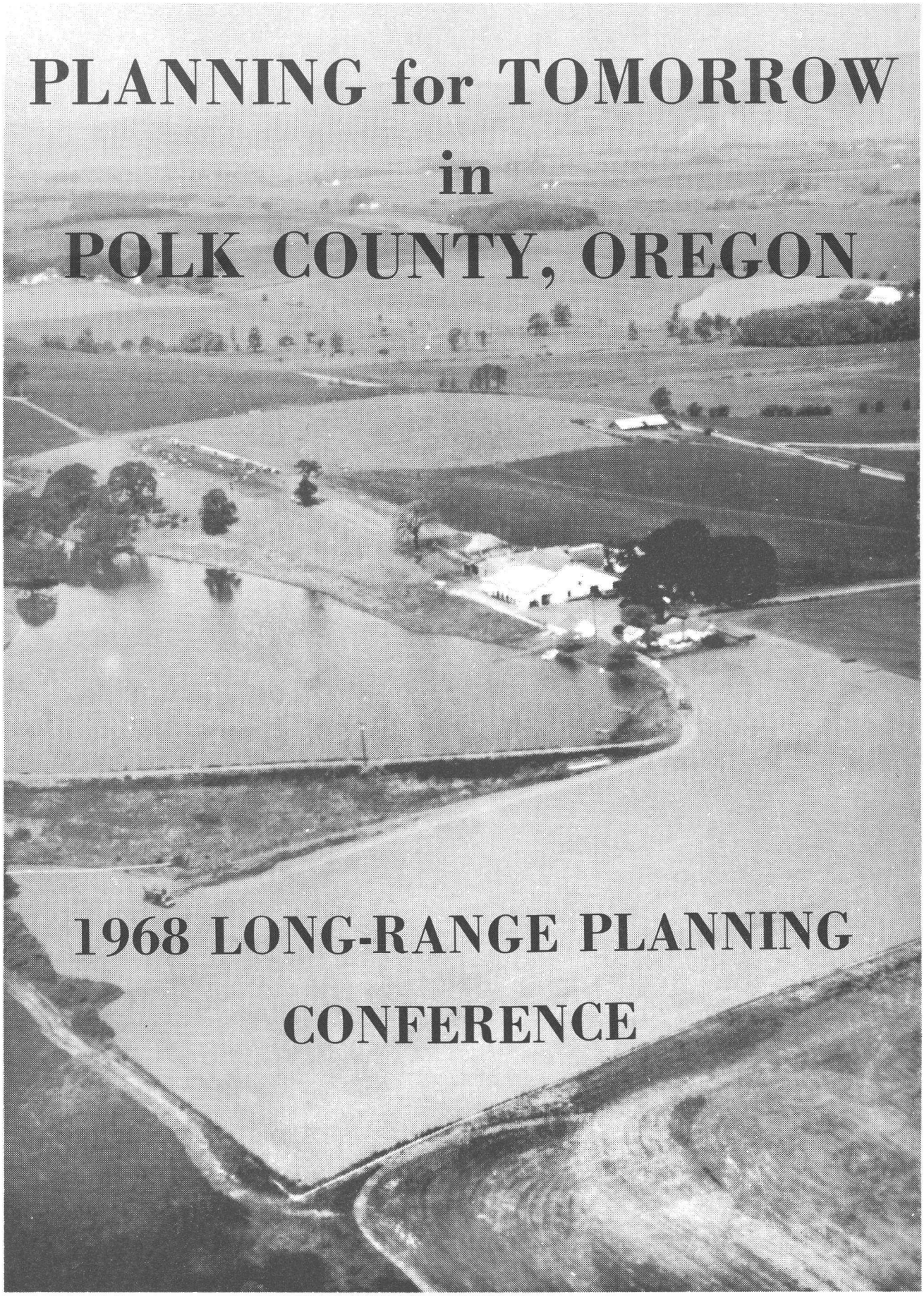
PLANNING for TOMORROW in POLK COUNTY, OREGON



1968 LONG-RANGE PLANNING CONFERENCE

PLANNING for TOMORROW

in

POLK COUNTY, OREGON

1968 Long-Range Planning Conference

Acknowledgements

Every 10 years for the past 40 years the cooperative Extension Service has cooperated with the citizens of Polk County in doing long range planning.

This report is the result of eighteen months study. The report is published by the cooperative extension service of Oregon State University and Polk County.

Cover

A typical farm scene in Polk County, Oregon. Farm pond provides irrigation and recreation on the DeJong farm near Ballston.

Photos Courtesy
Soil Conservation Service,
Itemizer Observer,
Extension Service

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FOREWORD

During 1967 and early 1968 more than 150 Polk County citizens participated in five major planning committees "Planning for the Future."

Purpose of this report is to:

- Provide factual information about Polk County
- Present findings and recommendations of the five planning committees
- Encourage all residents and groups in the county to coordinate efforts to develop and improve the economic and social conditions in an orderly manner

This planning program was organized by the Polk County Extension Advisory Council and the Cooperative Extension Service of Oregon State University.

Four earlier planning conferences in 1926 - 1936 - 1946 - 1957 were primarily in the field of agriculture.

This report covers five broad areas; Human and Community Resources; Agricultural Production and Marketing; Water Conservation; Land Use; and Industrial Development.

The committees have prepared their reports and recommendations with the purpose of stimulating further study and action by the citizens of the county on the problems of today and the opportunities of tomorrow.

Members of the 1967 Extension Advisory Council who organized this planning program were:

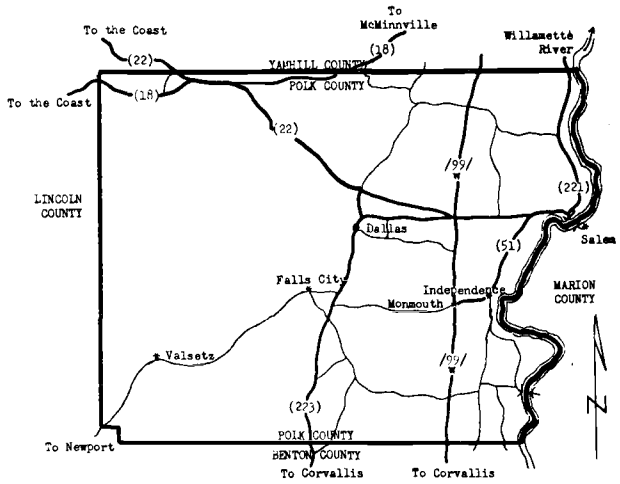
Mrs. Elmer Werth, Chairman	Willamina
Mrs. Grove Peterson	Independence
R. C. Warner	Independence
Allen Dunn	Dallas
James Marshall	mMonmouth
Lloyd Churches	Monmouth
Neil Evenson	Dallas
Gerald Morlan	Independence
Mrs. Kenneth Walker	Monmouth
Mrs. Cecil Hultman	Independence
Ray Klappenbach	Dallas
Mrs. Wm. Hawes	West Salem
Michael Shallcross	Monmouth
Anthony Eisele	Sheridan
Mrs. Ray Hobson	Amity
Walt Daniels	Dallas
Mrs. Earl Johnson	Lincoln

Polk County Board of Commissioners
Henry Hildebrand
C. R. Jones
Clinton Forbes

County Extension Staff
N. John Hansen, Chairman
Elsie Clark, Home Economics
John Grimes, 4-H Club
Kenneth Brown, Horticulture
Charles Hindes, Livestock

Polk County, Oregon

Physical location - northern portion of western Oregon bordered on the east by the Willamette River and on the west by the coast range. The county is 50 miles southwest of Portland and directly west and includes a portion of Oregon's capital city, Salem.



Area - 740 square miles. 470,400 acres.

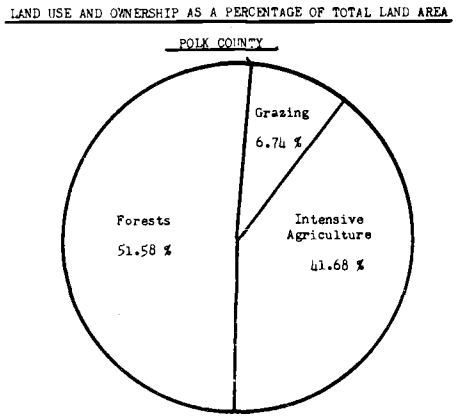
Population - 34,200.

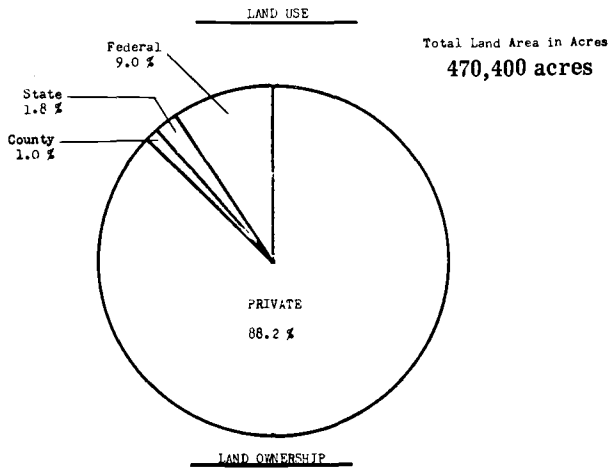
Principal cities - Dallas, County Seat
Monmouth
Independence
Western portion of Salem

Topography - The eastern half is gently rolling in Willamette Valley. The western half is in the coast range, a timbered area which is characterized by irregular ridges and short stepp slopes.

Rainfall - 40 to 50 inches average rainfall in the Willamette Valley area. In the Coast Range 70 inches in the foothills to 140 inches in the higher elevations.

Natural Resources





Source: Oregon Department of Planning & Development

Agriculture

Polk County agriculture began with the early settlers in the 1840's. Today, agriculture provides $14,000,000 in gross farm sales to the economy of the county.

The 1964 agricultural census shows 1,235 farms; 680 of these are commercial farms and 555 listed as part-time.

Animal products annually produce $3 1/2 million; grain and hay crops $3 million; seed crops, $1 million; mint and other specialty crops, $1 million; tree fruits and nuts $3 1/2 million; small fruits and vegetables $1 1/2 million; miscellaneous crops $1/2 million.

Agriculture is diversified. The trend is for more intensive cropping as irrigation water is developed.

Industry

Lumber and wood products lead the industries in the county with timber growing on 238,000 acres. Lumber and wood products provide a payroll of about $7,000,000.

Food processing, manufacturing of lift trucks, church furniture, etc., add many more dollars to the economy.

Cooperative Extension Service

The Cooperative Extension Service is a part of Oregon State University. It is also the informational arm of the U. S. D. A. Polk County are office facilities in the courthouse annex at Dallas.

The guiding principle in Extension work is "To help people help themselves." Extension education is also education for action.

Broad objectives of the Extension Service are:

- To increase incomes and make best use of all available resources
- To improve living, home and family environment
- To develop better community living environment
- To develop increased ability and willingness for youth and adults to assume leadership and citizenship responsibilities

Extension agents in the county conduct educational programs in agriculture, family living, youth work including 4-H club work, community development and resource development.

A staff of Extension subject matter specialists at Oregon State University are also available to the people of the county through the extension office.

Human and Community Resources Report

Today, 38% of Polk County's people live in urban areas, and 62% are classified as rural. Research studies suggest that the rural family has become urbanized and there is little difference in the way of life of rural and urban families.

The Human and Community Resources Committee has focused its attention on the people of Polk County. The community influences and affects its families, their habits, their decisions, and their struggle for a full, rewarding life. At the same time, families are the community. The future of a community depends on the abilities, attitudes, understandings, and actions of its people.

Families are no longer self-sufficient. The community now provides most goods and services essential for the health, safety, comfort, recreation, and cultural development of youth and adults.

The committee determined that economic development is essential to provide for both social and human development. At the same time, social and human development are essential before economic development can occur.

The committee submits the following study for consideration.

Youth

For this report, youth is anyone under 21 years of age.

The purpose of this report is to suggest ideas and goals for the physical, mental, and spiritual welfare of the youth of Polk County. Let us recognize this fact: Our teenage youth do not need babysitters, but counselors to guide and direct their energies into channels appropriate to their desires and needs.

Rapid social and economic changes tend to make the need for human, economic, and social development more imperative than ever before in history. The kind of environment must be provided in the home and community that is conducive to the maximum development of children and young people. The increasing incidence of divorce, children born out of wedlock, and numbers of children removed from unwholesome family conditions and placed in foster care present a picture of unstable family conditions in the county. Furthermore, family instability and economic factors have increased the number of working mothers.

Problems

Family stability is on an unsound base.

Working mothers need child-care centers not only to provide care but to prepare children for good adjustment to society.

There is great need for homes having adequate facilities and persons with background and experience who are willing to provide care and counseling for foster children in the county. Even just custodial care for chil-

dren and youth is needed. Lack of foster care for older youth often makes detention necessary, and this is not wholesome.

Transference of family responsibility for family-life and sex education to the schools and churches in the community creates problems because of lack of preparation, resources, and permission for instruction. School, church, and community youth organizations and activities serve limited segments of the young population. Duplication of effort and lack of cooperation exist among schools, churches, and the community.

Adult leadership for youth activities is sorely needed. Not enough leaders are available to involve more youth. Parental support for existing leaders is apathetic.

Transportation for many rural youth in our small communities is a real deterrent to participation in activities.

Mechanization is diminishing job opportunities related to agriculture. Communities need to provide for the leisure this creates.

Poor communication and poor interpersonal relationships within families today create many problems.

The damaging health habits and practices of some teenagers extend beyond the use of tobacco, alcohol, and dangerous drugs. Their inadequate diets and poor food patterns not only affect their physical well-being, but that of future generations; particularly is this true of the poorly nourished teenage girl who becomes pregnant.

Youth today need to be well informed in order to manage and spend their incomes wisely and to know how to use and care for today's products.

Recommendations

The committee recommends that:

Child-care centers be established for children of employed mothers and disadvantaged children. This could be a small-business opportunity which would provide training and employment.

Youth centers for training and recreational activities be established for leisure-time use, under supervision in existing facilities. A minimum fee could be charged.

Interested adults be available to share their skills with youth and listen to their problems.

A youth employment center be established and youth operated. Counseling for careers and job opportunities should be provided.

Public-school shops and home-economics and business-education areas be made available for teaching the disadvantaged and handicapped, using the skills of specialized senior citizens and school personnel.

Agencies and organizations include older youth on advisory boards and decision-making bodies.

A boys' ranch or group home for older youth who need foster care be established.

A half-way group home in the community be established as an interim between detention home and rehabilitation home.

Studies be made on educating parents and youth in nutrition and encouraging them to follow sound nutritional practices.

Every parent and every agency should join forces in assisting youth to prepare for their role as responsible, law-abiding citizens. The Extension Service and other educational institutions should give emphasis to youth and adult-education programs in family life, consumer competence, money management, health, and community services.

Education

The goal of education should be to develop each individual to his maximum for his own benefit and for the benefit of society.

Vocational education is that part of the total program of education that deals specifically and in an organized, systematic manner with the acquisition of skills, understandings, attitudes, and abilities that are necessary for entry into and successful progress within an occupation.

Enrollment in Polk County schools for 1963-65 is shown below.

	1963-64	1964-65
High school	1,531	1,942
Elementary	4,172	4,114

Ages 4 - 19 in 1964 -- 9,451
OCE - 1,354 from Polk County
Salem Tech - 42 from outside Salem school district
1960 - 40% of high-school students went on for further training, 25% got degrees

Situations

In this world of changing complexity it is imperative that family members understand the forces of change that impinge on them. Both youth and adults however, are able to adjust to situations if they are adequately prepared. Education for family and community living has come to the forefront in the delineation of educational needs of the populace, but under present means of financing for education, both public and private schools are operating at maximum capability. Community understanding and participation are needed to improve the public-school situation in the county.

The 1960 census indicated that 17.2% of the county population age 25 and over had less than 8 years of education. Although this percentage is decreasing, many still need to raise their level of education. It is estimated that 22% of the 1963-64 ninth-graders were not in the graduating classes of 1967 in Polk County schools. Another problem is that many boys are too disturbed about their draft status to plan ahead for a satisfying career.

In view of the complexity of today's society, a facility at least at the high-school level for teaching vocational-technical skills for both boys and girls who do not go on to college is needed.

Small communities are not able to support adequate library programs to meet the needs of the people.

Problems

Many parents lack the education and training to prevent deficiencies which lead to educational deprivation of their children. Non-college-bound youth are being shortchanged in the present public-school setup.

Community support for special education for the physically and emotionally handicapped is not adequate. At present there are 10 elementary, 14 intermediate, and 17 junior-high students in special-education classes. In excess of 2% of the total population of children are mentally retarded. More individual help is needed for the slow achiever before he becomes discouraged. Early detection of mental-health problems may prevent many allied problems.

A more effective program of guidance and counseling is needed at all educational levels.

Adequate financial assistance for those not in four-year colleges is not available to some who might benefit from higher education.

Financial support and encouragement is needed for the in-service training programs for teachers. More recognition and support needs to be given the five private schools of the county, for they relieve the public schools of quite a student load.

Many opportunities exist in the "blue collar" or skilled-trade areas (appliance repairmen, plumbers, electricians, etc.). More counseling to guide students toward these occupations should be in the planning.

Small community libraries are inadequate in quality of books, in size of staff, and in facilities.

Recommendations

The committee recommends that:

Education for better understanding of state, county, and local government, tax structure, services, etc., be a continuing process.

Public kindergartens be available to all children for development of readiness for school entrance.

Public information and data on government, the American economic system, schools, etc., be more reasonably available to interested citizens to encourage more active participation in local activities. (The committee encountered much resentment and difficulty in obtaining data for this report).

Local school districts include GED and other adult basic education classes as a part of regular class offerings.

Polk County explore the possibility of a post-high-school institution teaching vocational technical skills for youth and adults in conjunction with surrounding counties.

More use be planned for existing facilities, particularly schools and churches for community needs. Multipurpose-type structures need to be considered in future construction.

A work-study (distributive education) curriculum be established among schools, business, and industry to meet some training needs. (Example - food processors, plumbers, mechanics). More cooperation is needed between organized labor and schools in apprenticeship training programs.

More staff be added to the present counseling and guidance staffs to meet demands, even though these staffs are performing to the best of their ability. Counselors and guidance instructors make students more aware of opportunities in the service-type jobs. More and improved in-service training for teachers be made compulsory.

More use of teacher aides be made to assist with students needing individual attention. Some of this work could be apprenticeship for teacher training.

More cooperation be exercised among school districts within the county in the area of central purchasing.

Family-life and sex education become an integral part of the school curriculum through the 12 grades.

Family-planning education be undertaken to help families understand the need for limiting the size of the family to that which they can support adequately and to provide optimum development for children.

Libraries be updated to meet the needs for research, study, and recreation for youth and adults.

Youth be guided to accept the draft call as an opportunity for government service and to capitalize on it as career training and an opportunity for higher education after service.

Senior Citizens

The 1960 census figures listed 2,840 citizens in Polk County 65 years and over and 2,447 age 55-64. With changes in population and the fact that people are living longer, the senior citizen population now makes up 20% of the total. Two hundred and fifteen elderly are on old-age assistance through welfare, and many others are living on Social Security. There is a wealth of experience and leadership that lies dormant in this segment of our population.

Problems

There is no place provided for activities for senior citizens.

There is need for means of transportation for many who must depend upon public facilities at this age.

There is need for low-cost, adequate housing for those living on reduced incomes at this age. Public Housing Authority has 444 applications on its waiting list. The tax exemption of $2,500 on property ownership is inadequate.

There is need for Medicare facilities in the county.

There is an expressed need in each community for a self-assurance program among those still in their own homes at this age.

The low nutritional status and the inability of many, physically and financially, to provide food for themselves has caused the President of the United States to label them as an audience most in need of food.

Recommendations

The committee recommends that:

Each community provide facilities and opportunities for planned activities for senior citizens.

Transportation pools be organized to meet the needs of our senior citizens.

Public low-cost housing be established in population centers to meet needs of the senior citizens of the county.

Volunteers or a phoning service be organized to call on a regular schedule older people who live in their homes, to gain assurance that they are well and that their needs are met.

An opportunity be provided for older people to use their talents and leadership abilities for community service.

Community organizations be provided with a roster of names and abilities to call upon when services are needed.

Educational programs be provided to meet the needs of older people.

Senior citizens be included in school and community functions as participants as well as recipients.

Housing

Family members are affected by the kind of house in which they live. Adequate housing, including equipment and furnishings, is essential to the health, safety, comfort, and stability of American families.

In 1960 there were 9,526 housing units in the county with 8,192 occupied. One-third of the total, or 3,230, existing housing units are considered unsound. Homes renting for $30 to $50 per month are generally not fit for human habitation. Average rentals in the county are $80 for a one-bedroom home or apartment and $100 for a two-bedroom home.

More than 3,000 families, or 25% of the population in the county have incomes of less than $3,000 per year.

The projected population for Polk County by 1980 is expected to be 56,000 people. Will housing be available? The Polk County Public Housing Authority has 444 applications from senior citizens for low-cost housing in the county. There are now over 3,000 senior citizens in the county. By 1980 Polk County will have 8,000 people over 62 years old, 4,000 of these with expected incomes under $3,000.

Building codes to cover minimum standards for existing housing are nonexistent or else are not enforced. A building code for new construction outside of incorporated cities in both rural and urban Polk County was adopted December 15, 1967.

The Polk County Public Housing Authority has made application for a 60-unit housing facility for the elderly in Dallas. There is great need for low-cost family housing in all areas of the county. Families need to comprehend the rising, often hidden costs of home ownership (operation, maintenance and taxes). They need greater skill in buying, building, and remodeling.

Problems

The proportion of income that low-income residents can spend for housing can provide only inadequate housing to meet minimum family needs.

Homes adequate to meet the needs of large families are not generally available in the county.

Poor housing adds to the scarring cultural and social atmosphere of the low-income group in the county.

Disadvantaged families usually live in neighborhoods where safety, sanitation, and housing are inadequate. The substandard housing which families have moved out of into public housing have not, in most cases, been condemned or destroyed.

Recommendations

The committee recommends that:

The building industry provide a self-help housing program for those who would benefit and are interested.

Through the Polk County Housing Authority an attempt be made to get more self-liquidating family-unit low-cost housing.

Private industry be encouraged to provide financing for additional housing for middle and low-income families.

Community-housing improvement programs be initiated in population centers through community action and communities provide programs to beautify the landscape with removal of unsightly and dangerous buildings.

The Extension Service educational program be expanded to all public-housing facilities for better home management and home care.

County and community decision-makers give more attention to updating and/or establishing building codes and zoning ordinances to keep pace with population growth and needs.

Regulations such as housing codes and zoning ordinances be enforced in the county. Authority should be designated to county department in condemnation proceedings.

Education programs for housing be provided for the general public and special educational programs be offered for contractors, home builders, architects, developers, realtors, and public officials.

Advantage be taken of opportunities which Polk County offers for attractive homesites for development of better homes in the area.

MAJOR HEALTH CONCERNS

Family Health

There is a known relationship between nutrition and health, and despite the abundance of food and consumer purchasing power, diets and food patterns of many families are seriously inadequate. The diets of teenagers are less adequate than those of any other age group, followed by young homemakers and senior citizens in that order. Malnutrition causes permanent damage to the brain and nervous system.

In Polk County 9.3% of the young men called were rejected for military service in 1965.

Accidents continue to be the major cause of death in age group 1 to 35. These include poisonings and home injuries. Six out of seven accidents causing impairment occur in the home. Growing population increases the threat of air and water pollution, and new health hazards accompany modern living.

Problems

Understanding of the relationship of nutrition to physical and mental health is needed.

Diets of children, youth, and adults need improvement.

Increasing accident rates make positive, effective action imperative.

Recommendations

Educational programs to help families recognize and appreciate the vital link between adequate nutrition and physical and mental health.

Educational efforts to help families eliminate hazards about the home to reduce accidents and employ good home-management practices.

Promotion and enforcement of legislation to control air-pollution and water-pollution problems and other health hazards in county.

A program to acquaint low-income families with abundant foods and food preservation methods.

Educational programs on food buying and low-cost, adequate meals for families.

Nursing Homes

At the present time there are seven facilities for elderly and infirm people in the county that would come under this heading. There are two nursing homes and

five rest homes. In a rest home there are no bed patients, there is no registered nurse on duty, and there are no medical provisions for people residing in these homes. The two nursing homes are located in Dallas. One is a 40-bed private nursing home, the other a church-sponsored nursing home with 17 beds for the aged and 40 nursing-home patients. Facilities offered in Polk County are offered at a lower rate than in neighboring counties and offer excellent care.

At the present time the Health Department offers help to 17 elderly people on Medicare on an out-patient basis. The staff consists of two part-time nurses, two part-time aides, and three part-time physical therapists, doing home visiting.

One of the nursing homes is planning an expansion at the present time. This facility will then offer services for 55 more patients. The new section will be mainly two-bed wards for nursing and extended care. This facility will rate Medicare support. No less than 20 individuals have applied and are waiting to get into the home.

Both of the nursing homes in the county have people from the area: One home has 37 Polk County people and three people from other counties, while the larger nursing home has 16 people from Salem, 24 from Polk County, two from Portland, and 15 from miscellaneous areas.

Problems

Many elderly people in the county need services of a Medicare program; at the present time none is available.

No dietician or nutritionist is on the staff to assist with special diet problems.

More nursing and medical staff is needed to provide adequate service.

Recommendations

An expansion of further Medicare facilities is recommended. A cottage-type rest-home complex in conjunction with at least one nursing home should be available to the infirm. More nursing-home beds in general are desirable.

An orientation or training program should be offered for families of stroke victims and those troubled by arteriosclerosis or cardiovascular diseases, such as hardening of the arteries. This seminar-type program might be offered to nurses and other professional people who would be working with patients with these problems, as well as interested individuals.

Hospitals

At the present time there is one hospital in Polk County, built in 1914. This hospital has a capacity of 28 beds, but is actually rated for 18. In the United States, hospitals are 90% voluntary or public and 10% proprietary. The Dallas Hospital is a proprietary hospital. Because of the age of the facility, it faces replacement within the next 10 years. The present need in the county should be a 45-bed minimum. The cost of building a hospital ranges between $22,500 to $25,000 per bed.

At the present time the Dallas Hospital employs 50 people. It has made the following improvements in the last few years: A new emergency power plant; a new image amplifier and X-ray; EKG phone service to a cardiologist in Portland; new central supply; a new medical record library; a new doctor's lounge; central air conditioning; and the employment of a new laboratory technician.

Recommendations

Because of population growth and many years of use the present hospital in Polk County is facing replacement within the next 10 years. The committee recommends that the county commission and city officials be requested to appoint a group of citizens to study the possibilities of:

A method of funding a hospital facility in the county, possibility of a satellite hospital which would be connected with one of the major hospitals in the Salem area. The need for a multicounty community hospital to serve the low-income members of the county. The feasibility of a heliport on such a hospital for bringing patients from outlying areas, such as Valsetz and coastal communities. Possibilities of offering extended care through such a hospital to serve the elderly and those needing psychiatric care.

Doctor and Nurse Recruitments

At the present time there are five medical doctors and five DO's in the county. In addition, there are two pediatrists and two surgeons, both DO's, and one visiting radiologist. Approximately 33 nurses live in the county at the present time, less than half of them available for service.

Problems

There should be one doctor for every 1,000 to 1,200 members of the community. This means that to serve the population properly Polk County should have about 30 doctors. The situation is not really severe, however, as many people take advantage of the closeness of the Salem area.

With the increase of Medicare facilities or the construction of new hospital facilities, there will be a distinct shortage of nurses.

With the doctor-to-patient ratio in the county at approximately 2,400 people per doctor, it becomes obvious that there is room in the county and in Dallas specifically for a general surgeon and/or internist.

Many of the problems are brought on by lack of group practice in the Dallas area to assure guaranteed salary and limited night and weekend calls, plus group consultation.

Lack of community support of building clinics, guaranteed salary, equipment, etc., makes this recruitment difficult. This problem is also tied in with lack of an adequate hospital.

Hospital service is also a problem; for example, pathology takes a 24-hour wait.

Doctor recruitment is tied in with the building of hospital facilities in the community.

Recommendations

Young women should be encouraged to work in volunteer nursing programs such as the "candy stripers."

Higher salaries would be a drawing factor for nurses in Polk County.

More community interest must be aroused in recruiting doctors and nurses and offering scholarships for nurses and doctors.

More adequate hospital facilities should be provided.

Mental Health

At the present time the Mental Health Clinic, located in the Health Department of the Polk County Courthouse, has one psychiatric social worker, a part-time psychologist and psychiatrist, and one secretary. There is no counseling service available to assist in preventative measures.

Federal funds might be available if the psychiatric center were centralized in the clinic, with beds available in the local hospital for patients that need hospitalization.

Problems

The main problem in the Mental Health Clinic at the present time is one of case overload. There are more clients needing the type of assistance offered by this agency than staff to serve. There is need for outpatient treatment for mental health. It is difficult to get patients into the state hospital.

Recommendations

The committee recommends that:

Salary adjustments and recruitment of more personnel be effected if the clinic is to serve the community needs.

A part-time medical and nonmedical staff be hired.

Some immediate space problems be solved by staggering therapy hours. Some study be made of the space that will be needed by additional professional staff to be hired at a level that will serve the community adequately.

A family counseling service be established in the county.

Some facility be made available for large group-therapy sessions.

Studies be made of the possibility of establishing half-way homes throughout the county. These would be valuable in keeping the case load at the state hospital down and keeping people in their communities under more normal circumstances. These half-way homes should provide short-term treatment in preference to the depersonalizing experience of admitting the individual to the state hospital.

Educational programs as preventative measures be provided in the county Extension programs to assist young homemakers to be better managers.

Dental Care

There are at present nine practicing dentists in Polk County. The ideal dentist-to-patient ratio is one dentist for every 1,500 people living in the community.

Problems and Recommendations

There is a shortage of dental services available in Polk County at the present time. Because the number of years that the dentists who are presently practicing in Dallas can serve the community are limited, it is felt that at least one more dentist is needed for the community in the near future. The committee recommends:

Some community organization active in the recruitment of dentists.

An adequate hospital with a facility for dental surgery as a drawing card for young dentists.

Preventative programs through good prenatal care, adequate diets for children, and fluoridation.

The Polk County Department of Public Health

The staff and volunteer workers are presently providing an outstanding service to Polk County, it would not be logical to ask for additional services from the existing staff.

Problems

The department has no reserve capability to handle additional functions or services, routine or emergency. It is working at full capacity and is incapable of giving priority except at sacrifice of current essential programs.

A shortage of secretarial staff exists.

A full-time county sanitarian and one to work part-time in summer are needed.

With only a part-time health officer, coordination or program functions, departmental operation, and development of offiical and public support impinge upon the time of nurses within the department.

With so much poor housing, rats and insects are a real problem in the county.

Recommendations

The committee recommends:

The employment of a full-time health officer, a full-time sanitarian and a part-time sanitarian for summer, and a full-time clerk.

Classes in care of stroke victims, the handicapped, and the aged.

The creation of an advisory board or council for the department.

A review of salary schedules and adjustment where indicated to provide equitable salaries which will prevent further loss of trained personnel and insure the continuation of the exceptionally high standard and broad scope of sevices now being given to the public by this department.

A budget for school nurses for the various school districts within the county.

A rat and insect extermination program throughout the county.

Community Services

There are many opportunities for people to provide volunteer time and talent for the betterment of the communities. Changes occurring in today's society are bringing many economic and social problems. Economic development is needed in order to provide both social and human development in the county. Families are no longer self-sufficient. Increasing and shifting population intensifies the interdependence of family and community.

There is a need to develop new recreation areas and improve existing facilities. Generally speaking, adequate local leadership is lacking in community development. Both rural and urban communities need a beautification program to improve the appearance of the countryside.

Communities are not giving adequate support to disadvantaged families. There is evidence of the lack of competence in management of resources to attain family goals. Day-care centers for adequate care of children of working mothers are needed in local communities.

Existing library facilities need expanding.

Health and sanitation services for the rural areas need attention as changes develop.

There is poverty in Polk County, as evidenced by these figures from the Polk County Welfare Department, December 1967:

Welfare cases, December 1967	527
AFDC (Aid to Dependent Children)	179
Old age assistance	215
Aid to the disabled	84
General assistance	23
Aid to blind	6
Title 19 (Medical care only)	20
	527

Eligible participants in Abundant Foods Program -	
Individuals	2,300
Families	601

Polk County is interested in the dignity and worth of the individual and making it a better place to live. The socio-economically dependent families need to be motivated to self-sufficiency to raise family living standards.

A family planning clinic is conducted in the county with the Health Department, Welfare, and Cooperative Extension Service cooperating. The clinic is provided for the benefit of low-income families but accepts referrals from any agencies. At the minimum cost of $18,000 to rear a child to age 18, families need to plan and to determine the size of families they can adequately support.

Problems

Rural areas lag in economic opportunities and community services.

Local leadership is needed for community responsibility.

Individuals need opportunities to develop their resources and creative abilities.

Communities are not adequately prepared to meet local or national disasters.

Communities are not providing enough opportunities for youth to participate in public service to the community. Adults generally are not willing to give supervision to youth.

Library hours are not conducive to needs of students and adults for continuing cultural and educational opportunities.

The lack of job opportunities for the unskilled worker limits the ability for self-support. Outside of Title V, opportunities for reeducation for salable skills are almost nonexistent.

The caseloads of caseworkers are too large to allow for any intensive individual work.

The recipients of welfare do not receive enough to meet the basic needs, and regulations restrict the amount that can be earned to supplement this amount. Many mothers are left with children to provide for and no means of child support.

Communities tend to isolate the low-income families and disregard their existence.

An educational program is needed to help families realize the value of planning their families. Individual contact is necessary to motivate families to take advantage of the clinic.

Recommendations

The committee recommends that:

Extensive efforts be made to educate people of the county about services available to them. The Extension Service increase teaching of the skills, knowledge, and understanding of leadership essential to community action.

New and expanded small businesses be developed to improve the economic development of the county. Home-related salable skills be improved and expanded.

Career exploration and continuing educational opportunities be made available to both youth and adults. Opportunities be provided in the local communities for self-development and personal talents.

Day-care centers with trained workers be established for adequate care of children of working mothers.

Community organizations (as garden clubs) exercise leadership to clean up and beautify local areas. Outdoor recreation potentials be developed in each community. A parks and recreation commission be established to coordinate all programs in the county.

Civic centers be planned to meet the community social and cultural needs. More use be planned of existing facilities such as the fairgrounds and schools, to meet needs.

Communities establish and support adequate counseling (marriage, financial, employment, educational) facilities for individuals and families. Community-aid centers be established in each community with a paid part-time director.

A historical museum be established to preserve the cultural arts of the county. An appreciation of people for other cultures be developed. Citizens be understanding and concerned for all residents of communities.

The communities provide opportunities for learning basic skills and principles to help the disadvantaged to achieve a more satisfying and productive way of life. The youth in the disadvantaged families have opportunities for developing attitudes, skills, and values to help them become productive citizens.

Child-care services be provided by the community to allow the mothers to participate in educational opportunities.

The family-planning clinic continue to provide services to families who cannot pay. More agencies working with individuals and families needing the services assist with making them aware of the clinic. Health, welfare, and Extension continue educational programs to help families understand the need and value of family planning.

The communities provide opportunities for the development of leadership and citizenship.

Committee Members

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Agricultural Production and Marketing Committee Report

Agriculture

Polk County, consisting of 470,400 acres, has 215,054 acres in farms, or 45.7%. According to the 1964 agricultural census there are 1,235 farms averaging 174.1 acres. In this group are listed 680 commercial farms with an average of 268.3 acres. These commercial farms show an average value of $81,863.

Polk County's agriculture produces in excess of $14,000,000 in annual gross farm sales.

The related agri-businesses such as farm machinery, fertilizer and chemical-processing plants, etc., add additional dollars to the economy.

Agriculture is expected to increase in importance to the county as new irrigation projects are developed such as the Monmouth-Dallas, Red Prairie, Luckiamute, and others. The additional irrigated areas will change agricultural production to more intensified crops as rapidly as markets can absorb these commodities.

Management

Better management has been described as one of the major opportunities for improving incomes of farmers. While management has always been a function of farming, the kind of management practices employed by farmers are generally behind those practiced by most other kinds of business. Many farms have as much or more capital investment as town business, yet few farm operators maintain the kinds of records and fiscal control commonly practiced by their town counterparts.

Trends of the recent past and present indicate that the commercial farmer of the future will spend increasingly less of his time with farm labor duties and more of his time in supervision and management.

A basic tool of management is information. Gathering, summarizing, and using cost and production information from the individual's own operation as well as from other sources is a prerequisite to good managerial decisions. Farmers, while excelling in production skills have not generally kept pace in developing managerial skills and gathering information useful for management. The necessity to project specific expected costs and returns is becoming increasingly important. Most farmers know whether the farm is making or losing money, but too few can identify the profitable and unprofitable enterprises.

Electronic farm-record programs, available from a number of sources, provide varying amounts of information, depending upon cost. Through the use of these computor-based programs, the farmer can have a better set of records for purposes of information and management than he previously had with equal or less office work on his part. Programs that provide a maximum of information on enterprise are most useful for managerial decisions.

More and better studies on enterprise are needed to assist farmers in managerial decisions, both for new enterprises and for those currently on the farm. Studies should be available on all crop, livestock, and equipment enterprises that are important in the county. Equally important is the need for farmers to recognize the uses and values of studies on enterprises.

The Cooperative Extension Service, among others, should provide the leadership, information, and assistance needed to help improve the management of Polk County farmers.

Financing

Because of various conditions, short, interim, and long-term financing is not adequately available in areas of Polk County. Capital outlay in agriculture is increasing more rapidly than financing institutions -- private, commerical, and public -- can evaluate the conditions and formulate needed financial policies. The majority of records kept by farmers are not adequate to evaluate current positions and to project long-range financial policies.

The lack of adequate recordkeeping of some farmers has hindered farm-finance advancement. Many farmers cannot furnish necessary data to enable lending institutions to make sound financial judgments. In this way, they restrict the amount of financing available. As an alternative, collateral has been the major basis for financing. Collateral does not provide a sufficient basis for today's credit needs. The lack of adequate records also prevents the farming industry as a whole, as well as individually, from properly evaluating its own financial requirements for present and future enterprise. The lack of water, both irrigation and domestic, in parts of Polk County has resulted in limited land use and in turn restricts the financing available for developing more intensive land uses.

A constant appraisal of total resources must be made by all types of businesses, particularly those in the low marginal return business such as agriculture. Good records, whether they be kept manually or electronically, are about the only way that this constant evaluation and appraisal of total resources can be accomplished. Good records, a responsibility of the individual farmer, are a prerequisite to obtaining increasing amounts of credit required for today's farming. Because credit needs extend beyond that which can be supplied by collateral, performance and ability then become the critical measures of credit availability.

The farsightedness of the agricultural people in Polk County is evident in the development of the Monmouth-Dallas, Red Prairie, and other proposed irrigation projects. The same foresight must be exercised by farmers of these areas in developing complete record programs and sound financial plans to obtain the massive amounts of financing needed when irrigation water becomes available. A history of good farm business management is one of the best recommendations for obtaining the financing needs of tomorrow.

Marketing and Contract Production

Agricultural products are primarily marketed through cooperatives and independent buyers with a relatively small amount of contract production.

The national marketing structure and its use of transportation provides market opportunities for some local products but also creates serious problems for others. Local meat products, for example, must compete in price with areas having substantially lower costs of production. Producers of fruits, vegetables, grains, and seeds are all, on occasion, subject to depressed markets when supplies are high. This results in narrowing profit margins.

Producers of a number of crops could better their market opportunities by moving in the direction of obtaining definite preestablished outlets with a fixed schedule of

production, including guaranteed acceptance of a given volume and quality of production at a fixed price before production is begun.

Growers should look to the direction of development of national and foreign markets through commodity organizations, public agencies, and such other means as may develop. They should also review the possibilities of bargaining associations and more or larger cooperatives as a means of improving market opportunities.

Farmers in the planned irrigation projects must recognize that they have a responsibility to develop or attract adequate marketing facilities, such as horticultural processing plants, as a parallel development of the new irrigated lands. The absence of such marketing facilities will limit or delay the development potential of irrigated lands and place additional stress on the financial position of such farmers.

Mechanization

Farm mechanization, from tractors to more recently designed equipment to harvest fruits or nuts, has revolutionized production activities on the farm, and the future promises equal if not greater gains, particularly if the changes reduce labor. While the cost, quantity, and quality of labor is a major motivation behind mechanization, much of the present production technology and efficiency in farming is dependent upon machines and equipment not available a few years ago. More recently special attention is being given to the development of harvesting equipment for fruits, nuts, and vegetables. Such equipment will play a significant role in determining the kinds of cropping programs within the planned irrigation projects in Polk County.

Investments in mechanization represent a substantial part of the total investment in farming with the foreseeable trend for more and more investment in machinery and equipment. Farmers need more assistance and better information on machinery costs, returns, and alternatives to make the best decision for their own operations. Shared ownership or custom services should be considered against the cost of ownership, particularly where specialized tasks are needed. Farmers should not overlook the necessity of having qualified training of labor to operate the costly and complex equipment found on today's farms.

Labor

Farm labor has been primarily supplied by the farm operator and his family, but hired labor is becoming a more important factor on today's larger farms. The farmer must compete for his labor help in the total labor market, and he must provide the same safeguards and benefits provided in other industries. Seldom can the farmer afford to use the unskilled and unreliable employee where skill and dependability are necessary to operate the equipment and perform the practices carried out on today's farms.

Dependable and capable farm labor is in short supply because of today's farm wage rates and working conditions compared to those of other labor markets. Farmers must expect to pay wages and provide other benefits attractive enough to compete in the labor market. More efficient use of labor will enable farmers to pay higher wages.

There is a definite need for more vocational training programs to qualify persons for farm work. Such training should emphasize knowledge, skills, and attitudes needed for employment in farm production. Persons interested in farm employment should explore opportunities for training available in high school vo-ag programs, community college agricultural programs, and other related programs.

Farm Units

Operating farm units are growing in acreage and intensity of production. The size of farm units along with financial requirements, mechanization, and efficient operations result in fewer young people staying on farms and in fewer farms. Land values are being increasingly influenced by factors unrelated to agricultural production values.

High land values limit the justification of buying land for farm uses, particularly for traditional dryland crops. Some farmers can overcome the disadvantage of high land values by leasing, if feasible; by finding new ways to utilize the land now held; by improving management; and by combining two or more separate farm operations into single farm units. Larger farm units should explore incorporation, which provides some tax and other advantages in transferring estates.

The farm units of today in Polk County are primarily family owned. By past standards these farms are large, and those surviving are rapidly becoming highly efficient businesses.

Part-Time Agriculture

Part-time farmers typically fall into two categories. Those who have failed to maintain farm units of economical size and have found it necessary to obtain income from off-farm sources and those who are fully employed off the farm and have developed small farming operations to supplement their income and provide other rural living benefits.

Part-time farmers lack bargaining power in marketing products and purchasing supplies. Further, the returns from part-time farming do not justify investment in efficient production equipment. Also, many part-time farmers lack sufficient management skills, technical training, or consider farming a secondary interest.

For those who are in part-time farming by choice, the problems are not insurmountable, and this way of life is beneficial to the individual as well as to the community. On the other hand, the former small full-time farmers who are forced into part-time farming by circumstances will find continuing pressure to obtain an increasing proportion of their income off the farm.

Part-time farmers primarily dependent upon farm income need to make more efficient and complete use of available resources. Among these are public programs developed for the small farmer, information and educational programs, favorable loan programs, and self-help practices including joint ownership of equipment and services and pooled sales and purchasing. Use of custom services and equipment can lower investment.

NEW LAND OPPORTUNITIES

New Irrigated Lands

Presently irrigated lands have developed as individual systems from adjacent surface waters and/or from ground waters which are primarily found in the Willamette River flood plain. Relatively little additional land can be irrigated by individual developments because of location and limited water supplies. Several group projects are in various stages of development.

Owners of many additional acres wish to irrigate but can do so only by developing water on a group basis.

Farmers located in planned irrigation projects who now have dryland crop enterprises face major transition problems when water becomes available.

All efforts possible should be used to encourage the development of the Monmouth-Dallas and Red Prairie irrigation projects, which will ultimately irrigate 43,000 additional acres. Landowners in additional areas having feasible irrigation development potentials should vigorously pursue development if sufficient local interest is present. Appropriate agencies such as Cooperative Extension, Agricultural Stabilization Conservation Service, Soil Conservation Service, and private firms should recognize responsibility and take appropriate actions to assist farmers located in developing irrigation projects with their transitional problems from dryland to irrigation farming. Needs include financing, markets, farm reorganization, irrigation designs, and irrigated farming skills.

Commercial Recreation on Farms

Polk County has some public parks, two golf courses, and boating on the Willamette River. Noncommercial hunting and fishing on farms is generally practiced, but commercial recreational developments are extremely limited. The county also lacks roadside rest facilities.

Oregonians are not accustomed to pay for open-space types of recreation, primarily because of the amount of public-land ownership. Many potential kinds of farm recreational developments must compete with public developments.

There is a lack of knowledge among landowners about possible farm recreational developments, apparently because information on the feasibility and operating farm recreational developments is not known.

There is a need for improved access to farm recreation areas.

There are growing opportunities for development of commercial farm recreational enterprises. However, because these kinds of enterprises are new to the area, local experience and information is limited. Interested persons should fully explore the economic feasibility of a proposed development prior to development and proceed only if chances of success seem reasonably good.

PRODUCTION ENTERPRISES

Livestock

Livestock production provides an important contribution to the county's agricultural income and was estimated at $3,702,000 in 1967. Specialization and concentration of numbers is the trend for all kinds of livestock except sheep and beef cattle.

Production testing programs, in one form or another, are available as a service on an individual basis for all types of livestock. Use of this management tool identifies superior animals, lowers unit costs, and identifies low-producing animals.

Dairy Cattle

The dairy industry in Polk County, while it is not yet spectacular, is a steady and dependable source of income. Dairy herds are increasing in size and decreasing in numbers. This is due partly to the large investment necessary in buildings and machiney to cut labor costs as much as possible. The small margin of profit also demands an increase in total volume and more production from each individual cow.

Problems

Marketing is one of the big problems faced by the dairy industry. Oregon has one of the best milk-stabilization laws in the nation. This law establishes farm-milk prices based upon kinds of utilization. However, the Oregon law is deficient because it does not have jurisdiction over a processor that procures a supply of milk from out of state and does not join the Oregon milk pool. Any market in which such a plant operates is subject to more pricing problems because of the buying advantage of that distributor. The Oregon law cannot regulate such a plant because of the regulations of the Interstate Commerce Act.

There is a place in Polk County for the dairy industry if changing times and conditions can be met. The Monmouth-Dallas and Red Prairie irrigation projects could have an influence on dairying in the county, as more irrigated land will be available for intensified forage production.

Beef Cattle

There is an increasing number of beef cattle being produced in Polk County. More and more of the hill ground is being used for beef-cattle pastures, and there is a slowly increasing amount of on-the-farm finishing of beef cattle.

Problems

Polk County does not adapt itself to a full-time commercial beef cattle operation. Land and feed costs are too high now and will continue to get higher. There is not a sufficient local market for a large number of feeder cattle. The large feeding areas of this state and other states can bring feeders in cheaper than this area can profitably supply them.

Recommendations

Commercial beef cattle can be profitably raised in this area as an enterprise on a diversified operation. Beef cattle can utilize pastures and by-products of production such as grass straws, cannery wastes, and grass silage, as well as improved pastures on cheaper land (hill and brush).

Production of purebred beef cattle is a possibility for the operator who will give attention to the details in selecting and producing top-quality animals. Markets for top-quality purebred breeding stock are gradually increasing. Because of climate, feed, etc., a qualified person might consider purebred beef-cattle production as a major farm enterprise.

Sheep

Purebred sheep production in Polk County continues to be an important breeding-stock source for Oregon's sheep industry. County sheep numbers are declining. Many slaughter and feeder lambs are currently marketed through a lamb pool. The finished lambs are sold for out-of-state slaughter because Oregon slaughter facilities are mainly limited to one Portland plant.

Problems

The major problem facing sheep producers is foot rot, followed by internal parasite control.

Recommendations

Research on foot rot should continue.

More sheep could be profitably raised on Polk County farms, where they can utilize marginal lands, crop wastes, and use winter labor more efficiently. The successful sheepman should practice vigorous sanitation and have ample quality spring feed to produce slaughter lambs before mid-June.

Grain land will gross more dollars from sheep with the same inputs. Reseeding and fertilizing existing pastures and clearing brush will also provide more feed.

Swine

Swine production is very limited in Polk County, a situation common to most Oregon counties, resulting in a local supply of pork far short of consumption.

Few buyers and processing plants exist. Local market prices are directly determined by the availability and prices of midwest pork.

Problems

The high-energy-feed price advantage the midwest has over local producers is the major deterrent to increased production.

Recommendations

Market-hog producers must operate on a farrow-to-finish program to guarantee a feeder-pig supply. Water and air pollution problems associated with swine production are increasingly becoming a public concern that producers must consider in locating swine production.

Broilers

Polk County has eight commercial broiler growers at the present time. Broiler production in 1967 in Polk County was approximately 275% of what it was in 1961.

Problems

Broiler production in other parts of the state has increased as much or more than in Polk County. Costs are high and continue to increase. Although Oregon produces only about 60% of the broilers consumed, our industry must expect increased competition from the southern states, where production costs are much lower. Buying practices of major buyers are another factor which affects prices to the growers.

Recommendations

There is room for expansion inasmuch as we consume 60% more than we produce. Growers must increase efficiency. The industry should continue to promote Oregon Fresh Fryers through the Oregon Fryer Commission.

Turkeys

Concentration is on breeder-hen operations; generally only enough turkeys are raised to select a breeder flock. Numbers have remained very constant in the Polk County area and in the state for many years. One of Oregon's two turkey-processing plants operates in West Salem.

Problems

High feed prices cut into the margin of profit. The availability of shavings for litter is becoming a real concern.

Comments

Because of mild winters and cool spring and summer weather eggs can be produced without investment in expensive buildings and equipment. Emphasis should be placed on doing primary (or foundation) breeding work. Turkey producers must also develop northwest-area meat outlets and produce for this home market to help bolster the diminishing egg-export business. Oregon produces a surplus of turkeys. The four Pacific Northwest states, however have a deficit production.

CROPS

CROPS

Fruits and Nuts

Polk County has 7,495 acres of tree fruits and 908 acres of nuts. Many additional acres are adapted to the production of these crops.

Polk County farmers should be alert to market changes and opportunities for increasing production of fruits and nuts where market conditions warrant such development. This will mean careful study on the part of individuals, groups, and oraganizations interested in the horticultural industry.

Growers are cautioned to secure all possible information on the adequacy of site, opportunities for marketing, and other details necessary before establishing new plantings of fruits and nuts.

Row Crops and Specialty Crops

There are now 10,000 acres of irrigated land in Polk County, with a good share of this devoted to horticultural production. Irrigation projects now planned in the county will increase irrigation 45,000 acres, providing greatly increased potential for horticultural production. Climatic and soil conditions provide the basis for producing high-quality processing crops.

Market growth is a major limiting factor in increasing horticultural acreage. This problem will be particularly important when the proposed irrigation projects are completed. Additional processing facilities are needed in the county to handle greater acreages of these crops.

Continued research is needed on adaptable horticultural crops. Aggressive planning and action on the part of locally interested persons will be required to share fully in the expansion of horticultural crop markets and thus maximize more fully the utilization of new irrigated lands.

Dryland Crops

Dryland farming occupies a major part of the cropland in Polk County and will continue to do so even as irrigated lands are developed. While cereal grains predominate as the cash crop, seed production -- mainly grasses - has been increasing and now occupies 11,000 acres. Climatic conditions favor production of grass and legume seeds. Fewer isolation and varietal pollution problems that exist in many other parts of the Willamette Valley make Polk County an attractive location for seed-stock production and newer varieties.

Use of soil analysis and fertilizer, new varieties, mechanization, and larger and more efficient machinery will increase.

Problems

The low net return per acre is a major problem associated with most crops grown on dry land. To offset these low returns, farmers find it necessary to increase acres farmed, which in turn results in fewer major farm operating units.

While a change from grain to grass-seed production may provide better opportunities for some farmers, a number of problems must be considered. Field burning, still a necessary cultural practice, creates unwanted air pollution. Production know-how, understanding of seed certification and other quality requirements, selection of adapted varieties and varieties with adequate market prices are among the factors that must be considered. Production of weed-free seed is a must in the seed industry. Fields should not be planted until they are free of undesirable weeds such as quackgrass, and Canada thistles, as well as volunteer crop plants different from those seeded.

Recommendations

Development of economically sized farm units along with continuing use of more fertilizer-research programs, better management, and adequate financing will help keep dryland crop production profitable.

Owners of wet, heavy soils and steep hill lands could consider adapted perennial grasses for seed production as an alternative to grain or other less valuable uses.

Growers who produce 99.8% clean seed will have a better per-acre return than is possible from most grain crops. However, if they produce seeds that have less than 98 or 99% purity, then the acre return will be low. It cannot be stressed too strongly that the growers going into grass-seed production should clean up the field prior to seeding the crop and consider using chemical seedbed methods to minimize the problem from ungerminated weed and crop seeds.

Contract seed production is becoming more prevalent as seed dealers obtain more foreign and private domestic varieties. With less isolation, field history, and plant pollution problems, some Polk County dryland farmers may find it profitable to explore contract seed growing.

Farmer seed-cleaning plants, operated singly or with neighbors, may help volume producers increase net returns per acre. Almost all Oregon-grown seeds are sold out of state, both in national and foreign markets. To support this export market, growers should recognize the value of producer marketing programs.

Farm Forestry

There are many acres of marginal land in Polk County where soils are shallow, low in available nutrients, and lack adequate moisture for growth of cultivated crops. These soils are well adapted to the growth of trees. Much of this land is located in the lower foothills just above the valley floor and is a part of Polk County farms.

Problems

Many landowners consider marginal land of little value and do not consider its potential as a forest enterprise. The long-term production cycle and long-term financing requirements of forestry are additional reasons why such lands are not forest managed or reforested.

Recommendations

Farmers owning forest land should inventory their resource and plan a long-range program of management. Management practices might include replanting, insect and disease control, thinning, pruning, or Christmas tree production.

Financial institutions should give additional consideration to long-term production loans for Christmas tree enterprises.

Farmers contemplating forestry enterprises should study thoroughly production practices and marketing outlets for various forest products.

Plantation Christmas trees produced on better drained, low-quality lands under proper management is a profitable enterprise at present. Some farmers should consider this opportunity but are cautioned to be aware of the potential market supply in reaching a decision.

Increased research is needed to find more uses for scrub oak trees.

Farmers can use forestry enterprises to increase labor efficiency, since highest labor demand is in winter when other work is slow.

Farmers should recognize that a forestry enterprise may combine well with fee recreational enterprises, which also have much potential on similar land.

Committee Members

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Jim Kinkaid	Mrs. Gordon McKee
Floyd Nelson	Dan Potter
Mrs. Howard Powers	Jim Reed
Roy Rice	David Riddell
Joe Rogers Jr.	Michael Shallcross
Bruce Sigloh	James Smart

Water Conservation Committee Report

Water Conservation

Polk County has ample supplies of water available for all of its foreseen needs. Only lacking is the necessary development to provide water at the right time and place and of the right quality. Development to answer these needs can be brought about only by storage in multiple-use dams, from stored water in the upper Willamette watershed, and by development of ground water on the Willamette flood plain. However, there is a general lack of underground water.

Several farm groups and all municipalities are well advanced in planning for future needs. These projects will advance and new ones will develop in direct proportion to the interest shown by the people involved. Too much emphasis cannot be put on this point -- the necessity for action by the people.

The committee has found a cooperative attitude in Polk County for water-resource development. All municipalities are well aware of their problems and responsibilities. The County Board of Commissioners actively supports local projects of merit. All state and federal agencies contacted show a great willingness to cooperate and inform. The completion of the county-wide study of water needs in 1968 should open up a whole new field of study and planning.

Past planning for the development of two large irrigation projects within the county should bear fruit within the next decade. Recent active interest shown by several small groups could also increase the land under irrigation. There is a potential development of 50,000 acres by 1980. This change from dryland to irrigation farming will have an influence on economic, land-use, and marketing facilities. Recognition of the problems to be brought about by this change should be a proper subject for planning by the people of the county in cooperation with various agencies, including the Extension Service.

The committee recommends that a permanent county-wide water-development coordination and policy group be appointed.

Domestic Water and Water Quality Control

The approach to the overall task of studying the present and future needs for water control was first of all to consider the situation of each community within the area. The source and availability of future demand were described as follows:

PEDEE - While each household has its own individual well supply, it is felt this may be seriously curtailed in the future by a lowering water table. This area will

need to investigate a community-type system for future growth.

AIRLIE - This area is in somewhat the same position as Pedee in its well-supply source. The community is being included in the Luckiamute Basin study, which should include plans for future supply demands.

FALLS CITY - Water supply is adequate from the supply source, Teal Creek, and along with permits on other sources there seems no immediate shortage. However, past studies have recommended that the water transmission line be replaced and that additional reservoir capacity be built or existing facilities be enlarged. As a result of these studies, a new transmission line has been constructed from the chlorinator building near Camp Kilowan into the city. A large portion of this supply is being used, however, as the overflow from the existing reservoir is picked up by Monmouth and turned into that city's transmission line.

DALLAS - Engineering studies have been made concerning the supply source (Rickreall Creek) which indicate the City of Dallas has an adequate supply to serve the forecasted population and industrial use until the year 1980, at which time the existing reservoir (an earth-fill dam) must be raised to its new level, creating a pool in reserve of some 1,400 acre feet. This would increase the present supply by some 600 acre feet and should be adequate to serve the projected needs until the year 2000. Transmission is the most urgent problem, as the stored water is released from the storage reservoir and allowed to run down its natural stream bed some six miles, where it is then pumped from the stream bed into a gravity system some three miles in length and into four storage reservoirs having a capacity of four million gallons. Water quality is perhaps the one factor which may be unforeseen at this point and will be discussed later in this report.

GRAND RONDE - There is no municipal system as such, because of the former status of a lumber company-owned community; the company supplied a system to serve its employees. A part of this system is operating as a private enterprise. The source of this system is questionable as to quality, since the source is Rock Creek, and diversion is at a point adjacent to residential areas. A community system to encompass a larger area is being discussed.

WILLAMINA and SHERIDAN - The source of supply, spring water, has not been fully developed. The possibility of using treated water from a proposed dam on Willamina Creek is being considered for the future.

PERRYDALE and BALLSTON - These are farming communities with individual farm wells, and while the need to become incorporated as municipal units is unlikely, there remains the possibility that future needs might be met through the availability of the distribution system of the proposed Red Prairie irrigation project. This, however, must be preconceived to the point of applying for such a source at the inception of the project, not at some future date.

BETHEL and McCOY - The area has the same general conditions as the neighboring communities of Perrydale and Ballston. There are several sources of springs in the Amity-Eola Hills area which may be developed for a more stable and probably better quality supply to satisfy future needs of this area.

LINCOLN, HOPEWELL, ZENA and SPRING VALLEY - This district is another farming community which now depends on its water supply from individual wells which have generally been adequate. However, future demands are expected to curtail seriously the ground-water supply. This area could be served by the City of Salem and become a part of that municipal system according to projected plans. It seems that the matter of timing might be the most serious criterion as to efficient planning.

ORCHARD HEIGHTS (EOLA HILLS) - With the help of F.H.A., this area has developed a local water association which is meeting the needs of the existing uses within the district. However, since the area promises to be one of the fast-developing spots in Polk County, the need for a more efficient and high-volume system becomes more apparent. This area is also considered to be within the outlying area of the City of Salem, and future supply will probably come from that source.

RICKREALL -- Residents have had a water supply which in most cases has been barely adequate for domestic use, and irrigation to any extent will seriously delete the ground-water table. The summer of 1967 brought a condition where complaints of contamination were not uncommon. A community effort to extend water mains from the Dallas system has been proposed, but has not met with the necessary support to gain financial backing. It is generally believed this solution to make water available to Rickreall in quantities to satisfy the needs of a municipal system will ultimately be achieved. This could be done by extending the now-existing 10-inch main from the Dallas city limits into the Rickreall area and purchasing the treated water on a master meter basis.

INDEPENDENCE and BUENA VISTA - These areas depend on wells which are situated within the flood plain of the Willamette River, using the gravel-type stream bed as a percolating filter and in future years a treatment facility will be necessary to insure proper quality. The Monmouth-Dallas irrigation project may be used to provide a future source to those areas lying adjacent to this system, but will also need treatment.

MONMOUTH - This area, along with Falls City, uses the headwaters of Teal Creek as its source of water. The future needs of Monmouth are now being studied in the Luckiamute Basin study which concerns water supplies produced by a cooperative development. In the interim Monmouth is developing wells in the Willamette river-bottom to supplement present supplies.

THE LUCKIAMUTE BASIN DOMESTIC WATER ASSOCIATION - This association is now being organized to provide the legal organization to secure loans and possible grants from the Farmers Home Administration to develop a community system to serve from 300 to 400 families. This plan is based on an engineering feasibility survey recently completed.

As the various aspects of each community were evaluated, it became apparent that the prime problem throughout the county was not a lack of water, but its proper development, and planning and development of community distribution systems.

Underground water resources are generally not adequate or are of such mineral or salt content that they are generally not usable. The Willamette river flood plain area, however, has good supplies of water at this time.

It is assured from engineering experience and through the experience of other comparable states, that treatment of all water for human consumption is inevitable, probably within a 20-year period.

It has been the consensus of this committee, therefore, that the more logical solution to future needs be done on a cooperative basis by those communities which may be affected and lie within the topographic boundaries of the five major drainages -- The Little and Big Luckiamute Rivers; Rickreall Creek; Mill Creek; and the South Yamhill River.

At this point it seems worthy to mention the other river system which is located partially within Polk

County and could be vital to future water needs. This is the Upper Siletz Basin. It has been pointed out that a reasonably low earth-fill dam could create a sizable lake which could be diverted into the Luckiamute system and substantially increase the flow of the Luckiamute as a source of supply. A study of this possibility has been proposed in which a tri-county effort including Polk, Benton, and Lincoln counties might combine their needs into a common project. It is the recommendation of this committee that this cooperative study be made.

A cooperative study of each system is also recommended to formulate a more efficient long-range program towards the ultimate development of these tributaries. A very good example of the type of cooperative study suggested by this recommendation is that of the Luckiamute Study Committee, which focused attention on the problem; through this effort the Luckiamute Domestic Water Association was formed.

The cost of storage facilities is difficult without federal financing. Federal aid is available only as a result of intense public interest. It is of prime importance that this course of action be examined with a sense of urgency.

Irrigation

Additional irrigation development on an individual farm basis is severely limited because Polk County streams are generally over-appropriated, and ground water in irrigation quantities is generally unavailable except on the Willamette River flood plain. Irrigators experience shortages on most Polk County streams, beginning in early July.

The natural flow of some streams is not always equitably distributed, and the water available could be used more efficiently by improving performance of irrigation systems and matching application quantities to crop needs.

Agricultural development in Polk County is significantly hampered by limited supplies of developed irrigation water. However, local groups are actively working on developing storage or other supplies of irrigation water, a trend that is expected to increase. The Monmouth-Dallas project is ready for funding and will ultimately provide water to 28,000 acres. The Red Prairie project to irrigate 15,500 acres is in the advanced-planning stage. Other potential projects having active local planning committees include the Little Luckiamute, Soap Creek, and Spring Valley.

Problems

Unfavorable underlying geological formations severely limit the quantity of ground water available for irrigation in most of Polk County except the Willamette River flood plain. Attempts to locate water supplies deeper than 40 to 60 feet often first encounter heavily mineralized water, and below that water containing salts in concentrations unusable for crops.

Except for some storage on farms, the county has no developed reservoirs for irrigation. Water stored in upstream reservoirs on Willamette tributaries is available but generally requires group-project development to make it available away from the flood plain now generally served by wells and stream flow.

Financing storage and related irrigation-project measures is a serious problem. Federal financing, in part, is usually considered the only feasible way to develop many projects. Projects involving federal monies develop very slowly and under severe competition for funds. The necessary developmental steps are increasingly complex because of more multiple-use considerations.

While many water-storage sites have been identified by various state and federal agencies, information about these sites and possibilities for project development are not widely understood by potential users. Projects involving public funds require the continued, enthusiastic interest and support of many local persons over a long period of time. The demand for support and the time delay which are a part of developing public-assisted projects produce apathy on the part of many persons who would otherwise be active project supporters.

Recommendations

The success of water-resource development projects involving public funds depends upon local interest and support. This requirement for local leadership and broad local interest and support continuing for periods that may extend for a decade or more must be initially recognized. Developmental planning by local groups must include consideration of multiple uses of water, including recreation, even though a basic goal may be irrigation.

Irrigation water supplies are available along the Willamette River from upstream storage. This source of supply should be considered by persons or groups located within reasonable distances from the Willamette.

It is recommended that Oregon State University continue and enlarge research on sprinkler irrigation and related problems. Additional and more intense education programs on the efficient use of irrigation water and systems and related problems should be included in the programs of the Extension Service and the Soil Conservation Service to use most effectively the limited water supplies currently available. Irrigators should take advantage of the irrigation information available.

It is recommended that a comprehensive water development feasibility study of the Siletz River be instituted as soon as possible.

More detailed information about the ground water supplies of Polk County should be gathered and developed by the state engineer's office at the earliest possible time.

Oregon State University should continue and accelerate studies on the use of industrial and sewage waste waters as a source of irrigation water and the related planning needed to coordinate this industry-agricultural relationship. The availability of such information may be a key factor in determining the location of new horticultural processing plants in Polk County.

We recommend to Congress the immediate approval and appropriation of funds to construct the Monmouth-Dallas and the Red Prairie projects.

We recommend that the Oregon Congressional delegation and other influential public and private groups develop new procedures that will materially shorten the time required to approve and implement public-supported water development projects.

The completion of the Willamette River Task Force Study is supported. We request support of the task force in assigning an early priority to a small watershed project on the Little Luckiamute and a larger project on the main Luckiamute River.

The Polk County Board of Commissioners, Oregon State University, and boards of the respective developing irrigation project should consider and plan for the additional educational and service needs of farmers within these projects that will be generated by the change from dryland to irrigated farming.

Development of thermal power plants in the Willamette Valley located in or adjacent to Polk County could supply large amounts of hot water which could be cooled for irrigation use.

We recommend that water interest groups and our State legislative representatives support programs designed to accelerate the rate of adjudication of Willamette Valley streams.

Drainage

It is estimated that approximately 35% of the farmlands in Polk County are adequately drained by present use standards. Most of the drainage improvement work has been done on the easier-to-drain soils and where adequate outlets are available. As irrigation is expanded in the county, it will intensify drainage problems. It is estimated that only 10% to 15% of the cropland in Polk County is adequately drained for more intensive cropping programs involving irrigation.

Problems

The more difficult areas of the county are yet to be drained, and as irrigation increases, drainage problems increase. There are still areas that are producing marginal yields or are seriously limited in the kind of crops that can successfully be grown because of inadequate drainage.

The lack of adequate outlets limits drainage improvements in some areas.

Recommendations

More adequate detailed soil information is needed to aid drainage-system planning. It is recommended that Soil Conservation Service step up the rate of soil mapping of Polk County.

Drainage research should be updated and expanded for more intense uses for such problem soils as Amity and Woodburn in line with changing cropping practices. An active educational program should be intensified by the Extension Service on the economic advantages to be gained by adequate drainage.

There is immediate need for more research and drainage and the economics of drainage. We recommend that Oregon State University provide this additional research as rapidly as possible.

Cooperation among affected landowners is recommended to solve drainage-outlet problems when the solution is enlarging natural channels or building new ditches that cross property lines. Such channels will also supply needed outlets to remove surface waters.

Outlet problems for surface and tile drainage caused by highways and roads can often be solved by individuals and groups of farmers working through their soil conservation district. Landowners should be particularly alert in avoiding potential problems involving new road construction.

Prospective rural home builders should be informed of the potential hazard involved in building on poorly drained sites, unstable soils, and flood plains.

Additional or special Agricultural Conservation Programs funds should be allocated and made available for drainage of new irrigated lands.

Flooding

Floods generally occur during December and January, though they may occur as early as October or as late as April. Minor floods occur as frequently as twice annually, and severe floods happen about once in 10 years. Damage from small floods is generally confined to the tributaries.

Flood damage has been reduced by construction of reservoirs on the Willamette system and by improvement of channels. Polk County has no reservoirs designed to store flood waters. However, there are sites capable of this task. Channel improvement and bank-protection works are limited. The Willamette has a number of revetments, and some minor tributaries, such as Ash Creek, have been improved. Single farm improvements of very small tributaries are numerous and protect limited acres.

Structural measures alone are not a complete answer to flood protection. Other measures are keeping habitable structures and crops out of the flood plains or limiting flood-plain use.

Flood-plain zoning is needed to lessen financial losses from floods.

RECREATION, FISH AND WILDLIFE

Recreation

Of the 94 developed recreation sites in the five-county middle Willamette Basin area, Polk County has only 14 (one Bureau of Land Management picnic area, two boat-launching sites, three state parks or waysides, and eight county parks).

Polk County needs more opportunities to hunt and fish and other types of developed recreation, such as boating and water contact sports. Demand for recreation is expected to increase 50% by 1980.

Water-related recreation can be of great economic and social value to the county, and these values are expected to increase in the future.

Access to private property for recreational purposes by the public is a difficult problem that will probably increase unless the public is willing to respect private rights and reduce damage or is willing to pay for the costs of access.

Conflicts between recreation and other uses of water occur whether or not water resources are developed. The recreational value of our streams have been greatly reduced because of low flows, pollution, and channel obstructions. Recreation, a nonconsumptive use, and consumptive uses of water, such as irrigation, may be in conflict, yet it is possible to plan irrigation-storage projects that provide some recreational benefits.

Any water-development project undertaken in Polk County should include a full study of the recreational opportunities that may be possible. In view of the nature of water-related recreational developments, it should be recognized that the public has the basic responsibility, initially at least, of providing the necessary funds and probably granting some part of the costs, and operating and administering such developments.

Fish

There are at least 400 acres of privately owned water in Polk County that can successfully grow fish. The water in the farm ponds and lakes is richer than natural impoundments and with proper management can grow an abundance of game fish. Trout, largemouth bass, bluegill, sunfish, crappie, and catfish have all grown well in ponds in Polk County. Leasing the fishing rights to the ponds, selling access permits, or charging a fee per pound of fish caught can add to the farm income.

Wildlife

The success in bagging pheasant and quail in Polk County is below the state average. Improvement of pheasant and quail habitat is the key to more upland game-bird shooting and the provision of more recreation. The establishment of guzzlers and the provision of additional winter feed are the two major factors that could contribute to more upland game birds in Polk County.

Duck shooting clubs in Polk County offer considerable recreation. These clubs provide food and sanctuary for ducks and are helpful in maintaining habitat and keeping ducks in the area.

The Basket Slough Federal Migratory Fowl Refuge is also successful in keeping ducks and geese in the area. If the private landowner is to reap benefits from the presence of these ducks and geese, he will need to establish favorable habitat and sanctuary.

Industry, Power, Mining and Navigation

Undeveloped water is available to supply reasonable future industrial needs from streams located within the county, and developed water is available from the Willamette. Those who plan water-storage projects on Polk County streams should consider and evaluate needs of potential industry, particularly industries related to land projects.

The county government, its planning groups, and water development groups should recognize and consider the need to coordinate the location of future water-using agricultural processing facilities with the water supplies being developed or to be developed.

Polk County is power deficient and has no opportunities for hydroelectric developments within the county. Outside sources have and are expected to continue to supply electric power needs.

Sand and gravel is primarily mined from active stream beds, adjacent bars or deposits formed from earlier stream movements. Gravel-mining practices have produced turbidity in streams resulting in fish damage and other pollution problems. In some cases gravel removal has polluted and damaged adjacent wells. While this necessary and valuable industry must be allowed to continue to operate, controls aimed at minimizing damages are necessary and in the public interest.

The present navigation problem on the Willamette is lack of depth during summer low-water periods. Navigation is a basin problem assigned to the Corps of Army Engineers. It is recommended that the Corps continue to maintain a channel depth of at least six feet to Corvallis.

Committee Members

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Louis Hamilton	Wayne Hiebenthal
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Land Use Committee Report

Polk County has approximately 473,000 acres of land area. More than half of this area is forest land located in the western part of the county. These forest lands are more than 80% privately owned. Timber is a natural resource that is the basis for a woods-products industry with a gross annual value of about $10 million. The timber-growing section of the county is presently under private and public programs for protection, conservation, and management of land resource.

The population is concentrated in the eastern part of the county. The division line is roughly the 300-foot elevation contour. In the developing part of the county, serious competition exists between agriculture and urbanization. In this geographic area, agriculture includes farm forestry as well as livestock and crop production. Requirements for people include homes, roads, service industries, and recreation. The manufacturing industry must be considered because expanding industry will take land area and will provide jobs for a growing population. Recreation is not only a valuable industry, but also of physiological benefit to people.

Agriculture, the primary source of new dollars for the local economy, includes many related industries. Examples are chemical, fertilizer, and equipment sales; processing, handling, storing, and transporting agricultural products. Agriculture represents a $14-million industry at the farm level. The value, after processing and at the time the products are ready to be shipped, is approximately $21 million.

In addition to the effect agriculture has on the economy, it offers open space, which has tremendous esthetic value and also produces an excellent environment for recreation and tourism.

Other industries contribute to the economy of the county. Industrial development, at this point, should include those related to agriculture and forestry, as well as to other industries. Growth and new industries are necessary and desirable for an expanding population and a healthy local economy. Industry will compete for land area and will have an influence far greater than the actual land that is taken up by that industry. Services and retail industries will expand within natural boundaries in relation to population.

Polk County has not had the rapid population growth of many Willamette Valley counties. The 1965 population was 33,000. This is an increase of about 27% in the last 20 years. Population is expected to increase much faster during the next 20 years. Population could double in the next 30 years, and intervals between the doubling of population will become shorter. The most rapid population expansion is near West Salem. Problems related to competition between people, industry, and agriculture are very evident in that area.

Public control of rural land utilization falls on the County Board of Commissioners and the Polk County Planning Commission, which is made up of lay people. Technical staff to assist the board and the commission is provided by the Mid-Willamette Valley Council of Governments. Cities plan land use within city limits. State-enabling laws are important in directing, controlling, and planning for land utilization. The general public plays a very important role because of its influence on both state and local officials.

Committee Recommendations

In view of the foregoing facts, the land-use committee made the following recommendations. These recommendations are made for all the people who have a part in directing the utilization of our land area. The purpose of the committee action is to make the best use of Polk County's land area for this and future generations.

Urban Development

Services and utilities are generally less expensive when properly planned and when expanding existing facilities.

Development in certain areas can create problems not only to the people in the area, but also to the general public through expenditure of local, state, and federal tax money. This expenditure could be to protect against a hazard, such as flood, or to provide services. For these reasons urbanization should follow an orderly plan of development. Housing development in the flood plains of the Willamette and its tributaries should be restricted. These areas should be reserved for agriculture, recreation, and other uses compatible with periodic flooding.

Agriculture

As we have more competition for land, better ways will be necessary to protect ourselves from incompatible uses or misuse of the land area.

Agriculture is the most important primary industry. Because of proposals to place 50,000 acres in irrigation projects, this industry could contribute even more to the local and state economies. In order to receive congressional support and to pay off costs of development, irrigated lands must be preserved for a minimum of 60 years.

The committee therefore recommends that land-use planning and county-wide zoning should be adopted. This approach would include consideration for preservation of the agricultural base through exclusive farm zones. Any zoning would be preceded by orderly planning by competent people. Consideration should be given to a vote on county-wide zoning in a general election. An educational program should be conducted prior to the vote.

Land in the Monmouth-Dallas, Red Prairie, and subsequent irrigation projects should be preserved primarily for agriculture and compatible use, subject to orderly planning and zoning

Planning

Planning is the key for land utilization. Zoning is a tool to implement the plan. Another tool, a building code, gives the professional planner a chance to look at a proposed plan before building starts.

A county-wide building code should be adopted. This code would include farm dwellings and permanently exclude other farm buildings. (The Board of County Commissioners adopted and implemented a building code soon after this recommendation was made by the committee).

Recreation

Recreation and a pleasing environment are important assets to Polk County, both esthetically and commercially. The features which make Polk County a nice place to live and to visit can be considered natural resources, as are our farmland and timber areas.

Polk County should establish a strong program for land acquisition or preservation for recreational purposes. Emphasis should be given the Willamette greenway parks project.

The parks plan published in 1968 by the parks agency under the Mid-Willamette Valley Council of Governments should be pursued as far as possible.

Committee Members

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Jess Derry
Bill Harland
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Don Ross

Industrial Development Committee Report

The first reaction from the members of the Industrial Development Committee was "Polk County does not want any industry!" The word conveys the image of belching smokesstacks, polluted streams, labor strife, social stratification, over-crowded schools, feast-and-famine economic conditions, and all of the sociological problems accompanied by a mass influx of strange outlanders to upset or change our way of life.

The committee entered this study with this conception and emerged from it without changing.

History

Polk County is a group of small communities -- small by any standards. The eastern geographical half lies on the Willamette Valley floor, and the western half is suitable only for growing timber. For the last 50 years entry of new industries of any size has been practically nil. Industrial development during this time has been basically confined to the expansion of existing industries and development of small industries employing less than 50 people.

Consequently, population growth has been no more than the national average, and because of size our interrelationship with each other in politics, community affairs, and business has created a communicative attitude toward each other. In the same way we have created a certain provincial attitude. We like the first-name basis of the political, social, and business way of life and are reluctant to sacrifice it to strangers.

Population Trends

During the last 25 years there have been three distrinct population shifts in Polk County.

First were the families from the south-central states who migrated to Polk County in the 1940's because the lumber industry suddenly boomed and offered healthy and steady paychecks while their area had not yet emerged from the 10-year poverty induced by the dust bowl and the depression. Second was the migration from the farm. Machinery efficiency and depressed agricultural prices have created larger farm units and less employment. Agricultural areas in the county have shown a substantial decrease in the agriculturally employed population.

Third is the impact of a new migration from other states. This migration is less than five years old and so recent and so new we could ignore it, except for its steady growth. It is completely different from any other migration we have experienced and falls into two major categories:

1. The retired. But the word "retired" is a misnomer. Many are retired from military service or have sold their businesses to larger organizations. A high percentage of these people are less than 50 years old.

2. Families from metropolitan areas, mainly California, who grew tired of the rat race of shoulder-to-shoulder living without the dignity of feeling like an individual.

Both categories share something in common in their move to Polk County:

Economic pressure had no influence in the decision. Polk County offered a pleasant place to live and raise a family. These people had no intention of exploiting the area. Rather than upgrade their own economic status, they moved here because they are conformists and Polk County offered a shelter of conventionality, good schools, pleasant climate, and yet was close enough to centers of culture to meet their standards.

These people have a background of achievement. They have the reputation of getting a job done. Despite the fact we have felt little of their influence, they will sometime overcome their attitude of conformity and rebel against our attitude of complaisancy. Because these people are achievers by disposition and conformists at heart, they will insist on some action. And their philosophy of action will be an orderly growth of economic opportunity without destroying or jeopardizing our social or living standards. This will probably occur if only to resist a later migration which might exploit the area and destroy the reason they moved to Polk County.

This might be a beginning of a reversal of a 20-year national trend. Nationally the population shift has been away from the farming areas and small communities to the cities. City dwellers with a background of rural or small-community living have a memory of this atmosphere and a desire to return. Naturally, they will not wish to sacrifice conveniences, standards of living, shopping opportunities, or social intercourse.

A fourth population shift is not important to this study. This is a residential shift to the west side of the Willamette River and in this respect does not represent an economic shift or a change in attitude toward industrial development. However, since this is a residential shift, it could strengthen the resistance to industrial development.

There is still another shift. The local adult achievers have been prone to move where the action is.

In the last 20 years, the local graduates of our school system who are achievers have followed the same route. In research, in business, or in a profession, they want to go with the action. Our country suffers from a generation gap.

The Industrial Park

To some people the term "industrial park's" is familiar. To others it is unfamiliar. It is not a legal term, and the methods of promoting it, financing it, owning it, and managing it are as diverse as any other private, public, or quasipublic enterprise. In all cases it is one geographical unit devoted to industrial use only, with a set of rules as to conforming to certain procedures to offend neither the fellow industry nor the industrial par's neighbors.

In most communities the promotion comes through the local chamber of commerce. A corporation is formed to purchase the land and develop and promote the industrial park. Technically and legally the development corporation is outside of the local chamber of commerce. Usually, the chamber develops the idea of the project, sponsors, nurses, and promotes it. Outside of the legal and financial structure, the two organizations operate as a unit.

Primarily, this is a promotional project. There must be a substantial cash outlay for land purchase, improvement, and promotion. Before local people will invest in such a promotional scheme they MUST have a genuine DESIRE to upgrade the community economically and accept the idea of encouraging foreign industrial corporations to locate locally on this type of partnership basis.

The physical development of the land has certain requirements. Interested industries will insist on all of the adequate city services, such as adequate water supply, sewage disposal, fire protection, police protection, zoning and building restrictions, and street and roadway accommodations.

In selecting a site for an industrial park the community should first look to land within or contingent to the city limits to offer city services.

Financing the industrial park corporation should be planned on a broad base structure. This is a capital-stock venture, and the offering price per share should be kept low ($25) to encourage as many individual investors as possible, not only to attract additional capital but to attract community-wide encouragement.

Usually the land is owned by the industrial park corporation and the buildings and improvements are built and financed by the same corporation. Then a satisfactory lease arrangement is negotiated between the industrial park corporation and the occupying industry.

To a good prospective industry, empty land and promises are not very attractive. The industry would prefer to see surfaced streets, plats, and water and sewage systems installed as well as having the enthusiasm of the rest of the local community.

There is a great deal more to the development of an industrial park than can be described so briefly. But there are certain basic requirements behind the development which must be recognized before there can be any chance of success. There will be competition against a host of other industrial parks, many of which have a background of experienced enterprisers.

Desire is most important. The entire community must want enthusiastically to upgrade the economy, to welcome outside people, and to be willing to expand the effort to get the project off the ground.

This is a business project and is conceived on the premise that the development corporation becomes profitable by attracting industries that are satisfied and successful. This is no different from developing a retail shopping center.

Human Resources

An assessment of human resources is important to this report. We have two attractive reservoirs of manpower for industry.

One is a healthy social climate. By this we mean a distinct lack of social stratification, racial or ethnic tension, a high percentage of home ownership, a reasonably high education level, no background of labor strife or tension, stable local governmental organizations, and well-organized school systems. Coupled with this are recreational opportunities in the vicinity to balance the tensions of industrial life for both the employee and his family. These elements dampen the rebellious traits of individuals and create an atmosphere of pleasant living.

Another attraction is a surplus of employable women. Excluding the secretaries, stenographers, office workers, teachers, and others who require a specialized training background, there is a surplus of women who can be easily trained for light industrial work with a minimum effort.

They are suitably intelligent, educated and emotionally and socially oriented in this direction. The backbone of the group is mothers whose children have reached the age of responsibility. This group of employable women can offer an additional advantage to the community, if employed, in a completely different way. If no outside employees moved to town, yet a new industry were created using only local women, the local income per family would be upgraded without increasing a single community investment or expense.

Land Use

Whether we like it or not, more people will move to Polk County. Some will come only to retire here, and some will come expecting to make a living from the economic expansion.

Those who have studied individualistic, indiscriminate building tactics have noticed that the lack of long-range planning can lock up valuable land so it can never be developed to its ultimate economic or livable potential. Without industrial development and only residential expansion, just placing the location of necessary services can be a problem (asphalt plants and garbage disposal). With both population and industrial expansion, the orderly development of land use can be compounded. The only method to combat this problem is land-use zoning.

All incorporated cities in the county not only have land use zoning within their city limits, but have extended it beyond to include their peripheral area.

This committee recommends that this land-use zoning be extended to include the whole county.

Pollution

One big objection to attracting big industry to Polk County is the fear of air and water pollution. Polk County is only one of several counties sharing a common drainage system. Beyond this, the Willamette Valley has an atmospheric inversion problem.

Any single pollutant can foul the whole area. Polk County must not be guilty of contributing to this offense.

This committee supports the theory of clean air and clean streams through a strong police power of the state authority.

Summary and Recommendations

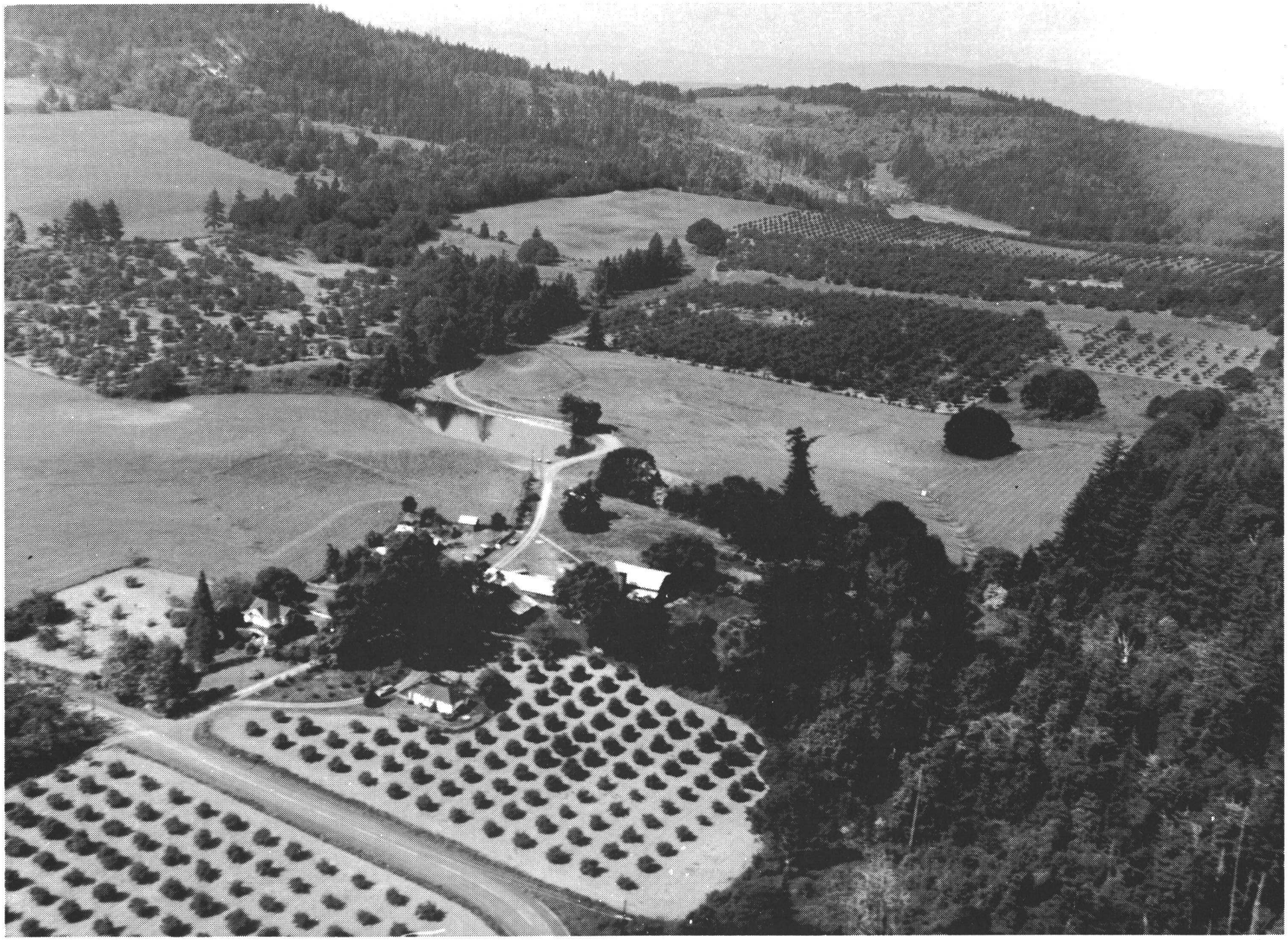
A liaison committee should be formed composed of members of EACH chamber of commerce in the county to study industrial development. This committee should study the dual problems of population and industrial expansion, and agree on and report their recommendations to their individual chambers on the following:

Manpower survey

County-wide zoning

An industrial-park formation study

Air and water pollution control

Committee Members

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