

Early-Day Springfield No Haven for Indians

There weren't many Indians in what is now Springfield when the Briggs, Stewart, and Pengra families came here to settle in the mid-1800's.

This part of the Willamette Valley was then subject to monstrous and frequent floods and Indians as well as the early fur trappers avoided it as much as possible. The trappers' trails, for instance, were on higher ground in the foothills.

Eugene, in those early days, was known as "Skinner's Mud Hole" or "Skinner's Hog Wallow". And Springfield, in a way, shared in the beginnings of the use of the term "pigging", for dating, when it was used to describe a U. of O. student's visits to a girl on this side of the river whose father operated a hog farm.

These bits, and many more items of Springfield history, were given the Springfield Rotary Club Wednesday noon by Eugene Postmaster Ethan Newman, a former president of the Lane County Historical Society. Newman was born in Eugene and his family's residence in the area dates back to the early 1860's.

Springfield became known as the "Miller City" -- a name still used by Springfield High school -- when the first grist mill in the area produced a 3-X brand of flour that was sold up and down the west coast. This was in the 1850's, shortly after Elias Briggs established his claim here and began a ferry service across the river.

The early days of Springfield saw industry develop along agricultural lines, with first a grist mill, and later, a woolen mill which was organized to blend Angora rabbit fur with wool. A sawmill, too, was started in 1853, but it was until the Booth-Kelly mill was built in 1897 that the city's growth accelerated markedly.

Springfield was the head of navigation of the Willamette river, and steamboats used to come up the river but a serious flood in the winter of 1861-62 changed the course of the river and put an end to that mode of transportation.

At the time of the flood, Newman said, his great-grandmother, who had been left alone on their farm near what is now Autzen stadium when the men of the family went hunting, was forced to leave her home by rowboat and take refuge in a hop dryer.

The hop dryer, a high shed built on stilts, withstood the flood, and she remained there with a small baby, and with the boat tied to her ankle, until the men returned. The home washed away in the flood, Newman said.

That was also a year of record snows, records which weren't equalled and broken until this year, he declared.

Competition between Springfield and Eugene developed in the 1920's when the two cities vied for location of the Southern Pacific roundhouse which was to be moved from Roseburg, when the main line route was changed to the Natron cut-off through Springfield, Jasper, and Oakridge, to Klamath Falls. A group of Eugene business people bought large parcels of property in both Springfield and Eugene, turning the one in Eugene over to the railroad and keeping the one here out of its hands. The Springfield site, now the location of the National Metallurgical plant and the Rosboro mill, was later given back to the city of Springfield.

Newman's interest in the history of the area is one which every citizen ought to have, he said. "It's important now and then to look back and take heed of what went before us."

Crews try to stabilize bulldozed hillsides

■ **Environment:** Springfield orders developers to stop clearing land and do erosion control.

By JOE HARWOOD
The Register-Guard

SPRINGFIELD — With the fall rains coming and a city-imposed deadline looming, the owners of Potato Hill in Thurston this week largely finished shoring up steep slopes they had bulldozed bare in July.

Now, all that's left is for residents in the subdivisions below to hope the preventive measures will work.

Springfield officials — worried that the impending rains could destabilize the loose soil and rock of partially barren hillsides and cause erosion or minor landslides — approved the repair plan Sept. 13.

"Chances are there is going to be a problem."

JOYCE BRADSHAW
South 67th Street
resident

acre property in order to prevent fire from breaking out on the property, according to city documents.

City officials contend the unpermitted grading, excavation and tree cutting went far beyond brush-clearing for fire suppression. Tractors not only scraped brush and soil, but also pushed over dozens of large trees and disturbed a Native American archaeological site. The damage to the archaeological site is being investigated by the Oregon State Police.

The hill is on the south side of Main Street, between 58th and 67th streets. The McDougals plan to build a massive housing project on the property, carving lots for as many as 544 single-family homes and up to 300 condominiums or townhouses.

After discovering the damaged hillside, city officials put on hold the first phase of the project, the annexation of 22 acres for 43 lots at Main and South 63rd streets.

Mike Evans, a land use consultant and project manager for the development, said the work in July followed requests by fire officials to reduce fire danger on the parcel by clearing tinder-dry brush. As part of the work, the developers cut a fire access road into the hill.

then, after complaints from neighbors, the city ordered a halt to all work.

Instead of slapping the McDougals with a fine, the city ordered them to perform massive stabilization work "in areas considered to be the highest risk potential for landslide and soil movement" to prevent damage to homes ringing the property, according to city documents.

"Our immediate concern was to get a plan in place to fix the problem rather than take enforcement action," said Meg Kieran, assistant city attorney. "We're operating under pressure because of the seasons. We've been lucky September has been so dry."

The city ordered the developers to hire engineers and erosion control specialists to come up with a plan to stabilize the hillside and prevent erosion.

The work includes seeding the slopes with fast-rooting grass seed; using brush and trees uprooted in July as barriers to slow storm water; regrading some parts of the slopes; and compacting the soil, according to an agreement between the city and the McDougals.

Protecting the adjacent neighborhoods is the city's highest priority, said Jim Donovan, a Springfield city planner.

"We're taking a wide, blanket approach," Donovan said. "We have the responsibility to protect the citizens and infrastructure of the city, and we're going to err on the conservative side."

As part of the agreement, the developers will have to use all trees they pushed over in July, many of them large firs with their root balls still attached, for erosion control.

A forester's report said that more than four dozen standing trees, which help stabilize slopes, have damaged root systems as a result of the unpermitted work.

Many of those trees will have to be cut down, the report said.

Donovan said the city also wants to prevent silt-laden water from entering and choking small streams that flow into wetlands at the bottom of the hill.

"The trick to doing proper erosion control is to not let the erosion get started," Donovan said. "So we're taking some large scale erosion control measures."

Stabilization on some of the more worrisome areas — steep slopes along the eastern part of the property — has been completed, Kieran said.

Evans said the McDougals would have stabilized the slopes anyway, once the fire suppression work was completed. "Now that the (stabilization) work is done, the risk is gone," he said.

Still, homeowners who live next to or below the site are nervous.

"Chances are there is going to be a problem," said Joyce Bradshaw, who lives on South 67th Street, east of the property.

"When it rains, there's already a lot of water coming down off these hills," she said. "It makes you wonder what will happen with all the excavation work they've already done up there."

The city wants the control work done by Oct. 15. If inspections before that date determine insufficient progress, the city will take over the job and bill the McDougals, Kieran said.

Most of the disturbed areas have been seeded and the grass is already germinating, Evans said Friday.

Meanwhile, when state police complete their investigation of the archaeological site, they'll forward the findings to the Lane County District Attorney's Office.

The site, near the parcel's 1,490-foot-high peak, contains flint chips and other rock debris left behind by Native Americans.

The site is registered with the state Historic Preservation Office and was supposed to be left untouched under a master development plan approved by the city in 1998. State law forbids the destruction of certain types archaeological sites.

Big Springfield development launched

Housing: The 337-acre project would provide 729 homes and 93 acres of parkland.

By MICHELLE HYMEN

The Register-Guard 2-9-94

SPRINGFIELD — Just in time for Sony Corp.'s arrival, California developers on Tuesday officially launched what could become the biggest housing project in city history.

The development would turn 337 acres of wooded Thurston Hills property into lots for 729 mid- to high-value homes. The developers would hand over nearly a third of the property — 93 acres — to the Williamalane Park & Recreation District for two public parks.

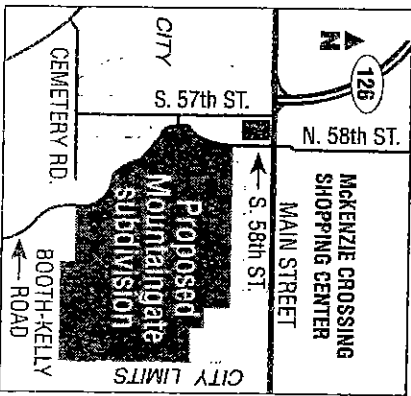
The project, originally called Springfield Woods, was first announced in April. It has since been re-named MountainGate. Tuesday, two of the project's three developers held a City Hall news conference to submit

preliminary plans to the city.

The developers said they had no prior knowledge of plans Sony announced last month to build a \$50 million compact disc factory in Springfield. Officials hope the factory — and support businesses — eventually will generate many hundreds of jobs. Sony plans initially to hire 300 employees.

Mayor Bill Morrisette, on hand to accept the plans, called the development "one of the very finest housing projects" in Springfield history. Later Tuesday, he said the project would dovetail with Sony's arrival and city growth.

Developer Mel Mason said he expects to break ground on the first phase of MountainGate — involving about 40 lots — in late fall. The entire project would be built in 15 phases over as many as 15 years, he said.



The developers said they will create the lots and build roads and other infrastructure, leaving home construction to builders or others who buy the parcels. Lots would range from 7,000 square feet to 1 acre. The developers said it was too soon to estimate lot prices.

The developers said they will preserve the area's wooded setting, clearing trees only for roads.

"As you drive by, it will still look like the land is in its original state," developer Howard Kanengiser said at the news conference.

The property surrounds 1,175-foot-high Potato Hill, where the developers would set aside 86 acres as parkland threaded with hiking trails. Most of the land slated for parks is too steep to build on.

Williamalane Superintendent Dan Plaza said Tuesday that the land would constitute the biggest-ever donation to the parks agency. But he said it would be five to 10 years before the district could afford to develop the tracts. The work would be funded in part by a one-time \$400 fee on each home in the development, he said.

Morrisette said the city is likely to annex MountainGate in phases as each

group of homes is built.

The project is the biggest undertaking yet for the three developers, who are doing business as the Palisades Group. The group has developed housing in California and plans to start construction next month of an 88-house development in Bend.

The men bought the Springfield land in 1991 after hearing of it through the grapevine. "We came up here and fell in love with the community," Mason said.

The lots would be grouped into what Kanengiser called "villages."

Mason said two villages would contain cluster homes — dense housing groups that share common property. In another village, private roads would wind through a rural setting of spacious lots.

The first phase would be on the north side of the property, accessed by Main Street.

Old quarry may go out with a bang

APR 10, 1984

Owners of a proposed Springfield subdivision want to use explosives in preparation for turning the site into a park

By Joe Harwood
The Register-Guard

SPRINGFIELD — Thurston residents are in for a blast.

The owners of the proposed MountainGate subdivision in the Thurston area are seeking permission to use explosives to chisel down the vertical walls of an old quarry in preparation for turning the site into a park.

The quarry, near South 59th Street, consists of 8 acres in the southwest corner of the 330-acre parcel. The development eventually

would hold about 350 single-family homes and up to 300 apartment or condominium units.

The city-approved master plan governing development of MountainGate, located on Potato Hill, requires owners Norman and Melvin McDougal to "reclaim" the old basalt quarry.

Mike Evans, the project's land use manager, said blasting is about the only way to make the quarry safe. Attempting to use pneumatic rock hammers or other devices to smooth out the jagged slopes would take years and be a source of constant

noise irritation to neighboring residents, he said.

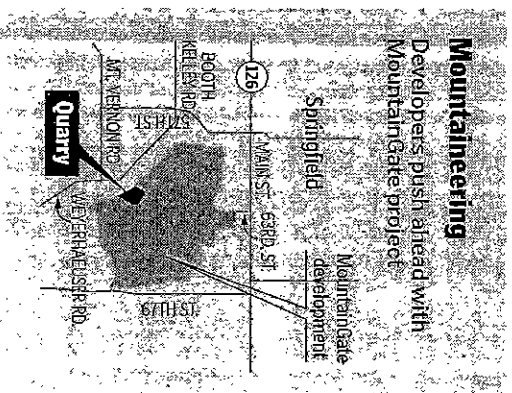
A public hearing on the blasting request will be held April 28.

The quarry is near the Golden Terrace subdivision off South 59th, with some homes as close as 250 feet to 300 feet from the site. South of Golden Terrace homes is the new Jasper Meadows subdivision.

Evans said a he's working with a blasting expert on a plan that will least inconvenience nearby homeowners, many of whom he's already spoken with.

"We haven't talked to everyone, but the sentiment seems to be: 'Just get in there and get it done,'" he said. The quarry can easily be seen

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STEPHANIE BARROW / The Register-Guard

Quarry: Blasting would take 4 to 6 weeks

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from the house where Evans has lived for the past five years.

The blasting would likely take place over four to six weeks. Explosives experts would use smaller blasts for the portion of the quarry nearest homes.

In addition to making the slope of the quarry significantly more gentle, the blasting will create a 2-acre storm water detention pond and space for about 2 acres slated for the creation of wetlands at the bottom of the quarry, he said.

The quarry area, along with

"It's currently rock faces and cliffs, and they've got to change that somehow."

JIM DONOVAN

SPRINGFIELD PLANNING OFFICIAL

smash about 60,000 cubic yards of the rock to use for the subdivision's road beds.

The remaining 40,000 cubic yards of loose rock would be used as fill for home lots on steeper slopes, Evans said.

In his application to the city,

application.

"The master plan requires the site to be prepared for park use," Donovan said. "It's currently rock faces and cliffs, and they've got to change that somehow."

The city will use state standards that require quarry operators to soften the impacts of blasting and crushing on adjacent property owners, Donovan said.

"We're going to view those as minimum guidelines and allow neighbors to supplement those parameters with any concerns they identify," Donovan said.

crushing would be limited to set times of the day to ease the impact on residents.

Hearings official Gary Darnielle will preside over the April 28 public hearing, which will be at 9 a.m. in the Springfield City Council meeting room. Written comments will be taken until 5 p.m. April 16.

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Quarry

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In his application to the city, Evans estimated that using the on-site quarry rock will eliminate up to 25,000 truck trips that otherwise would travel to and from the property.

While the use of explosives on hillside development is not unheard of, blasting on the scale proposed at MountainGate is highly unusual, said Jim Donovan the Springfield planning official reviewing the discretionary use permit

application.

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DEVELOPMENT



ANDY NELSON/The Register-Guard

Real estate agent Blake Hastings says many of the tract's two dozen owners believe development restrictions will lower property values.

PLANNING AHEAD

Gateway developers claim the city's ideals clash with their rights as property owners

By **JOE KIDD**
The Register-Guard

7-26-94

SPRINGFIELD — A few years from now, the flat river-bottom farmland in the Gateway area along the McKenzie River will boast an idyllic neighborhood of upscale homes, some tucked between tall, old fir trees.

Bike paths and hiking trails open to the public will wend along the McKenzie and into the neighborhood. Parks and a community shopping area will be centrally located within walking distance of homes.

Residential parking lots will be tucked behind buildings and screened from view, to reduce the visual clutter created by cars.

Even the neighborhood fences won't be run-of-the-mill. They'll be in varied styles, with lots of landscaping.

That, at least, is the vision city employees and private consultants have been crafting quietly for the past 20 months for a 180-acre residential-zoned tract in the Gateway area.

Their plan is part of an innovative statewide drive to make sure that private development doesn't trample public goals as growth surges across Oregon.

Problem is, the city doesn't own the property. And the handful of people who own the bulk of the land aren't buying into the idea.

Backed by other property owners, Sycan B Corp. — a prominent Gateway-based developer that owns more than a third of the 180 acres — is assailing the city's conceptual plan, saying its detailed requirements usurp owners' rights.

A city hearings officer on Monday rejected Sycan's appeal. Sycan real estate manager Tim Hovett called the ruling "unfortunate," but said Sycan isn't sure whether it will now ask the state Land Use Board of Appeals to overturn the plan.

Sycan contends that the plan unfairly establishes stricter standards than those applied to developers in other areas of the city.

"Many of these standards are misguided attempts at social planning," says Sycan President Richard Boyles.

The plan is tantamount to "government telling people what to do with their land on yet a more minute basis, rather than people proposing what to do with their land consistent with the existing development code," Boyles wrote earlier this year to city planners.

Sycan also argues that the rules will drive up its costs to develop the land.

Sycan is the first developer in Oregon to try to throw a wrench into the unique state program charged with fleshing out a community's character before it is even built.

State officials hope that the type of "pre-planning" that Springfield officials have done will spread in Oregon.

"If we're successful, how communities get built ultimately will be affected by (these types of experiments)," said John Kelly, director of the state's growth management program.

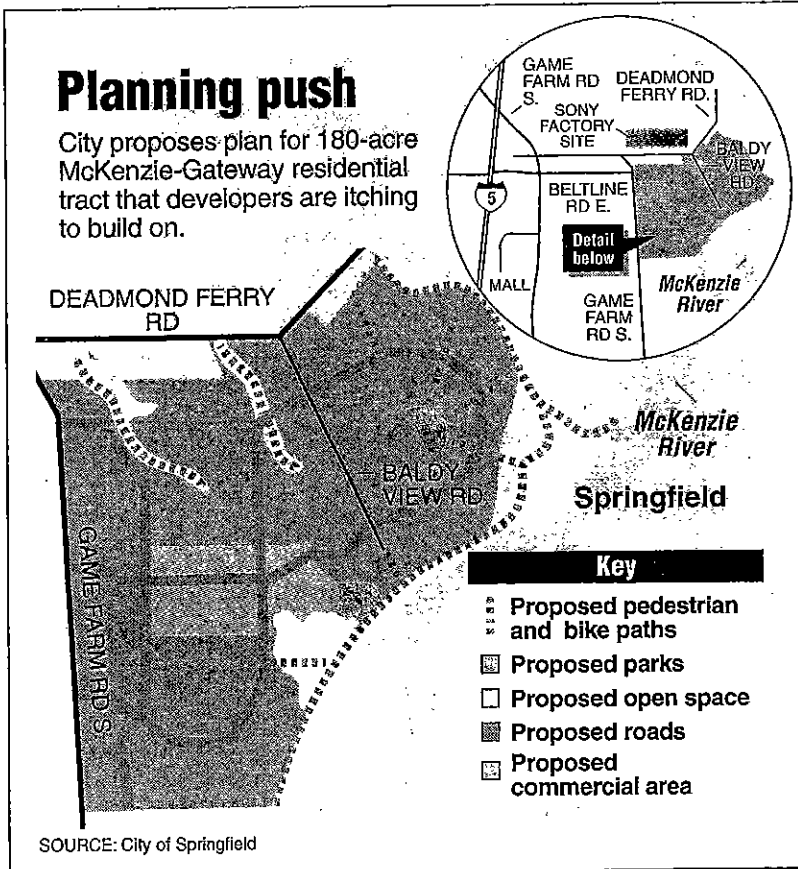
"Typically, development is done in very small chunks at a time, and consequently, communities are not holding together," he said. "So what we want to do is put together something that would deal with the identity of the community as a whole."

The Gateway Plan — which covers the largest tract of vacant medium-density residential land in the Eugene-Springfield area — began with a little-known task force formed by the state Department of Land Conservation and Development.

The group of public and business officials met for two years to accomplish a twofold mission: To bring more uniformity to the way neighborhoods, commercial districts and industrial areas are developed; and to find better ways of accommodating Oregon's rapidly growing population.

By 1992, the task force had identified a range of "urban growth management tools." One of the most important was the "conceptual development plan," an idea now being put to the test with the Gateway tract.

In theory, the conceptual plans would coordinate development in an area, even if the subdivisions, office parks or factories were built over a



TOM PENIX / The Register-Guard

period of years and by different developers.

The plans would force property owners and neighbors to map out a consensus before individual developments moved ahead, said Kelly.

"Part of our purpose was to move up the public planning process that normally occurs after a certain development has already been proposed," he said. "In other words, we want to get the public input process involved a lot more early on."

In late 1992, state planning officials dished out \$400,000 in grants to several cities to put their ideas to work.

When Springfield received \$25,000, city planners launched their project as a follow-up to the Gateway Refinement Plan — a months-long effort that earlier in the year had sketched out the future for the entire Gateway district.

Using the grant, Springfield focused exclusively on the 180-acre residential-zoned tract, hiring an architectural firm and meeting with owners of the land, which lies just outside the city limits but will be annexed in the next few years.

The result was a 70-page document that defines the layout of the community and crafts its ambiance with a ream of mandates and recommendations.

It's not the first time locally that plans for large residential areas have been mapped out ahead of time.

City officials have sketched out park areas, open spaces and design criteria for Eugene's 186-acre Valley River Village near Goodpasture Island Road and the 337-acre MountainGate subdivision in southeast Springfield.

But both of those projects involve single developers who've chosen to work with city officials to devise their plans.

By contrast, the Gateway effort is the first time either city has drafted such specific design rules and sought to impose them on multiple property owners.

Mayor Bill Morrisette said the Gateway project warrants the extra attention.

Morrisette — who wants developers to build more high-end homes to diversify blue-collar Springfield's housing stock — wants the tract to become the city's crown-jewel neighborhood.

The area boasts extensive McKenzie frontage, views of the Coburg Hills and easy access to Interstate 5.

"We have a very unique opportu-

McKenzie-Gateway medium density residential tract

■ **Size:** 180 acres

■ **Ownership:** Roughly two-dozen different owners, including Sycan B Corp. (70 acres); Springfield developer Roy Gray (20 acres), Eugene-based Kokkeler Road Estates (17 acres) and Eugene-based Tuesday Night Association (15 acres)

■ **Current use:** Farmland, vacant land, some timberland and a handful of individual homes

nity with this area," Morrisette said. "We don't want to blow it."

BUT THE PLAN'S painstaking details and its emphasis on public access to the river have riled some property owners.

Sycan's Hovet said he can accept the layout of streets, sewers and other basic infrastructure. But planners are overstepping their authority by dictating how fences are built, where parking lots are located and other design requirements, he argues.

Those detailed rules will increase Sycan's cost to develop its 70 acres, Hovet believes.

In addition, Hovet argues, the plan delves into policy issues best addressed by the City Council — although Springfield planners don't intend to refer the matter to the elected officials.

"If there must be a conceptual development plan, then the language in it is policy, and policy has to be decided by the policy makers," Hovet said. "Staff is passing judgment on their own work. That's always seemed funny to me."

The most controversial aspect of the project is its recommendation that the tract's river frontage be opened to the public via bike and pedestrian trails.

Sycan and other developers worry that will lower the value of river-side lots.

Blake Hastings, a real estate agent who wants to build a 20-acre subdivision near the river, said many of the 180-acre tract's two-dozen property owners back Sycan.

"I think the city of Springfield is one of the best places around to do business," said Hastings, who represents landowner Roy Gray. "I just think that people can get excessively interested in doing creative exercises that use up a lot of time and money."

BUT SPRINGFIELD Planning Manager Greg Mott says the conceptual plan makes sense. And on Monday, Springfield Hearings Officer Gary Darnielle sided with the city.

For starters, Mott notes that riverside paths are only recommended — not required — in the conceptual plan. The city will decide the issue of public access to the river only after studies are done by the city and the Willamalane Park & Recreation District, he said.

As for the design requirements, Mott admitted some of the rules are unique compared to the code that builders must follow in other areas of the city.

But if the Gateway property owners had a problem with this approach, they should have appealed portions of the earlier Gateway Refinement Plan, which called for the completion of the conceptual plan, he said.

"I'm satisfied that there is nothing that is required of the property owners that wasn't already a policy adopted by our council as a part of the refinement plan," Mott said.

SPRINGFIELD CITY LEADERS say they don't have much sympathy with Sycan.

The mayor and council President Stu Burge said they support the conceptual plan, even though they haven't officially reviewed it.

"I think Sycan is picky, picky, picky and they're losing sight of their own best interests," Morrisette said. "I think that Sycan B has a very short-term view. They're concerned with immediate profits and not the long-term view."

Regardless of what happens in Springfield, state officials hope to get more long-range neighborhood planning projects off the ground.

Similar conceptual plans are in the works in Newberg and Tigard. State officials have earmarked \$4.8 million for a program that builds on lessons learned in this first round of experiments.

Kelly, the growth management director, said state officials won't require cities and counties to join. But he hopes the benefits of long-range planning will encourage more municipalities to sign up.

Spat over trees, roads stalls annexation

■ **Springfield:** The mayor says the owners of Potato Hill cut trees and built roads without the proper permits.

8-4-01

By BILL BISHOP
The Register-Guard

SPRINGFIELD — Annexation for the first phase of an upscale housing development on Potato Hill will wait at least two months while city officials and the property owners sort out a squabble over tree cutting and road building.

Larry Gildea, a lawyer for owners Norman and Melvin McDougal, said the problem stems from a "a big misunderstanding" over steps the owners took after fire officials asked them to clear brush and roadways to

decrease fire risks on the 330-acre property south of Main Street between South 59th and South 67th streets.

Springfield Mayor Sid Leiken said the owners went overboard, cutting trees and carving roads without a permit. Aerial photographs show "pretty significant damage to the terrain up there," he said.

"You could almost declare it logging," Leiken said. "If we had a torrential rainstorm now, we could have significant damage. You could have a slide."

Leiken said city planners were on the site

with the landowners Friday afternoon to discuss how to stabilize the newly extended roadways.

At an emergency meeting Thursday night, councilors agreed to ask the county's Local Government Boundary Commission to delay a decision on annexing the property for 60 days while the issues are resolved. The city initiated the annexation request.

Potato Hill, dubbed "MountainGate" by its former owners, has long stood as a monument to unfulfilled ambition.

In the 1980s, recession development plans fizzled and the property fell into the hands of a savings and loan association, which collapsed.

The former owners, California developers Mel Mason and Howard Kanengiser, bought

the property in 1991 for \$225,000. They spent hundreds of thousands of dollars and most of the 1990s trying to get the project off the ground. Although they obtained stacks of government approvals, they never built a street or home on the site.

In March, the McDougal brothers of Dexter bought the property for \$2.3 million after the former owners lowered their \$5 million asking price.

The current plan for phase one of the project is to build roads to create 100 to 120 building lots.

As envisioned, the site eventually will become a planned community with 544 single-family homes and 300 condos or townhouses, said Eugene developer Todd Alberts, who is

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THE REGISTER-GUARD CITY/REGION SATURDAY, AUGUST 4, 2001

CITY

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working on the venture.

The plan is for 90 acres of the site, including the steep hilltop, to be set aside as park land.

Over the years, the site has been used by young people as a gathering spot, Gildea said. The owners suspect the use may be the source of occasional wildfires, he said.

Springfield fire records show at least one wildfire on the hill last year and one so far this year.

Fire department spokesman Mark Walker said the city has authority to require landowners to clear grass and weeds that may be a fire hazard. That was the extent of fire safety work sought by the city, he said.

But Gildea said fire officials asked the McDougals to take steps to also ensure access for firefighting equipment.

"In doing that, he (one of the owners) thought he had to take out some trees. We thought we had the

go-ahead to do this stuff," Gildea said.

"Some of the people in the planning department say we just deliberately violated the master plan and land use laws by going ahead without a permit. If we erred, we're glad we erred on the side of safety."

Gildea said the owners don't have any complaint with the city's annexation delay.

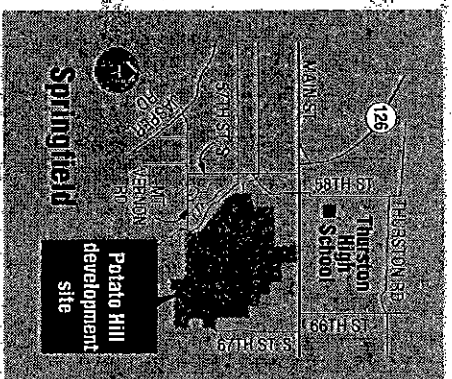
The owners believe the problem stems from miscommunication and lack of communication.

Leiken, however, said the city staff "does a pretty good job of communicating."

The controversy is viewed by some in the city as a breach of faith by the McDougals, Leiken said.

"We started off on the wrong foot. The goal of the city staff is to get it back on track," Leiken said.

"This is just one thing. If it stays just one thing, then bygones will be bygones."



STEPHANIE BARROW / The Register-Guard

Developer digs up ancient site

By TIM SHINABARGER
News Staff Writer

Springfield News
9-26-01

Developers have dug up a Native American archaeological site on Potato Hill and scattered it across an area of the proposed Mountain Gate subdivision, city officials say.

An Oregon State Police officer investigated the disturbance last week. The State Police becomes the fourth government body to investigate ground-disturbing site work since developers McDougal Bros. LLC and

Alberts Development LLC purchased the 333-acre property in March.

The archaeological site was surveyed by Heritage Research, a Eugene archaeology and historical consulting firm, in 1997, city planner Jim Donovan said Thursday. The location of the site and explicit instructions not to disturb it are part of the original master plan approved by the city in 1998 for Mountain Gate Development Co., a development group owned by Howard Kanengiser

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Site continued from page 1

and Melvyn Mason, Donovan said. The company sold the property to McDougal Bros. and Alberts.

The new owners are bound by that master plan, Donovan said.

"The responsibility to protect (the site) was clear, and the disturbance is a direct result of some negligence on their behalf," Donovan said.

"The archaeological sites were a part of the written record for the development plan," he said. "The development plan was attached to the deed for the property, so when the current owner purchased the property, it was incumbent on them to identify the sites and protect them."

City staff learned the site had been disturbed on July 30, he said.

"The area of the disturbance has been cordoned off and protected from any other disturbance while we take erosion control measures to repair the damage from illegal grading," Donovan said. "We await the results of the Oregon State Police investigation and any possible action by the district attorney."

The site is being treated as a significant site, meaning either a tribe has said it's significant or it contains information important to pre-history, Kathryn Toepel, administrator for Heritage Research, said Monday. "Significant" is a specific term that has management connotations, she said.

"The most direct way of dealing with a significant site, if possible, is to avoid it," she said.

Under state law, it's a class B misdemeanor to disturb such a site without an archaeological permit, state archaeologist Leland Gilson said Friday. State law also lists disturbing human remains as a class C felony, he said.

Heritage Research archaeologists didn't find any human remains, Toepel said.

Under other sections of the law, the tribes can sue for civil damages if sites are damaged, Gilson said.

"There is an archaeological site there — they did damage it," Gilson said.

The archaeological sites covered about one acre of the property and were clearly delineated and marked with tape, Donovan said. Construction equipment dug up the sites and scattered the material over a much larger area, he said.

State police investigators will present findings within the week, Donovan said.

The state police join the city, the Oregon Department of Environmental Quality and the U.S. Army Corps of Engineers in investigating tree-falling and road-building work on the property.

According to city planners, McDougal Bros.' construction workers cleared 100 acres by logging, grubbing and rough road grading without permits from the city.

A substantial amount of vegetation removal and grading occurred on slopes with grades in excess of 25 percent, and some areas on the easterly portion have slopes with grades in excess of 50 percent, according to city documents.

According to a report prepared by engineer Todd Boire of Boire Associates Inc. of Corvallis, inappropriate material is used for fill near the eastern limits of the development, and cuts in the rock have exposed loose rock that might be susceptible to rock fall.

According to Boire's report, both the cut and the fill that was placed on the slope "could adversely affect residential properties immediately downslope if sliding occurs."

The developers did the ground work without a stormwater erosion permit, Bill Perry, an environmental specialist with the DEQ, said Aug. 29. Perry wrote McDougal Bros. a notice of non-compliance for doing construction without a permit, he said.

In addition, a U.S. Army Corps of Engineers enforcement official visited the site three weeks ago to investigate wetlands issues, corps spokeswoman Heidi Helwig said. The corps is in the process of determining whether to view the work already done as work without a permit, she said.

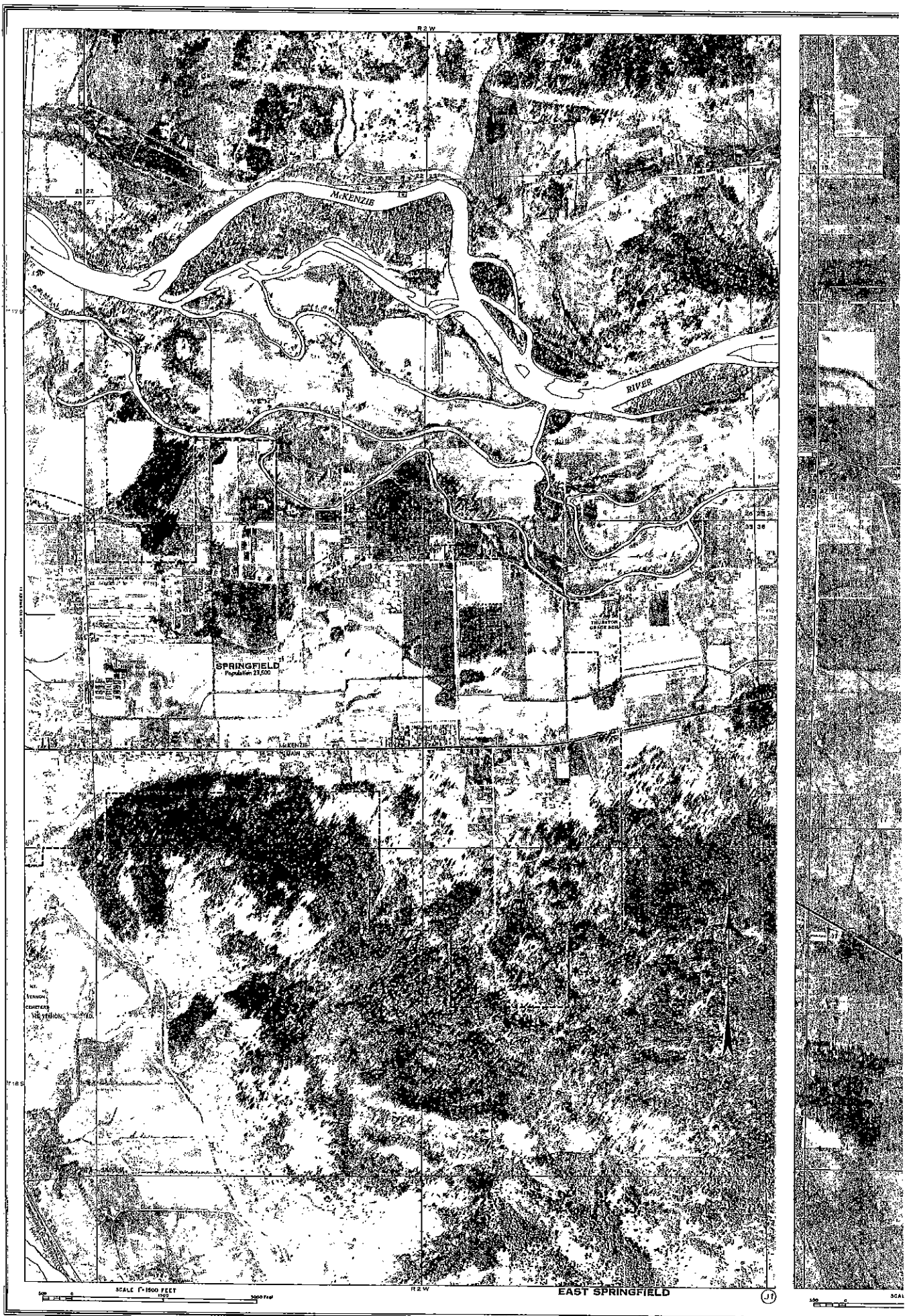
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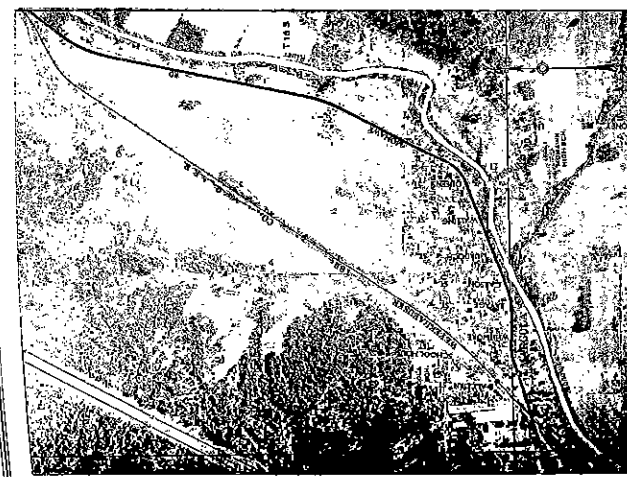
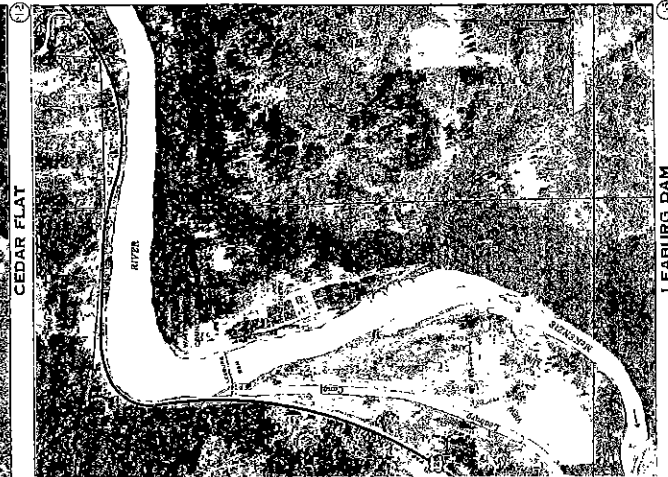
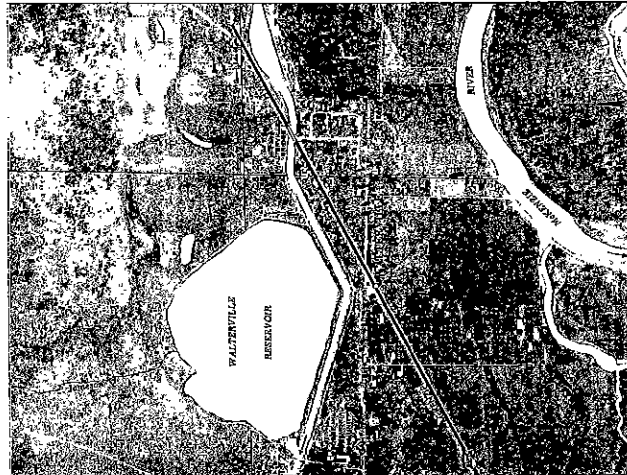
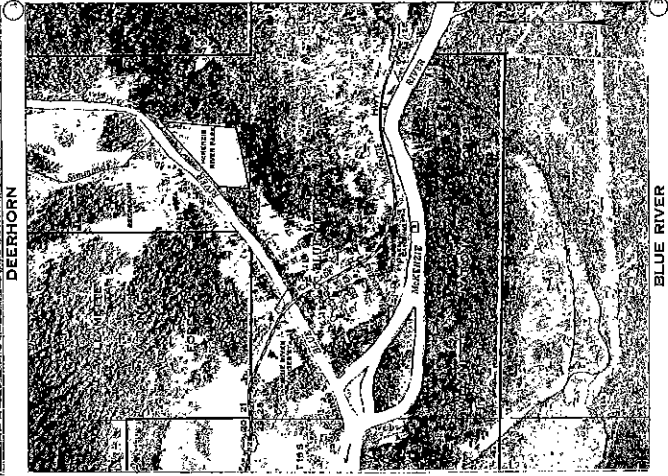
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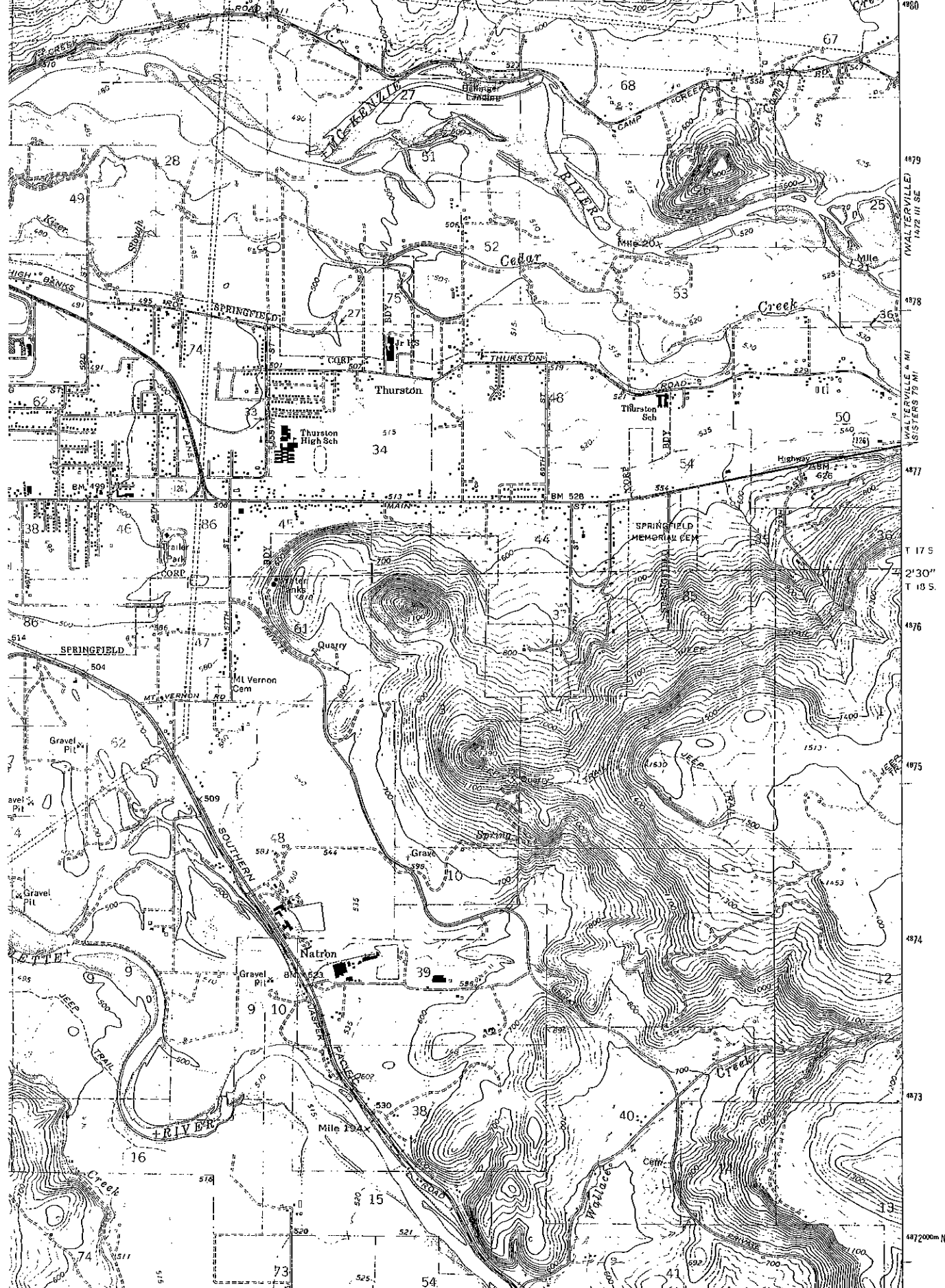
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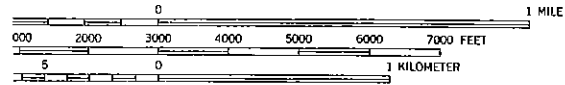
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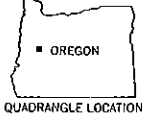


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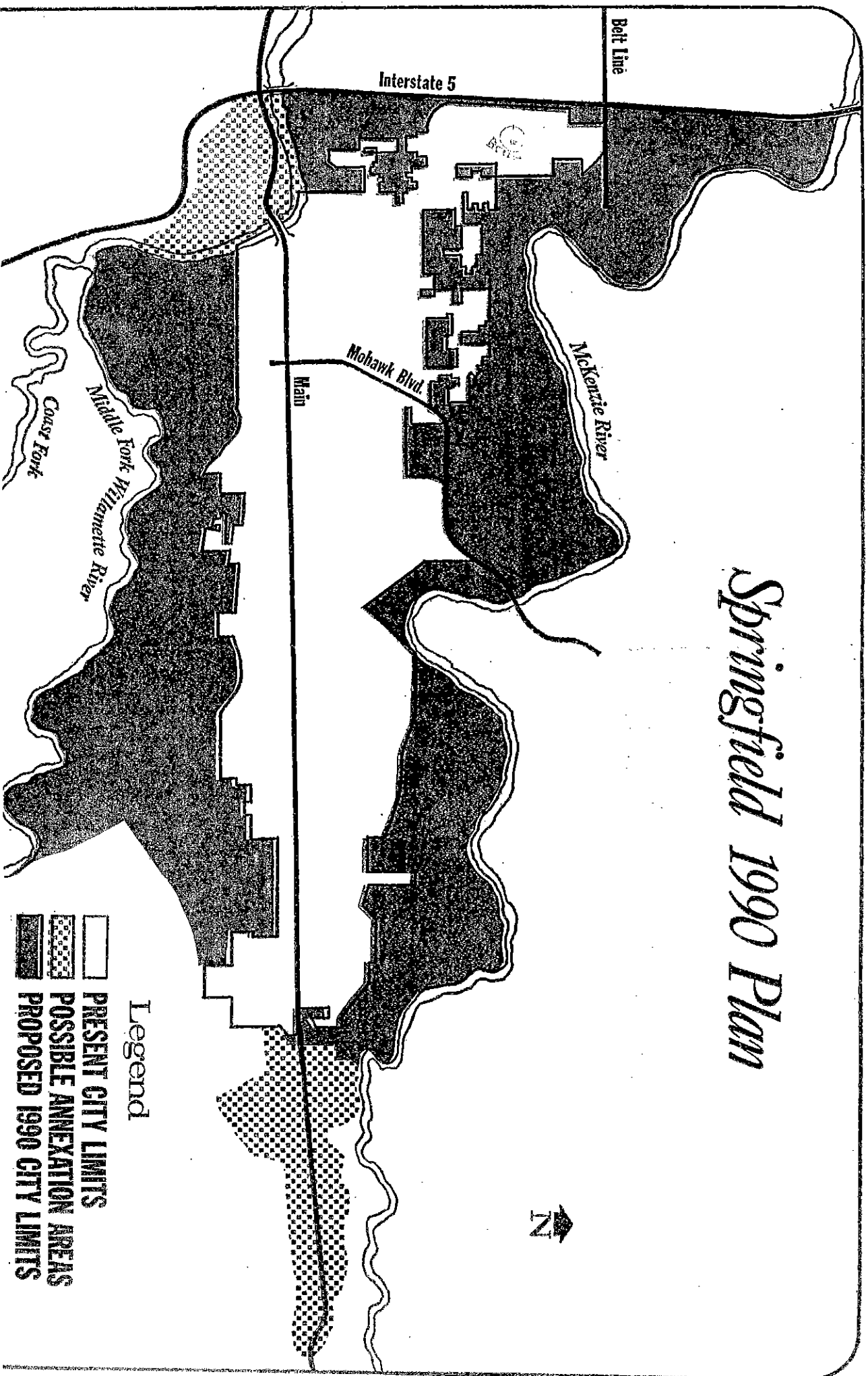
Section D

Eugene Register-Guard

General News

EUGENE, OREGON, SUNDAY, DECEMBER 21, 1969

Springfield 1990 Plan



Boundary plan urged for 'logical' Springfield growth

By DON FLOYD
Of the Register-Guard

An immediate goal in Springfield is to determine the city's borders to restrict growing pains, not growth.

To accomplish that end, municipal officials in Oregon's sixth largest city are proposing the adoption of a boundary plan. When implemented, that plan will shape the city's ultimate boundaries over a 20-year period.

City Manager Claude Malone does not want to see the city reach into more hilly country past 71st Street just to have the area, he sees no sense in the city crossing the rivers on the north and south fringes. To cross over Interstates 5 on the west would mean invading Eugene country.

Malone and his staff want Springfield to annex areas in the future which logically should be a part of the city. The rivers, freeway and eastern city limits represent natural boundaries, they feel.

The proposed boundary plan outlines "logical areas to be annexed" in stages during the next 20 years.

City Planner Dick Johnson believes a systematic approach to growth is vital if Springfield is to be "a better community, not just a bigger city." He points to the existing city limits as an example of what can happen without planning.

"The present city limits of Springfield are the result of a long period of sporadic and unplanned outward expansion through annexation," Johnson recently told the city council.

"Like most unplanned growth," he said, "the outward expansion of the city's boundaries has resulted in some mistakes that should not be repeated in the future if the city is to reduce and eliminate some of its past and present problems."

Johnson says Springfield currently is plagued with a host of problems, ranging from identity to just plain dollars.

Springfield has lacked a strong identity in recent years, Johnson believes. This, he said, is manifested in the fact that many people living within or along the fringes of the city do not know where its boundaries are. In some areas, the city limits bisect neighborhoods, such as in the Hayden Bridge Road area north of the city.

That in itself can be enough to confuse police and firemen scrambling to meet emergency calls.

"New fire and police personnel have great difficulty learning and adapting to the complexity of city limits weaving through built-up areas and even risk the not too remote chance of not serving areas they should serve . . . or more commonly, of serving areas not entitled to service," Johnson said.

Increased costs are another factor, according to Johnson, in

that the present city limits often "delineate areas that would be most economically served by the city."

This has resulted in sewer lines being extended piecemeal, and in some cases, the city already has trunk sewer lines installed in areas outside the city which are not being fully utilized, Johnson said.

The creation of special service districts has been encouraged through the present city limits in areas which Johnson believes would "most logically and economically" be served by city hall. The boundary plan recommends the consolidation of five, possibly six, water districts into one.

Springfield's current population is 26,500 persons. The city currently encompasses a 10.21-square-mile area. Johnson said if the proposed boundaries were established as the city limits today, Springfield would encompass a 24-square-mile area—that's about half the size of San Francisco—and support a population of 35,750 persons.

Those figures would be slightly higher if the Glenwood and McKenzie Highway areas on the west and east were included, according to Johnson. However, the plan does not propose annexing those areas until after 1990, if at all.

Although population projections place 55,400 people in Springfield by 1990, Johnson is confident that with the boundary plan, proper land use, the construction of apartments and mobile homes like strata will be placed on the city.

"This can be done without even approaching oppressive big city population densities while at the same time limiting sprawl . . ." Johnson said.

As the city grows in size and population, Johnson said costs will rise proportionately, if not more, because of inflation, sanitary sewers, enlargement of the sewage treatment plant, storm sewers, major street improvements, a new city hall and a fourth fire station will need to be financed by levy and bond issues during the next 20 years, he said.

For those reasons, Johnson proposes that a 2-year capital improvements program be adopted in conjunction with the boundary plan to coordinate expansion.

City officials are working with the Central Lane Planning Council on cost projections in connection with the boundary plan. A capital improvements program is expected to be presented to the council once those projections are completed.

Future costs are not to be taken as a recommendation against future annexations, Johnson warned. Quite the contrary.

"Putting off the problems of the fringes will not make them go away," Johnson said. "Getting these areas into the city as soon as possible will give the city a better chance to plan for the orderly development of the fringe areas."

Priority, timetable for annexations

Here is a proposed timetable of future Springfield annexations listed in the order of their recommended priorities.

1. Built-up areas now on the fringe of Springfield which now or will soon need sanitary sewers to eliminate a health threat. Areas such as Menlo Park, Clear-Vue Street, possibly Game Farm Village and parts of Douglas Gardens would be annexed by January, 1971.

2. Populated areas in no immediate need of sanitary sewers, but which socially and economically are a part of Springfield. Such areas include Farmdale, Grovedale, Royal Dell and the associated subdivisions generally west of North Fifth Street and between the McKenzie River and the present city limits; Yolanda, Swank Estates, Rambling Acres and other land east of Rose Blossom Drive west of Briggs Junior High School; south of the McKenzie River and the present city limits; Hayden Bridge vicinity east of North 31st Street, south of Hayden Bridge Road, north of the Eugene Water & Electric Board water treatment plant and west of Hayden Bridge; Douglas Gardens east of 32nd Street, north of the Willamette River flood plain; west of South 43rd Street and south of the present city limits; and land south of Centennial Boulevard, west of the city in the vicinity of Garden Way, Janus and Island streets.

It is recommended that such areas be annexed within the next two to five years.

3. Undeveloped areas now encircled by developed land outside the city. Those include a portion of Willamette Heights, particularly the Pilbert Grove Acres Mobile Home Park at the end of South Second Street. Annexation should be accomplished dependent on how much growth takes place in the mobile home park and adjoining land.

4. Major and minor undeveloped areas not included in the flood plans. Those include land in the Willamette Heights area, South 57th Street and the vicinity of North 31st Street. Annexation should be accomplished as soon as possible, perhaps in the next two to five years.

5. Flood plain areas bordering the McKenzie and Willamette rivers. Not a top priority area.

Quarry questions continue

By Amber Fossen
The Springfield News

When the dust finally settled, public opinion was divided on the use of explosives at the old rock quarry.

Residents near the proposed MountainGate subdivision had their chance to speak up Wednesday on the request to blast the neighborhood basalt quarry, and concern and support rained down in preparation for turning the site into a public park.

Prudence Heath and her son Thomas Heath remember the last blasts that shook the neighborhood in the early 1970s.

"In one case it cracked the fireplace and it cracked the wall in the dining room," Prudence Heath said. "Another of the charges that they set off separated the kitchen cupboards from the ceiling by about an inch."

The Heaths say several homes in the neighborhood along 57th Street sustained damages, including Vonda Brooks' home.

"When the biggest explosion happened, I was in the master bedroom with my knee on the bed and the bed lurched," Brooks said. "That told me it had to be a very strong tremor."

Brooks' ceiling was fractured though she says she was told nothing would happen to her home.

"The quarry was blasted more than 20 years ago but it's still very clear in our minds," she said.

Both the Heaths and Brooks said the major concern is well water.

"We're not on city water here," Thomas Heath said. "We're concerned where that water might decide to move to if there are any underground fissures."

Jim Donovan, city planning official, said the city has received letters of concern, but none regarding well water.

Donovan said the blasting that occurred more than three decades ago was not a city project.

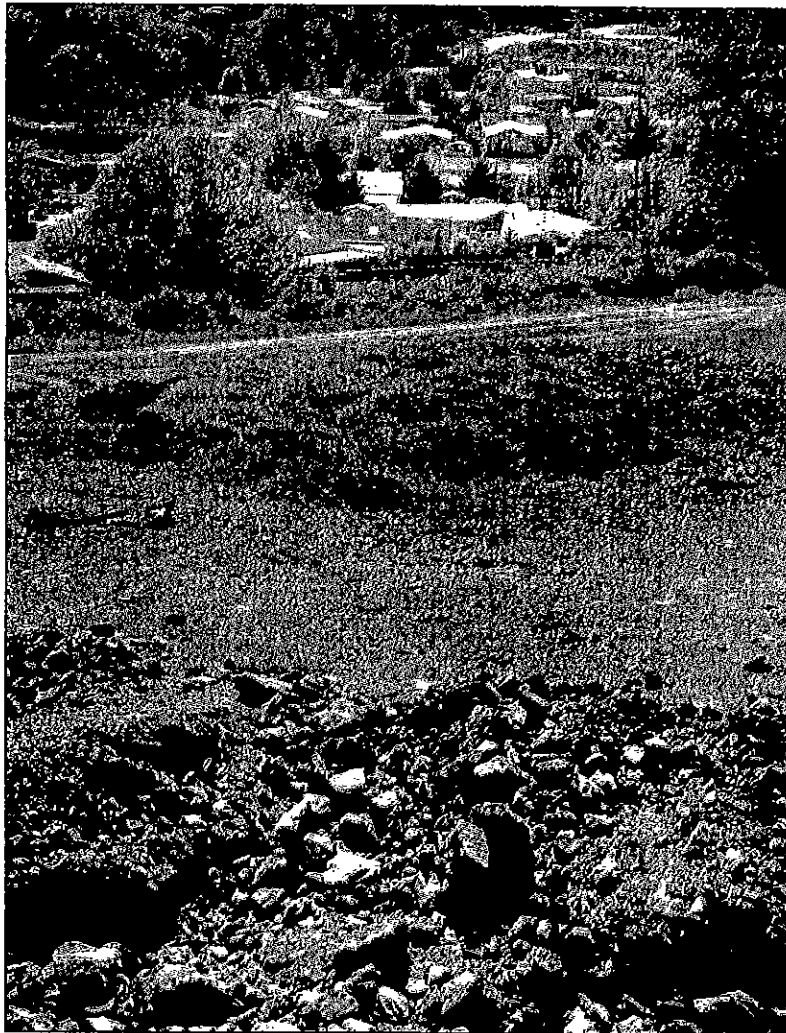
"It was done on private property, it predated Oregon Department of Geology and Mining regulations," Donovan said. "We have no records of what type of charge was used or how much was used."

Others were looking forward to the proposed blasting.

"There are some really reasonable reasons to get the quarry cleaned up and changed into a park situation," area resident Jesse Miller said.

Miller's house sustained damage the last time blasting occurred but he said he would like to see the quarry altered to a public park.

"I'd like to see the thing happen," he said.



SAM KARP/The Springfield News

The rock quarry, huddling up to the Golden Terrace subdivision in Thurston, is on track to be blasted into submission to make way for more living space.

"The condition of the quarry is a dangerous thing in terms of attracting kids."

The proposed blasting will create a 2-acre storm water detention pond in addition to the creation of wetlands at the bottom of the quarry. About 100,000 cubic yards of quarry rock

will be removed to create the park that's part of 20 acres of open space designated in the MountainGate subdivision master plan.

Proposed blasting at the quarry will follow

See QUARRY CONCERNS, Page 5A

• Continued from Page 1A

local, state and federal guidelines. Additional safeguards — like seismic monitoring — will be conducted to limit the effects of blasting to the subject site, according to Mike Evans, the project's land use manager.

"You measure the air movement, you also monitor the earth movement," Evans said. "The blast has to be adjusted to certain perimeters so that it doesn't create damage within a certain distance."

Evans said low-level test blasts with seismic monitoring will be used throughout the process to limit off-site effects. He also said the blasts would be lessened due to the proximity of the site.

"What the consultant is recommending is these blasts be 25 percent to 50 percent of what would normally occur at a typical quarry site," Evans said. "So there will be smaller blasts, but more of them."

Donovan said the city is recommending approval of the project as long as 19 additional conditions are met, including: conditions to mitigate the noise level, hours of operation, abatement of dust, limiting traffic and haul routes, and an extension of notices.

"We are requiring an extension of the boundaries for pre-blast notice and pre-blast surveying," Donovan said, noting the industry requires residents within 500 feet of blast

ing and 250 feet of surveying to receive notice. "Given the size of the site and the number of blast points the staff recommended those boundaries be extended from the perimeter of the property line by an additional 100 feet each."

To mitigate noise, the crusher will be placed at the bottom of the detention pond and a berm or stockpile of rock will be positioned around the detention pond.

"That should provide the mass to reduce the noise level to a reasonable level, but there's no doubt you'll know a construction site is occurring," Donovan said.

Hours of operation will be limited to 8 a.m. to 6 p.m. Monday through Friday, excluding holidays. Blasting has been limited to 35 work days, and crushing to 75 work days over the two-year project.

"I think the conditions reflect a unique public involvement process," Donovan said, noting some of the conditions were in response to public concern. The deadline for written comments has been extended to 5 p.m., Wednesday. An official decision from Hearings Officer Gary Darmelle will be rendered within 30 days. Decision appeals may then be filed with the Lane Use Board of Appeals.

If the project is approved, work could begin as early as June.

Apple introduces new iPod battery life

SAN JOSE — As rivals nip at its market dominance, Apple Computer Inc. introduced its fourth-generation iPod portable music players Monday with lower prices and longer battery life.

Apple said the new models have up to 12 hours of rechargeable battery life, compared with about eight hours with the current crop. The prices are \$299 for a 20-gigabyte model and \$399 for a 40-gigabyte model — each \$100 less than their earlier counterparts.

Mattel's profits soar despite its struggling Barbie brand

LOS ANGELES — Mattel Inc.'s flagship Barbie doll brand struggled in the second quarter, but improved sales in other divisions helped the world's largest toy maker turn in a 12 percent profit.

The company on Monday reported net income of \$23.5 million, or 6 cents a share, up from \$20.9 million, or 5 cents a share, a year earlier.

WORLD

Aircraft manufacturers tout rebounding global demand

FARNBOROUGH, England — Demand for new passenger and freight aircraft is rebounding after an unprecedented global downturn and in spite of chronically high fuel costs, U.S. manufacturer Boeing Co. and its European rival Airbus said Monday at Britain's Farnborough International Air Show.

Boeing announced a \$2.96 billion sale of 777-300ER planes to Emirates Airline, while Airbus predicted that it would exceed its planned delivery of new planes this year.

—From Register-Guard and news service reports

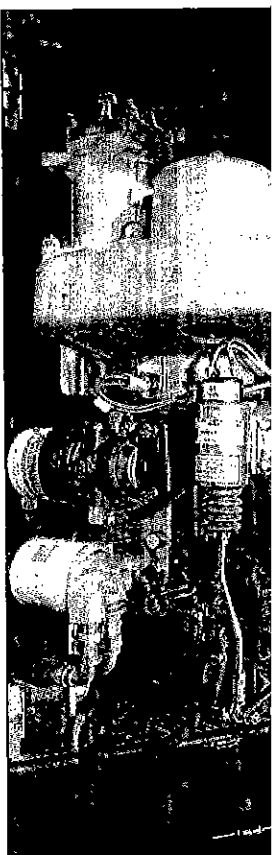
Take a satellite's view of the problem and you'll see 500,000 long-haul trucks in the United States idling while the drivers sleep — and all the while their smokestacks spouting cancer- and asthma-inducing exhaust into the air.

By the ton.
But consider the issue from the truck driver's perspective and you'll see that idling while at rest is just this side of necessary.

Last Wednesday, Minnesota truck driver Brian Peterson dropped a load of windshields at Mid Valley Glass & Millwork in Eugene then headed to the Coburg Truck 'n' Travel to rest.

The hot day had given way to a parched evening. Heat waves radiated from the parking lot, which was surrounded by grass bleached to straw.

The sun's rays beat on his blue



WAYNE EASTBURN / The Register-Guard

The Willis Auxiliary Power System eliminates nonoperational idling.

cab, and Peterson knew the mercury inside would climb 20 degrees or more if he shut off the engine — and he had 700 miles to go the next day.

So he allowed the marlby thrum of his diesel engine to continue, climbed into his bunk made with blue flannel sheets, and slept like a colicky baby on a washing machine." The 15-year trucker said the following

DEVELOPMENT REPORT

Work begins on MountainGate subdivision

By Joe Harwood
The Register-Guard

SPRINGFIELD — Ten years after first being proposed, creation of the initial 71 lots of Lane County's largest single subdivision started last week.

Work on the first two phases of the 330-acre MountainGate development, south of Main Street and east of 58th Street, is progressing nicely, said Mike Evans, the project's land use manager.

Streets, utilities and other facilities are now being constructed, and lots later will be sold to builders who will put on the homes.

The development eventually will hold about 350 single-family homes

and up to 300 apartments or condominium units. Evans said the plan is to start on the lower north side of Potato Hill near Main and work up the hill before moving southward along the eastern and western portions of the parcel. Evans said he expects the first 71 lower-elevation lots to be complete by Oct. 15.

Owners Norman and Melvin McDougal already have received land use and construction approval for the 109-lot third phase, which is along the lower northeast side of the 1,490-foot-high peak of Potato Hill.

Evans said work on that phase will start next week, also with an Oct. 15 anticipated completion. If that time line holds, it will translate into 180 completed lots hitting the

morning.

Now comes the Lane Regional Air Pollution Authority with an ambitious proposal — a first in the nation — to solve the problem for at least some of the 100,000-plus drivers who ply the Interstate 5 corridor.

Authority staff member Sharon
Please turn to **IDLING**, Page B2

market this fall from one development alone.

"You normally figure on (building) 50 a year, but we have some catching up to do," Evans said.

The Eugene-Springfield housing market remains brisk, partly because of low mortgage interest rates, and developers in both cities are pressing ahead with creating lots.

Redmond-based home builder Hayden Watson, who has finished the 102-lot first and second phases of his Jasper Meadows subdivision, southwest of MountainGate, is now installing streets and other infrastructure for the 39-lot third phase. When complete, Jasper Meadows

Please turn to **LOTS**, Page B2

resources, to digital.

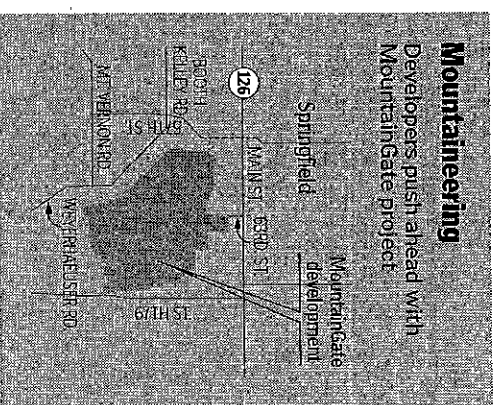
Digital cameras are now in more than one-third of American households, about 41 million homes, according to the Consumer Electronics Association, a Virginia-based trade group. Moreover, new technological devices often reach the second quarter of homes twice as fast as they reached the first quarter. Analysts expect that digital cameras will be in 50 percent to 60 percent of all households within three years.

Last year, digital camera sales were up 33 percent, enough to outsell film versions for the first time. InfoTrends Research Group predicts that by 2008, few film cameras will be sold.

Digital still has a long way to go to match its predecessor, though. Film cameras are in 90 percent of
Please turn to **DIGITAL**, Page B2

Mountaineering

Developers push ahead with MountainGate project



STEPHANIE BARROW / The Register-Guard