

**WESTFIR CITY COUNCIL  
JOINT MEETING WITH LANE COUNTY BOARD OF COMMISSIONERS  
THURSDAY, OCTOBER 16, 1997 - 5:30 P.M.**

The Westfir City Council and the Lane County Board of Commissioners met in a joint meeting on Thursday, October 16, 1997. Present from the Westfir City Council were Mayor Myron Smith and Councilors Diana Tonkin, Kristen Ballard, Tim Bailey and Reggie Vargas. Present from the Board of Commissioners were Chairperson Cindy Weeldreyer and Commissioner Ellie Dumdi. Bill VanVactor, Lane County Administrator and Peter Thurston, Economic Development Coordinator, were also present.

The meeting was called to order by Chairperson Weeldreyer. Introductions were held.

**UPDATE: WESTFIR MILL SITE SUSTAINABLE DEVELOPMENT GRANT FROM EPA:** Peter Thurston gave an update on the EPA grant status. Thurston said that on August 15, 1997 Lane County applied for \$40,000 under EPA's Sustainable Development Challenge Grant program. The purpose of the project is to make the Westfir mill site development-ready by completing a Level II Environmental Assessment to identify hazardous materials and steps necessary to clear the site for development. Thurston said that EPA advised the County that they will be notified in late November about the proposal status. Thurston also said that a Project Notification Form has been submitted to the Northwest Initiatives process.

Bill VanVactor said that he is aware that Westfir would like to have the property developed as soon as possible, but the county needs to maximize the benefits to all. VanVactor said it is difficult to know the value of the property until the environmental assessment is completed.

C. Weeldreyer said that the developer who was interested in developing the mill site is still interested in the property. Weeldreyer also said that if the environmental impact is not that great, the County does not want the taxpayers to feel that the property was "given away".

T. Bailey said that he feels the way the County is proceeding is a good step and the property has the potential to be very valuable.

M. Smith said that he thought having the environmental assessment done before selling the property was fine, but he felt that an offer had been made on the property and should have been followed through with.

C. Weeldreyer said that another factor for the Level II Assessment is zoning. She pointed out that the City needs to go through the zoning process before development can occur.

D. Tonkin said that the City needs to know what type of development is planned before the property is zoned. T. Bailey agreed, and said that doing the zoning prior to

development could limit the number of developers who might be interested. C. Weeldreyer said that the zoning could be done either way, if the City is clear on what type of development they want, the zoning could be done before an RFP is put out. Weeldreyer said that the previous council did a "visioning process" in which they laid out the type of development they would like to see.

**UPDATE: INTERGOVERNMENTAL AGREEMENT/WASTEWATER COMPLIANCE:** Peter Thurston reported that through an intergovernmental agreement and the Technitrain program, Lane County Community and Economic Development Program provides technical assistance to Westfir on resolution of the non-complying wastewater discharge from the Hemlock residential area to the Willamette River. Thurston said that Phase 1 (Wastewater System Facility Plan) is completed and the grant is about to be closed. An application for Phase 2, design, has been submitted and should be approved in the next few months.

M. Smith said that the design in the facility plan will only handle the Hemlock area, and the developers of the mill site will have to be aware that they will need to deal with their wastewater process.

T. Bailey said that there are things Westfir can do to provide the ability to handle additional flows in the future. One thing that could be done is to use bigger pipes.

C. Weeldreyer said that the group that is interested in developing the mill site had discussed putting in their own wastewater system. P. Thurston said that he had talked to Ralph Christensen, one of the developers in the group, and he thought the development could pay for utilities.

**UPDATE: INTERGOVERNMENTAL AGREEMENT / IMPROVEMENT OF WATER SYSTEM:** Peter Thurston said that Westfir also receives technical assistance from the Technitrain program on water system planning and design funding and processes. A Community Development Block Grant for Phase 1 (planning) is about to be closed. Thurston said that he has received a copy of the final Master Plan from the engineer and a work session is scheduled to begin the process of coming up with a plan for design for the water system improvements.

**UPDATE: COVERED BRIDGE REST AREA:** Chairperson Weeldreyer reported that a meeting was held on September 25 at which representatives from Lane County, City of Westfir and the U. S. Forest met to discuss the development of a safety rest area on the other side of the covered bridge. Weeldreyer said that she feels that the County, City, and the Forest Service can work together in a partnership to develop the rest area.

T. Bailey said that he is glad to hear that the County might be willing to take on the development and administer the construction project. Bailey said that such a large project would be difficult for Westfir to take on at this time. He said that the City already is

involved in upgrading the water and wastewater systems and has a full plate. Weeldreyer said that taxpayers like to see a partnership of agencies.

C. Weeldreyer said that she feels a strong case can be made for the development of a safety rest area in Westfir. She said that the end of the Aufderheide drive needs a public restroom to provide for the comfort of people traveling the scenic by-way. Weeldreyer stressed that the need is there and there is a public interest in the rest area being developed.

The question of the zoning of the property was discussed. The site is still zoned as industrial property, so the Council would have to go through the process and have it re-zoned. D. Tonkin said she felt it should be zoned as "open space".

Bill VanVactor said the County could have a discussion with the Board of Commissioners to move forward with the project and designate staff to pursue the rest area.

OPEN DISCUSSION: Chairperson Weeldreyer said that she applauds and commends the City Council for the job they are doing. She said that the weight and responsibility of running the City rests on their shoulders and they do their job out of the goodness of their hearts and a commitment to the community. Commissioner E. Dumdi said she also applauds the Council for a job well done.

Weeldreyer reported that the Oregon Economic Development Department had cut their budget by 47%. There will be a forum in Hood River next week on economic development. P. Thurston said that it is important for the OEDD to hear from small communities in the next week. M. Smith said that he had discussed this issue with Representative Tony Corcoran and would send another letter to Corcoran.

Bill VanVactor reported that Lane County property tax bills will be mailed to taxpayers on November 15 this year, with taxes being due on December 15. He said the City can expect the payment schedule of property taxes to be about one month late.

C. Weeldreyer told the Council that there was a meeting attended by Lane County and the cities of Eugene and Springfield to discuss gaps in public safety and to come up with strategies to make a better public safety and law enforcement system in Lane County. A committee will be formed to discuss possible revenue options for public safety agencies. Some revenue options mentioned include a county gas tax and an increase in car registration fees.

Bill VanVactor reported that the groundbreaking for the new juvenile justice center had taken place.

VanVactor advised the council that they should anticipate a revenue measure for Lane County in 1998/99. VanVactor said that the County will enter into fiscal year 1998/99 with a balanced budget.

There was no further business and the joint meeting was closed.

Respectfully submitted,

Elizabeth Murray  
Elizabeth Murray, City Recorder

ATTEST:

Myron B. Smith  
Myron B. Smith, Mayor