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PROPERTY MANAGEMENT

Successful country living may require property owners to establish some type of land management strategy. You may already have a vision of what you want to do on your land. Setting goals to achieve that vision is the first step towards developing a property management plan. Marion County offers many resources to rural property owners, including assistance in developing a plan. Federal, state and local grant programs often require property owners to have a current property management plan.

Good property management will help maintain and possibly increase the value of your property, as well as conserve essential natural resources. Even if your property is already well planned and well-established, you may still need to manage weeds and other unwanted vegetation from taking over. Proactive efforts will also help avoid regulatory conflicts or infractions. All in all, property management is a smart idea.

SECTIONS

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MANAGEMENT PLAN

Plan today, to prepare for tomorrow

Developing a management/conservation plan is a proactive effort to protect the vitality and sustainability of the natural resources on the land. It is also the first step in finding and qualifying for government conservation programs. Management plans can be developed for a number of different resources: forestry, agriculture, soil, water and wildlife habitat. The plan is a blueprint for the future of your land's natural resources.

Benefits of a Plan

- *Helps property owners comply with environmental regulations.*
- *Potentially improves land management efficiency and production.*
- *Identifies current and potential natural resource problems.*
- *Provides property owners with a better understanding of what is happening on the land.*
- *May increase property value.*

Contact for Assistance

**Natural Resources
Conservation Service**
503.399.5741

Marion SWCD
503.391.9927

DEVELOPING A PLAN

Identifying what you want to do with the land and where, will help you develop a comprehensive plan. Include your family from the beginning of the process to help you create a plan that will meet future expectations. Even if you currently like the way your land looks, you will need to do something to keep weeds out and the water clean. Property owners are encouraged to consult with a conservation planner from the Natural Resources Conservation Service (NRCS) or the Marion SWCD for assistance in developing a management plan.

COMPONENTS OF A PLAN

Here is a list of common elements found in a conservation/management plan:

- Property owner's objectives and goals.
- Aerial photographs or diagrams of the property.
- Resource information: soil type, potential crop production types, possible stocking rate and water resources.
- Description of land treatment decisions.
- A work plan with the location of future and completed conservation practices.
- Plan of operation and maintenance of conservation practices and systems.

Marion SWCD provides a blank management plan template on their website. www.marionswcd.net



WEED MANAGEMENT

Weeds can damage your property

Weeds are defined as plants growing in places where they are not wanted. The most common terms for classifying weeds are noxious and invasive. Noxious weeds can cause harm to the natural environment, humans and animals; invasive weeds proliferate, crowding out desired vegetation and creating mono-cultures leading to declines in habitat diversity. Weed management never stops. Weeds that appear to be suppressed may re-emerge. Reducing soil disturbance is key to controlling weeds, along with regular monitoring and weed removal.

IMPORTANCE OF WEED MANAGEMENT

Weeds and invasives spread fast, choking out native species. Weeds once established can become very difficult to eradicate. Early detection is essential. Regularly walking your property and learning to identify local problem weeds and the safest means of removal will help prevent a large infestation. Invasives can be found both on land and in water. Noxious weeds can be harmful to animals and humans. Some weeds if eaten, can make people and animals sick, and

if touched can cause rashes or cuts. Weeds stress the natural ecosystem and negatively impact watersheds by displacing native and desirable plants and wildlife habitat. They also have the ability of negatively affecting timber and agriculture industries. Partnership between local residents, the state, county, and cities, help bring us closer to eradicating noxious and invasive weeds in Marion County.

WEED CONTROL DISTRICT

Marion County has an active weed control district that spans the entire county outside of the urban areas and is managed by Marion County Public Works. Its goals are to educate citizens on weed issues, establish effective weed prevention and control measures, while increasing their ability to implement weed management through out the county.

Property owners are encouraged to control any noxious weeds on their property that have been identified by the weed inspector. A weed inspector for the county can issue property owners a notice that requires them to remove and prevent weeds that are specified on the notice. If the problem is not resolved, the county will do the work and then charge the property owner.

Weed-free Hay & Straw

Oregon Department of Agriculture has developed a pilot weed-free forage certification program. This is a voluntary pilot program that certifies weed-free forage and adds value to the product. For more information visit:

www.oregon.gov/ODA/PLANT/WEEDS/weedfreeforageprogram.shtml

MANAGEMENT STRATEGIES

It is encouraged for property owners to work with neighbors on weed management because of the transient nature of weeds. Be aware that certain weeds require different management strategies to control. Identifying weed threats on your property is the first step to early detection and rapid response. Here are some other strategies for managing weeds:

Prevention: Keep your property covered with desirable vegetation and make sure not to transport weeds. Use native or naturalized vegetation to out-compete noxious weeds. Quickly respond to any new weed infestation.

Mechanical: Pulling and mowing weeds before they seed can help stop them from spreading.

Grazing: Allow livestock to graze weeds before they seed. Since animals can transport seed, don't move them from a weedy area to a weed free area.

Chemicals: Herbicides are commonly used to kill weeds. Be sure to read the labels prior to application. Utilize weather tools, buffers or other practices to minimize any transport to water by runoff or drift.

TRANSPORTATION

Weeds travel by many means: people, animals, wind, water, machinery. Here are some practices that will help limit the spread of invasive and noxious weeds on your property and throughout the county:

- After working with or walking through weeds or invasives, wash your clothing, boots or machinery to remove any remaining residue or plant seeds before moving to another area.
- Use only native or naturalized species when planting new vegetation. Invasives are commonly used unknowingly as ornamentals.
- Dump fish tanks/aquariums down the drain or into the trash. Many aquarium plants and animals are aquatic invasives.
- Buy fire wood locally. Weeds and pests can be transported in wood.
- Clean boats of all vegetation and aquatic life after each use. CLEAN, DRAIN, and DRY.

Additional Resources

Marion County Weed List

www.co.marion.or.us/PW/Operations/weeds/weedlist.htm

Oregon: Aquatic Invasive Species Prevention Program

www.boatoregon.com/OSMB/Clean/AISPPmain.shtml

Report Invaders: Oregon Invasive Species Hotline

oregoninvasiveshotline.org/



1. Yellow Flag Iris
 Grows with roots in water. Prefers partial shade. Resin can irritate the skin. Must remove all parts of the plant.



2. Butterfly Bush
 Commonly escapes yards and takes over riparian habitats.



3. Meadow Knapweed
 Found in disturbed areas, roadsides, waste areas, and pastures. Remove roots and place flowers in a bag, for disposal



4. Purple Loosestrife
 Square stem and can get up to 10' tall. Mature plant can produce 2.7 million seeds. Found mostly in moist or marshy areas.



5. Tansy Ragwort
 Produces yellow flowers. Found in pastures, roadsides and other disturbed areas. Mowing is ineffective.



6. Knotweeds
 Multiple strains: Giant, Japanese, Himalayan & Bohemian. Red bamboo like stem. Grows along roadsides, trails and rivers



7. Lesser Celandine
 Ground cover with bulbous roots. Mechanical control ineffective, spreads it. Bag all parts.



8. Diffuse Knapweed
 Found in gravel pits, roadside, vacant lots, and heavily grazed pastures. Mowing or cutting can increase infestation.



9. False Brome
 Bunch grass that has broad flat leaves with hairs along the edge. Mow or pull before it seeds.



10. Thistles
 Found along roadsides, ditches, fences and disturbed areas. Mowing may increase population.



BACKYARD WILDLIFE

Water + Cover + Food = Habitat

One of the privileges of living in the country is being closer and more connected with the natural environment. But over time we have been losing natural areas to more profitable land uses. You can manage the land in a way that encourages and promotes wildlife habitat. Working with neighbors and understanding what is happening on other properties will help make your wildlife habitat a success.

HABITAT ELEMENTS

Wildlife needs three basic elements for a supportive habitat.

Food: Animals will venture to your property if there are available food sources. Nuts, seeds, fruits, and commercially purchased bird seed are food types that will help attract wildlife to your property. Commercial bird seed should be microwaved prior to distribution to greatly reduce the chances of it producing weeds.

Water: Drinking water sources are essential for wildlife. Clean flowing water, bird baths, and garden ponds are features that will help draw wildlife to your property.

Shelter: Wildlife need cover and protection both on your property and when traveling between properties. Bird/bat/bee boxes, hedges, shrubs and trees can provide wildlife with a place to rest, hide from predators and a covered path for travel.

Planting a diversity of native vegetation at varying heights will help attract wildlife to your property. Developing and maintaining appropriate vegetation at the three different vertical areas (canopy, understory, and floor) of the natural environment will help provide a variety of habitats on your land.

Tips for Successful Backyard Wildlife Habitats

- *Planning and research are important beginning steps to creating productive backyard wildlife habitat.*
- *Collaborate with neighbors. Their actions will directly affect the outcomes on your property. More cooperation should lead to greater success.*
- *Reduce the use of chemical sprays and refrain from unnecessary spraying on natural areas.*
- *Use water efficiently and maintain natural water features, along with the vegetation that surrounds those features.*

PETS

Pets should be monitored when they are outside for both their own safety and the safety of the wildlife that may be living on your property. At night pets should be brought inside or put within a shelter for their safety. Many birds will nest in low-lying trees and

brush which makes them easy prey for cats, so it is important to watch your cats when they are roaming outside. Leaving pet food or animal feed out may attract unwanted animals and pests.

“Cats prey on birds, so watch your cat when it’s outside.”



SNAGS AND DEAD TREES

Snags and dead trees are important elements to have and leave on your property for wildlife. They provide habitats to roughly 80 different species; reptiles, birds, mammals and amphibians call these features home for at least part of their lives.

If you do not have any snags or dead trees on your property, you can girdle unneeded trees to create snags.

Piling woody debris near the forest edge can provide wildlife with places to hide. In dry areas, fire risk must be taken into consideration.

POLLINATORS

Pollinators are important to our environment and facilitate the reproduction of at least 80 percent of the world’s flowering plants. In addition, they help produce a healthy affordable food supply; yet many of us eradicate their habitats by using pesticides and herbicides and by removing vegetation.

Hummingbirds, bats, small mammals, beetles, bees, ants, wasps, butterflies, and moths are all pollinators. Providing nectar-bearing flowers and blossoming bushes as sources of nectar and pollen year-around will help increase your pollinator population. Farmers are able to increase pollinators on their farm by diversifying crops and planting pollinator plots, field borders, or hedgerows.

Additional Resources

Plants for Pollinators Guides
pollinator.org/guides.htm

NRCS: Wildlife Habitat
www.nrcs.usda.gov/feature/backyard/WildHab.html

OSU Wildlife Extension
fw.oregonstate.edu/Extension%20&%20Outreach/Wildlife%20Extension/index.htm



RURAL ROADS

If it's not posted, it's 55 mph

Roads are the means to accessing the many places where we want to travel. Here in Marion County roads have multiple classifications with each having their own regulations and maintenance requirements. Marion County Public Works can inform property owners of the type of road that accesses their property.

PUBLIC RIGHT-OF-WAY (ROW)

A public right-of-way is an area of land which is dedicated to the passage of vehicles and pedestrians. States, cities and counties regulate and manage the public right-of-way depending on road type. A rule of thumb for defining the edge of the public ROW are by utility poles or a fence line because they normally lie on or follow the edge of the ROW. Some of the activities that are not allowed in the ROW are:

Signage – Personal Signage is not allowed in the ROW.

Mailboxes – If in the ROW they need to meet specific standards outlined by Marion County Public Works.

Plantings – That encroach the ROW, are not in compliance and need to be trimmed back. Create a buffer between plants and the ROW to reduce the chance of encroaching the ROW or plant low growing species that can be mowed.

Fences – Marion County Public Works should be contacted prior to installing a fence that fronts a ROW to make sure it will meet county regulations.

ROAD TYPES

When buying property in rural Marion County, it's important to identify what type of road you live on and if there is required maintenance. Contact Marion County Public Works to acquire this information. The different road types are:

County Road – Is part of the public ROW. The county is responsible for maintaining these roads.

Local Access Road/NCR - These roads are a part of the public ROW. Maintenance of the ROW is the responsibility of the property owners who use that road for access.

Private Road - Any road constructed on private property or within a private easement. Maintenance is the responsibility of the property owner and is not required to meet county standards. These roads can be built without a permit, as long as they do not cross a stream, encroach a public ROW, or intersect with a county or local access road.

ROAD MAINTENANCE AGREEMENT

A road maintenance agreement is used to define road maintenance requirements for property owners who share a local access road. Each property owner who shares a local access road should share in the road maintenance duties. The ORS's state

that the county may not use county funds to maintain local access roads. Conflicts between property owners about road maintenance responsibilities are civil issues that are outside of Marion County Public Works's jurisdiction.

PERMITS

A permit is required when conducting certain activities in the ROW. There are two primary permits granted by Marion County Public Works:

Access Permit - This permit is required if you are creating a new driveway access/sidewalk, rebuilding, paving or repaving, widening or improving an existing driveway/sidewalk, or changing the use of an existing driveway access. The permit is valid for up to three months, but if construction is not completed in that time, a onetime extension can be requested.

Right-Of-Way Permit - This permit is required for all work done in the right-of-way except for routine maintenance of vegetation and light driveway maintenance. Examples of work that requires a permit include; removal of trees over 6" in diameter or installing above or below ground structures or utilities. This permit normally takes less than two weeks for approval.

PRIVATE MAINTENANCE AGREEMENT

If you are conducting practices on your land that could be negatively affected by the standard road maintenance practices conducted by Marion County Public Works, you may enter into a private maintenance agreement with them. This agreement requires the property owner to maintain the vegetation in the ROW

to county standards. There is no private maintenance agreement available for maintaining your own ditch, only the vegetation. If proper maintenance is not occurring, the county has the right to conduct their standard maintenance activities without the consent of the property owner.

Additional Resources

Marion County Public Works Shoulder Standards
www.co.marion.or.us/PW/Operations/

Marion County Public Works Permits
www.co.marion.or.us/PW/Engineering/permit/default.htm



WASTE MANAGEMENT

Reduce, Reuse, Recycle

Personal waste management is one simple way to reduce our individual carbon footprint and minimize our impact on the natural environment. All Marion County residents can acquire curbside garbage pickup through a private hauler and will soon have the ability to receive curbside recycling. Marion County leads Oregon in recycling with a recovery rate of 58.2 percent (2009) and plans on improving its recycling rate through education, outreach and increasing the types of materials that can be recycled.

RECYCLING & TRANSFER STATIONS

Marion County residents can dispose of their waste at a transfer station for a small fee. The types of materials accepted at each station varies, so check with each facility prior to visiting.

Salem/Keizer Transfer Station

3250 Deer Park Dr. SE | 7 days/week
Salem OR 97317
503.588.5169

Browns Island Demolition Landfill

2895 Faragate Street | Mon - Fri
Salem OR 97302 | Sat (Apr-Oct)
503.588.5169 "press" 0

North Marion Recycling and Transfer Station

17827 Whitney Lane NE | Mon - Sat
Woodburn OR 97071
503.588.5169

HAZARDOUS WASTE

Waste that contains toxic and hazardous chemicals such as weed killer, pesticides, or rust removers are not allowed in the curbside bin and need to be disposed of at a hazardous waste facility. The service is free and available to all residents; however, farms and businesses must make an appointment by calling 800.444.4244, and they will be charged a fee. Note: antifreeze can now be recycled curbside.

Hazardous Waste Facility @Salem/Keizer Transfer Center

3250 Deer Park Dr. SE
Salem OR 97317
503.588.5169

Thurs & 1st, 3rd Sat

Find your Hauler

Marion County provides multiple ways to find the name and contact information for your local curbside garbage and recycling hauler.

Recycling Hotline 503.390.4000

Find your Garbage Hauler

gis.co.marion.or.us/Haulers/Haulers.aspx

ELECTRONIC RECYCLING

It is now illegal to dispose of T.V.'s, monitors, laptops, and CPU's in the garbage. Many electronic devices contain toxic and valuable materials which require them to be recycled. Marion County residents can recycle electronics FREE at the Salem-Keizer and North Marion Recycling Transfer Center and at the non-profit vocational agency, Garten Services. Some accepted materials are:

- Televisions
- Cell Phones
- Computers & Peripherals
- Photocopy Machines
- Microwaves
- Cameras

For a complete list visit: www.co.marion.or.us/PW/ES/wastereduction/recycling/elec.htm

COMPOSTING

Composting yard debris, food scraps, manure and other organic materials can help reduce the amount of waste that you send to the landfill. Compost also provides a valuable soil amendment to property owners. (*For more detailed information on the composting process see Additional Resources.*)

DEAD ANIMALS

Disposal of dead animals must be done at a local transfer station or regional landfill.

Animals up to 60 lbs

These animals can be disposed of at local transfer stations, but need to be wrapped in a tarp or plastic bags.

Animals over 60 lbs

These animals need to be disposed of at a regional landfill: Coffin Butte Landfill or Riverbend Landfill.

For additional options, consult ODA's "Disposing of Large Animal Carcasses" brochure. www.oregon.gov/ODA/NRD/docs/pdf/water/carcass_disposal_rev.pdf

Additional Resources

Marion County Composting Information

www.co.marion.or.us/PW/ES/wastereduction/compost/index.htm

Marion County Recycling and Disposal Guide

apps.co.marion.or.us/Recycle/

Marion County Environmental Services

www.co.marion.or.us/PW/ES/

Master Recycler Program

Marion County provides an opportunity for its residents to become educated in recycling and solid waste management by participating in the Master Recyclers Program. This program is free, but once completed, participants are required to volunteer 30 hours of community "payback" through independent projects and outreach events.

The training consists of 40 hours of instruction: 8 evening classes, a composting workshop and 2 field trips. Contact Marion County Environmental Services if interested.