could provide enough electricity for about 100 homes at 5000 Watts each. The wind turbines could provide about 2,243 home with 5000 watts each. This explains why there is a lot more wind turbines in the state then PV cells or canola acres. The thing about PV cells is that they will naturally end up on the lowest value farm land and can provide that farmer and the local community with additional income.

Thanks Kent Madison Madison farms

Kent Madison
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