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# Ducks Illustrated

## UPCOMING ISSUES

**AUG 28**

College Football Season Preview

**SEPT 4**

Nevada Football Game Preview

**SEPT 11**

Arizona Football Game Preview

**SEPT 18**

Michigan Football Game Preview

**SEPT 25**

Washington Football Game Preview



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**INSIDE EUGENE WEEKLY.**

want to just say the supply is 2,000 acres short, add that land, and lose it."

The governor's task force draft report also recognized the problem of land owners seeking to rezone their industrial land to make more money. "Residential and commercial land sells for two to 20 times industrial land," the study noted.

The Register-Guard company, which is one of the region's largest developers, is now seeking to change zoning rules to allow it to make more money by allowing medical offices on its 47 acres of industrial land along Chad Drive.

The City Council is now moving forward with new zoning rules to allow hospitals to be built on industrial land, Segel points out.

The city needs to tighten its zoning and protect existing industrial sites instead of allowing commercial development "pretty much wherever anybody wants it," Bettman says. "It's destructive."

### SHOVEL READY

Sprawl supporters say opening up the growth boundary will create jobs when big industry is attracted to build in new "shovel ready" greenfield sites.

But Bettman says that what sprawl supporters are shoveling doesn't smell like jobs. The state and city have pursued a strategy of attracting big industry for the

ple want to live here, want to do business here, and are attracted here."

Urban sprawl creates high costs for taxpayers, often low-wage big-box and strip mall jobs and isn't good for the local economy, Bettman says.

Segel says sprawl takes away resource lands that are a key part of the state and local economy. "We have an industry in Oregon, it's called farming and forestry"

"There's no data connecting the expansion of the urban growth boundary with creating jobs," Bettman says.

But a few wobbling council votes may be all that stands in the way of developers cashing in on sprawl at taxpayer expense.

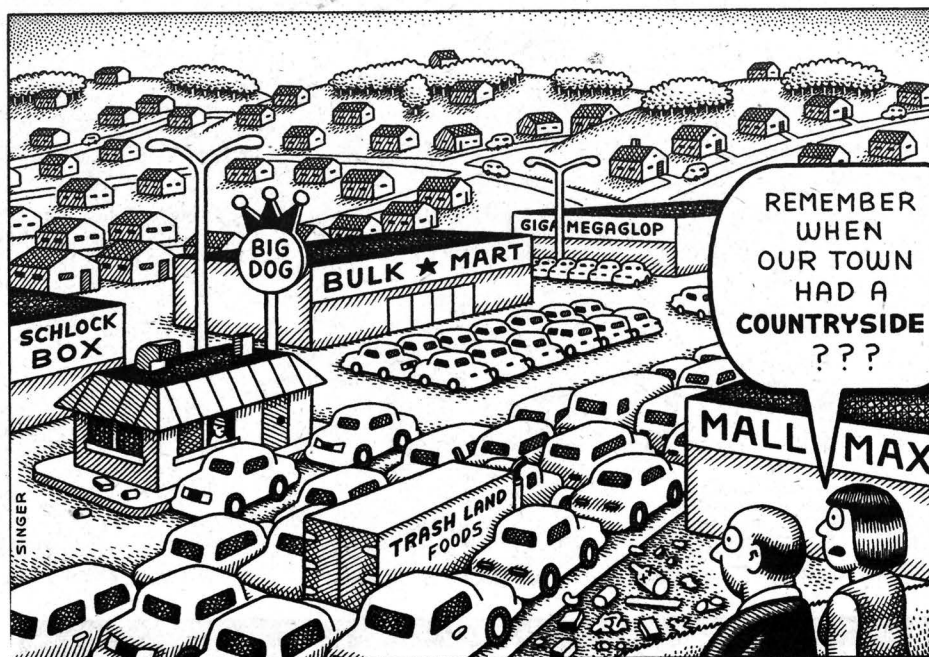
A council majority (Meisner, George Poling, Gary Papé, Jennifer Solomon and mayor Jim Torrey) voted to take scarce meeting time for the Metro Partnership's presentation last month on growth boundary expansion.

Kelly, as a member of the partnership board, voted for the business group's letter urging the council to study expansion. Kelly said he favors a broad study that includes redevelopment alternatives, but not necessarily UGB expansion. "If the letter had said expand the UGB period, I wouldn't have voted for it."

City planning staff often provide key guidance to councilors on such decisions.

'There are land speculators out there that will profit obscenely depending on where the UGB is.'

**- Bonny Bettman**



past decade and unemployment has gotten worse, not better, Bettman says. "Those are failed economic development strategies."

Kelly and Bettman say the city should focus on existing small businesses. "The vast majority of new jobs created in a community come from local businesses," Kelly says. He points to a recent R-G story reporting that in the local enterprise zones, "the great majority of small tax-break recipients ... have prospered, while many of the big tax-break recipients have closed plants or cut jobs."

Bettman says rather than giving away big tax breaks and funding urban sprawl, the city should fund good schools, parks and other livable city services "so that peo-

But the city planning department recently lost its planning director and another veteran planner to retirements and has yet to weigh in on the issue.

City planner Kurt Yeiter says launching a UGB expansion study now, "seems just a little premature." An ongoing city natural resource inventory and parks acquisition program could effect the available land supply over the next six months, he said. "We should wait for some of those to wind down so we know what land it is we are measuring."

Roberts told the council he has already contacted a private consultant to do the UGB expansion study which he wants to start next month.