



Juniper Acres Newsletter

Published by: Lee & Marilyn Smock • 1901 SE Redwood Lane, Prineville, OR., 97754
June 9, 2008 • e-mail: leesmock@yahoo.com • http://www.juniperacres.net • © 2000

> In the Beginning: Page1: Issue 4: April, 2000: <

Citizen of the Month award goes to:

FAYE BARNES

Faye had a plan to picket Crook County Courthouse,
and look at the results!



The following is from the front page of the 'Central Oregonian,' Prineville Oregon newspaper.

“Frustrated rural property owners picket the courthouse”

“A group of rural residents picketed the courthouse Wednesday to bring attention to Petition 71, an amendment to the Oregon Constitution which would create a process for requiring the state Legislature to review administrative rules. In the case, zoning issues facing many rural Crook County developments are the focus of the picketers.”
(Courtesy, Central Oregonian, Bill Sheehy -- March 23, 2000)



(Photo by Bill Sheehy, Central

(By the way--that's Faye, leading the charge--the sign reads,

“**Private Property Rights for Juniper Acres, Crook County Negligent, Zone us RR-10**”)

This is from 'The Bulletin,' Bend Oregon newspaper.

“Crook County landowners protest LCDC interference”

“Rural residents see blanket zoning as a violation of their rights”

“PRINEVILLE -- Pickets marching in front of the Crook County Courthouse on Wednesday demanded more rights for land owners and less government interference in rural subdivisions.”

“Smock and others at the protest want the county to revise its comprehensive plan to zone Juniper Acres for rural residential use with 10-acre lots, and Riverside Ranch for rural residential use with 5-acre lots.”

(Courtesy, The Bulletin, Julie Johnson -- March 23, 2000)

The above articles can be found on the front-page of the Juniper Acres Newsletter - April 2000 at:

http://www.juniperacres.net/archive/Newsletter_2000_04.PDF

We are very close to the end of this part of the journey.

This began as a protest from The Entire Juniper Acres Community in 1999 when a neighboring rancher contested a Juniper Acres property owners application for a building permit. The ranchers protest prompted Crook County to STOP giving building permits to ALL of Juniper Acres. Crook County had just tossed a monkey wrench into the Great American Dream for many JA owners.

The Juniper Acres Community came together and protested against the Crook County government for DENYING THE RIGHTS of JA owners to build a home on their own property.

Since then, JA Building Permits have been limited to 10 per year to a maximum of 150.

We found that Oregon law gives the County the responsibility and the authority to set up fire protection and improve the roads for fire equipment where needed and charge the property owners through Property Taxes. (ORS 476. 330)

Crook County is concerned about fire safety in Juniper Acres. If we, the owners, provide Fire Protection for JA and Road improvements capable of handling the traffic flow in case of fire I believe Crook County will allow JA owners to build on every lot. If we have our own Volunteer Fire and Road Districts in place then the County will not set up theirs. (ORS:476. 340).

We could fight it in court but it might cost more to fight than it would to set up the Fire and Road Districts. There is the possibility we might lose in court if we don't have these Districts in place. BUT, if we do win it might be on the condition we MUST CREATE our own Fire & Road Districts?? We have the right to build on every lot but there is a price to pay, 'Safety for the owners and residents'. That means us.

If we get our Fire and Road Districts in place first then Crook County will be satisfied and **everyone** will be able to **build on their own property**. We will also have what we need; **Fire protection, better roads and NO new taxes**.....Everyone wins.

Please vote “YES” for the Road and Fire District's.



Our cause is still the same: “Private Property Rights for Juniper Acres ”

Juniper Acres “Task Force” Conclusions :

**THE JUNIPER ACRES ROAD DISTRICT
AND
FIRE DISTRICT WILL OPERATE ON;**

**DONATIONS & VOLUNTEER LABOR
NO NEW TAXES!!! NONE!**

**THE ROAD DISTRICT AND/OR THE FIRE DISTRICT
WILL NOT IMPOSE A TAX
UPON THE PROPERTY OWNERS.**

**BY FORMING A FIRE DISTRICT
WE BECOME ELIGIBLE FOR STATE AND FEDERAL FUNDS AND EQUIPMENT.
(Dozers, Fire Trucks etc.)**

**THE FIRE & ROAD DISTRICTS WILL BE VOTED ON
IN NOVEMBER IN THE GENERAL ELECTION BY THE REGISTERED
VOTERS LIVING WITHIN THE DISTRICT BOUNDARIES.
Road repairs will be done in a way that will help maintain the rural atmosphere.**

If we vote YES for these Districts the result will be NO HIGHER TAXES.

If we vote NO for these Districts then the result may be HIGHER TAXES.

We do need these things:

They are for our protection, comfort and peace of mind:

A lot of time and effort has been given to this project:

Please vote - YES - for these Districts in November:

Ask your friends to vote - YES :

PLEASE VOTE ‘YES’ FOR THE ‘TAX FREE’ FIRE DISTRICT & ROAD DISTRICT

A Special “Thank You ” to C.C. Planning Commisioner *Rick Wells* for all his help

**-----
* * VOTE: *ARLENE CURTHS* for C. C. COURT COMMISSIONER * ***

Oregon State Law:

Oregon Revised Statute: 476.330 Prevention and control of fires in zone 2; (Includes Juniper Acres)

Tax levy.

(1) The county court or board of county commissioners of any county may prevent and control fire occurring within the limits of zone 2 in such county, and may for such purposes establish and maintain fire fighting and fire control facilities and contract with existing fire control agencies, either individuals associations, corporations, cities or rural fire protection districts.

(2) If the court or board establishes fire fighting and fire protection equipment and facilities, it shall not discontinue such equipment and facilities until at least three years after notice of its intention to do so has been first published in a newspaper considered by the board to be of general circulation in the county.

(3) While the county court or board of county commissioners of any county is maintaining fire fighting and fire protection equipment and facilities, the court or board annually SHALL LEVY A TAX upon the taxable property lying within zone 2 in the county, not to exceed one-fourth of one percent (0.0025) of the real market value of all taxable property within the zone, computed in accordance with ORS 308.207, for the purpose of furnishing such fire protection.

(4) The court or board of county commissioners, upon approval of the majority of the electors of zone 2 voting at a special election called for such a purpose, may levy a special tax of not to exceed one-fourth of one percent (0.0025) of the real market value of all taxable property within the zone, computed in accordance with ORS 308.207. This special levy may be IN ADDITION to the regular levy under subsection (3) of this section.

ORS: 476.340 Establishment of rural fire protection districts in zone 2;

Exemption from taxation of property included in district;

Nothing contained in the provisions of ORS 476.310 to 476.330 shall be construed to prohibit the establishment of rural fire protection districts as provided by law within the boundaries of zone 2 as the same may be established in any county. In event of the organization of a rural fire protection district comprising lands in zone 2, property included within such fire protection district **SHALL NOT THEREAFTER BE TAXED** or assessed under the provisions of ORS 476.320 or 476.330. ♦

What this means to you

In early May we had a fire here in Juniper Acres. A modular home exploded. The owner was not home at the time. No one was hurt. It was apparently a propane leak within the house. The blast caught several trees on fire. Fortunately, a few neighbors came to help put the fire out when they heard the explosion and saw the smoke. Hi Desert Water Hauling sent a 3,000 gallon water truck to the fire. Jerry, the driver worked with the neighbors to get the fire out.

C.C. Sheriff's unit came out to investigate. That was all they needed to show that Juniper Acres requires fire protection if it is to grow. If we win the right to develop JA without forming our own Fire Protection and Road Improvement then Crook County may include us in their Fire District and impose a tax upon us without a vote. The tax may range from \$15.00 to \$75.00 a month depending on the value of your property. They may even impose COUNTY ROAD IMPROVEMENT on us for their Fire Trucks and other emergency equipment and to cover our emergency

exits in case of fire. They will most certainly impose a tax on us to cover the expenses.

Currently, Juniper Acres has NO fire protection.

That's right, no fire protection at all.

BLM can come up to our borders and so can Crook County but I'm not sure when they can become involved. Is it when the fire threatens their property? OR do they have to wait until their property is actually on fire?? But in either case it would be too late for some of Juniper Acres and its inhabitants.

If we are heavily populated and have to evacuate quickly because of fire then someone could get hurt or killed if the roads can't handle the traffic.

♦ ♦ Juniper Acres Fire & Road Dept's ♦ ♦

- ♦ Controlled by JA owners NOT Crook County.
- ♦ Regular Scheduled Open Meetings.
- ♦ Staffed by Volunteers.
- ♦ Financed with Donations.
- ♦ Road improvement will be minimal to keep cost low and preserve the rustic landscape of Juniper Acres.
- ♦ ♦ We need your YES vote in November ♦ ♦

Now, all we can do is wait. This will be the last Newsletter until the election results are in this November. Thank You for all your support. If you have any questions please write or e-mail.

Lee & Marilyn