

MINUTES & NOTICE OF BOARD ACTION

APPROVED

9.25-91

LANE COUNTY BOARD OF COMMISSIONERS



This document, upon approval in a public meeting by the Board of County Commissioners, serves as official minutes of such meetings as required under the Open Meetings Law, ORS 192.650.

Pursuant to notice made by mailing agendas to news media, a selected list of jurisdictions and individuals in Lane County, a meeting of the Board of County Commissioners was held.

Questions should be directed to The Board-Office Specialist 3, ext. 4203.

August 28, 1991
Following HACSA

REGULAR MEETING
BOARD OF COUNTY COMMISSIONERS

Harris Hall
Main Floor

Chair Jack Roberts presided with Steve Cornacchia, Ellie Dumdi and Marie Frazier present. Jerry Rust excused. Judy Haldeman, Recording Secretary.

1. ADJUSTMENTS TO THE AGENDA

Roberts announced that there would be a presentation by Frazier prior to Public Comment.

Frazier stated that the McKenzie Trout Hatchery near Leaburg was the oldest standing trout hatchery in the state, though it has not operated as a hatchery since the 1960's. Several state, federal and non-profit agencies are cooperating to preserve and improve the old buildings and provide means for greater public access and use of this site. As a part of this effort, the Looking Glass Summer Youth Program worked for eight weeks on the hatchery buildings and grounds. Frazier recognized the following people with certificates of appreciation: Bill Bankston, Bruce Hall, Robert Richardson, Adam Mahue, Jeremy Hyasinth, Billy Ostrander, Matt Jones, Lisa Lynell and Tia Devay. Dumdi commented that this had been an on-going project involving the Economic Development Committee and the Cascade Pacific RC&D. Cornacchia stated that Bill Rogers had been instrumental in getting this project off the ground.

2. PUBLIC COMMENTS

Marcia McChesney, 4965 W. Hillside Drive, testified in favor of the preservation of Alton Baker Park. She said that she enjoys the beauty of this area and that it would be a travesty to lose this naturalness so that people can play golf. She questioned the propriety of the County subsidizing a private enterprise at the expense of other golf courses that are being planned. She said that the City of Eugene had promised bike paths around Laurelwood Golf Course 15 years ago and they have not been put in.

Jean Ray, 110 South Garden Way, commented that the County Commissioners have not committed to building a golf course at Alton Baker Park; they have committed to issuing an RFP for developers to see if a golf course can be developed in the space and be compatible with existing uses. She asked the Commissioners to continue in the commitment to issue an RFP.

Fred Mohr, 2662 Alder, agreed with Roberts that the Board should wait until it had all of the facts at hand to make a deliberate decision. He urged the Board to have patience in developing a major recreational opportunity for the County.

Randy McDonald, 3032 Ferry Street, commented that he was skeptical of the golf proposal and stated that there was growing opposition to the proposal. He commented that there was an effective, well-organized grass roots citizen group opposed to this issue called Alton Baker For all of Us. He urged the County not to issue the RFP. He suggested that the property be deeded to the City of Eugene and both jurisdictions work to determine the highest and best use for this property.

Richard Schroeder, 3170 S.W. 82nd, Portland, commented in favor of the golf course in Alton Baker Park. He stated that he was a golf professional at the Eugene Country Club for four years and that he represents NW General. He stated that this proposal would generate a six figure income for the County and a responsible developer could develop a master plan that would incorporate ideas which would be compatible to the special interest groups.

Tim Stetson, 13310 SW Fox Run, Lake Oswego, commented that he is on the executive board of the Oregon Golf Association and stated that there is a shortage of public golf facilities throughout the state and especially in the Lane County area. Public golf development has provided economic booms for involved areas and he encouraged the County to move forward.

John Zoller, 1120 SW 5th, Portland, stated that golf courses are environmentally sensitive; designed to create and enhance habitat for wildlife and chemical use is minimized. He stated that the run-off of toxins from the landfill can be controlled by proper design and drainage on a golf course. The golf course will provide safety to the users of the park by virtue of the fact that there will be people there. He stated that this would be an attractive entrance to the Eugene/Springfield area and there will be no problem accommodating all of the varied uses of the park.

Bruce Blicke, 457 West 8th Avenue, #17, stated that he was in support of the golf course concept and recommended that the RFP be issued in order to objectively discern viability and put to rest irrelevant speculations.

Bruce Chase, 506 West Centennial Boulevard, stated that there have been many hours of staff time over the past 20 years to try to delineate the uses for the park. He stated that this was a unique opportunity and added

that he did not want to see another 20 years of noxious weeds in what should be a beautiful gateway to the cities of Eugene and Springfield.

Wendy Ray, 2116 Sally Way, stated that operation of a golf course would contribute to financing the park system in the County and he asked the Board to go forward to see if it could be done in a meaningful way.

Wendall Whittington, 795 West 26th, commented that he did not find much support for the golf course at Alton Baker Park. He mentioned that there may be a danger in hiking near the golf course and getting hit with a golf ball. He commented on the lead problem from the old landfill at Tugman Park.

Cornacchia said that there had been consideration by this Board for all of the existing uses at Alton Baker Park and the importance of those uses to this community; he felt that this fact was getting lost in the translation by the media. Cornacchia explained that the Board had asked a variety of questions regarding compatibility with other users, herbicide and pesticide concerns and the question of need for an additional golf course. ECO Northwest was hired to study the need for another golf course and the study determined that there was a need for three more courses in the Eugene/Springfield area. A task force was formed to look at all of the issues, hold public hearings and provide opportunity for input. The vast majority of the user groups gave conditional support for the golf course and concurred that the County should move forward as long as the existing uses were protected or enhanced. The task force reported that income generated from the golf course could be applied to the County park system.

Cornacchia stated that if the Board is to move forward, it should reiterate the importance of existing uses on Alton Baker Park and should consider the following thoughts. The second draft of the RFP does not stress this importance of existing uses. He commented that 45 holes have been added to the golf opportunity in Lane County since this study was completed and the need for golf should be reexamined. He indicated that the Oregon Track Club was no longer in support of the proposed golf course and that there had been groups formed in opposition to the course. The opportunity area in Alton Baker Park was to create revenue for Alton Baker Park, not for the entire park system; therefore, the Board should assume that revenue cannot go to the County. BMX has no interest in having their facility moved or reduced in size. He stated that the question of whether golf will be on Alton Baker Park should be answered one way or another.

Dumdi said that she had served on the Economic Development Committee and golf was a topic of this Committee for the past four years and that all of the issues had been considered and addressed in the RFP. She stated that there had been good suggestions received from Alton Baker For All of Us and some of these suggestions will be incorporated in the third draft of the RFP. She said that there were many people in support of a golf course and that a petition was currently being circulated for signatures. She

suggested that the County move forward with the RFP to find answers to the questions that have been discussed and not back off simply because there is a vocal group in opposition. She noted that golf courses are very conducive to wildlife with shrubs, trees and grasses and what is currently in the eastern end of the park is blackberry and ragged grass and is far from attractive. She said that she was a firm believer in developing park property for all users and the majority of the people are not using the east end because it is not a pleasant place to be.

Frazier wondered how the criteria for need was developed and commented that the need for golf could have increased over the past few years. Dumdi commented that she was still hearing that it was difficult to get a tee time and observed that golf was a very good tourist activity. Frazier commented that the County has an opportunity to have a multiple-use facility that produces meaningful revenue, but the RFP needs to be completed to have all of the questions answered.

Roberts commented that the question of need is an important one, though the County is talking about making the land available for a private developer. The County will not be subsidizing the golf course and the developers will have to make the assessment of need for themselves. Roberts said that he had never believed that there would be a huge revenue stream from this golf course, but he would be comfortable with any revenue going back into Alton Baker Park to serve all the residents of Lane County. He stated that the real question is whether the other users can be protected and the RFP can be tightened to assure this protection. If there is a response from a developer to reasonable conditions in the RFP, then this community would be well-served by having a golf course in Alton Baker Park, according to Roberts. He stated that he did not think that setting this area aside was the highest and best use of this land for the community.

Cornacchia commented that he would like the approval of the existing users that the proposal will satisfy their needs and Dumdi agreed that the concerns of the users has always been a consideration for the Board. Roberts agreed that legitimate concerns from the perspective of the users would be welcomed, but they would not be given a blanket veto of the proposal. The Board concurred that user input and involvement would be a part of the process.

Cornacchia stressed that he would not support the use of fences or screening due to the exclusionary nature and lack of safety that they would bring to Alton Baker Park. Dumdi and Roberts agreed that fencing was incompatible with the proposed uses for the park, though it could be an item for discussion as a buffer in a limited area.

MOTION: To move forward with the RFP by the end of September incorporating previous discussion. Dumdi MOVED, Frazier SECONDED. VOTE: 4-0. Dumdi commented that it was inappropriate for the press to make an assumption prior to Board action on this issue.

This meeting recessed at 10:33 a.m. to reconvene at 10:46 a.m.

3. COMMISSIONERS' ANNOUNCEMENTS

Held later in the meeting.

4. EXECUTIVE SESSION as per ORS 192.660

None.

5. COUNTY ADMINISTRATION

a. Announcements

None.

b. ORDER 91-8-28-1/In the Matter of Cooperating with the City of Eugene to Assist a Local Nonprofit Sponsor to Submit a Section 202 Initial Application for 40 Elderly Units of Low-Income Housing and Transferring Appropriations

Jim McCoy, Community Development Coordinator, presented this item to the Board. In response to a question from Roberts, McCoy said that the \$75,000 would not be transferred until it was actually needed by the sponsor and that if it was drawn upon, HUD would reimburse the sponsor, the sponsor would reimburse the City of Eugene and the City of Eugene would return the money to HACSA for use by the Housing Policy Board. Roberts commented that he would like to maintain the highest accountability for low-income housing funds and Cornacchia suggested that separate funds be used to make the paper trail very clear. MOTION: Approval. Cornacchia MOVED, Dumdi SECONDED. VOTE: 4-0.

c. ORDER 91-8-28-2/In the Matter of Assisting the St. Vincent de Paul Society of Eugene with the Acquisition of a Property for Low-Income Family Housing and Transferring Appropriations

MOTION: Approval. Cornacchia MOVED, Dumdi SECONDED. VOTE: 4-0.

d. DISCUSSION/Setting the Direction of Regional Strategies III

Margo Drivas, Assistant County Administrator, presented this item to the Board and introduced Greg Satchell, Regional Coordinator for Lane County for the Regional Strategies program. She presented three items for discussion: 1) the regional configuration; 2) the designation of the required committee; and 3) the key industry for Lane County.

Satchell explained that the Regional Strategies program will continue using lottery proceeds which should be \$13.5 million, for this round. Round three will involve a shorter planning process and will focus on key industries; forest products, agricultural products, high

technology, primary and fabricated metals, fisheries, interstate tourism, film and video production, bio-technology, software, environmental services, plastics and aerospace. He noted that technical assistance funds will be available from the state for counties to contract for temporary staff assistance.

Lane County will continue to be its own region and the Lane Economic Development Committee will fill the requirement for a committee if a minority member is recruited. The Board discussed using the Metro Partnership or the Lane Council of Governments as the consultant for a key industry in Lane County. Cornacchia commented that he would hope that the County could link Strategy III with rounds I and II and get results outside of the Eugene/Springfield area with family wage jobs. Drivas will prepare a letter to the state for the signature of the Chair of the Board indicating that Lane County will remain a single-county region, that Lane County is going to designate the Lane Economic Committee and open dialogue with the Metro Partnership and L-COG regarding a proposal to the County re: key industries.

6. PUBLIC WORKS

- a. FIRST READING AND SETTING SECOND READING AND PUBLIC HEARING/Ordinance No. 13-91/In the Matter of Amending Lane Code Chapter 10 to Add Regulations for Temporary Emergency Quarters, Revise Development Standards in the Neighborhood Commercial (NC) Zone, and Modify Fees Charged for Amendments to the Eugene-Springfield Metropolitan Area General Plan for the Urbanizable Lands Within the Springfield Urban Growth Boundary (LC 10.600-15); Adopting a Savings and Severability Clause; and Declaring an Emergency (Second Reading and Public Hearing: September 25, 1991, 1:30 p.m., Harris Hall Main Floor)

Roberts read the ordinance into the record. MOTION: Approval of the First Reading and setting Second Reading and Public Hearing for September 25, 1991, at 1:30 p.m. in Harris Hall. Dumdi MOVED, Cornacchia SECONDED. VOTE: 4-0.

7. RIS

- a. ORDER 91-8-28-3/In the Matter of Approving a Purchase Contract to IBM for One New 3390 Model B2C Direct Access Storage Unit to be Partially Refinanced at a Later Date

Pulled.

8. CONSENT CALENDAR

- A. Approval of Minutes: July 30, 1991, Work Session, 9:00 a.m.
 July 31, 1991, Regular Meeting
 Following HACSA
 July 31, 1991, Regular Meeting, 1:30 p.m.

B. County Administration

- 1) ORDER 91-8-28-4/In the Matter of Appointing a Justice Pro Tempore for the Central Lane Justice Court for 60 days
- 2) ORDER 91-8-28-5/In the Matter of Appointing a Justice Pro Tempore for the Florence Justice Court for 60 days
- 3) ORDER 91-8-28-6/In the Matter of Appointing a Justice Pro Tempore for the Oakridge Justice Court for 60 days

C. Finance and Management Services

- 1) ORDER 91-8-28-7/In the Matter of Selling County Real Property. Map/Tax Lot Numbers 19-12-02-42-00500, 00900 and 02400 in the Glenada Area Near Florence, Oregon

D. Public Safety

- 1) ORDER 91-8-28-8/In the Matter of Authorizing an Amendment to Intergovernmental Law Enforcement/Marijuana Agreement with Oregon Department of Justice

E. Public Works

- 1) ORDER 91-8-28-9/In the Matter of Awarding a Contract to Ausland Construction, Inc., for Gate Creek Road Bridge (Bridge No. 16-2E-26), Contract No. 91/92-05
- 2) ORDER 91-8-28-10/In the Matter of Awarding a Contract to Emerald Landscape & Nursery Service for Wetland Planting Lorane Highway Bailey Hill Road-Spencer Creek Road Intersection, Contract No. 91/92-03
- 3) SUBDIVISION PLATS
 - a) Idlewood Subdivision, First Addition
Lane County
18-12-10
 - b) Rainbow Estates Subdivision, Second Addition
City of Springfield
17-03-34

MOTION: Approval of the Consent Calendar. Dumdi MOVED, Cornacchia SECONDED. VOTE: 4-0.

9. EMERGENCY BUSINESS

None.

3. COMMISSIONERS' ANNOUNCEMENTS

Dumdi commented that she had discussed the reporting of the golf course issue with Paul Neville and that Neville had pointed out that the wording in the article was not as strong as she had indicated. She stated that Neville was a good reporter and covers the County issues very well.

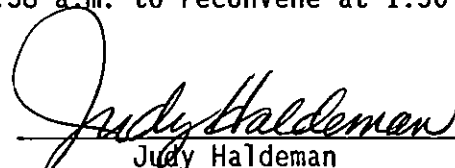
Dumdi announced that District 5 will be joining with District 4 at Roseburg at the Windmill Inn on October 3 from 9:00 a.m. to 4:00 p.m. to discuss County issues.

Dumdi announced that she had a request from the Association of Oregon Counties (AOC) for assessments for land use efforts on secondary lands. Lane County's share would be \$3,000. The Board directed Jim Johnson, County Administrator, to authorize this amount for AOC. She stated that the voluntary AOC and LOC (League of Oregon Cities) Joint Revenue Replacement Project would like to have a contribution from Lane County of \$2,500 for staff and mailing costs to maintain a voice in the process. Roberts commented that the Legislature did not address this issue and Lane County must participate. The Board consensus was that Johnson should authorize the payment to the Replacement Project.

Dumdi announced that she had received a request from the Governor that Lane County recommend a coastal county Commissioner for the Ocean Policy Advisory Commission. Dumdi and Cornacchia will work together to make a recommendation to the Governor.

Dumdi announced that she had received a letter and a copy of a resolution from the Curry County Board of Commissioners asking the Lane County Board of Commissioners to adopt a resolution opposing drift net fishing and factory processing ships in state, federal and international waters. Cornacchia responded that, in looking at how humans impact this globe, there is no more heinous crime than drift netting. MOTION: To adopt the resolution opposing the use of drift nets and factory processing ships in state, federal and international waters and changing the wording to indicate Lane County rather than Curry County. Dumdi MOVED, Cornacchia SECONDED. VOTE: 4-0.

This meeting recessed at 11:58 a.m. to reconvene at 1:30 p.m.


 Judy Haldeman
 Recording Secretary