

Lowellites surveyed on local developments

By BILL PARISH
Of the Emerald

New development projects are swallowing large portions of rural land in the Willamette Valley. This consumption often breeds citizen protests as older communities are tested to determine their resistance to developers' demands.

One such community near Eugene, Lowell, has a unique position in the development dilemma. Residents can either stop problems caused by over-development before they occur through effective planning, or they

can passively watch their town grow unrestrained.

Students from the Wallace School of Community Service and Public Affairs (CSPA) recently conducted a survey to determine Lowell citizens' attitudes toward a growth management plan. The survey's results indicate residents have strong desires for such a plan, yet half the persons surveyed believe the city government will not respect their wishes.

Karl Eysenbach, Lowell's assistant administrator, originally requested the University to conduct the survey.

"Citizen response will help the city council and the city staff make decisions for the community based on your needs, desires and hopes for the future," he says.

Lowell city officials and Eugene area developers are anxiously awaiting their copies of the survey's results. Since residents expressed a desire for improved city services, the city council will now review various tax alternatives to pay for them. If services are improved, the path will be free of obstacles for developers who must meet current requirements to converge on Lowell.

An estimated 50 percent of Lowell's population is employed in Eugene. The town itself has scarcely more than five private businesses. So what's causing the development boom in Lowell?

David Kinney, a University CSPA graduate student, believes Lowell is becoming another "bedroom community for Eugene." He envisions Lowell as the "ideal living place for Eugene workers who enjoy the slower life style of a small town."

Eugene area developers offer potential purchasers an attractive deal in Lowell. For workers who

are willing to commute 20 miles, Lowell offers a serene setting near recreational facilities at Dexter reservoir.

But to keep pace with development demands, Lowell's city services must be substantially improved, according to the survey. Obsolete sewer systems, badly paved streets and consistently flooded drain ditches have combined to temporarily quell developers aspirations and as a result, a building moratorium on large subdivisions was recently initiated. The moratorium is scheduled to be lifted July 15, and then Kinney says new development projects will maneuver into the city's limits.

Lowell's city staff of which three out of the top four positions are held by Eugene residents, is currently studying numerous alternatives. According to the survey's results, citizens in Lowell do not think they are being adequately represented by the staff and consequently have become apathetic toward its role in town policy.

Lowell city planners estimate the population will increase by 100 percent in three years. This rise in population may be difficult for many Lowell residents to digest, as the town's population has remained stable for the last 20 years.

For Lowell to improve its city services, and in effect allow more development, the town will be required to raise its tax base or obtain substantial outside funding, Kinney says. Citizens have squelched tax measures in the past. Lowell has the fourth lowest property tax rate for cities of its size in Oregon.

If the May 23 election was any indication, aversion to tax measures has ended, notes Carl Hosticka, faculty adviser for the project.

Lowell was one of the few areas in the state to approve its school property tax base in the last election. In the two previous elections, Lowell residents voted three times before finally approving property tax increases.

Land prices in Lowell had been low in the past, which mirrored Lowell's depressed economic condition, but recently, land prices have risen rapidly to complement the increased demand for possible development plots.

Residents say development sites are producing sharp edges in Lowell's appearance. What town residents once viewed as scenic has now become an eyesore to many of them.

Sprouts

(Continued from Page 1)

grown in six deep troughs with each holding 3,000 pounds of sprouts. The alfalfa seeds, which are purchased from a seed company, are soaked in buckets of water for the first day and then are turned loose in the troughs and watered every four hours.

"We're open seven days a week, 24 hours a day. Sprouts never stop growing," he says, adding that sprouts take five days to mature. "Everything — the growing, packaging and distributing — is done by us to insure the quality of the sprouts."

Lebow says sprouts rarely go bad, but "If one sprout dies all 300 pounds go with it." Bacteria and overheating (sprouts must be kept refrigerated) are the main causes of sprout rot.

Asked what he thought of the taste of sprouts, Lebow admits that after a while plain alfalfa sprouts can get "a little unexciting" but adds that the alfalfa and radish sprout made by Sprout City is "dynamite!" Last Wednesday Sprout City made its first batch of mung bean sprouts, their latest product.

Is he worried about competition? "No," he says, explaining the time commitment and health regulations are enough to stop business from sprouting up around him.

Asked if he advertised, he laughs and says, "I don't have to sell by brand — because I'm the only brand. I advertise to support that newspaper or radio station. Sprouts sell themselves. I like to turn people on to them though!"

	calories	Protein g.	Fat g.	Fiber g.	Calcium mg.	Iron mg.	B1 Thiamin mg.	B2 Riboflavin mg.	Niacin mg.	C Ascorbic Acid mg.
Alfalfa Sprouts	41	5.1	.6	1.7	28	1.4	.14	.21	1.6	16
Lettuce	14	.9	.1	.5	20	.5	.06	.06	.3	6
Spinach	26	3.2	.3	.6	93	3.1	.10	.20	.6	51

Journal of Food Science, 1975

All figures based on 100 grams of Alfalfa Sprouts, lettuce or spinach.
One 4 oz. package of Alfalfa Sprouts contains 112 grams.

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Court order saves bald eagle roost

The federal government received court permission Wednesday to condemn 240 acres of timberland in Klamath County to prevent a proposed timber harvest in a bald eagle roosting area.

The Bear Valley wildlife refuge is the largest known winter roost of bald eagles in North America, according to the U.S. Fish and Wildlife Service.

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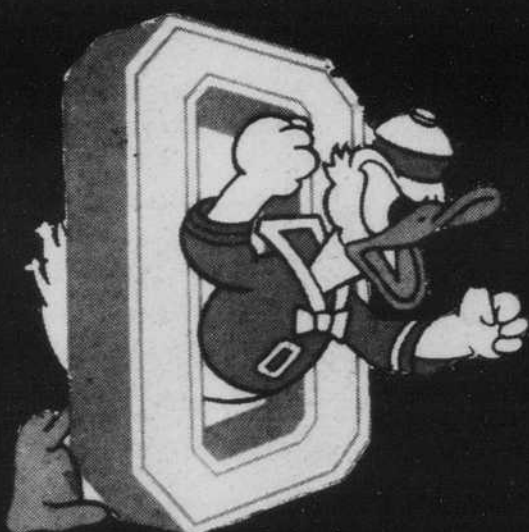
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