

Business Notes

Unique development on Green Mountain

Because of Oregon's strict land use regulations, many folks have given up hope of ever building their dream home high in the hills, surrounded by towering trees. Well, dream again. No, the regulations haven't changed much, but one family finally made it through the morass of ballot Measures 37 and 49 and has started developing Green Mountain Ranch Oregon, a residential subdivision in rural Banks. First, a little refresher on those ballot measures.

The Process

Before the passage of Measure 37, state land use regulations restricted development of exclusive forest lands to one residence per 160 acres.

Then, in November, 2004, voter approval of Measure 37 allowed residential development of resource lands, providing several requirements could be met. One requirement was that the current owners must demonstrate that they, or their families, had retained ownership of that property since 1972.

Brothers Steve Mead and Mark Mead had good reasons to be unconcerned about the family requirement.

In 1886 Amos and Lucinda Mead, and three of Amos's brothers, homesteaded on Green Mountain, in what is now Washington County. The brothers, Marshall, "the Deacon" and Cassius, moved on to other areas. Amos and Lucinda stayed on the heavily timbered site, worked to "prove up" their land, and started their family.

Their son Faye, and his wife Mary, stayed on Green Mountain, where they also raised their family. Faye and Mary's son, Erv, and his wife Bette, also called Green Mountain home and, by the 1950s, the Mead families owned 600 acres on Green Mountain.

Steve and Mark, the sons of Erv and Bette, had been trying to gain permission to subdivide some parts of Green Mountain, initially for other family members and, eventually, for a rural residential area. Before Mea-

sure 37 they had three homes on a 250 acre parcel.

When Measure 37 passed, the Meads didn't hesitate. They applied immediately, then worked through a year-long process and were certified as meeting all requirements to be fully approved.

Then voter approval of Measure 49 changed the law, reducing the number of residential parcels allowed, among other provisions. Instead of relinquishing their long-held hopes, they applied again and went through another lengthy qualification process for full vesting.

The years (and dollars) spent on those two qualifying procedures didn't mean they could start subdividing the property. It meant that they could finish the planning, road building, surveying and engineering they would need to provide the initial information required by Washington County's land use regulations.

After jumping through all of the required hoops, which required another year, they finally received approval to develop the first six parcels in what will eventually be a subdivision of 22 parcels ranging in size from one to six acres.

The Development

Green Mountain Ranch Oregon offers great views from its 1,000'-1200' elevation, but the subdivision will offer far more than view lots. The first six parcels are from one to three acres, each one approved for a septic system. Water will be provided from four drilled wells on the ranch that produce 50-100 gpm each. Fire protection for the first six lots will come from a 12,000 gallon water tank system. Additional tanks will be installed as the subdivision develops.

The parcels have plenty of room for family, animals, gardens and outbuildings, but not all of them have enough room for horses. That problem is solved, though, by Ranch Meadows LLC, an operating equestrian company that can be joined for a fee. This is op-

tional, and there are no home owners association fees.

Ranch Meadows manages the trail system, with approximately five miles already built, and 25 acres of fields that will be used as five individual fields with fencing and shelters. Horses and livestock will be in separate fields, all on a fee basis. An arena has been chosen for an arena, though there is no plan to build it immediately. There are, however, several arenas available in the area for those who want to board at an arena or haul-in to ride in the winter.

A community recreation area of approximately two acres has grass bleachers for chairs/blankets, an outside rock fire pit and a meeting area. A pavilion will soon be constructed, as well.

Platting of the first six lots is underway, with three larger parcels available this fall. Green Mountain Ranch has fi-




The entrance to Green Mountain Ranch Oregon is framed by log posts, made from trees cut on the property, that are 2.5 feet in diameter and 20 feet tall, and topped by a 1.5 foot diameter log.

nancing available for both lot sales and home construction, thru Farm Credit Services. They may also sell lots on contract. Additionally, they will refund \$5,000 from each sale for installation of native landscaping, raised bed gardens, mini-greenhouses, etc., and \$10,000 from each sale will go to chip seal pavement for the

ranch roads.

Prices are available on several proposed construction homes with both Five-star Builders and Keith Knowles Construction, however buyers can use their own builders.

For more information, call Steve at 503-936-8110, or go to the web site: www.greenmountainranchoregon.com.




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