COMPREHENSIVE PLAN FOR WESTFIR, OREGON

A B S T R A C T

COMPREHENSIVE PLAN FOR WESTFIR, OREGON

as submitted to the

Oregon Land Conservation and Development Commission (LCDC)

Westfir, Oregon is one of the newest cities in Oregon, incorporated in January of 1979 and the smallest in Lane County, 307 population and approximately 176 acres in area.

The citizens of the community have adopted the basic community goal of maintaining the small community residential character in balance with the environmental setting, necessary municipal functions and supporting economy.

Physical conditions and land ownership limit the ultimate growth of the City. Steep terrain and forest lands immediately north and south of the City leave little available land outside the existing City Limits to accommodate future growth. This is compounded by Willamette National Forest land to the north, east and southwest and Middle Fork Willamette River to the west. Approximately 190 acres of land have been identified as being available for ultimate urban uses, without conflicting with resource land and LCDC State-Wide Goals.

Limitations have been identified in existing water and sewer systems. The City has adopted policies to evaluate and upgrade the community water system to provide improved service to existing development and meet future growth needs. The existing sewer system is also to be evaluated and upgrade to improve service to the existing Hemlock Subdivision and accommodate any immediately adjacent growth. The remainder of the City and Urban Growth Area will rely on municipal water service and sub-surface sewerage disposal to accommodate future needs.

Urban Growth Area buildable lands are capable of accommodating the low estimate of population of 379 by Year 2000 and meet assummed conditions for sub-surface sewerage disposal. High population estimates of 571 for Year 2000 may not be readily accommodated in extreme site area requirements for sub-surface sewerage disposal, without encroaching into resource lands and conflicting with LCDC State-Wide Goals.

COMPREHENSIVE PLAN FOR WESTFIR, OREGON

The preparation of this Plan and Report was financed through a Planning Grant administered by the Land Conservation and Development Commission of the State of Oregon.

May 1980

The Amundson Associates

A PROFESSIONAL CORPORATION • ARCHITECTS & PLANNERS
TWO HUNDRED SOUTH MILL STREET, SPRINGFIELD, OREGON 97477
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The Amundson Associates

A PROFESSIONAL CORPORATION ▪ ARCHITECTS & PLANNERS

30 May 1980

Citizens of Westfir
Westfir Comprehensive Planning Committee
Westfir City Council

Ladies and Gentlemen:

In accordance with our Letter of Agreement, dated 6 August 1979, we are pleased to submit herewith this final plan and report, COMPREHENSIVE PLAN FOR WESTFIR, OREGON. This Report, along with supplemental full scale maps, Plan Adoption Ordinance, Subdivision Ordinance and Zoning Ordinance and Map, presents findings, conclusions, recommendations and policies jointly developed with the Westfir Comprehensive Planning Committee under a Land Conservation and Development Commission (LCDC) planning assistance grant.

This Report presents a plan and policies for guiding Westfir's future growth, while maintaining a small community residential character in balance with the environmental setting, necessary municipal functions and supporting economy.

Work undertaken in preparation of the Comprehensive Plan has been under the primary guidance of the Westfir Comprehensive Planning Committee. We wish to thank Gary Darnielle, County Coordinator and Lee Ann Dobson, for their untiring assistance and the time devoted by all public officials and local citizens whose cooperation and assistance contributed to this Plan.

The Comprehensive Plan for Westfir, Oregon outlines a comprehensive program of action for guiding the future direction of the City and its environs. The Plan is the basis for inter-relating public and private decisions and actions of local citizens and political leadership of the community in order to realize the goals and objectives which have been set forth as the basis of this Plan.

Respectfully submitted:

THE AMUNDSON ASSOCIATES
Architects & Planners

Robert S. Furrer

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CITY OFFICIALS

MAYOR
Audrey Rockwell

CITY COUNCIL
Jean Bucholtz
Norm Husser (Resigned)
Jean Skordahl
Loren Himmel
Ted Quiroz

Comprehensive Planning Committee
Audrey Rockwell
Jean Bucholtz
Norm Husser (Resigned)
Jean Skordahl
Loren Himmel
Ted Quiroz
Pat Waldron
Nancy Solheim
Norma Clester

CITY PERSONNEL

Diana Tonkin - City Recorder/Clerk

Ken Jones - City Attorney

County Coordinator (L-COG) - Gary Darnielle

LCDC Field Representative - Craig Greenleaf

COORDINATING AGENCIES

FEDERAL

Department of Agriculture
- Farmers Home Administration-Eugene Office
- Forest Service-Willamette National Forest

Department of Army
- Corps of Engineers-Portland Office

Department of Commerce
- Bureau of Census-Seattle Office

Department of Energy
- Bonneville Power Administration

Environmental Protection Agency - Portland Office

Department of Housing and Urban Development - Eugene Office

Department of Interior
- Fish and Wildlife Service - Portland Office
- Geological Survey - Portland Office

Department of Transportation
- Federal Aviation Administration - Eugene Office

STATE

Land Conservation and Development Commission-Field Rep, Salem

Lane County Local Boundary Commission - Eugene

Executive Department
- Emergency Services Division - Salem

Department of Commerce
- Housing Division - Salem

Department of Economic Development - Salem

Department of Energy - Salem

Department of Environmental Quality - Portland

Department of Fish and Wildlife - Springfield

Department of Forestry - Springfield

Department of Geology and Mineral Resources - Portland

Department of Human Resources
- Health Division - Salem

Marine Board - Salem

Department of Transportation - Roseburg
- Parks and Recreation Branch - St. Paul
- Aeronautics Division - Salem

Department of Water Resources - Salem

Division of State Lands - Salem

Extension Service - Eugene

Public Utilities Commission - Salem

COUNTY

Lane County Commissioners

Lane County Department of Environmental Management
- Division of Planning
- Solid Waste Management
- Flood Plain Management
- Parks and Open Space

COORDINATING AGENCIES

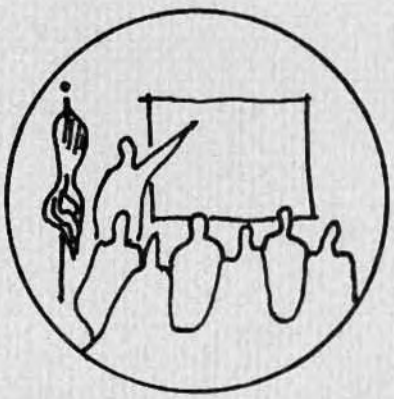
Lane County Planning Commission
Lane County Department of Public Works,
Transportation Division

COUNTY

Lane Council of Governments (L-COG)
Lane Community College (LCC)
Lane Regional Air Pollution Authority (LRAPA)
Lane Intermediate Education District
Lane Transit District (LTD)

LOCAL

Oakridge School District No. 76
Lane Electric Cooperative, Inc.
Southern Pacific Transportation Company
Westfir Volunteer Fire Department
Westfir Land and Development Company
City of Oakridge, Oregon



PLANNING
PROGRAM AND OBJECTIVES 1

INTRODUCTION

Westfir is one of the newest cities in Oregon, being incorporated under the laws of the State in January 1979. With the closure and sale of the Hines Lumber Company mill in Westfir during 1977, interest was generated in establishing a base for the operation and maintenance of Hines water and sewer systems, thus the establishment and incorporation of the City of Westfir.

Due to the recent incorporation of the City, a background in and organization for planning is at a minimum. The first elected City Council currently maintains responsibility for planning administration, in addition to normal Council functions.

Lane Council of Governments (L-COG) and the County Coordinator for comprehensive planning coordination have provided assistance in initial governmental organization and orientation of the City to the requirements of comprehensive planning coordination under the administration of the Land Conservation and Development Commission (LCDC) and Oregon Revised Statutes Chapter 197. As of October 1979, the City of Westfir has been a participating member of L-COG.

With the passage of Senate Bill 100 during the 1973 State Legislative session, LCDC was established and charged with the responsibility of state-wide Comprehensive Planning Coordination, under adopted state-wide planning goals and guidelines and administrative procedures. In order to accomplish necessary planning and coordination, the City of Westfir was provided with an LCDC Planning Assistance Grant during July of 1979, to prepare a comprehensive City plan. This grant provided for the following work program:

1. Introductory/organizational meeting to develop a working organization for the Citizen's Involvement Program.

2. Preparation of a combination City and Planning Area base map.

3. Data acquisition, review, analysis and establishment of Community Planning Goals and Objectives. This item included coordination with the Westfir Community Survey to obtain physical and socio-economic data base of the community.

4. LCDC goal related tasks:

   Goal 1 - Citizens Involvement Program, which resulted in the City Council appointment of the Comprehensive Planning Committee (CPC) as the citizen advisory body for plan preparation.

   Goal 2 - Land Use Planning

   Goal 3 - Agricultural Lands

   Goal 4 - Forest Lands

   Goal 5 - Open Space, Scenic and Historic Areas and Natural Resources

   Goal 6 - Air, Water and Land Resource Quality

   Goal 7 - Areas Subject to Natural Disasters & Hazards

   Goal 8 - Recreational Needs

   Goal 9 - Economy (of the State)

   Goal 10 - Housing

   Goal 11 - Public Facilities and Services

   Goal 12 - Transportation

   Goal 13 - Energy Conservation

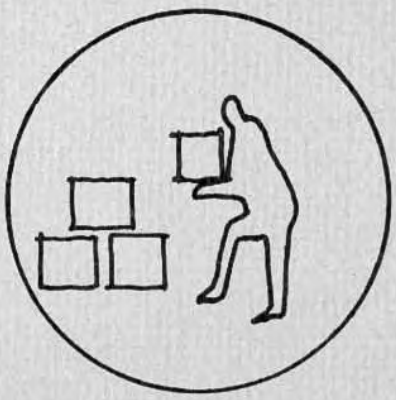
   Goal 14 - Urbanization

5. Implementation element setting forth programs and policies for plan adoption, implementation and up-dating, to include drafts of subdivision and zoning ordinances.

6. Draft Planning Report and Agency Coordination.

7. Final Report Printing and Delivery.

This report presents the results of the above work program as the Comprehensive Plan for the City of Westfir, Oregon.



RESOURCES INVENTORY 2

COMMUNITY HISTORY

Pre-Explorer/Settler Era

Early area explorers such as botonist David Douglas left written records of the Indian tribes during his Willamette Valley explorations of 1824, as did Hudson Bay explorers in reports to McLoughlin in Fort Vancouver.

These records identify the Calapooyan Indian family which occupied the Willamette Valley above the falls of Oregon City. This family was subdivided into tribes, approximately twelve in number, and all practiced head flattening and lived upon game and produce. The entire population was small, with only a few roving tribes inhabiting the Oakridge-Westfir area by the time the first white settlers arrived.

These wandering groups customarily exchanged visits with their Kinsmen in the Cottage Grove area, camping in what is now Oakridge or east of where the Dunning Ranch lies. Other tribes came from Eastern Oregon via established trails over the Cascade Mountains.

By the time of the first white settlement around the Oakridge-Westfir area, approximately twenty Indians were in permanent residence in the High Prairie to the east. Many names are associated with Indian superstition and Indian names such as Baby Rock, Spirit Lake and Tufti Mountain.

Initial Exploration

Communities of the lower Willamette were settled prior to 1850, while Oakridge-Westfir remained wild mountain country. With the

exception of an occassional hunter, the first record of exploration into the area is dated during the summer of 1852.

On the 20th of August, 1852, a party of seven men were sent out by Linn and Lane Counties to determine the feasibility of establishing an immigrant route from the Willamette Forks to Fort Boise. The party departed from Eugene by horseback and followed the river almost to the summit. This route eventually became the Old Military Road, the present-day Rigdon Road.

The explored route was found to make a satisfactory immigrant road. In 1853 from a sketchy description of the route, the famous "Lost Wagon Train" attempted to reach Eugene from Lake Malheur. Eventually, all wagon trains traveled through Oakridge Valley, but none remained.

Early Settlement

The first settlers arrived at the Oakridge-Westfir area in 1860. This area consists of three levels--a high prairie, a middle prairie, and Oakridge Valley. On the middle prairie the Sanfords settled to raise cattle and to construct the first dwelling built by white men. This settlement came to be known as Hazel Dell and was located approximately a mile east of Oakridge.

Area Development

The most significant development in the area during the 1860's was construction of the Oregon Central Military Road, more commonly known as the Old Military Road or Pengra Pass Road. This was constructed through local shared funding under the supervision of B. J. Pengra of Springfield and resulted in the Federal Government granting the Company three sections of land for every mile of road constructed. This opened up the area for settlement, which began in earnest in the seventies after completion of the road. By 1875, enough people were living in the area to support the first school, Big Prairie School, which served the area until 1902.

In 1875 a man by the name of Packard logged with oxen in the area above Deception Creek. The logs were hauled to the river and floated to the mill in Springfield. This was the beginning of a flourished logging industry, which led to local mill construction, railroad logging, and shipment of logs by rail to lower valley mills.

Around 1899, the U. S. Department of Interior appointed the first Forest Ranger for the Upper Willamette area whose duties included patrolling, game warden, surveying, erecting cabins, trail building, timber marking, log scaling, locating sites for mills and hotels, fire fighting, and Deputy U.S. Marshall. This was the beginning of the federal forest service programs that are now the responsibilities of the Rigdon and Oakridge Ranger Districts.

The Oregon Central Military Road, now Rigdon Road, increased the flow of settlers into the area and supported the development of a freight route for wagons.

In 1909, the Southern Pacific Company initiated construction of the Natron cutoff linking Eugene and San Francisco by railroad. This ushered in a construction boom, when hundreds of people came to the area to work on the project. During this year, E. T. Templeton built the first store along the North Fork and sold his wares to the construction crews of the railroad. His store was located where the smoke stacks of the Westfir mill now stand.

In May of 1912 the railroad was completed to Oakridge (Hazel Dell). The southern portion of the line was also opened to Kirk, Oregon, some 41 miles north of Klamath Falls, leaving an unfinished gap from Oakridge over the pass to Kirk. As Oakridge was a natural location for a subdivision point, E. T. Templeton moved his store from Westfir to Oakridge and became that city's first business establishment.

During September of 1923, work resumed on the 108 mile gap in the railroad between Oakridge and Kirk. This section was completed in the summer of 1926 with the driving of the Golden Spike on the Natron Cutt-Off near Oakridge. With the completion of this railroad section, as many as five daily scheduled passenger trains passed through Westfir and Oakridge.

Community Establishment

In 1923, the U. S. Forest Service put up for sale 685 million board feet of timber located along the North Fork of the Willamette River. The contract specified that a "stable community be established to provide decent living conditions and to encourage family life" and "opportunities for a permanency in a well-balanced lumber operation". The Forest Service assured the purchaser of the timber sale a continuous supply of 50 million board feet of timber a year to keep a mill in operation.

This timber sale was purchased by the Western Lumber Company on July 22, 1923 at $1.50 a thousand board feet. The company was founded and run by an old time logger, George Kelly. He had served as a Colonel in command of the Forestry Batallion of the 20th Engineers in France. Many of the men who worked with Kelly also served in the Forestry Batallion. Kelly's brother John was a partner in the Booth-Kelly mill in Springfield.

The Westfir mill was designed by Captain Starbird who had served with Kelly. Construction began in the summer of 1923, under the supervision of Starbird. A small mill was constructed upstream and across the river from the site of the main mill. A dam was built across the river to form a log pond for the small mill, which cut the lumber for use in constructing the main mill. A short time after completion of the small mill, it was destroyed by fire and timber for the main mill was them transported in by railroad.

It took approximately two years to construct the main mill, which was completed on May 31, 1925 and commenced operations the next day with a design capacity of 200,000 board feet of lumber per day. This event ushered in the beginning of the Westfir community.

Community Development

Western Lumber Company ran into financial difficulties soon after its founding. Assistance was provided by Herbert Fleischaker of San Francisco, in securing loans from various banks. The reasons for the financial trouble is not known, however it is possible that construction of the mill and company town required more resources than anticipated.

In either 1925 or 1926, the company was forced to issue bonds to finance operations. The principal purchaser of these bonds was Blythe, Witter and Company, who eventually took over the mill and its operations. Blythe appointed Myron Woodard of Silver Falls Lumber Company as general manager of the entire Westfir operation. Woodard assigned his son-in-law, Bill Ferrins as resident manager, who died while in this position. A small forest camp, Ferrin Forest, bears his name and is located on old Highway 58 between Westfir and Oakridge.

Still the Westfir operation did not prosper. In 1935, a "Bondholders Protective Committee" was formed and through a series of financial moves, Western Lumber Co. was dissolved and became the Westfir Lumber Co., a division of Blythe and Co. Even with this reorganization the mill showed no profit. It seemed that this was a poor location for a mill, however many of the financial problems could be identified as inadequate management. The U. S. Forest Service had to bail the company out more than once during the winter.

During 1944, Blythe put the Westfir Lumber Co. up for sale, due to extreme financial difficulties. Edward Hines Lumber Co. became interested, but since Hines already operated a mill supplied with government timber, the company was hesitant. The U. S. Forest Service encouraged Hines to take over the Westfir operation. Thus Hines acquired the Westfir Lumber Co. in August of 1945 for $2 M dollars and began to modernize the holdings. This eventually resulted in the addition of a plywood plant during 1951. Employment was at its peak during this period and has decreased ever since, due primarily to modernization and automation.

From 1952 to 1954 a company sewerage collection system was constructed, serving the Hemlock area. A treatment plant was added to this system in 1969. The company water system North Folk intake was constructed in 1952 and in 1969, a new 200,000 gallon redwood reservoir was built to replace two older reservoirs.

Nineteen sixty-five marked the 20th year of the Hines operation of the Westfir mill. The trend toward automation continued, the price of timber continued to rise and the U. S. Forest Service no longer guaranteed a supply of 50 MBF of government timber.

Westfir, Lane County's Newest and Smallest City

In mid-1977, the Hines Lumber Company announced that their Westfir operations were for sale. Keen competition for and the high cost of raw timber, in addition to outdated sawmill equipment, where the apparent factors leading up to this decision. Local millworkers, concerned with the potential for a loss of jobs in such a transaction, formed the Westfir Workers Association, to try and organize a co-op or non-profit corporation to acquire the mill and continue its operation. However, in September of 1977, the mill was sold to another private operator, Mitchell-Blacketor.

Under the new ownership, the plywood operation of the mill was continued. Reorganization of total operation holdings and company interest in diversification, led to the decision to divest the company of community residential holdings and the supporting utility systems. This decision triggered the formation of the Westfir Residents Association, who examined alternatives available to the community and its citizens, one of which was the formation of and incorporation of a new city. Through the year of 1978, this Association weighed community alternatives, finally adopting a course of action which resulted in filing for incorporation as a City in order to operate existing sewer, water, fire and lighting facilities of the former E. J. Hines Lumber Company. This action was approved on December 7, 1978 by the Lane County Local Government Boundary Commission.

On January 23, 1979, a city formation election was held and the City of Westfir was officially incorporated, with an estimated population of 392.

Westfir's first City Council was elected during April of 1979 and the business of municipal government for the new City was initiated.

The month of August 1979 witnessed two events of significance to Westfir. Early in the month, fire broke out in the hog fuel storage area of the Westfir mill, destroying the sawmill portion before it could be extinguished. This raises serious questions as to the future roll of community's principal source of employment and is compounded by another pending sale of the Mitchell-Blacketor holdings. The second event was the beginning of the preparation of a Comprehensive Plan for the City of Westfir, which will deal with assessing the resources and role of the City and establishing its direction for the future.

RELATED AGENCY

PLANNING AND PROGRAMS

The City of Westfir, its development and planning therefore, is provided with guidelines, standards and absolute requirements by public agencies and programs, which are beyond the administrative control of the City. Many of these agencies establish fundamental requirements or guidelines in program and/or service areas, which are common to the general public welfare. Therefore, it is essential that the implications of these agency requirements or guidelines are recognized and coordinated with city planning efforts. The following excerpts reflect principal problem areas, concerns and requirements or guidelines that pertain to planning for the growth and development of Westfir.

Federal

National Environmental Policy Act of 1969 (NEPA), (Pub. Law 91-190; 83 Stat. 852; 42 U.S.C. 4331 et. seq.). This law establishes a national policy which will encourage productive and enjoyable harmony between man and his environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man, and enrich the understanding of the ecological systems and natural resources important to the nation.

Clean Air Amendments of 1970 and 1977 (Pub. Law 96-604; 84 Stat. 1709; 42 U.S.C. 1857h-7). In carrying out research pursuant to this Act, the Administrator shall give special emphasis to research on the short and long-term effects of air pollutants on public health and welfare.

Federal Water Pollution Control Act Amendments of 1972 (Pub. Law

92-500; 92 Stat. S.2770, Oct. 18, 1972). This law establishes national policy with respect to standards for water quality and sets direction for achieving these standards.

Clean Water Act (Pub. Law 95-12) and 1977 Amendments (Pub. Law 95-217).

Noise Control Act of 1972 and 1978 Amendments (P.L. 95-609).

Cultural Resources Protection: Antiquities Act of 1906 (P.L. 59-209); Historic Sites Act of 1935 (P.L. 74-292); Reservoir Act of 1960 (P.L. 86-523); National Historic Preservation Act of 1966 (P.L. 89-665); Federal Aid Highway Act of 1968 (P.L. 90-495); Executive Order 11593 of 1971, "Protection and Enhancement of the Cultural Environment"; Archeological and Historic Preservation Act of 1974 (P.L. 93-291); Tax Reform Act of 1976 (P.L. 94-455; Section 2124).

Resources Conservation and Recovery Act (Pub. law 94-580)

Final Environmental Statement (Parts 1-3), Multiple Use Land Management and Timber Management Plans - April 18, 1977, North Fork Willamette Planning Unit and Middle Fork Willamette Planning Unit, United States Department of Agriculture, Forest Service, Willamette National Forest.

Proposed Action

Emphasis includes the General Forest, Scenic Influence I and II, and Waldo Lake Recreation Area.

General Forest areas are managed to provide full timber yield, favorable forage and cover conditions for big game, protection of fisheries and water quality, dispersed recreation and a broad range of other multiple use values. Off-road vehicles are permitted.

Waldo Lake Recreation Area is established to provide a range of recreational use opportunities. These include fishing, boating, hiking, developed site camping and undeveloped camping.

Scenic Influence I areas are established primarily for the use and enjoyment of the traveling or moving forest visitors. Natural beauty and aesthetic values are important. Off-road vehicles are permitted on designated trails. Timber harvest is permitted. Management activities are not evident on the landscape, however.

Scenic Influence II areas are established to maintain aesthetic values, scenic character and visual experience of the traveling forest visitor. Within them, man's management activities may be evident, but are subordinate to the natural landscape.

The primary objectives are sustained yield production of timber within land use constraints, management of wildlife habitat, providing a range of recreational opportunities, and management of water quality to meet federal standards. Areas immediately adjacent to major forest highways are classified as Scenic Influence I. Beyond these, Type I designations are areas which are viewed as middle ground from roads and highways and are designated Scenic Influence II. Forest visual quality will be maintained to an approximate mix of 20% preservation, 7% retention, 15% partial retention, and 58% modification. Approximately 178,724 acres of big game winter range will be managed to sustain or improve the big game carrying capacity. Grouse and other game bird habitats will be similarly effected.

The proposed action will provide the following National Forest resource contributions, within the two National Forest Planning Units, immediately surrounding Oakridge.

	North Fork Unit	Middle Fork Unit	Totals
Commercial Forest (or timber) Land CFL	389,015 acres	179,943 acres	568,958
Commercial Thinning (CT)	162.01 MBF	91.83 MBF	253.84
Full Stocking Level Control (FSLC)	234.41 MBF	132.11 MBF	366.52
Full Stocking Level Control With Genetics (FSLC + G)	253.46 MBF	143.20 MBF	396.66
Primary Employment Basic Forest Industry	1,992 Jobs (1)	1,123 Jobs (1)	3,115 (1)
Primary Employment Recreation	242 Jobs	74 Jobs	316
Secondary Employment	5,138 Jobs	2,753 Jobs	7,891
Total Jobs	7,372	3,950	11,322
Value Added (GNP)	$147.50 M	$ 78.00 M	$ 225.5 M

(1) Values are based upon a Full Stocking Level Control Management intensity.

Department of Agriculture, Soil Conservation Service, Westfir Area Soil Type Photographs and Soil Interpretation Sheets and Capability Evaluation.

State

Oregon Revised Statutes Chapter 197, Comprehensive Planning Coordination; Planning Districts (SB 100) This law establishes State policy to assure the highest possible level of livability in Oregon, by providing for properly prepared and coordinated comprehensive plans for cities and counties, regional areas and the State as a whole; establishes the Department of Land Conservation and Development (LCDC) for administering comprehensive planning coordination.

Oregon Revised Statutes Chapter 92, Subdivisions and Partitions.

Oregon Revised Statutes Chapter 215, County Planning; Zoning, Housing Codes.

Oregon Revised Statutes Chapter 222, City Boundary Changes; Mergers and Consolidations.

Oregon Revised Statutes Chapter 227, City Planning and Zoning.

Oregon Department of Environmental Quality, operates under ORS Chapter 468 and OAR Chapter 340 in managing and maintaining statewide environmental quality. Activities and authority include Statewide Water Quality Management Plan, Water Pollution Control, (ORS 467), Air Pollution Control, Noise Pollution Control and Solid Waste Disposal.

Oregon Department of Transportation

Parks and Recreation Branch, Statewide Comprehensive Outdoor Recreation Plan:

Outdoor Recreation Demand Bulletin, 1975 (Tech. Doc. I)
Outdoor Recreation Supply Bulletin, 1976 (Tech. Doc. II)
Outdoor Recreation Needs Bulletin, 1977 (Tech. Doc. III)

Oregon Department of Commerce

Fire Marshall, Rules and Regulations for Fire and Life Safety.

Building Codes Division, State Building Code.

Real Estate Division, Subdivision Control Law and Approval for Sales.

Water Resources Department, administers appropriation of ground and surface waters.

Oregon Department of Human Resources, programs and policies for delivery to the public or state social services.

Oregon Division of State Lands, regulates and issues permits for any alteration of State waterways (ORS 541.605 - 541.695).

Center for Population Research and Census, responsible for annual determination of city population, when filed with the Secretary of State, become the basis for the distribution of certain highway, liquor, cigarette taxes and general fund revenues, as required by law.

Oregon Public Utility Commissioner, supervises and regulates public utilities, railroads and motor carriers within the State.

Oregon Department of Fish and Wildlife, Report to Lane Council of Governments Regarding Identification of Fishery Values in Lane County with Recommendations for their Protection and Enhancement, February 1971. This report presents data on countywide fish distribution and population, angler effort and catch, monetary values, habitat protection and enforcement needs and program recommendations.

Lane County Local Government Boundary Commission. The commission operates under ORS 199.410 through 199.540 to guide the creation and growth of cities, special service districts and privately owned community water and sewer systems. City annexation and special service districts are applicable to Westfir.

Preservation of Cultural Resources: (1) Archeology: ORS 273.705 - 273,742, Oregon H.B. 2625, 1977 Regular Session and Oregon H.B. 2626, 1977 Regular Session; (2) Archives and Historical Commissions: ORS 358.110 - 358.770; (3) Historic Preservation: ORS 271.710 - 271.750, Oregon H.B. 2686, 1977 Regular Session and Protocol Agreement to Implement the Federal Public Buildings Cooperative Use Act of 1976; (4) Environmental Quality: ORS 390.310 - 390.368; ORS 390.805 - 390.990 and ORS 273.562 -273: 597; (5) Historic Trails: ORS 376.220 and ORS 390.950 - 390.989; (6) Parks and Historic Sites: Oregon Constitution, Art. lX, 3; ORS 226.110 - 226.400, ORS 226.010 - 226.590, ORS 390.010 - 390.290 and ORS 377.505 - 337.545; (7) Taxation: ORS 308.740 - 308.790, Oregon H. B. 2476, 1975 Regular Session, Oregon H. B. 2342, 1975 Regular Session, Oregon H. B. 2333, 1975 Regular Session and Oregon H. B. 2344, 1975 Regular Session; and (8) Tort Liability: ORS 105.655 - 105.680.

County

Lane County Department of Environmental Management

Division of Planning, "Comprehensive Land Use Plan For The Upper Middle Fork Subarea". This plan contains the City of Westfir and was adopted by Lane County. The plan recognizes

Westfir as a distinct community in its own right. Future growth and development will be largely dependent upon local economic conditions and availability of public services and utilities. Essential considerations are the definition of areas of agency jurisdiction and interfacing of the Westfir and Sub-Area planning proposals and policies.

Division of Solid Waste Management, responsible for county wide solid waste managements program, disposal sites, solid waste transfer station and future resource recovery programs.

Division of Environmental Health and Water Pollution Control, "Water Quality Report". Presents the quality status of ground and surface waters in the Coast Fork Willamette River Sub-basin and indicates water quality problems. "Water Quality Management Plan". This plan presents programs for the correction of existing water pollution problems and guidance in the prevention of future problems.

Lane County Department of Public Works. This agency is responsible for public works functions of the County. The Division of Transportation is responsible for the planning and maintenance of the County road system.

Lane Regional Air Pollution Authority (LRAPA). In the interest of the public health and welfare of the people, it is declared to be the public policy of the LRAPA to restore and maintain the quality of the air resources of the territory in a condition as free from air pollution as is practicable, consistent with the overall public welfare of the territory.

Lane Council of Governments (L-COG). Local county-wide planning coordinating agency, A-95 clearing house and grant application support services. Provides LCDC program coordinating services for LCDC supported planning programs in Lane County.

Lane Transit District (LTD). The District operates within the framework of ORS 267 and is responsible for public transportation in Lane County.

Lane County Department of Public Safety. Police protection is currently provided to the Westfir area by the sheriff's office.

Lane County 208 Waste Water Management Interim Facilities Report, L-COG, August 1976; Comprehensive Sewerage Facility Review, L-COG, April 1978. Comprehensive sewerage plan report to guide overall delivery of sewerage services within the Lane County Section 208 study area.

ENVIRONMENTAL SETTING

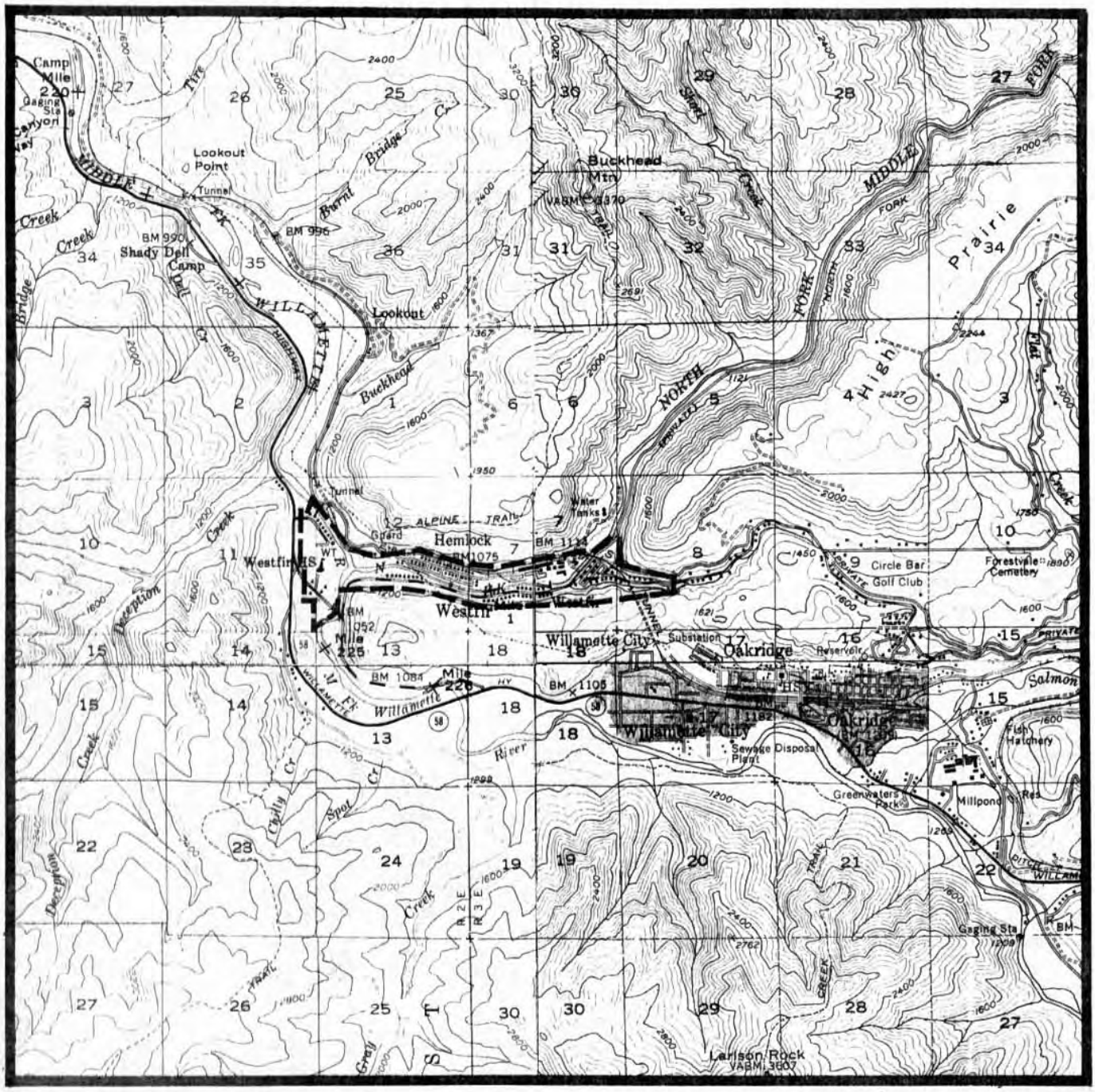
Region

Westfir is located on the western slopes of the Cascade Mountain Range, which may be characterized as an intermountain region. The urbanizing area of Westfir is surrounded by Willamette National Forest and is in the approximate center of the Upper Middle Fork Subarea, so defined for countywide planning purposes. This subarea forms the upper part of the Middle Fork Willamette River drainage basin. As a portion of Lane County, Westfir is within the jurisdiction of Lane Council of Governments, the local government coordinating agency for governmental programs. This area is also synonymous with State Administrative District No. 5.

Eugene, the seat of Lane County government, lies approximately 40 miles northwest via Highway 58 and the Willamette Pass Summit and Klamath County Line are approximately 20 miles to the southeast. The City of Oakridge, population 4,300, is situated just over the ridge to the southeast. Oakridge is the last community and service center in the southeastern portion of Lane County along Highway 58 and is the principal service center for the area.

Westfir Road, the principal east-west street of Westfir, is a County road which connects with Highway 58 just west of the confluence of the North Fork of the Middle Fork and the Middle Fork of the Willamette River.

Highway 58 is a State Highway connecting Interstate 5 in the Eugene-Springfield Metropolitan Area west and U. S. Highway 97, a principal north-south route, east of the Cascade Mountains. This highway provides convenient access from the Eugene-Springfield



WESTFIR REGIONAL SETTING

Planning Study Area

SCALE 1:62500

1 ½ 0 1 2 3 4 MILES

3000 0 3000 6000 9000 12000 15000 18000 21000 FEET

1 .5 0 1 2 3 4 5 KILOMETERS

CONTOUR INTERVAL 80 FEET
DATUM IS MEAN SEA LEVEL

20°
TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN DECLINATION, 1956

Metropolitan Area to the abundant water and recreation resources of the attendant Willamette National Forest, while also providing an important Willamette Valley link for commerce and movement of locally generated timber resources and wood products.

This intermountain region exemplifies an outstanding expression of Nature-combining forested mountain land forms and natural streams, which provide the aesthetic backdrop for the community and support the basic economy of the wood products industry and expanding recreation activities. The area has experienced little change in the principal local endeavors of man, agriculture and timber resource extraction. However, introduction of flood control and power dams, in conjunction with expanded availability and access to public reserve recreation resources, is providing opportunities for economic diversification in the area. Current geo-thermal power exploration within the area may also expand area economic potential.

PLANNING STUDY AREA

The Planning Study Area is defined as the incorporated limits of the City of Westfir, potential expansion area south of Westfir and Westoak Roads and also includes the Westridge area, west of the Middle Fork. The study area encompasses a little over 280 acres in linear form, adjacent to the North Fork and the Middle Fork Willamette River.

Terrain

The general area may be characterized as a river valley on the western slopes of the Cascade Range. Westfir is situated on both sides of the North Fork of the Middle Fork, at the confluence with the Middle Fork of the Willamette River. The City is sited on the narrow valley bottom lands, for approximately two miles along the North Fork. Westfir is at 1,025 to 1,125 feet elevation, with surrounding hills rising steeply from 350 to 900 feet above the valley bottom.

The Southern Pacific Railroad to the north, in conjunction with steep slopes and public domain, forms a natural City boundary. This condition is also present to the east, while the southern edge of the City is generally constricted by steep terrain. To the west the Middle Fork of the Willamette River provides a natural barrier, with public domain adjacent to and beyond Highway 58.

Drainage

Drainage is provided principally by the North Fork of the Middle Fork Willamette River. McLane Creek, which drains into the North Fork within the City, drains the finger valley adjacent to Westoak Road, toward Oakridge.

Flood Potential

Oblique aerial photography, taken December 12, 1964, provides the only available data regarding flooding within Westfir. The available photography displayed the river from just downstream of the railroad bridge to the bridge leading into Hemlock. The water level of the North Fork during this period of 1964 was contained within the stream banks, significantly below the base of the covered bridge, with considerable distance to the top of the river bank, where any initial flooding would commence.

The stream bank through the major portion of Westfir's urbanized area, below the railroad bridge to the western extreme of Hemlock, averages between 14 and 20 feet above normal water level. Continuing downstream to the confluence with Middle Fork, the river bank exhibits a flatter gradiant close to the water line, however, in the vicinity of 100 feet back from the water line, elevations are from 10 to 15 feet above normal water level.

The foregoing information indicates minimal flooding potential.

Soils

Soil classifications are displayed on the map titled, Soil Classifications and the characteristics of each soil class is presented in Table No. 1, Soil Type Characteristics.

With the exception of soil type 75A, all slight to moderate slope soils (10A, 80A, 90A, 44B and 44BU) are predominantly Class II agricultural soils. Agricultural limitations are as follows:

10A	Small area, associated with the Middle Fork flood plain.
80A	Small area, urbanized.
90A	Predominantly urbanized.
446B	Predominantly urbanized and principal limited area for community growth.
446BU	Urbanized, Westridge Subdivision, Westridge Junior High School, Hemlock Subdivision, sewage treatment plant and Westfir mill.

All soils, with the exception of type 75A, exhibit a 3 or better site class for the production of Douglas Fir timber. The yield ranges from 120-164 cubic feet per year per acre for class 3 and 165-224 cubic feet per year per acre for Class 2. Agricultural limitations for soil classes identified are also applicable for timber production. Steeper slope soils, such as 421C, 423F, 471K, and 618H, suitable for timber production form a natural boundary for potential urbanizable lands.

Wildlife suitability is generally good for all soils, with

TABLE NO. 1

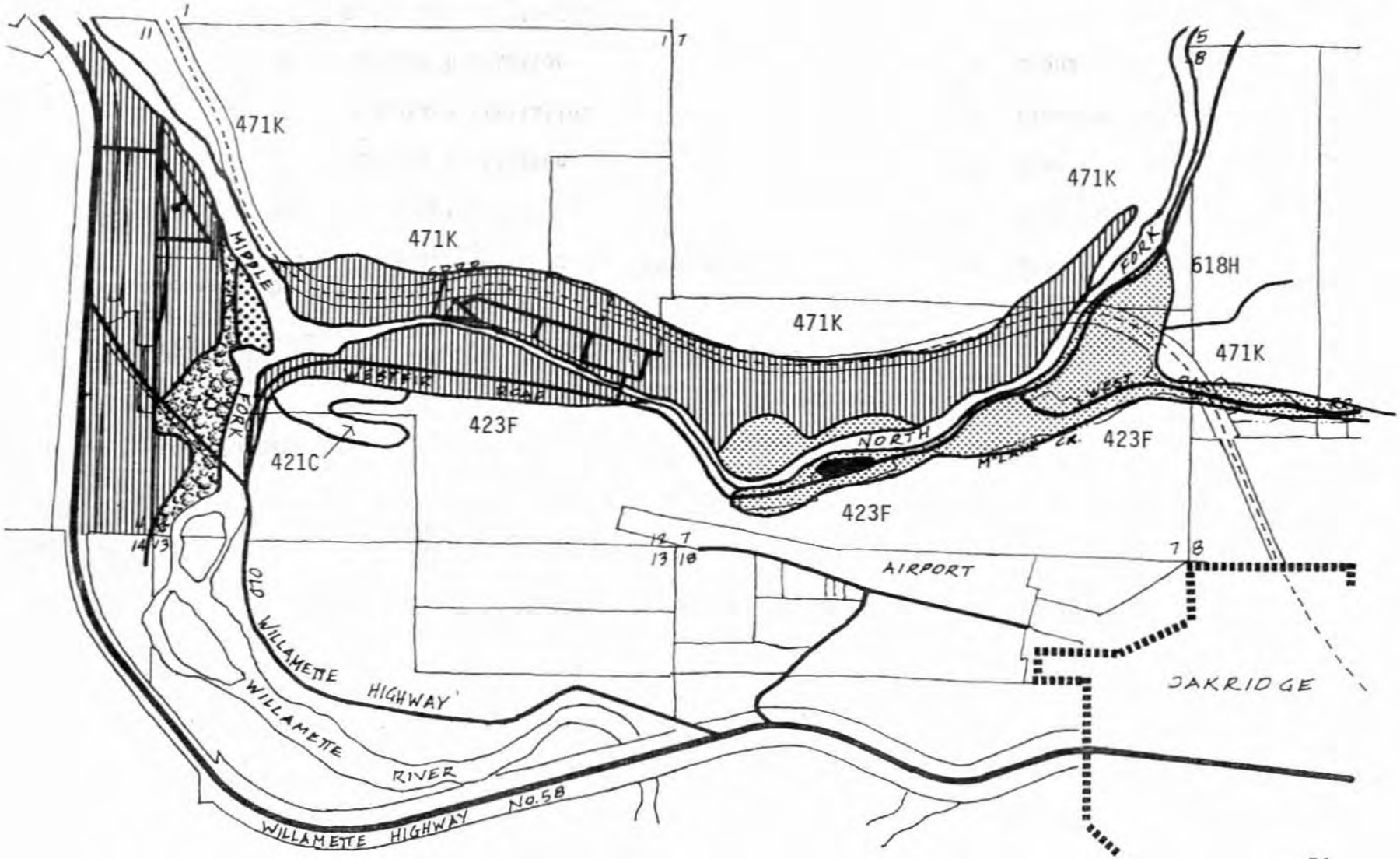
SOIL TYPE CHARACTERISTICS

Map Code	Ag Class	DF CF/SC	Slope	Septic Tank	Foundations	Roads	Wildlife	Hazards
10A	II	3	N/A	-	-	-	G-P	F
75A	VIII	0	N/A	-	-	-	P	F
80A	II	3	0-5%	-	-	-	G-P	N/A
90A	II	3	0-7%	-	-	-	G	N/A
421C	III	3	12-20%	0	0	-	M-P	S
423F	VI	3	30-50%	-	-	-	G-P	S
446B	II	3	0-7%	0	+	-	M-P	N/A
446BU	(446B urbanized)							
471K	VII	3	30-60%	-	-	-	G	S
618H	VII	2	50-75%	-	-	-	G	S

Notes:

DF CF/SC	Douglas Fir cubic foot site class	G	Good
N/A	Not applicable	M	Moderate
-	Severe limitation	P	Poor
0	Moderate limitation	F	Flooding
+	Slight limitation	S	Slope

Source: U. S. Department of Agriculture
Soil Conservation Service



10A
75A
80A
90A
446B/446BU

SOIL CLASSIFICATIONS

Source: U. S. Department of Agriculture,
Soil Conservation Service

obvious limitations to wetland wildlife for soils not associated with the two rivers.

Specific urban limitations are outlined under septic tank, foundations and roads. The 80A and 90A soils generally indicate problems associated with clay type soils, low strength and shrink-swell characteristics. As much of these soil type are currently urbanized, the problems are apparently minimal. Specific site investigations can determine limitations. Soil class 446B, the largest within the Planning Area, exhibits the best traits for urbanization.

Principal soil hazards are associated with potential for flooding of the low elevation areas adjacent to the rivers, and steeper sloped areas, having shallower soils which may be subject to slippage and erosion when disturbed.

Aggregate Resources

Sand and gravel deposits are generally associated with area rivers, with some potential in the alluvium plain of the City wastewater treatment plant. Principal sources are identified with the Middle Fork Willamette River and are currently extracted and processed for local supply, in the Oakridge area.

Vegetation

Native vegetation, where not cultivated, consists primarily of Douglas-Fir, Oregon White Oak, Madrone, blackberries, shrubs and grasses. Near the streams, black cottonwood, bigleaf maple, Oregon ash and alder are found.

Climate

Local climate may be characterized as having abundant moisture and moderate temperature, which results in rapid growth of the evergreen forests. Sun shines a portion of almost every day in the year. Annual precipitation ranges between 40 and 50 inches, with the majority falling during the winter months. Snowfall is generally limited and seldom remains on the ground for long. Temperature ranges in the high 60's during July and August, low 30's in December and January, with occasional lows in the 20's and highs of over 100.

Southwest winds of 10 to 20 miles per hour are associated with rainstorms and occasionally reach 50 m.p.h. Fair weather generally is associated with northerly winds, which average 5 to 15 m.p.h. in the afternoon.

Water Areas, Watersheds and Groundwater Resources

Surface waters in the North Fork of and in the Middle Fork Willamette Subbasin are extremely clean. Westfir's water system intake is located approximately one-half mile above the railroad bridge which crosses the North Fork and is supplied by a drainage basin within the Willamette National Forest.

Water quality is very good with respect to dissolved oxygen, biochemical and chemical oxygen demands, alkalinity, temperature and bacterial loading. Turbidity becomes a problem during periods of increase stream flow caused by rainwater runoff and snowmelt.

McLane Creek, which drains a finger valley that separates Oakridge and High Prairie, has considerable rural development within its drainage basin and drains the eastern portion of Westfir. Data is not available on the water quality of this stream, however current development characteristics of its drainage area suggest potential for water quality degradation.

Alluvial sand and gravel associated with the North Fork may be an important water resource, however data is not available as to potential quality and quantity. The valley floors in the Oakridge area are generally underlain with aquifers of alluvial sand and gravel which generally yield about 50 gallons per minute, but may yield up to 200 gallons per minute locally. Ground water quality in the area is generally satisfactory. At the present time, only traces of arsenic (under .015 ppm) have been found in the Oakridge area; are generally soft; iron within acceptable limits (0.30 ppm); and without concentrations of nitrates. Additional water resource data is provided under the Willamette Drainage Basin of the State Water Resources Plan.

Current water uses are associated with fish and wildlife (streams and shoreline habitat), recreation and domestic and industrial consumption.

Wastewater discharge of the Westfir sewer system is currently well within standards established by discharge permit, except during the wet season when the system is subject to infiltration and inflow.

Air Quality

Air quality data is not available for Westfir, however the Lane Regional Air Pollution Authority (LRAPA) samples air in Oakridge for total suspended particulate and indicates that this data is fairly representative of the area. Table No. 2, Total Suspended Particulate, (TSP) presents this data, which indicates the area does not currently violate ambient air quality standards for TSP.

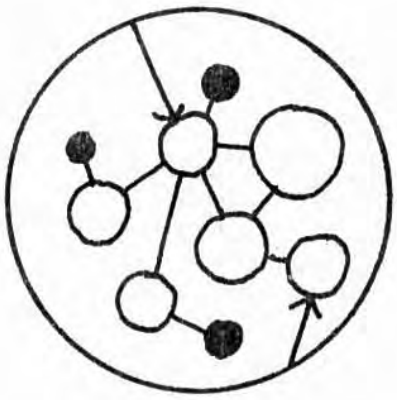


TABLE NO. 2

TOTAL SUSPENDED PARTICULATE (TSP) - OAKRIDGE 1972-78

YEAR	ANNUAL GEOMETRIC MEAN	NO. OF DAYS 150 UG/M 3	NO. OF DAYS 260 UG/M 3
1972	74	4	1
1973	63	2	0
1974	53	0	0
1975	46	0	0
1976	59	2	1
1977	49	0	0
1978	52	1	0

Annual Primary Standard = 75 ug/m 3
Annual Secondary Standard = 60 ug/m 3
24 Hour Primary Standard* = 260 ug/m 3
24 Hour Secondary Standard* = 150 ug/m 3

* Not to be exceeded more than once per year.

Source: Lane Regional Air Pollution Authority

Areas of air quality concern which relate to Westfir are:

1. New major sources of air pollution locating in Westfir and their impact on the Eugene-Springfield air quality.

2. Prevention of significant deterioration (PSD) for Class I Cascade Wilderness Areas.

3. Local air quality impacts created by slash burning and intrusions from the Eugene-Springfield area.

Animal Life

Historically, the area surrounding Westfir has been excellent winter range for big game (elk and deer), however this function has been displaced close in, due to urbanization. Fur bearing animals (beaver, otter and muskrat) are closely associated with area streams, particularly the Willamette and its raparian vegetation.

Local bird population for the Oakridge area is represented by some 75 species as reported by the Lane County Audubon Society. These include blue heron, mallard ducks, hawks, eagle, quail, dove, owl, raven, robin, and junco, to name a few.

Local basin streams are known for their trout fishing which include cutthroat, rainbow and dolly varden. Salmon movement up the Middle Fork is currently curtailed by the multi-purpose dams downstream. Various species of non-game fish are also present in area streams. The North Fork of the Middle Fork Willamette River has recently been restricted to fly fishing and wild trout only.

POPULATION

Population data is limited to the enumeration conducted by the Center for Population Research and Census, Portland State University during April 1979 for purposes of city incorporation and data from the Census Tract containing Westfir. Future estimates of population will be dictated by local economic expectations, limited availability of buildable lands and resources necessary to provide supporting urban services.

Trends and Characteristics

Historic data for the Westfir community is not available, however it may be assumed that the local mill, the area wide timber industry and U. S. Forest Service activities have been the principal factors bearing on population growth within the community. Peak mill employment around 1965 and a continuing employment decline thereafter, due to mill modernization and automation, undoubtedly speak to community population trends.

The Oakridge Census Division, containing the City of Westfir, for all intent and purposes is identical to the boundaries of Oakridge School District No. 76. Until incorporation in 1979, Westfir was a portion of the unincorporated area of the Oakridge Census Division, which demonstrated a 62.2% decline in population between 1960 and 1970. During this same period the total Census Division had a total population decline of 14.9%, while the City of Oakridge grew 73.4% in population, due primarily to annexation of the Willamette City area. These trends indicate general population decline in unincorporated areas and population growth in Oakridge, the principal City within the Census Division. See Table No. 3.

The Research Section of L-COG estimate a 6% increase in overall Census Division population by 1980. It can be assumed that this increase will generally occur within urban areas, along with the Division population trend toward urbanizing areas.

General population characteristics of the 1979 Westfir enumeration are presented in Figure No. 1, Population Age Distribution and the following comparisons with 1970 County data are presented:

1. The 0-19 age group, school age population, represents 36.2% of total City population which is slightly below that of the Oakridge Division for 1970 and 2% below the County as a whole, indicating a decrease in birthrate.

2. Prime labor market population (45.6%) is 4% below the 1970 County average, suggesting lower local employment opportunities.

TABLE NO. 3

COMPARATIVE POPULATION TRENDS

Oakridge Census Division/School District No. 76 1960 - 80

Area	1960 Population	1970 Population	1980 Population
Westfir			307 (1)
Oakridge	1,973	3,422 (+73.4%)	4,300 (2) (+25.7%)
Unincorporated County	3,679	1,390 (-62.2%)	
Oakridge Census Division/School District No. 76	5,652	4,812 (-14.9%)	5,099 (3) (+6.0%)

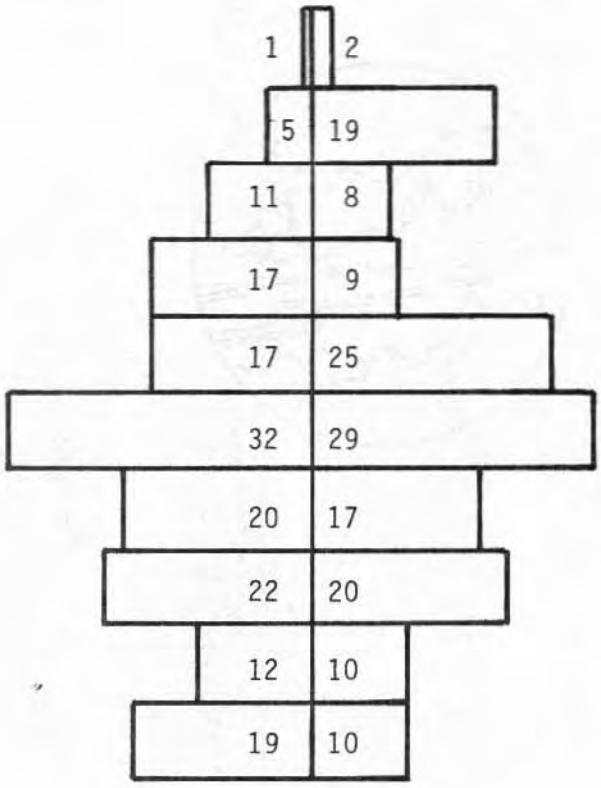
Sources: U. S. Bureau of Census
U. S. Census of Population, 1960 and 1970

(1) Special Enumeration, Center For Population Research and Census, PSU, April 1979
(2) Population Estimates, Oregon Counties and Incorporated Cities - July 1, 1978, Center For Population Research and Census, PSU.
(3) Lane County, 1980 Population and Housing Estimates By Census 1970 Census Tract, L-COG Research Section, September 1979.

FIGURE NO. 1

POPULATION AGE DISTRIBUTION

WESTFIR, OREGON - 1979



AGE	MALE	FEMALE	TOTALS	%
Unknown	1	2	5	(1.6)
0- 4	5	19	24	(7.8)
5- 9	11	8	19	(6.2)
10-14	17	9	26	(8.5)
15-19	17	25	42	(13.7)
20-34	32	29	61	(19.9)
35-44	20	17	37	(12.0)
45-59	22	20	42	(13.7)
60-64	12	10	22	(7.2)
65 & over	19	10	29	(9.4)
	156 (50.8%)	149 (48.5%)	307	100.0%

Source: Special Enumeration, Center For Population Research and Census, PSU, April 1979.

3. The 60 and over age group represents 16.6% of total city population, 4.5% higher than the County during 1970, indicating an increase in the retirement age group.

4. Age and sex distribution for the City in 1979 varies little from that of the Census Division and County as a whole during 1970.

Future Estimates of Population

Estimates of future population for specific points in time, is not an exact science, as factors bearing on population growth may change markedly within short periods of time. Population growth in our nation and locally has historically been associated with economic opportunities attracting people to centers or areas of activity. These opportunities have generally been related to localized resources, markets, transportation and change in mode of transportation, location of government and in recent years, an environment in support of a desired style of living. Therefore, in developing future estimates of population for Westfir, certain assumptions are made based on community goals, resources, environment, opportunities and inherent limitations.

Factors Bearing on Population Growth

Westfir has the following significant limitations which affect growth and growth strategy:

1. DEQ wastewater discharge permit prohibits new service connections to existing system. The existing wastewater collection system serves a limited area of the City, Hemlock Subdivision, and the collection system suffers from a high rate of inflow and infiltration of ground water.

2. The municipal water distribution system in its present state offers little if any capability of accommodating additional service connections, due primarily to small pipe sizes and location of distribution lines.

3. Topographic conditions of localized geography limit reasonably useable and developable land to that contained within the existing City Limits and some small acreages adjacent to the City Limits.

4. Economic prospects for job creation are principally tied to the local sub-regional market area, timber harvest and processing, timber management, market area services, agriculture and recreation.

   Retention and continued operation of the Westfir Mill plays a significant roll in employment for the sub-region.

   Future employment prospects at and within Westfir are

tied to a limited buildable land inventory, community service capabilities and viable opportunities for local economic opportunities and/or expansion.

Assumptions

The following assumptions are made with respect to limited growth and population potential:

1. Identified buildable lands inventory will be equitably distributed to accommodate future City land use requirements.

2. The existing City water system will be upgraded to correct deficiencies in water quality, storage and principally in the distribution system for improved service to existing users, improved fire suppression capabilities and as a result accommodate limited growth demands.

3. The Hemlock Subdivision wastewater collection system will be rehabilitated to correct identified infiltration and inflow problems, resulting in wastewater treatment plant operation at discharge standards and capable of providing wastewater treatment at its design capacity.

   The above improvements will be able to accommodate any available single-family residential expansion within the Hemlock Subdivision area and the opportunity area immediately east of the subdivision, which will be the service limits of this wastewater collection and treatment system.

4. Wastewater treatment for other identified opportunity areas will be accommodated under regulated provisions of conventional septic tank systems and/or sand filter systems.

5. Growth and development will be managed to continue the existing community character, primarily single-family residential, with accommodation of expanded housing opportunities provided through multi-family and factory constructed housing.

6. Economic expansion opportunities will be offered through allocation of limited buildable lands for industrial and commercial uses.

7. Housing opportunities will be made available for elderly and/or retired individuals.

Based on the above factors and assumptions, low, medium and high population estimates are made and presented in Table No. 4 - Comparative Population Trends and Future Estimates. Growth estimates range from a low of 72 to a high 264, for a year 2000 population of 379 to 571.

Realization of these ranges of population are tied to the timing of community service capabilities, local economy and desire to

TABLE NO. 4

COMPARATIVE POPULATION TRENDS AND FUTURE ESTIMATES

	1960	1970	1978	1980	1985	1990	1995	2000
OREGON	1,768,687	2,091,385 +18.3%	2,472,000[1] +18.2%	2,487,500[2] +0.6%	2,674,400[2] +7.5%	2,824,400[2] +5.6%		
LANE CO.	162,890	213,358 +30.9%	262,300[1] +22.9%	265,900[2] +1.4%	291,000[2] +9.4%	308,400[2] +6.0%		
EUGENE	50,977	76,346 +49.9%	103,500[1] +35.6%					
OAKRIDGE	1,973	3,422 +73.4%	4,300[1] +25.7%	4,535[3] +5.5%	5,255[3] +15.9%	6,090[3] +15.9%		
WESTFIR			307[4]					
LOW ESTIMATE @ 1%/year				310	325	340	359	379
MEDIUM ESTIMATE @ 1.5%/year				314	345	370	400	430
HIGH ESTIMATE @ 3%/year				316	366	424	492	571

1 Population Estimates, Oregon Counties and Incorporated Cities, Center For Population Research and Census, Portland State University.

2 PNW Bell Telephone Company, Business Research Division, April 1976.

3 Oakridge Comprehensive Plan, October 1977 (High Estimate).

4 Special Enumeration, Center For Population Research and Census, PSU, April 1979.

locate in Westfir. In addition, depending upon land use distribution policy, residential development densities, market demand and support systems capabilities, the buildable lands inventory is capable of accommodating an ultimate population in excess of the high estimate for year 2000.

Considering the recent formation of the City, financial resource requirements for water and sewer system upgrading and local economic potential, the LOW to MEDIUM POPULATION ESTIMATE is considered a reasonable yardstick of growth until the utility systems are upgraded. At such time that utility support becomes available and there is not a downturn in the economy, HIGH POPULATION ESTIMATE growth rate will become possible.

HOUSING

Housing data for the City of Westfir was compiled from the Portland State University special enumeration, land use field survey and Lane County Assessor's Office Building Physical Condition Assessment. Table No. 5 presents conditions of the existing Westfir housing inventory.

TABLE NO. 5

1979 WESTFIR SURVEY OF HOUSING CONDITIONS

	Units	Percent
1979 Total Housing Inventory	104	100.0%
Standard	67	64.4%
Sub-Standard	37	35.6%
(Suitable for Rehabilitation)	(36)	(34.6%)
Vacancy Rate, Total	4	3.8%
Owner-Occupied Units	73	70.2%
Renter-Occupied Units	27	26.0%

Source: 1979 PSU Special Enumeration
Lane County Assessor

* Condition of structures is based on the Lane County Assessor's following numerical rating description:

1. (Very poor) means worn-out. Every normal repair and overhaul needed on painted surfaces, roofing, plumbing, heating, etc. Found only in extraordinary circumstances.

2. (Poor) means badly worn. Much repair is needed. Many items need refinishing or overhauling.

3. (Fair) means evidence of deferred maintenance in that minor repairs and refinishing are needed.

4. (Average) means no obvious maintenance required, but neither is everything new.

5. (Good) means everything unusually well-maintained, items have been overhauled and repaired as soon as they show signs of wear.

6. (Excellent) means everything that can normally be repaired or refinished has just been fixed, such as new roofing, new paint, furnace overhauled, etc.

Sub-Standard: Ratings 1, 2, and 3.

Sub-Standard (Suitable for Rehabilitation): Ratings 2 and 3.

Table No. 6 presents PSU data on size of households in Westfir.

Table No. 6

SIZE OF HOUSEHOLD - WESTFIR

Persons/household	1	2	3	4	5	6	7	Total
Number of households	8	38	19	17	11	6	1	100
Percent	8%	38%	19%	17%	11%	6%	1%	100.0%

$$\frac{\text{1979 Population } 307}{\text{1979 Occupied Units } 100} = 3.07 \text{ persons/household average}$$

Source: 1979 PSU Special Enumeration

Condition of Housing

Data presented in Table No. 5 indicates 37 units or 35.6% of the Westfir housing inventory is sub-standard. Based on the degree of unit deterioration, an upper range of 36 units are suitable for rehabilitation, however 2 units may be questionable due to their stage of deterioration.

Analysis of Housing Resources

Considering housing as a resource and maximizing its useful life through conservation, 34.6% of the housing stock is in need of rehabilitation.

Occupancy data indicates the majority of housing is owner-occupied. Vacancy rates for 1979 were 3.8%, indicating a tight housing supply, with all vacant units being single-family dwellings. Data does not indicate if vacant units are for sale or rent.

Household data for Westfir is incomplete, however data contained in the Westfir Community Survey presents the following regarding housing:

1. Sixty-eight reported household incomes indicate an approximate $1,250.00 per month median income. Based on Section 8 Low Income Housing Assistance criteria of 80% of median income, or $1,000.00 per month, eighteen households or 26.5% of the community sample is representative of the community, from 26 to 27 households may qualify for low income housing assistance.

2. Housing costs for the 68 reported households indicate that 36 households or approximately 53% of the sample pay 25% or more of their total monthly income for housing.

3. There are 8 head of households who are handicapped and 17 identified handicapped persons living in Westfir housing.

4. Of 76 responses to individual choice of housing, 49 indicated no preference; 10, single family home; 10, mobile home on their own lot; 2, mobile home in a mobile home park; 1, apartment; and 4, condominium.

Additional community housing characteristics are:

1. 16.6% of the population housed in Westfir is 60 years of age or older.

2. 38% of the households are two persons in size and 82% of the households consist of four or less persons per household.

3. Housing choice is currently limited to single family homes, 95% of inventory and multiple family, 5% of inventory.

Based on PSU population data and information obtained from the Westfir Community Survey, Westfir's housing issues center around the following:

1. Maintenance and/or upgrading existing housing inventory.

2. Limited choice in type of housing.

3. Limited availability of any type of housing.

4. Potential need for low income housing assistance.

E C O N O M Y

Overview

Establishment and development of Westfir's economy is linked with regional timber resources and has been shaped by transportation. Currently, the general economic character of the Westfir Planning Area is that of the surrounding sub-regional market area, timber harvest and processing, timber management, market area services, agriculture and recreation. The construction of serviceable roads to the Westfir-Oakridge area from the lower Willamette Valley and the completion of the Southern Pacific Railroad link to California, provided the base for construction of the original Westfir mill for processing of the local timber supply.

Timber harvest, processing, management and related service industries account for the principal payrolls of the area. The Pope and Talbot mill in Oakridge and the Westfir mill, when operating, provide the principal payrolls in this segment of the economy. Timber harvest in the Rigdon and Oakridge Ranger Districts is planned to produce 225 million board feet (MBF) on an annual basis through 1982. The Lowell District to the south will also produce an additional 86 MBF annually. Major private holdings and small tracts of timber add to this annual harvest. However, the majority of the timber processed is derived from Federal forests through competitive bidding, thus timber harvest and processing is a significant source of employment.

Recreational resources of the Rigdon and Oakridge Ranger Districts play an important roll in the recreational segment

of the area's economy. These districts accounted for 410,400 visitor days during 1976 and 476,000 visitor days during 1978. This represents an approximate 8% average annual increase.

Supplementing the above recreational activities, angler effort in the Middle Fork Willamette River watershed was estimated by the Oregon State Game Commission to result in a $938,400.00 expenditure during 1970.

Current geo-thermal assessments in the Westfir-Oakridge area may provide future economic implications, should useable energy sources be identified and prove economical to utilize.

Employment

Specific labor force employment data for Westfir is extremely limited due to the recent incorporation of the City. Table No. 7 presents employment figures by Standard Industrial Classification (SIC), as reported for the Westfir zipcode during the second quarter of 1978.

TABLE NO. 7

WESTFIR ZIP-CODE-2ND QUARTER 1978 SIC EMPLOYMENT

Co. or Employer	SIC Code	Average Quarter Employment
Columbia River	7399	10
Postal Data Center	4311	2
Westfir Land Co.	6552	3
Westridge Water Dist.	4941	2
Westfir Plywood	2436	242

Source: L-COG

Table No. 8 presents occupations as reported in 81 responses of the Westfir Community Survey.

TABLE NO. 8

OCCUPATIONS REPORTED IN WESTFIR COMMUNTY SURVEY

Durable Goods	No. Jobs	
Lumber and Wood Products	38	(51%)
Other	2	
Non-Durable Goods		
Contract Construction	3	
Transportation, Comm., Utilities	3	

TABLE NO. 8 (cont'd)

Trade, Wholesale	1	
Trade, Retail	2	(30%)
Finance, Ins., Real Estate	3	
Service and Miscellaneous	12	
Government		
Federal	6	
State & Local Education	6	(19%)
State & Local Adm.	3	

Source: Westfir Community Survey, September 1979

An indication of the Westfir unemployment rate is derived from the Westfir Community Survey. Between the ages of 18 through 59, 128 employed persons were reported, of which 13 are unemployed, indicating an unemployment rate of 10.1%. This data is incomplete and only suggests the magnitude of unemployment in Westfir, as unrevised September 1979 unemployment for Lane County was 7.5% as reported by the Eugene Employment Office.

Table No. 9 presents data on place of employment as reported in the Westfir Community Survey.

TABLE NO. 9

PLACE OF EMPLOYMENT REPORTED IN WESTFIR COMMUNITY SURVEY

Place of Employment	Number Employed
Westfir	20 (1)
Oakridge	42
U. S. Forest Service	5
School District No. 76	4
Jasper	2
Lane County	1
State of Oregon	1

(1) Two employed at USFS Nursery, north of Westfir.

Source: Westfir Community Survey, September 1979.

The limited employment data presented for Westfir, indicates a major dependency on timber harvest, processing, management activities and supporting service industries. Employment patterns between Westfir and Oakridge indicate interdependency between the communities as a sub-regional source of employment.

Income

Current income data for Westfir is incomplete, however data contained in the Westfir Community Survey represents a community sample of 68 households and is presented in Table No. 10.

TABLE NO. 10

AVERAGE TOTAL MONTHLY INCOME BEFORE TAXES

Families Reported	Number	Percent
$ 250-374	1	1.5%
375-499	2	2.9
500-624	2	2.9
625-749	2	2.9
750-874	6	8.8
875-999	5	7.4
1,000-1,124	10	14.7
1,125-1,249 (Average $1,250)	6	8.8
1,250-1,374	8	11.8
1,375-1,499	3	4.4
1,500 +	23	33.8

Source: Westfir Community Survey, September 1979.

Estimates of average Lane County household income for 1978, as provided by the Lane Council of Governments, is $1,391.00 per month, or 11.3% higher than that of Westfir for 1979. This comparison indicates the relative position of Westfir with respect to the County regarding disposable income for goods and services.

Table No. 11 presents household travel patterns, which reflects expenditure patterns for consumer purchases.

This data indicates the export of Westfir consumer dollars to Oakridge for convenience purchases and personal services, closely followed by the Eugene-Springfield Metropolitan Area. Clothing and major purchases are made primarily in the Eugene-Springfield Metropolitan, suggesting market limitations and a shortage of retail outlets in these areas. Due to a limited consumer market in Westfir and competitive outlets in adjacent Oakridge, viable commercial expansion in the City of Westfir may pose a problem.

TABLE NO. 11

WESTFIR HOUSEHOLD TRAVEL PATTERNS

TRIP TO	Grocery Shopping	Shopping for Clothes	Major Purchases	Work	School	Personal Business (Med., Banking, etc.)	Social Recreational Entertainment
West Fir	30			14	7	1	13
Oakridge	68	24	14	34	32	64	43
Fall Creek							3
Dexter							2
Jasper				1			2
Lowell				1			3
Plesant Hill						3	3
Springfield	24	26	22	3		15	14
Eugene	25	64	60	3	5	33	38
Other	1			1		5	9

Source: Westfir Community Survey, September 1979.

Future Prospects

The wood products industry and its level of economic activity is closely tied to the principal lumber market, construction and the continued availability of Federal timber supplies, not only for sustaining current levels of production, but also expansion. As the principal source of raw timber is linked to the production of the Willamette National Forest, current and future management programs and allowable annual timber harvest play the leading role in the local forest products industry. Timber harvest for the Rigdon and Oakridge Ranger Districts is planned at a rate of 225 million board feet through 1982. Local processing of any portion of this timber is dependent upon competitive bidding for stumpage.

The roll of the Westfir mill plywood operation within the local economy is dependent upon the above factors, plus management decisions of the new mill owners. Although the sawmill portion of the mill was destroyed by fire, the industrial land resource is still available to support mill replacement or new industrial development.

Area wide recreational resources show a continued growth in their use and enjoyment by the public. With increasing energy costs and close proximity to a growing population in the Eugene-Springfield Metropolitan Area, possibility exists for broadening the local economic base through tourist recreation activities.

Economic diversification is primarily linked to resources, markets and available industrial sites. Diversification in the processing of timber resources may offer potential, however, timber supply and markets will be a determining factor. Diversification into new industrial areas is dependent upon the locational and economic criteria established by a specific firm. To encourage and/or acquire such new firms is more and more dependent upon readily available and services supported industrial sites, overall community services and desirability of the local environment.

Two other area of potential which warrant monitoring are current geo-thermal energy assessments within the area and population growth in the market area. Identification of useful and economically usable geo-thermal resources may expand the potential for economic expansion and diversification. Population growth in the market area will present increasing demands for consumer goods and services. The ability of Westfir to realize benefits of such market demands will be dependent on local interest and successful competition in specific market areas.

L A N D U S E

A field inventory of existing land use was conducted during mid-October. This represents the first compilation of land use data for the City of Westfir. This data is presented in Table Nos. 12 and 13, Land Use Statistics. The plate titled, Westfir, Oregon - Existing Land Use 1979 graphically displays this information for the City and Planning Area.

Land Tenure

Public ownership, including all governmental agencies and road right-of-way, includes a little over 13% of the total area within the City and slightly under 23% in the Planning Area. In the latter case, the Westridge Junior High School accounts for the majority of this public ownership.

Within the City of Westfir, land holding associated with the Westfir mill account for the largest single ownership and the majority of the acreage within the City. Existing undeveloped buildable lands are almost exclusively contained within this single ownership.

Residential

A little over 25 acres of residentially developed land within the City, provides a 1979 population density of 12 persons per acre, which accounts for 37% of the net developed area. Single family homes are currently developed at 3.97 units per net acre and multi-family units are developed at 6.66 units per net acre.

WESTFIR, OREGON

EXISTING LAND USE - 1979

RESIDENTIAL
- SINGLE-FAMILY
- MOBILE HOME
- MULTI-FAMILY

COMMERCIAL
- COMMERCIAL RESIDENTIAL
- RETAIL/OFFICE

INDUSTRIAL
- HEAVY

QUASI-PUBLIC
- WATER DISTRICT

PUBLIC
- GOVERNMENT
- PARK/RECREATION/OPEN SPACE
- JH SCHOOL

- TIMBER
- VACANT

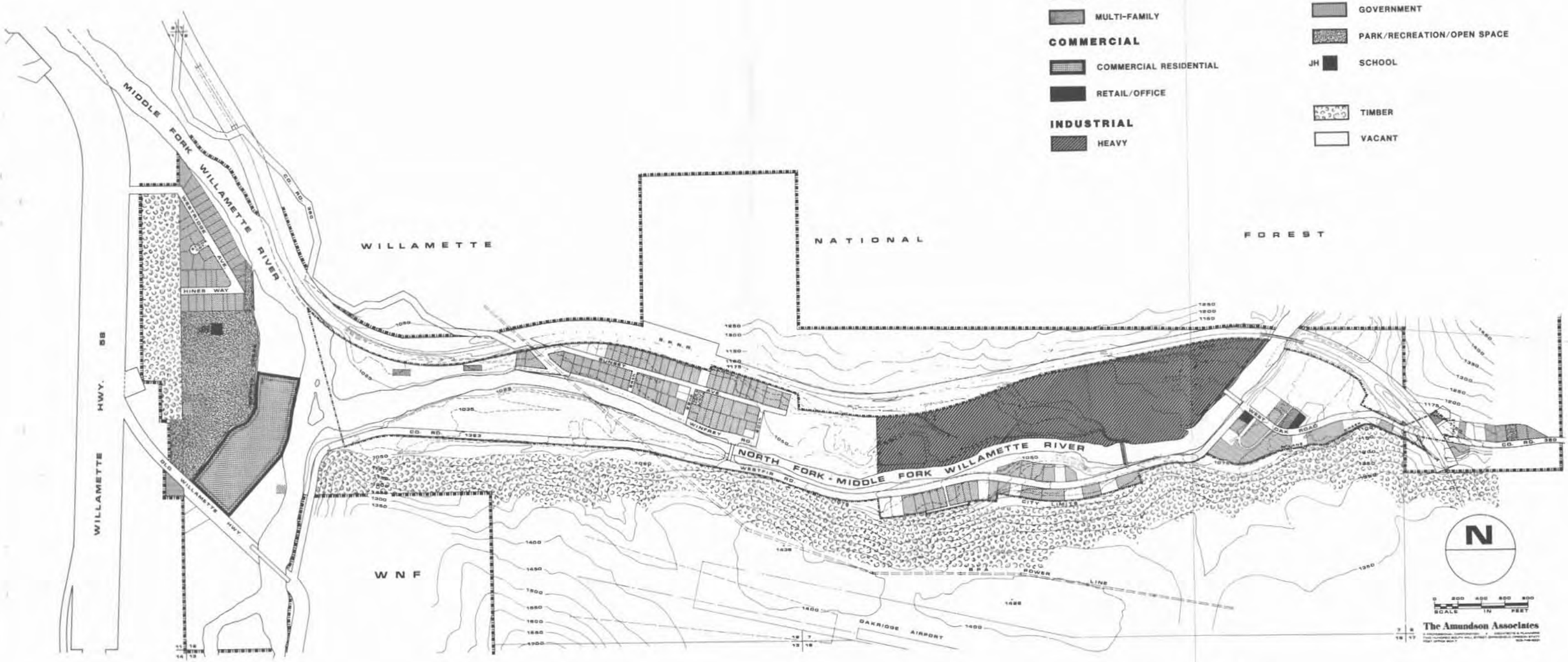


TABLE NO. 12

1979 LAND USE STATISTICS - WESTFIR, OREGON

	Number of Units	Acres	% of Gross Area	% of Net Dev. Area
GROSS AREA		176.51	100.00%	
NET AREA		126.85		
NET DEVELOPED AREA		68.97		100.00%
RESIDENTIAL	103	25.52	14.46	37.00
Mobile Homes				
Single-Family	(99)	(24.92)	(14.12)	(36.13)
Multi-Family	(4)	(.60)	(.34)	(.87)
COMMERCIAL	2	.56	.32	.81
Residential				
Retail/Office	(2)	(.56)	(.32)	(.81)
INDUSTRIAL		41.86	23.72	60.69
Light				
Heavy		(41.86)	(23.72)	(60.69)
QUASI-PUBLIC				
Water District				
PUBLIC		1.03	.58	1.49
City		(.53)	(.30)	(.77)
Federal		(.28)	(.16)	(.40)
School				
Park		(.22)	(.12)	(.32)
TRANSPORTATION		22.56	12.78	
Roads		(22.28)	(12.62)	
Railroad		(.28)	(.16)	
VACANT LAND	19	57.88	32.79	
Platted Lots	(19)	(6.59)	(3.73)	
Vacant Land		(51.29)	(29.06)	
TIMBER				
WATER		27.10	15.35	

NET AREA = Gross Area less Roads, Railroads and Water
NET DEVELOPED AREA = Net Area less Vacant Land and Timber

Source: Field Survey, October 1979

TABLE NO. 13

1979 LAND USE STATISTICS - PLANNING AREA IN LANE CO.

	Number of Units	Acres	% of Gross Area	% of Net Dev. Area
GROSS AREA		105.91	100.00%	
NET AREA		92.70		
NET DEVELOPED AREA		56.54		100.00%
RESIDENTIAL	42	13.02	12.29	23.02
Mobile Homes	(1)	(.50)	(.47)	(.88)
Single-Family	(41)	(12.52)	(11.82)	(22.14)
Multi-Family				
COMMERCIAL	14	18.83	17.78	33.30
Residential	(14)	(18.83)	(17.78)	(33.30)
Retail/Office				
INDUSTRIAL				
Light				
Heavy				
QUASI-PUBLIC		.37	.35	.65
Water District		(.37)	(.35)	(.65)
PUBLIC		18.92	17.86	33.46
City				
Federal				
School		(18.03)	(17.02)	(31.89)
Park		(.89)	(.84)	(1.57)
TRANSPORTATION		13.21	12.47	
Roads		(5.40)	(5.10)	
Railroad		(7.81)	(7.37)	
VACANT LAND	3	32.94	31.10	
Platted Lots	(3)	(1.20)	(1.13)	
Vacant Land		(31.74)	(29.97)	
TIMBER		13.51	12.76	
WATER				

NET AREA = Gross Area less Roads, Railroads and Water
NET DEVELOPED AREA = Net Area less Vacant Land and Timber

Source: Field Survey, October 1979

Within the Planning Area, residential development consisting of single family units and the developed portion of a mobile home park provide a density of a little over 3 units per net acre.

Single family unit density within the City is slightly lower than that of Oakridge and comparable to Creswell, Oregon at 3.95 units per net developed acre.

Based on current single family density and existing household population of 3.07 persons per unit, 19 vacant lots could accommodate 58 additional population. Discounting all inventoried vacant lands at 12.62% for roads, 44.8 acres of single family density would produce 178 lots and accommodate 546 persons. However, other essential land use needs must also be accommodated by this in-city inventory.

Commercial

Commercial development within the City is limited to the Westfir Market and the Westfir Land and Development Company office, consisting of approximate one-half acre of land. Based on 1979 population, this results in 1.82 acres of commercial land per 1,000 population. Although there are suitable sites within the City that may support commercial use, it is apparent that the size of the local market and proximity to Oakridge services are responsible for limited commercial development.

Commercial development within the Planning Area is limited to one residential activity, a mobile home park.

Industrial

Industrial land use within the City is limited to the Westfir Mill complex and associated activities. It accounts for a little over 60% of the net developed area within the City, thus being the most significant land use. The mill location is separated from other land uses by the river and vacant land buffer, east of the Hemlock Subdivision.

Industrial land use is not identified in the Planning Area, however, a large land parcel west of the Middle Fork, adjacent to the Old Highway Bridge, has been used for aggregate extraction and still contains stock piles of aggregate.

Quasi-Public

The only quasi-public land use identified within the City and Planning area, is the water district reservoir site within the Westridge Subdivision.

Public

Within Westfir, governmental uses account for all public

land use and these consist of the City sewerage treatment plant and clorination facility, the post office and a City park in the Hemlock Subdivision. These activities account for a little over one acre of land or 1.5% of the net developed land area.

The .22 acre City park at the 1979 population level, represents park area at .72 acre per 1,000 population.

Planning Area public use is accounted for by Westridge Junior High School and an undeveloped park area adjacent to the Westridge Subdivision.

Transportation

County and City street right-of-way make up the principal use of land under this category, a little under 13% of the gross City land area. This is slightly below that of Oakridge and Creswell, both of which are at approximately 15% of gross city area. A small area of railroad right-of-way is also included within the City.

In the Planning Area outside of the City, roads and railroad right-of-way account for 5.1% and 7.37%, respectively, of the gross area.

Vacant Land

Vacant land accounts for 31.10% of the total City area and 32.79% of the Planning Area outside of the City limits.

Within the City some 19 various sized lot areas have been identified, in addition to a little over 51 acres vacant land. These vacant land resources are the current areas available to satisfy the various land use requirements of the community. The most significant factor bearing on this vacant land inventory is its availability for use and market transactions, as it is all primarily under a single controlling ownership.

Vacant land immediately adjacent to the City limits, which appear to be buildable, are located along the southern City limits and immediately north of the railroad, adjacent to the North Fork.

Agriculture

Agricultural land uses are not identified within the total Planning Area.

Timber (Forest)

Forested or timber lands are not identified within the City limits. The only timber land identified is within the Planning Area, is immediately west of the Westridge Subdivision, making up a little under 13% of the Planning Area within Lane County.

Water

The North Fork of the Middle Fork Willamette River makes up a little over 15% of the total City area. This water area is significant to the City in that it provides a natural separation between the industrial area and a major portion of the City. In addition, it is a natural resource which must be recognized and protected and also is visually and aesthetically important to the community.

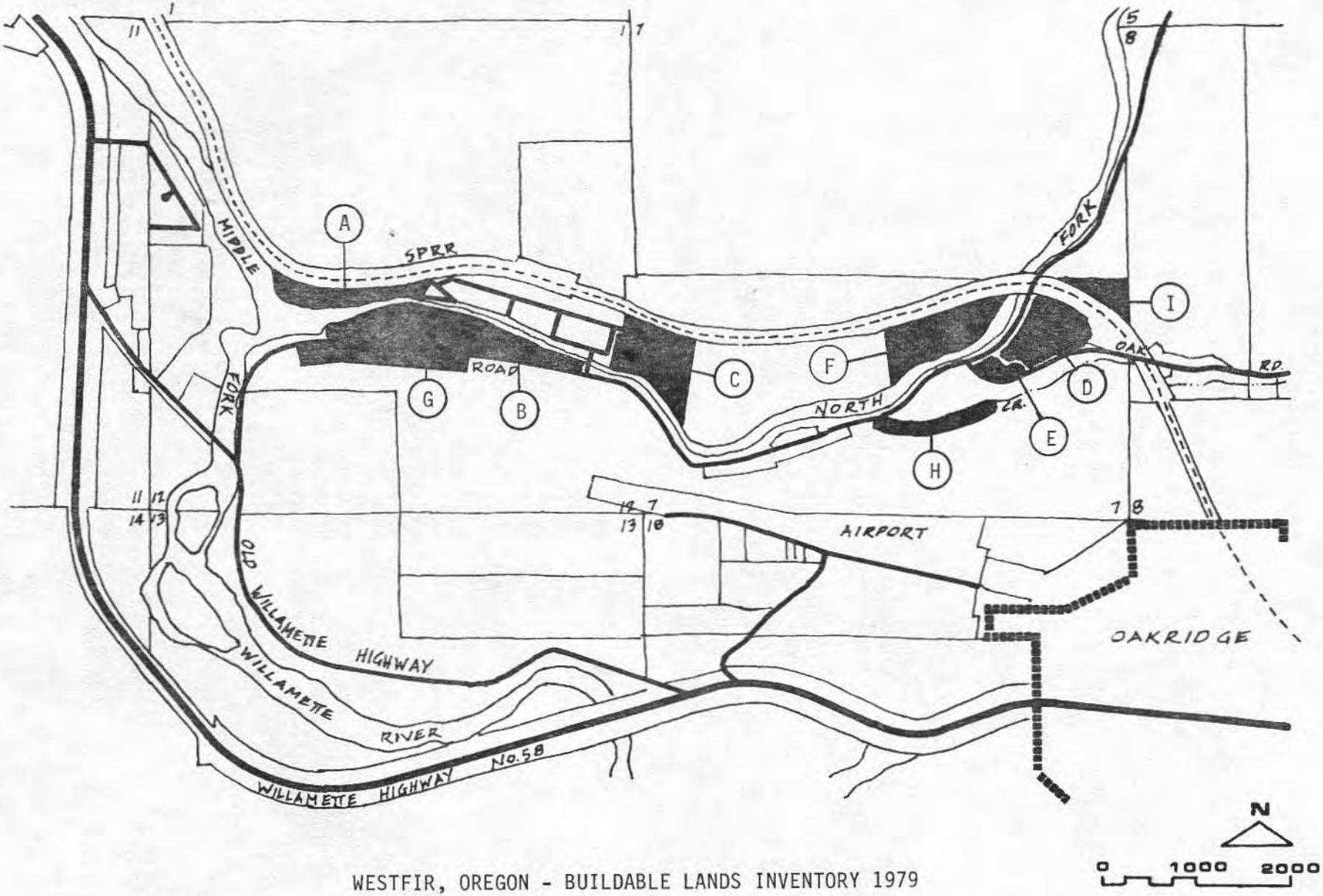
Buildable Lands Inventory

Based on the 1979 Land Use Inventory, potential buildable land areas are identified on the plate titled, Westfir, Oregon-Buildable Lands 1979 and tabulated in Table No. 14, Buildable Lands Inventory 1979.

A total of 64.9 acres of potential buildable lands are identified within the present City Limits (52.6 acres) and adjacent thereto (12.3 acres). In addition, there are a total of 14 potential residential sites identified, providing the ownership pattern does not preclude the potential site from meeting site area requirements and that the land is infact available for market transaction.

Certain identified areas have specific limitations to the extent of their use and these are:

Key	Acres	Remarks
A	7.0	Low lying alluvial plain with flooding potential. Also accommodates City wastewater treatment and chlorination plants. Detailed site evaluation is required to determine useability for other than present use and open space.
H	2.0	Detailed site evaluation required to determine if adequate access can be provided and sufficient depth of useable land is available to accommodate buildings, parking and circulation.



WESTFIR, OREGON - BUILDABLE LANDS INVENTORY 1979

Source: Land Use Survey 1979

TABLE NO. 14

WESTFIR, OREGON - BUILDABLE LAND INVENTORY 1979

CITY LIMITS

Key	Net Acres	Remarks
A	7.0	Potential flood plain and waste water treatment facilities.
B	13.3	Gross area (19.0 acres) reduced for 50-feet river protection setback, 100-feet wide B.P.A. easement and 10% for streets.
C	9.0	Gross area (11.38 acres) reduced for 50-feet river protection setback and 10% streets.
D	6.3	Gross area (7.0 acres) reduced 10% for streets.
E	1.5	Vacant/developable
	(0.5)	Redevelopment potential
F	15.0	Former mill area, industrial redevelopment potential.
1-11	____	Eleven (11) possible residential sites. See existing land use map.
SUBTOTAL	52.1 ACRES	

OUTSIDE CITY

G	6.5	Vacant/developable. Associate area to south.
H	2.0	To be verified by field inspection.
I	3.8	Formerly used for industrial purposes; Possible access problem, requires co-ordination with and access permit from Forest Service.
1-3	____	Three (3) possible residential sites. See Existing Land Use Map.
SUBTOTAL	12.3 ACRES	
TOTAL	64.9 ACRES	

PUBLIC PROGRAMS AND FACILITIES

Government

Municipal government for the City of Westfir is in the form of a "Mayor-Council" organization, with a mayor and four Councilpersons. City business is conducted by the mayor and council at scheduled meetings held on the first Monday of each month.

The City Council currently administers all business of the City to include matters relating to planning, land use and land development. At such time that the City Administration may determine, a Planning Commission may be appointed by the City Council as provided for in ORS 227.020, to assist the City Council in matters pertaining to planning, land use, zoning and land development. Such a body would be advisory to the City Council.

The City is a participating member of the Lane Council of Governments (L-COG) which functions as the local governmental planning and coordinating agency for all of Lane County. In addition, the City is a member of The League of Oregon Cities, an organization which provides advice and assistance to cities in administrative areas.

Permanent facilities for the municipal government are not currently provided by the City. The Westfir Land and Development Company, operating out of the former Westfir mill offices, permits the City to utilize space in the office building for City purposes. The former community

center building, located northeast of the Westfir Market, has been offered to the City for its acquisition, use and maintenance, however, it has been determined that a portion of the structure is within Southern Pacific Railroad right-of-way, posing ownership problems.

Municipal Finance

Westfir municipal finance is currently provided by means other than property taxes, as a tax base has not been established for the City. The adopted general fund budget for Fiscal Year 1979-80 is in the amount of $30,275.00. Financial resources consist of the following:

		Percentage
1.	Municipal water and sewer user fees.	61.7%
2.	Gifts, donations and miscellaneous, which includes the sale of Westfir T-Shirts.	10.0%
3.	Federal Revenue Sharing	4.0%
4.	State of Oregon Revenue Sharing:	24.3%
	A. Liquor Commission (7.5%)	
	B. Cigarette Tax (2.6%)	
	C. Highway User Revenue (14.2%)	

Assessed property and improvement value within the City Limits for the year 1979-80 is $7,642,800.00. Property Tax levies for this period consist of the following:

		Rate/$1,000 Assessed Value
1.	Oakridge School District No. 76	$ 8.06
2.	Lane Community College	$ 1.08
3.	Lane County	$ 1.11
	TOTAL	$ 10.25

Law Enforcement

The Lane County Sheriff's Department is currently responsible for law enforcement throughout the Planning Area. The Department maintains a resident deputy in Oakridge who provide coverage of the Westfir area. In addition, the Oregon State Police provide a resident trooper in the Oakridge area.

Health Care Facilities

Health care facilities are available at two out-patient clinics located in Oakridge. Major hospital facilities are available in Springfield and Eugene, approximately 40 miles to the west.

Fire Protection

Fire protection services are provided by the Westfir Volunteer Fire Department. The department is supported by one 500-gallon pumper fire truck and 14 volunteer personnel. The equipment is currently housed in a building on Westfir mill property.

The present fire rating given Westfir by the Insurance Services Offices of Oregon is class 8, although a class 10 rating is given to those houses greater than 1,000 feet from an existing fire hydrant.

Current fire protection problems are (1) inability to maintain fire flow rates in the water distribution system in certain areas of the City, while maintaining normal use consumption, (2) fire hydrant location and distribution, (3) some deficiencies in supply main and distribution system capacity and valving and (4) possible need to improve fire service communications and fire safety control.

Fire flow requirements for Westfir is 750 gallon per minute for a 2-hour duration (90,000) gallons). This takes into account that the mill has been assessed as having an adequate fire protection system separate from the potable water supply.

Public Works

Public works functions provided by the City are in the following categories:

Water System - The City operates and maintains the system formerly owned by the Westfir Land and Development Company, consisting of approximately 115 unmetered services, 109 of which are residential.

The source of supply is the North Fork of the Middle Fork Willamette River, upstream from the railroad bridge, through a permit on Forest Service land. The water source is assessed as being of good quality, although wet weather runoff and snowmelt causes some turbidity problems. Storage is provided by a relatively new 200,000 gallon redwood reservoir above the intake facility, with transmission and distribution to users through various sized steel and cast iron lines. Storage capacity is estimated to serve a maximum population of 410.

Problems identified in a 1978 engineering study are as follows:

1. Fire flow rates, see Fire Protection.

2. Chlorination process, standards and operational safety.

3. Small diameter and dead-end distribution pipes in the area around the Westfir Land and Development Company office and the Riverside Subdivision.

4. Potential system loss from discontinued service connections.

5. Single main service to the Hemlock Subdivision, lacking "loop" or alternate main supply in event of existing main service disruption.

6. Low pressure and flow during periods of peak demand within the extreme distribution areas of Riverbend, Hemlock and around the Westfir Co. office area. This is generally caused by inadequate pipe size.

7. Lack of individual service water meters, discouraging conservation and encouraging maximum usage.

Sewer System - Sixty-five residences in the Hemlock Subdivision are supported by a package treatment plant for wastewater collection, treatment and disposal. The remainder of Westfir utilizes septic tanks and drainfields for wastewater treatment and disposal. The package plant system operates under a National Pollutant Discharge Elimination System (NPDES) Waste Discharge Permit, with defined discharge parameters and restricted to not allowing new connections to the treatment plant. Wastewater data submitted to DEQ in 1977, indicates the effluent limitations set forth in the NPDES Permit are being met, except during bypassing of the treatment plant during periods of collection system infiltration and inflow.

Based upon the treatment plant design criteria and elimination of infiltration/inflow in the collection system, the plant could probably serve from 350 to 400 people without being overloaded, thus provide for expanded service area growth.

During 1977, the collection system was smoke tested to identify leaks, mains were television inspected and joints sealed. In addition, a program was initiated to correct leaks in service connections. However, wastewater flows in January 1978 indicated that infiltration/inflow problems were not completely corrected.

From the above and the 1978 engineering evaluation of the system, the following problems are identified:

1. Infiltration/inflow, which exceeds treatment plant capacity.

2. Assessment of treatment plant metal aeration basin and clarifier to insure original protective devises are giving continued protection from deterioration through electrolysis.

Relative to individual disposal systems, septic tank and drainfields, the engineering report indicates the following:

> The valley bottom lands along the North Fork of the Middle Fork Willamette River are comprised of moderately well-drained silty clay loam over silty clay soils and somewhat excessively drained gravelly loam over very gravelly coarse sand soils. In general, there are no major operating problems with existing septic tanks and drainfields in the Westfir area.

Street Lighting - The City currently provides between 40 and 42 individual street lights throughout the City under a lease arrangement with the servicing utility.

Electrical Service

Electrical energy for Westfir is provided by Lane Electrical Cooperative, Inc. This public utility is basically a conduit for supplying electrical energy from the regional generating pool, with primary supply provided by the Bonneville Power Administration and Canadian sources. Bonneville Power Administration maintains a 115,000 volt transmission line which passes through the City of Westfir.

Normal growth and expansion within the community may be accommodated by existing distribution facilities. However, any major new load demand of significant magnitude would require distribution system upgrading and service improvement requirements would be negotiated by the Co-op, with the new customer. Accommodation of new major loads will also be contigent upon available and-to-be developed generating capacity of the regional power pool.

Solid Waste

A private firm operating out of Oakridge provides solid waste collection by enclosed, compactor-type equipment.

Lane County operates a sanitary land fill site, under a Forest Service Permit, on Federal property near Hills Creek Dam. The County Office of Solid Waste Management indicates this site currently has a 3-5 year life span. Additional capacity is available, however utilization is dependent upon securing Forest Service permission and environmental constraints at the particular point in time.

Schools

Oakridge School District No. 76 serves the Westfir-Oakridge area and east to the Deschutes County line and west to just above Lookout Point Reservoir.

All school facilities, except Westridge Junior High School, are located in Oakridge. The junior high school, senior high school and one elementary school provide a maximum student capacity of approximately 1,250 students. Average daily student membership through September of 1979 was 987 students, leaving room for approximately 263 additional students.

Based on an average daily student membership of 1,080 during January of 1977, District enrollment has declined 8.6%.

The District currently maintains an open use policy for District facilities as long as outside activity does not conflict with school programs. Lane Community College provides extension courses in District facilities. Community recreation programs are accommodated on school sites and also cultural activities in the high school auditorium.

Oakridge Christian School currently provides an accredited private school program, to include day care and kindergarten through grade twelve. The thrust of this private school is to concentrate on core area academics. It is envisioned that this private school may serve 10% of the local school population.

Parks and Recreation

A neighborhood park area is currently provided and maintained in the Hemlock Subdivision area. This area consists of .22 acres of land and is developed with play equipment and open play area.

Related Recreation Facilities and Open Space

Within approximately ten miles of Westfir, the Willamette National Forest provides numerous recreational facilities ranging from recreational sites to major reservoirs. Table No. 15 lists these facilities and their supporting activities.

Open space of the Willamette National Forest is within close proximity to the City of Westfir. Federal forest lands abutt the City to the east, are adjacent to the railroad right-of-way north of the City and comprise a portion of the ridge-lands, southwest of the community. Most of these adjacent forest lands are designated Scenic Influence I and are established primarily for the use and enjoyment of the traveling or moving forest visitors. Natural beauty and

TABLE NO. 15

IMPROVED RECREATION AREAS

WILLAMETTE NATIONAL FOREST - WESTFIR VICINITY

	Elevation	Tent Sites	Picnic Sites	Trailer Sites	Other Facilities	Activities
HAMPTON - Lookout Point Reservoir	900	--	2	--	BL	B, L, F, St.
BLACK CANYON	940	38	36	13	BL,GP,PW	Sc,St,WS,B,F,H,L
SHADY DELL	1,000	6	5	--	PW	F, H, St
FERRIN	1,200	7	--	--	Well	F, H, St
SALMON CREEK FALLS	1,520	6	8	--	--	F,H,Sc, St
BLUE POOL	1,840	12	14	1	FT,GP,PW	F
C. T. BEACH - Hillscreek Res.	1,550	--	8	--	BL, PW	F, WS
CLINE CLARK - Hillscreek Res.	1,550	--	3	--	--	F, WS
PACKARD CREEK - Hillscreek Res.	1,550	30	16	4	BL,GP,PW	B,S,F,Hi
SAND PRAIRIE - Hillscreek Res.	1,560	16	10	4	GP,PW,FT	F,H,L,St
		121	102	22		

Other Facilities
BL - Boat Launching
FT - Flush Toilet
GP - Group Picnic
PW - Piped Water

Activities
B - Boating
F - Fishing
H - Hunting
Hi - Hiking
L - Lake
S - Swimming
Sc - Scenery
St - Stream
WS - Water Sports

Source: Willamette National Forest, 1974.

aesthetic values are important. Off-road vehicles are permitted on designated trails. Timber harvest is permitted. Management activities are not evident on the landscape, however.

Historic Areas, Sites, Structures and Objects

Inventory data for historical considerations within the Westfir Planning is limited. In the previous section of this report devoted to Community History, it is noted that the site of the first store in the area is covered by a portion of the Westfir Mill development.

Information obtained from the Lane County Museum and Oregon State Parks and Recreation Division, identifies the following historic consideration:

1.0 Office Covered Bridge

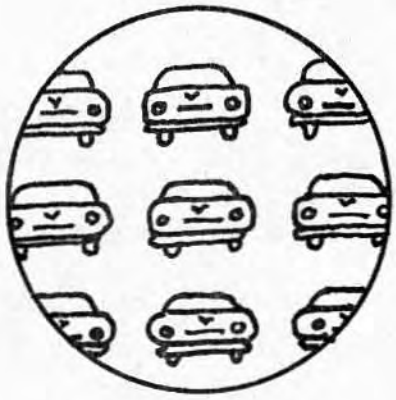
1.1 Date: 1914

1.2 Location: Spanning the North Fork of the South Fork Willamette River at the intersection of Westfir and West Oak Roads.

1.3 Condition: Generally in good condition, with some structural problems associated with the west pier.

1.4 Significance: Reconstructed covered bridge on the site of original bridge of 1881 by A. S. Miller and Son. This particular bridge is one of several submitted in Lane County for evaluation and placement on the National Register and was placed on the National Register during November 1979.

The Oakridge Pioneer Museum in adjacent Oakridge displays many objects of local history. This museum was established in 1959 as a non-profit organization and is self-supporting through its membership and their fund raising activities.



TRANSPORTATION

Mass Transit

Greyhound Bus Lines provides four (4) eastbound and westbound trips per day between Eugene, Oakridge and points east.

Lane Transit District (LTD) has established a county-wide mass transit authority. Westfir is currently outside the Districts service area boundary, reflecting a limited ridership market.

Pipeline

Pipeline systems are currently limited to utility transmissions. At present there are no identified local resources or transportation demands which warrant consideration of pipeline transportation systems.

Exploration and assessment of area geo-thermal resources may hold potential for future consideration of pipeline transmission systems to move geo-thermal energy in the form of hot water. This will be dependent upon the magnitude of energy source and the development of a viable energy use within productive cost considerations.

Water

The North Fork of the Middle Fork Willamette River has provided transportation for movement and storage of logs during the early development of the Westfir mill. River support of transportation is currently limited to water oriented

recreation. Development and utilization of local water resources for transportation service is generally unfeasible due to seasonal fluctation in stream levels, rapids and man-made barriers.

Rail

Southern Pacific Transportation Company provides mainline trackage through Westfir and scheduled freight service. Freight service for expanded needs may be readily accommodated, should additional demands arise.

AMTRAK, a federally supported railroad transit service, operates daily passenger trains on the mainline through Westfir. However, passenger service is available only at Eugene. The probability that service will be provided to Westfir is extremely remote, due to limited passenger potential and operational costs for the additional service stop.

Air

Principal commercial air service is provided by three first and one second level carriers at Mahlon-Sweet Airport, some 50 miles west in Eugene.

The State of Oregon, Aeronautics Division, maintains a state-owned airport on the plateau directly south of the City. The facility consists of a 3,600 feet long by 50 feet wide paved runway, limited apron space and a single hanger.

The Oregon Aviation System and National Airport System Plans classify the airport as F3/BV (F3-Low Density Operation, less than 20,000 aircraft operations per year and BU, Basic Utility), community access airport.

State programmed improvements for this airport will expand its service capabilities in support of the recently established fixed base operator that provides flight instruction, aircraft rental and fuel products.

Critical concerns of this transportation facility have been addressed by the City of Oakridge in its Comprehensive Plan.

Highway/Road/Streets

The principal vehicular transportation artery serving the Westfir-Oakridge area is the Willamette Highway (Oregon 58), connecting with Inter-State Willamette Valley systems to the west and Central Oregon systems, east of the Cascade Mountains. The Willamette Highway acts as a trunk for connecting regional County and Forest Service roads and local city streets, which serve the Westfir-Oakridge area.

Highway service to Westfir is via an old highway link, connecting Highway 58 to the Lane County road system, east of the Middle Fork.

Traffic volume data for the Planning Area is extremely limited. The plate titled, Average Daily Traffic (ADT) Volumes, Lane County Roads 1978, presents available data for County roads and two Forest Service roads feeding into Westfir.

Based on comparable roads within the area, it appears that all indicated traffic volumes are below capacities of existing facilities.

Visual inspection of local access streets which serve existing developed property, indicate they are adequate for their intended purpose. Street improvements are generally asphaltic concrete or mat surfaces with adjacent open drainage ditches or in some cases, a drainage swale.

Observations of the road and street system point toward the following areas of concern and potential problems:

1. Heavy truck traffic from the North Fork Forest Service Road (FS Arterial No. 19), using the Westfir Road for access to Highway 58. This road connects with the McKenzie River Highway at Blue River and is scheduled to be upgraded to full two-lane paved status in the near future. Problems associated with this traffic are speed, noise and pedestrian safety.

2. General traffic utilizing Westfir and Westoak Roads. Problems associated with this traffic are speed and pedestrian safety. This problem is borne out in the Westfir Community Survey.

3. Access to the mill industrial area is provided by the covered bridge at Westfir-Westoak intersection and the bridge serving the Hemlock Subdivision. Potential and/or existing problems are industrial and employee traffic funneled through a residential area.

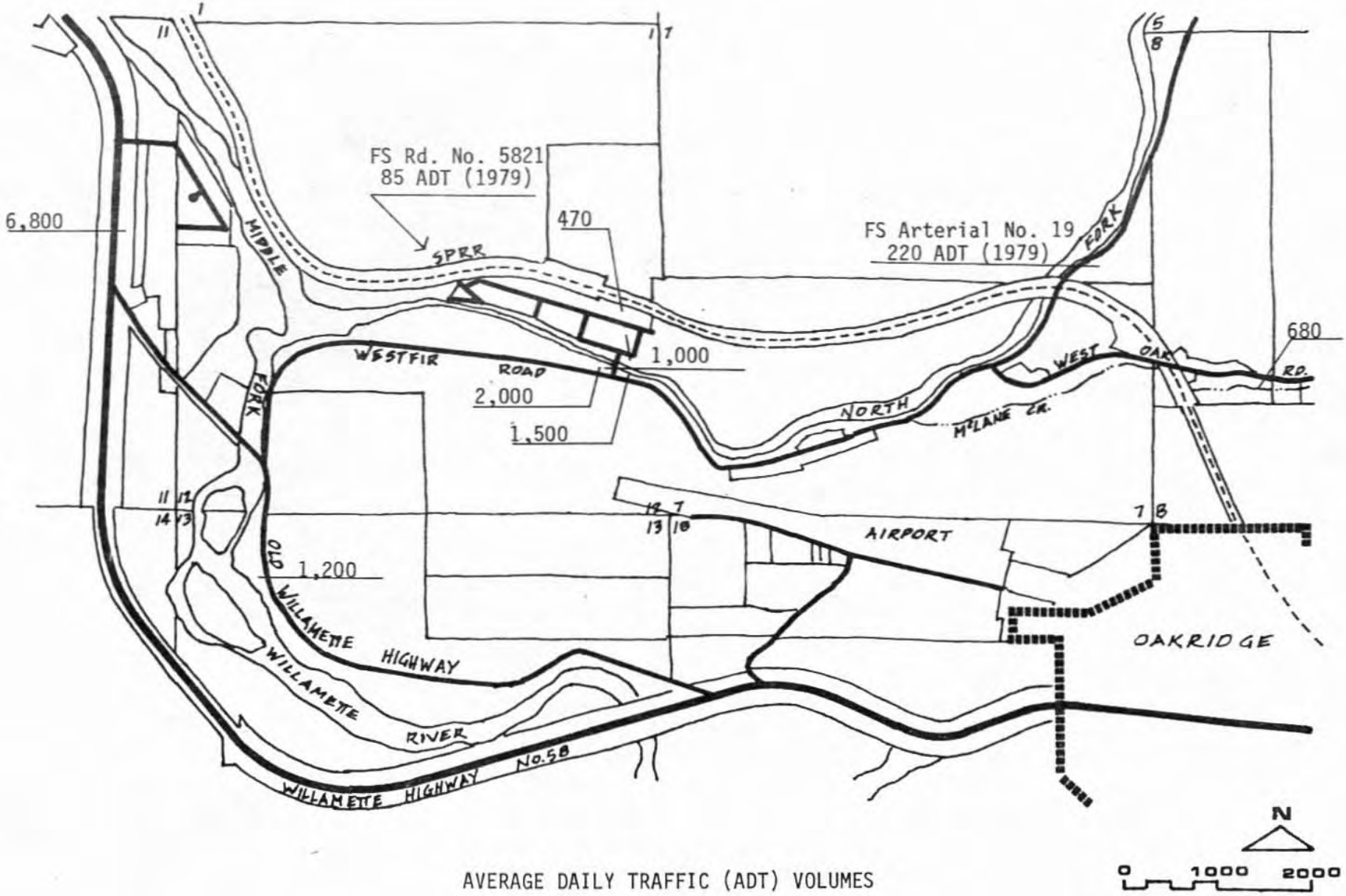
Bicycle

Specific bicycle transportation facilities do not exist within Westfir. This form of transportation is becoming more important as a means of moving people and for recreational purposes. It is recognized by the State of Oregon through allocation of one-percent of State gasoline taxes for construction of bicycle transportation facilities.

Bicycle routes can consist of several types of facilities, to include (1) designation of existing streets, (2) sidewalks, or (3) construction of separate and specific bicycle routes.

Principal concerns in considering and designating a system of bicycle routes are:

1. Appropriate for local service requirements and ability to finance.



AVERAGE DAILY TRAFFIC (ADT) VOLUMES

LANE COUNTY ROADS - 1978

2. Serve major points of traffic origin and designation.

3. Ideally, be separated from automobile traffic, and where appropriate, capable of accommodating pedestrian traffic.

Pedestrian

Provision for pedestrian movement in an important alternate transportation mode. This can become a problem area, particularly where such facilities are currently lacking within the City. The most important considerations for pedestrian movements are:

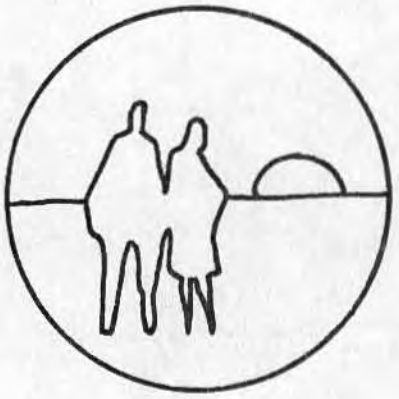
1. Provision of separated pedestrian ways in high density pedestrian and vehicular traffic areas, particularly commercial and school areas.

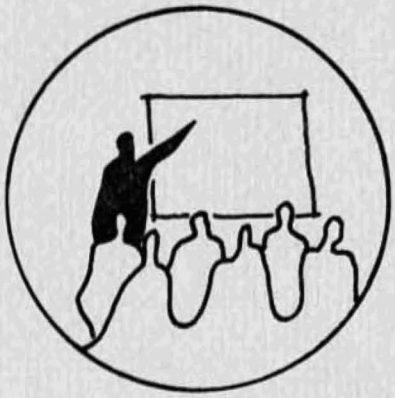
2. Separated pedestrian ways along major traffic carriers, such as highway, arterials, and collectors.

3. Designated pedestrian crossing, with adequate safety measures for grade crossing of major highways, arterials and railroads.

4. Potential for combining bicycle and pedestrian way functions.

5. Provision of limited (bicycle and pedestrian) access to areas where vehicular traffic is to be excluded.





PLAN PROPOSALS, PROGRAMS AND POLICIES 3

PLAN PROPOSALS, PROGRAMS AND POLICIES

The Comprehensive Plan proposals are general in nature and provide development guidance and strategies for the City of Westfir and its limited urbanizing area. In addition, the plan proposals address community issues and opportunities, community goals and objectives as approved by the Westfir Comprehensive Planning Committee (CPC) and goals established under Oregon Revised Statutes related to Comprehensive Land Use Planning and Comprehensive Planning Coordination. (ORS 227, ORS 215 and ORS 197).

For the purposes of Statewide Comprehensive Planning Coordination and Compliance the following ORS 197.015 definitions are applicable:

COMPREHENSIVE PLAN: Means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county or special district that interrelates all functions and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs.

COMPREHENSIVE: Means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan.

GENERAL NATURE: Means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use.

COORDINATED: A plan is "Coordinated" when the needs of all levels of government, semi-public and private agencies and the citizens of Oregon have been considered and accommodated as much as possible.

LAND: Includes water, both surface and subsurface, and the air.

The Westfir Comprehensive Plan, maps and text is intended as a policy statement encompassing broad development objectives, based on established goals, as to form, content, growth pattern and municipal services of the City of Westfir in providing an environment for people and their activities.

The Comprehensive Plan for the City of Westfir consists of the following supporting data, elements, strategy maps, implementation tools and agreements, programs and policies:

1. Resources Inventory Data in Support of Plan Proposals.

2. Community Issues and Opportunities.

3. Community Goals and Objectives.

4. Plan Elements, Proposals, Programs and Policies:

   A. Transportation Strategy (LCDC 12).

   B. Land Use Planning and Program Strategy (LCDC 2).

      Land Use Strategy (LCDC 2).
      Public Facilities and Services (LCDC 11)
      Park, Recreation, Open Space, Scenic and Historic Areas and Natural Resources (LCDC 5 & 8).
      Forest Lands (LCDC 4).
      Agricultural Lands (LCDC 3).
      Air, Water and Land Resource Quality (LCDC 6).
      Areas Subject to Natural Disasters and Hazards (LCDC 7).

   C. Urbanization (LCDC 14).

   D. Housing Strategy (LCDC 10).

   E. Economy Strategy (LCDC 9).

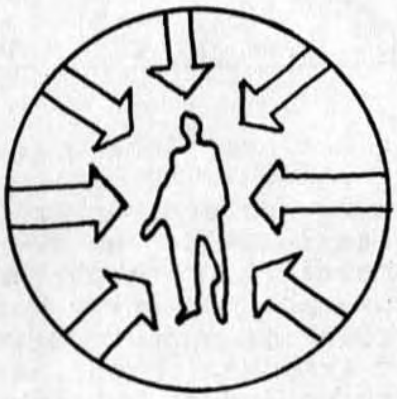
   F. Energy Conservation (LCDC 13).

   G. Implementation Programs and Policies:

      Urban Growth Area, Boundary and Inter-Governmental Coordination-Administration Agreement.

Comprehensive Plan Review and Adoption.
Zoning Policy.
Subdivision Policy.
Annexation Policy.
Standard Specifications for Design and Capital Improvements Programming.
Long-Range Financial Planning and Capital Improvements Programming.
Inter-Governmental Program Coordination.
Citizens Involvement (LCDC 1).

5. Comprehensive Plan Diagram.



ISSUES AND OPPORTUNITIES

Westfir derives its initial settlement from construction of the railroad through the area which is now the City of Westfir. The decision by Western Lumber Company to locate a mill on the Westfir site in 1923, has been responsible for development of the community. Through the years of mill operation and expansion, the community was developed primarily as a "company town" in support of mill functions. Thus the community and its development have been closely related to the areas prime industry, timber harvest, management and manufacturing.

Today, Federal forest management programs, keen competition for and cost of timber and the current operational status of the existing Westfir mill, present an unclear future for the community's primary source of employment and economic base. In addition, the City of Westfir has only been recently incorporated as an Oregon municipality (January 1979), has not established a tax base for municipal finance and has serious limitations to expanded service from its existing water and sewer utilities.

A community wide survey conducted during September of 1979 generally indicates a local desire to maintain the existing environmental qualities and residential character of the City. These concerns will be heavily influenced by the following issues and opportunities and effected through this plan, its policies and continuing planning.

POSITION ORIENTATION, FUNCTION OR REASON FOR BEING

1. Mill town.

2. The cleaniest and prettiest city in Oregon (CS).
3. To maintain and provide public water and sewer service.
4. Remain a residential area (CS).
5. Keep it simple, but efficient (CS).

CITY IMAGE, IDENTITY AND VISUAL APPEARANCE

1. Covered bridge town (CS).
2. River beauty (CS).
3. Mill town.
4. Surrounded by forested hillsides (CS).

ENVIRONMENT

1. River valley with surrounding forested hillsides.
2. Keep control on growth and population (CS).
3. North Fork of Willamette River - water quality.
4. Air, water and land resource quality.
5. Open spaces, scenic areas or vista, historical areas and natural resources.
6. Soil conditions, terrain slope and vegetative cover.
7. Development patterns, quality and density.
8. A good, wholesome friendly town (CS).

GROWTH

1. Keep control on growth and population (CS).
2. Self-supporting (CS).
3. More shops, make us self-sufficient to keep our money more in the community (CS).
4. Try to open up jobs for our own town's people (CS).
5. Urban services and limitations.
6. Physical limitations: land slopes, river barrier, and railroad barrier.
7. Public land ownership pattern and location.

INDUSTRY

1. Try to open up jobs for our own town's people (CS).
2. More shops, make us self-sufficient to keep our money more in the community (CS).
3. Existing mill status.
4. Land for expansion - location, quality and service.
5. Industrial diversification.

HOUSING

1. Single family dwellings (CS).
2. Get a condominium for senior citizens (CS).
3. Type, quality, quantity and density of housing opportunities; market demands; environmental setting.
4. Mobile home and/or modular manufactured housing opportunities and placement in the community.

COMMERCE

1. Need a gas station (CS).
2. More shops, make us self-sufficient to keep our money more in the community (CS).
3. Preferably prosperous (CS).

PUBLIC FACILITIES AND SERVICES

A. Parks and Recreation

1. City provision vs. satisfaction through use of surrounding public recreation facilities and lands.
2. Role of river and river front.
3. Specialized recreation facilities: community center, city parks, formalized game fields and swimming.

B. Open Spaces, Scenic and Historical Sites and Natural Resources

1. Land needed and desired for open space.
2. Mineral and aggregate resources.
3. Energy sources.
4. Fish and wildlife areas and habitats.
5. Ecologically and scientifically significant natural areas.
6. Outstanding scenic views and sites.
7. Water areas, wetlands, watersheds and groundwater resources.
8. Historic areas, sites, structures and objects.
9. Potential and approved Oregon recreation trails.

C. Fire Protection

1. Community fire rating classification for insurance purposes-rate upgrading.
2. Fire station location.
3. Equipment.
4. Water system fire flow capabilities.
5. Water system expansion for growth.

D. Sewerage System

1. Treatment volume capability.
2. City areas lacking sewer service
3. System expansion.

E. City Government

1. Location and amount.
2. Support staff.
3. Ability to finance.

F. Garbage and Rubbish Disposal

G. Law Enforcement

ENERGY CONSERVATION

1. Energy systems conservation.
2. Alternative energy sources.

TRANSPORTATION

A. Streets and Roads

1. Local and through traffic.
2. Levels of urban improvement-sidewalk and road improvement (CS).
3. Speed limits (CS).
4. Pedestrian safety (CS).

B. Mass Transit

1. Demand vs. economic capabilities.
2. Provide at any cost, by whom.

C. Railroad

1. Physical barrier and disruption of surface movements.
2. Noise, vibration and visual blight.

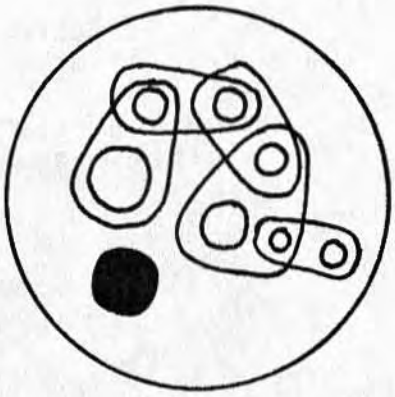
D. Bicycle/Pedestrian Systems

1. Demand, purposes and locational considerations.
2. Recreation or transportation system.

PLANNING PROGRAM AND PLAN IMPLEMENTATION

1. Public participation on a continuing basis.

(CS) Community Survey



GOALS AND OBJECTIVES

For a plan to be meaningful and effective for Westfir, the plan must address and direct itself to needs and desires which are well-founded in the community.

State-wide planning goals established by the Land Conservation and Development Commission, (LCDC) provide the fundamental goal foundation for the State of Oregon. Westfir has built upon these state-wide goals to further direct the City's future direction and development. The Westfir Comprehensive Plan Committee (CPC) has evaluted community resources, examined critical issues and potential opportunities and established community goals and objectives upon which to base planning proposals for attaining the character and quality of community environment desired for the City of Westfir and its urbanizing area.

1. COMMUNITY POSITION ORIENTATION AND FUNCTION

GOAL: To maintain the small community residential character in balance with the environmental setting, necessary municipal functions and supporting economy.

2. ENVIRONMENT, NATURAL

GOAL: Maintain the quality of air, water and land resources in support of a small residential community and perpetuate community individuality, surrounding scenic values and rural atmosphere.

ENVIRONMENT, BUILT (Man-made)

GOAL: Provide and integrate man-made facilities within the City of Westfir and immediate environs which reflect the small community residential character, scale, quality of construction, use of materials, color and landscape materials.

3. ECONOMY

GOAL: Encourage maintenance of local economic base of employment and economic expansion and job creation through:

* Provision of local industrial support areas for industrial expansion and necessary public support services.

* Provision of areas for community support service functions.

4. GROWTH

GOAL: Westfir's growth and related urbanization objective is to maintain the small residential community atmosphere and living environment through guided growth.

Urbanization and areas therefore will be based on the following objectives:

* Urbanization for the planning period up to the year 2000, based on community ability to provide and support necessary public services, within limited buildable lands inventory. This is to be expressed as an urban growth goal and policies that provides for:

* Anticipated rates of growth related to buildable lands inventory.

* Growth capabilities related to public service abilities.

* Maximum market choice in land to reduce economic impact.

* Provision of suitable areas for economic expansion and job creation.

* Continual monitoring of Westfir's growth and character so that the Comprehensive Plan and plan policies are responsive to time, change, unforeseen requirements and maintenance of the small residential com-

munity atmosphere in harmony with the local environment.

5. INDUSTRY

GOAL: To retain existing industrial employment base and provide a choice in community land resources to encourage industrial expansion that offers opportunities for:

* Industrial diversification of a non-polluting variety.

* Labor intensive to expand local employment opportunities.

6. COMMERCE

GOAL: Encourage expansion of retail and service commercial activities to serve the community market.

7. HOUSING

GOAL: Encourage provision of community housing opportunities which approach market demand and choice to include:

* Adequate choice of land within community resources.

* Integration of housing delivery and programs directed toward decreasing shelter costs for elderly and low income groups.

* Maintenance and/or upgrading of existing housing inventory.

8. PUBLIC FACILITIES AND SERVICES

A. SCHOOLS

GOAL: Provide optimum educational opportunities for all community citizens through support of and coordination with agencies responsible for delivery of educational programs.

B. OPEN SPACES, SCENIC AND HISTORICAL SITES AND NATURAL RESOURCES

GOAL: Maintain the open space character of the city and surrounding scenic qualities.

Identify and coordinate preservation of outstanding scenic views and vistas, to include historic considerations, which may be accomplished through higher level governmental or private programs.

Protect steep slope areas from activities which can result in soil displacement, erosion and drainage problems.

Identify and preserve natural resources, particularly air quality and water resources.

C. PARKS AND RECREATION

GOAL: Provide for public and privately developed park and recreation facilities, within the resource capabilities of the community.

D. FIRE PROTECTION AND WATER SERVICE

GOAL: Within resource capabilities, work toward correction of water system deficiencies in order to improve fire suppression capabilities, improve water delivery and accommodate additional demand.

Provide land resources for the appropriate location of a community fire station.

E. WASTEWATER COLLECTION AND TREATMENT

GOAL: Within resource capabilities, work toward correction of wastewater collection system deficiencies in order to maximize treatment plant capacity.

F. GARBAGE AND RUBBISH DISPOSAL

GOAL: Coordinate community service with the Lane County Solid Waste Management and Resource Recovery Program.

G. CITY GOVERNMENT

GOAL: Provide a level of governmental services to meet the basic needs of the City and its citizens that are within local financial capabilities.

9. ENERGY CONSERVATION

GOAL: Encourage energy conservation through education programs and structural weatherization.

Coordinate application of alternate and renewable energy source utilization.

10. TRANSPORTATION

A. STREETS AND ROADS

GOAL: Functionally upgrade and improve as, traffic and safety warrant.

B. RAILROAD

GOAL: Minimize impact of system with respect to noise, vibration and visual considerations.

C. ALTERNATIVE TRANSPORTATION MODES

GOAL: Explore and coordinate with mass transit agencies, improved transportation service to the city.

Incorporate bicycle/pedestrian systems appropriate for local needs and within the ability to support financially.

11. PLANNING PROGRAM RESPONSIBILITIES AND PLAN IMPLEMENTATION

GOAL: Maintain a continuing program of citizen involvement and inter-governmental coordination in support of continuing city planning requirements, plan adoption, implementation and future plan revision and/or updating.

Continually monitor city policies and plan implementation measures to insure that they are accomplishing community purposes and reflect the needs of Westfir citizens.

PLAN DIAGRAM REFERENCE NOTE

The Westfir Comprehensive Plan diagram should be referred to for locating and understanding of the following plan proposals, programs and policies.

VEHICULAR SYSTEM

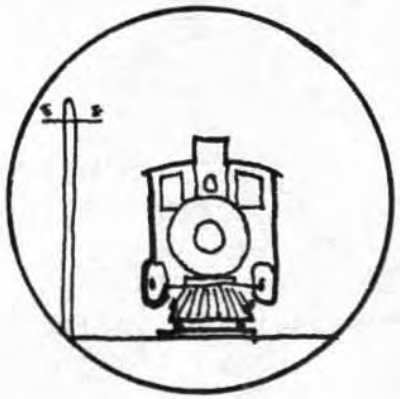
Factors Bearing On Strategy and Policies:

Physical limitations presented by topography, the river and existing railroad, preclude major reorganization of the existing street and road system for cost effective service to the limited urban growth area of Westfir.

Traffic strategy and policies are directed toward utilizing the principal existing street and road system as the basis of upgrading servicability and addressing safety and environmental concerns.

Item	Function, Recommendations (*) and Policies (**)
ARTERIAL STREETS	
1. Westfir Road (Co. Rd. No. 1323)	Function: Principal vehicular traffic artery serving Westfir, providing regional access to the Willamette Highway and regional access to the Willamette Highway and Forest Service Arterial No. 19 and linkage to Oakridge via West Oak Road. ** Coordinate with Lane County, improvement and upgrading as traffic and safety requires. ** Encourage development and redevelopment of adjacent property with adequate off-street parking for traffic safety. ** Control ingress and egress to new development and redevelopment through plan review process. ** Prohibit on-street parking unless cross-section improvements provides for two lanes of moving traffic and adequate improved area for on-street parking beyond traffic lanes.

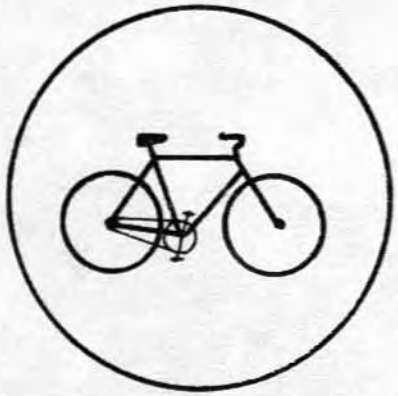
Item	Function, Recommendations (*) and Policies (**)
	** Coordinate the provision of pedestrian and/or bicycle travel ways separated from the traffic way.
	** Establish speed limits consistent with safety requirements of the community.
2. West Oak Road (Co. Rd. No. 360)	Function: Principal vehicular link with Oakridge.
	** Coordinate with Lane County, improvement and upgrading as traffic and safety require.
	** Encourage development and redevelopment of adjacent property with adequate off-street parking for traffic safety.
	** Prohibit on-street parking unless cross-section improvement provides for two lanes of moving traffic and adequate improved area for on-street parking beyond traffic lanes.
	** Control ingress and egress to new development and redevelopment through plan review process.
	** Coordinate the provision of pedestrian and/or bicycle travel ways separated from the traffic way.
	** Establish speed limits consistent with safety requirements of the community.
COLLECTOR STREETS	
1. Hemlock Bridge, Winfrey Road and Mill Access	Function: Residential area collector, mill access and service and access to FS Road No. 5821 to nursery and Lowell.
	** Provide for improved access and residential/industrial traffic separation through vacant land development east of Hemlock Subdivision.

Item	Function, Recommendations (*) and Policies (**)
	** 60 foot right-of-way.
	** Develop to urban standards of Westfir.
	** Discourage industrial and heavy traffic through Hemlock Subdivision.
	** Establish speed limits consistent with residential area safety.
LOCAL STREETS	
1. All Local Streets	Function: Public access to private and public property, principal location for public utilities and optional location for bicycle paths.
	** Minimum 50-foot right-of-way, except cul-de-sacs.
	** Develop to urban standards of Westfir.
	** Encourage upgrading of existing City streets to urban standards.
	** Require necessary minimum right-of-way at time of parcel development.
SOUTHERN PACIFIC RAILROAD	
	Function: Local freight service and through AMTRAC passenger transit.
	** Explore feasibility of providing AMTRAC passenger service to community as an alternate mode of transportation.
	** Encourage and coordinate with the railroad company, development and installation of dense landscaping between trackage and urban development for visual upgrading and suppression of noise and vibration.

Item	Function, Recommendations (*) and Policies (**)

BICYCLE ROUTES

Factors Bearing On Strategy And Policies:



The City of Westfir does not contain any alternate transportation facilities. The community has expressed concern about pedestrian safety as it relates to Westfir and West Oak Roads.

Function: Alternate mode of transportation and energy conservation measure, connecting various segments of the community with principal service, destination and related functions.

** Based on local demand and the City's financial ability to provide and maintain bicycle routes, incorporate such facilities into the transportation system inventory as presented in the Comprehensive Plan diagram.

** Coordinate the provision of a joint bicycle-pedestrian way, separated from the roadway, along Westfir and West Oak Roads.

** Develop bicycle routes based on the following criteria:

1. Where appropriate, incorporate bicycle routes within the street right-of-way, preferably separated from motor vehicle traffic or as a separate hard surface route.

2. Bicycle routes with independent hard surface: Minimum 8-feet wide, preferably 12-feet wide.

3. Prohibit use of all motorized vehicles on bicycle routes.

4. Properly sign and post all bicycle routes.

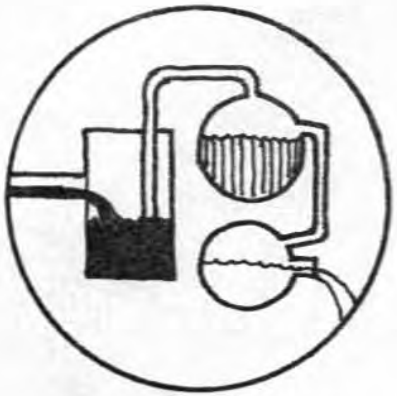
5. Incorporate rest stops and/or view stops where appropriate, i.e., on steep terrain, within public parks, along the river, etc.

Item/Location	Findings, Recommendations (*) and Policies (**)
	increase minimum residential site area requirements as much as two and four times assummed densities.
	** Accommodate multi-family development under provisions of the zoning ordinance on large available land areas to offer community choice in housing type.
	** Provide for factory constructed housing units to be integrated into the housing inventory as provided for in the zoning ordinance.
	** Residential expansion opportunity areas: - South of Hemlock Subdivision. - East of Hemlock Subdivision/Light industrial option. - North of commercial area.
Expansion - South of Westfir Road	** Residential expansion on suitable buildable lands and retention and protection, through zoning, steep slope areas as open-space and separation from timber resource land.
- South of McLane Creek	** Residential expansion on suitable buildable lands.
COMMUNITY COMMERCIAL	
West Oak Road at Intersection with Westfir Road	Findings: Existing commercial and community service center with expansion capabilities.
	** Provide commercial zoning for lands designated as Community Commercial in the Comprehensive Plan. Existing commercial development is primarily composed of land area building coverage, without adequate off-street parking and open-space amenities.

Item/Location	Findings, Recommendations (*) and Policies (**)
	In order to upgrade commercial development quality and capabilities, existing and future land need allocations must take the foregoing factors into consideration. ** Coordinate commercial development and/or redevelopment with Transportation policies.
INDUSTRIAL	
East of Hemlock Subdivision, Between River and Railroad	Findings: Existing heavy industrial mill site with opportunity for redevelopment at the eastern end and expansion to the west. ** Maintain the existing mill and redevelopment land in industrial use. ** Between the Hemlock Subdivision and existing mill development provide for: ** Industrial expansion under performance standards: ** Coordinate vehicular access and eastern extension of Winfrey Road to provide primary industrial access to Mill site and discourage industrial traffic through Hemlock. ** Adequately separate, setback and provide protection of existing Hemlock Housing from adverse Industrial Development operational and visual impacts.
Northeast of Railroad Right-Of-Way	** Industrial reserve or recreation area support facilities. Coordinate access provisions and permit requirements with Forest Service. Insure adequate provision of set-back and protection of adjacent Forest Lands.

Item/Location	Findings, Recommendations (*) and Policies (**)
PUBLIC FACILITIES AND SERVICES (LCDC 11)	
City Hall/Administration	Findings: The City of Westfir does not have facilities to house municipal government functions. The former mill office building at the intersection of Westfir and West Oak Roads is currently made available to the City for the conduct of municipal business. * Explore and assess the potential for land acquisition and Municipal Center construction as a portion of the Community Commercial Center or, * Assess the structural condition and life expectancy of the former mill office and availability and suitability for acquisition as a Municipal Center. - The existing office building offers space potential for accommodating necessary municipal office functions, storage, public assembly, organizational meetings and possibly a beginning library.
Library	* Assess community need for and ability to support City library services. Consider incorporating "Mini-library" functions in the Municipal Center.
Fire Protection and Prevention	Findings: Fire protection and prevention services are currently provided by the Westfir Volunteer Fire Department. Problems identified are (1) water distribution system fire flow capacity, (2) fire hydrant location and distribution, (3) valving and (4) lack of facilities to house and maintain equipment and provide an operational base. * Investigate, coordinate and initiate as applicable, a mutual aid/cooperation agreement with the City of Oakridge Fire Department.

Item/Location	Findings, Recommendations (*) and Policies (**)
	* Continue to rely upon and support improved service and fire suppression capabilities of the Westfir Volunteer Fire Department to include: * Explore the feasibility of utilizing the old mill pond area upstream of the partial dam on the North Fork, as a water source for supplemental fire protection purposes. ** Program, identifying financing sources and construct a community fire station to house fire equipment and provide for Department administrative, operational and training needs. ** Coordinate fire protection and prevention requirement needs in evaluation of City water system and incorporate necessary facility upgrading in the Facility Master Plan, to be implemented through phased development and or re-development.
Public Works-Water Supply	Findings: Preliminary evaluation of the system in 1978 revealed problems relating to fire flow, chlorination, inadequate pipe size in certain areas, system loss, service disruption and conservation. ** Conduct a detailed engineering evaluation of the water supply and distribution system and prepare a Water Facility Master Plan for phased upgrading and correction of system deficiencies. ** Initiate phased upgrading of water system to adequately serve existing development, upgrade fire protection capability and accommodate growth needs.
Public Works-Sewer Service	Findings: Preliminary evaluation of the collection and treatment facility in 1978 revealed problems of excessive inflow and infiltration during periods of high water table and/or during the wet season, which exceed treatment plant capacity. The treatment plant has been assessed as having a design capacity which may approach 350 to 400 equivalent population if not overloaded.

Item/Location	Findings, Recommendations (*) and Policies (**)
	** Conduct a detailed engineering evaluation of the sewer system and prepare a Sewer Facility Master Plan for phased upgrading, correction of system deficiencies and maximizing treatment plant design capacity and coordinate such study with the Lane County 208 Program Comprehensive Sewerage Facility Review (1978). ** Initiate phased upgrading of the sewer system to adequately serve existing development and utilize any excess plant capacity to accommodate development support within or immediately adjacent to the Hemlock Subdivision. ** For existing development, redevelopment and opportunity development areas, sewer service is to be based on sub-surface wastewater disposal through conventional septic tank or sand filter system and municipal water service meeting minimum health standards for these systems.
Public Works-Public Streets	Findings: The majority of the Westfir street inventory is developed to rural or sub-urban standards, paved traffic surface with gravel shoulders and adjacent open drainage ways. * Adopt a subdivision ordinance and standards and specifications for public improvements, incorporating street development standards suitable to the needs of Westfir. * Encourage the improvement and/or upgrading of sub-standard City streets. ** Require dedication of necessary right-of-way and the provision of required street improvements adjacent to property in conjunction with property development or re-development. ** Coordinate improvement and/or upgrading of County roads with Lane County Public Works Department.

Item/Location	Findings, Recommendations (*) and Policies (**)
	** In areas of new development or re-development which are assessed to have surface drainage problems, require the development to provide surface drainage to existing natural drainage ways.
Solid Waste	Findings: Solid waste is currently collected within the City of Westfir by a private Oakridge operation. Lane County provides and operates a sanitary land fill site near Hills Creek Dam.
	** Continue existing program of solid waste collection and disposal.
	** Coordinate with Lane County under their Solid Waste Management Plan and Program, the continued availability of a local sanitary landfill site and/or County programmed handling of solid wastes.
	** Encourage local programs for resource recovery and re-cycling.
Schools	Findings: Oakridge School District No. 76 as of 1979, had approximately 20% of District student capacity (263) available to accommodate future growth.
	** Coordinate with District No. 76 as related to additional student loading for future estimates of Westfir population, in providing and maintaining quality education for the Westfir school population.
	** Coordinate with Lane Community College for the delivery of extension courses to serve the needs of Westfir residents.
Law Enforcement	Findings: Law enforcement services for the Westfir area are provided by the Lane County Sheriff's Department. Oregon State Police service is available at Oakridge.
	** Continue existing law enforcement services as they are meeting the needs of Westfir.

Item/Location	Findings, Recommendations (*) and Policies (**)
PARK, RECREATION, OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES (LCDC 5 and 8)	
Recreational Opportunities	** Recreational opportunities, programs and facilities of the City of Westfir shall be made available to serve the needs of all citizens, including handicapped, minorities and senior citizens. * Refer to the Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP) for guidance in planning, acquiring and developing recreational resources, areas and facilities. * Explore with the Oregon State Game Department of Fish and Game, the possibility of providing unrestricted recreational fishing in that portion of the North Fork-Middle Fork Willamette River within the Westfir city limits.
 Hemlock Neighborhood Park	Findings: Existing and developed park with play facilities and picnic area. ** Maintain for continued community use.
Wastewater Treatment Plant Area	Findings: The majority of site area is in private ownership and lower portions of the site are subject to flooding. * Determine land availability for eventual City acquisition, assess financial ability of the City to acquire the land and develop a Community Park on a long-term basis.
Residential Opportunity Areas	Findings: The buildable land inventory for Westfir is limited and City ability to acquire and develop park and recreation facilities is extremely limited.

Item/Location	Findings, Recommendations (*) and Policies (**)
	** For residential opportunity areas that are developed for higher concentrations of population, multi-family and mobile homes, encourage the development to incorporate open space and recreational use areas as a component of site development.
	** Encourage the provision and maintenance of a boat landing and river access on the south bank of the North Fork, near the southwest corner of the existing City Limits.
Proposed Eugene to Pacific Crest Hiking Trail	** Coordinate with the State Parks and Recreation Branch as may be applicable, this proposed hiking trail as a portion of the proposed Oregon Recreation Trail System.
Forest Hills Backdrop	Findings: Forested hills, both public and private, which surround Westfir, provide an open-space and aesthetic background which is an important visual and environmental quality of the community.
	* Encourage maximum retention of the existing forested backdrop, through on-going timber management practices.
Historic and Cultural Areas (LCDC 5)	Findings: Cultural areas are not identified in Westfir. Only one (1) historic structure is identified in Westfir, the Office Covered Bridge, which is on the National Register.
	The City of Westfir desires to preserve and protect identified historic, archeological and cultural resources within the City Limits and coordinate such efforts through applicable Federal and State laws identified in Section 2 of this report under Related Agency Planning and Programs.
	** The City shall coordinate and cooperate with State, and County agencies and other historical organizations providing funding for a continuing

Item/Location	Findings, Recommendations (*) and Policies (**)
	program of inventorying, cataloguing and preserving historic structures, artifacts and archeological sites in Westfir. ** Upon the next plan review and/or update period of the Westfir Comprehensive Plan, the City shall assess inventoried and catalogued historic items and their preservation needs. Should there be identified a significant inventory, over and above the one identified historic structure, the City shall develop and adopt an historic preservation ordinance establishing guidelines for the preservation of historical resources within Westfir. ** For the identified historical resources within Westfir, the City shall require a Conditional Use Permit procedure for any alteration of the structure. Conditional use requests shall be evaluated, based on the following standards and criteria established by the Secretary of the Interior for historical preservation projects: 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose. 2. Distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

Item/Location	Findings, Recommendations (*) and Policies (**)
	4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
	5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
	6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability or different architectural elements from other buildings or structures.
	7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historical building materials shall not be undertaken.
	8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Item/Location	Findings, Recommendations (*) and Policies (**)
Natural Resources	Findings: Mineral resources are not identified in the Westfir area. Aggregate resources are generally available in association with river alluvium, however aggregate extraction sites are not identified within the Westfir Urban Growth Boundary. Principal river alluvium aggregate resources in Oakridge are currently providing local supplies of sand and gravel. Riparian vegetation adjacent to the North Fork of the Middle Fork Willamette River is an important habitat for animal and bird life. ** Discourage river associated aggregate extraction within the Westfir Urban Growth Boundary for protection of water resources and environmental maintenance. ** Maintain riparian vegetation along the North Fork and Middle Fork Willamette River as habitat for animal and bird life and open spaces.
FOREST LANDS (LCDC 4) 	Findings: The Forest Lands Goal as related to timber production and harvest is determined not applicable to the Westfir Urban Growth Area for the following reasons: - The majority of the in-city land area is urbanized or was formerly developed. - The undeveloped land area adjacent to the City Limits is small in acreage and offers the only additional privately owned land which may provide for future growth. Findings: Forest Lands within the Westfir Urban Growth Boundary which are other than timber production and harvest lands are determined to be essential to the visual and environmental quality of the community.

Item/Location	Findings, Recommendations (*) and Policies (**)
	** Land immediately adjacent to the river, particularly along existing and potential residential areas shall be maintained for their existing riperia vegetation, separation of urban development from the river and their visual, aesthetic and open-space qualities. ** Urban Forest Lands adjacent to national forest land, which have excessive slopes, shall be retained in open-space uses for maintaining the existing environment and separation from productive timber land. Applicable zoning restrictions and/or deed restrictions shall be applied to these areas. Adjacent forest land considerations have been addressed under Open Space and Scenic Areas.
AGRICULTURAL LANDS (LCDC 3)	Findings: The lands within the Urban Growth Boundary consist of Class II agricultural lands, the majority of which are urbanized or formerly developed. The Agricultural Land Goal is determined not applicable to the Westfir Urban Growth Area for the above reason and that the undeveloped land areas are in small acreage and offer the only land that may accommodate future growth.
AIR, WATER AND LAND RESOURCE QUALITY (LCDC 6)	
Air Quality	Findings: Based on Lane Regional Air Pollution Authority (LRAPA) monitoring of air quality in Oakridge for total suspended particulate (TSP), the area does not currently violate ambient air quality standards for TSP. ** To insure the maintenance of air quality in Westfir and the associated air shed, coordinate with DEQ and LRAPA continued assessment of local air quality and proposed community activities which

Item/Location	Findings, Recommendations (*) and Policies (**)
	may introduce a source of air contamination, particularly any source of particulate emission. ** Protect existing air quality through adoption of zoning performance standards for industrial development. ** Encourage development of a non-polluting type.
Water Quality and Resources 	Findings: Surface waters of the North Folk and Middle Fork Willamette River are extremely clean and of high quality. Turbidity becomes a problem during periods of high runoff. Ground water quality and availability has not been fully assessed locally, however alluvial sand and gravel associate with the North Fork may be an important water source. Due to collection system infiltration and inflow during the wet season, Westfir's wastewater treatment plant discharge exceeds permit standards during this period. ** Support and coordinate with Lane County, the implementation of the County's Water Quality Management Plan and 208 Program Comprehensive Sewerage Facility Review (1978) and State-Wide Water Quality Management Plan. ** Correct City wastewater treatment deficiencies to maintain and/or meet DEQ wastewater discharge standards to prevent degradation of receiving stream water quality. ** Encourage industrial development of a non-polluting type and control industrial wastewater through waste discharge permits issued by DEQ.
Land Resource Quality	* See Parks, Recreation, Open Space, Scenic Areas and Natural Resources. * See Forest Lands. * See Agricultural Lands.

Item/Location	Findings, Recommendations (*) and Policies (**)
	* See Areas Subject to Natural Disasters and Hazards.
Noise	Findings: With community expansion, population growth and associated land use activities, noise becomes an increasing problem in local environmental maintenance. Principal local noise sources are the railroad, industrial truck traffic and the local mill.
	** Support and coordinate the regulation of noise as provided for under Oregon Administrative Rules, Chapter 340, Department of Environmental Quality,
	Noise Control Regulations for Industry and Commerce, through adoption of performance standards zoning.
Applicable State and Federal Environmental Standards	** Coordinate as applicable and comply with State and Federal environmental quality standards.
AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS (LCDC 7)	
Flood Potential	Findings: Detailed flooding data for the North Fork is not available. Oblique aerial photography of the 1964 flood and topography of the wastewater treatment site, west of the treatment plant indicates potential for partial inundation during periods of high water.
	** Coordinate with Lane County Flood Plain Management Office, a determination of site area subject to potential flooding.
	** Retain site area as open space and wastewater treatment plant site. Potential for Community Park: Should the City be unable to develop and maintain the area as a Community Park, evaluate site area above flood level, for other uses.

Item/Location	Findings, Recommendations (*) and Policies (**)
	** Establish protective zoning for flood potential areas and as soon as available at the Federal level, participate in the Federal Flood Insurance Program and standards.

Item/Location	Findings, Recommendations (*) and Policies (**)
FACTORS BEARING ON URBANIZATION STRATEGY FOR THE CITY OF WESTFIR	1. Westfir, due to surrounding topography, geographic features and Federal landholdings, is constrained to a limited growth area. 2. The economy of Westfir is closely tied to the sub-region economy based on timber management, harvest and manufacturing and recreation. There has been heavy dependence on the Westfir mill for local and sub-region employment. Recent fires have destroyed the sawmill portion of the mill and heavily damaged the powerhouse. The future of the operation of the remaining plywood lay-up segment of the mill is presently unclear. Suitable lands within the City of Westfir offer opportunity for the development of industrial and commercial activities. 3. Westfir's existing wastewater collection and treatment and water distribution systems exhibit deficiencies which require correction to provide acceptable service to existing requirements. Correction of system deficiencies will offer potential to accommodate limited growth. 4. Buildable lands which have been identified, represent the maximum land available for satisfying future community needs.
NEED	
Basis of Estimates	Estimates of land requirements are based on population estimates for the Year 2000, the 1979 Portland State University population enumeration and 1979

Item/Location	Findings, Recommendations (*) and Policies (**)
	ratios of existing land utilization by category to the 1979 population. The estimate of residential land requirements is further based on a preference of housing type share derived from the 1979 Westfir Community Survey as developed in the Housing Element.
Minimum Estimate of Land Requirements	Population Growth Estimates: 1979-2000 Low: 379-307 (1979) = 72 population increase High: 571-307 (1979)= 264 population increase Occupancy Standards Single-Family Residential: 3 persons/dwelling unit DU * Mobile Home Residential: 2.5 persons/DU ** Multi-Family Residential: 2.5 persons/DU ** * 1979 actual ** Assumed Table No. 16 following, presents land requirement estimates.

TABLE NO. 16

WESTFIR, OREGON - URBANIZATION AND LAND REQUIREMENT ESTIMATES TO YEAR 2000

Land Use Category	Population Growth Low - High	Persons/ DU	New DU's Required	DU/Net Acre	Net Acres Required
RESIDENTIAL	72 - 264	-	-	-	6.44 - 19.07
Single-Family (37%)	27 - 98	3	9-33	4.0	2.25 - 8.25
Mobile Home (44%)	32 - 116	2.5	13-46	7.0	1.86 - 6.57
Multi-Family (19%)	14 - 50	2.5	6-20	10.0	.60 - 2.00
Replacement: Existing land use conversion to COMMERCIAL					
Single Family			2	4.0	.50 - .50
Multi-Family			4	10.0	.40 - .40
Vacancy factor @ 3% for Mobile Homes and Single-Family, and 6% for Multi-Family-Year 2000 Inventory:					
Single-Family (108-132)			3-4	4.0	.75 - 1.00
Mobile Home (13-46)			0-1	10.0	0 - .10
Multi-Family (19-55)			1-3	12.0	.08 - .25

TABLE NO. 16 - (continued)

WESTFIR, OREGON - URBANIZATION AND LAND REQUIREMENT ESTIMATES TO YEAR 2000

Land Use Category	Population Growth Low - High	Net Acres/ 1,000 Population	Net Acres Required
COMMERCIAL	72 - 264	4.56 1)	.39 - 1.20
Plus existing deficiency	- -	-	.84 - .84
CHURCH/FRATERNAL	72 - 264	2)	.50 3)
CITY	72 - 264	2)	1.00 4)
PARK	72 - 264	2.5	.18 - .66
INDUSTRIAL	72 - 264	2)	27.80 - 27.80 5)
SCHOOLS	72 - 264	2)	6)
		TOTAL NET AREA REQUIRED	37.15 - 51.07
		GROSS AREA REQUIRED (÷.9 for 10% street allowance)	41.27 - 56.74
		IN-CITY NET BUILDABLE ACREAGE 7) 8)	52.1
		OUTSIDE CITY NET BUILDABLE ACREAGE 7) 8)	12.3
		TOTAL URBAN GROWTH BOUNDARY NET BUILDABLE ACREAGE	64.4

1) Standard: Existing primary building development area of .56 acres without adequate off-street parking and open-space amenities. Increase existing .56 acre area 100% to provide for off-street parking and open-space amenities = 1.12 acres and add 25%, .28 acres, for design flexibility and opportunity area = 1.4 acres of commercial land to adequately serve 307 population, or 4.56 acres/1,000 population.
2) Standard not applicable.
3) Minimum site area.
4) Minimum site area: Municipal center and fire station.
5) Retention, redevelopment and expansion of existing industrial area, Table No. 14-Key C (optional residential) and F and provision of a 3.8 acre opportunity area, Key I.
6) Facilities provided elsewhere.
7) Table No. 14.
8) Plus 1-11 potential single-family residential lot areas.
9) Plus 1-3 potential single-family residential lot areas.

Item/Location	Findings, Recommendations (*) and Policies (**)

LAND NEED ALLOCATION

Basis of Allocation

Land use allocations are based on estimates of need presented in Table No. 16, the following Goal 14 factors and community goals and objectives relating to the growth and livability of Westfir:

1. Demonstrated need to accommodate long-range population growth estimates:

   Table No. 4: Year 2000 low and high population estimates of 379 and 571 or the need to accommodate 72 to 264 additional persons in Westfir.

   Table No. 16: Year 2000 estimate of 37.15-51.07 net acres, including identified industrial opportunity and re-development areas, to accommodate estimates of population growth and provide supporting facilities.

2. Need for housing, employment opportunities and livability:

   Housing: Table No. 16 estimates a residential land need of 6.44-19.07 acres for broader housing type choice, estimates of planning period needs, replacement and a vacancy factor.

Residential land needs are based on community water system service and minimum site area for accommodation of a sub-surface waste water disposal in all residential use areas, other than the Hemlock Subdivision which is served by the City sewer system. This assumption is based on the majority of the single family residential lots in Westfir with sub-surface waste water disposal systems are around 0.25 acres in size and have no identified system problems. However, site specific soils evaluation and percolation tests may establish minimum site area requirements in magnitudes of two (2) to

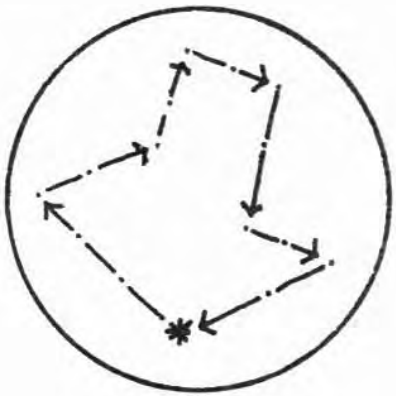
Item/Location	Findings, Recommendations (*) and Policies (**)
	four (4) times assummed minimum site area. Therefore, an additional 4.71 to 16.82 acres or 12.33 to 50.46 acres, respectively for residential use. Based on the above potential, in-city net buildable acreage of 52.1 acres would accommodate the low estimate of population in the first case and fall 33% short in the extreme case. In the case of the high estimate of population, in-city net buildable acreage will not meet either potential for larger residential site areas. The net buildable area of 64.4 acres within the Urban Growth Boundary will fall 5% short of two times assummed minimum residential site area requirements or total needs of 67.89 acres. Should the largest minimum residential site area be required, Westfir will not be able to accommodate high estimates of population without developing waste water collection and treatment facilities for that portion of the City south of the river and increasing residential densities. The 64.4 acres of net buildable land with the Urban Growth Boundary, represents the total amount of reasonably developable and buildable land attendant to Westfir, without encroaching into steep slopes forest resource lands and conflicting with LCDC State-Wide Goals. <u>Employment Opportunities</u>: Westfir Goal - To retain existing industrial employment base and provide a choice in community land resources to encourage industrial expansion that offers opportunities for (1) industrial diversification of a non-polluting variety and (2) labor intensive to expand local employment opportunities. In-City inventory of buildable industrial lands consist of over 15 acres of redevelopable area at the east end of the mill site and an opportunity area of 9 acres, between the existing mill and Hemlock Subdivision.

Item/Location	Findings, Recommendations (*) and Policies (**)
	In-City inventory of buildable commercial lands are available around the existing Westfir Market. An additional 3.8 acres of industrial opportunity area is adjacent to the City Limits, across the railroad at the east end of the City. Livability: Westfir Goal - Maintain the quality of air, water and land resources in support of a small residential community and perpetuate community individuality, surrounding scenic values and rural atmosphere. 3. Orderly and economic provision of public facilities and services: Water supply and sewer service systems are to be evaluated, problems identified and Facility Master Plans prepared for the phased upgrading of the systems in order to provide adequate services to existing development and a base to accommodate future growth. 4. Maximum efficiency of land within and on the fringe of the existing urban area: Buildable land resources are limited within the City of Westfir and immediately adjacent to the City Limits. It is estimated that the buildable lands identified within the Urban Growth Boundary, represents that land which Westfir can reasonably serve and may ultimately expand into. The in-City buildable lands inventory may adequately provide for the Year 2000 land needs. Utilization of lands outside the existing City Limits are to be made upon reduction of the in-City inventory, or there is a need to meet

Item/Location	Findings, Recommendations (*) and Policies (**)
	economic goals and ensure a supply of land with adequate urban services. 5. Environmental, energy, economic and social consequences: Upgrading of urban utility service systems will ensure adequate services to existing development, maintain established water quality and provide a base to accommodate future growth. Identified growth areas offer opportunities and design flexibility in creating improved living environments and the provision of industrial and commercial opportunity areas can provide for job creation, community economic expansion and the reduction of labor export and energy expenditure to job locations outside of the community. Balanced community development with attention to local environmental concerns can mitigate social consequences. 6. Retention of agricultural lands as defined: Retention of agricultural lands within the corporate limits of the City of Westfir and the Urban Growth Boundary is not applicable due to urbanization, previous urbanization and small acreages which offer the only land that may accommodate future growth. 7. Compatibility of proposed urban uses with nearby (agriculture) forestry activities: Existing and adjacent forest land use is compatible with the urban community and can be maintained through the exercise of sound forest management and harvest programs.
Allocation of Future Land Needs	Urban growth area requirements of from 37.15 - 51.07 acres for low and high population estimates for the Year 2000 are provided from the buildable lands

Item/Location	Findings, Recommendations (*) and Policies (**)
	inventory within the existing City Limits, based upon minimum lot sizes for residential purposes. However, site specific requirements for sub-surface waste water disposal may require increased lot areas for residential purposes, thus requiring the total buildable lands inventory identified within the Urban Growth Boundary (UGB).
	Three (3) acres outside the existing City Limits are included within the Urban Growth Boundary to provide an industrial opportunity area and two additional choices of residential land. These additional areas represent developable areas which may ultimately become a portion of Westfir, should unforeseen land requirements arise.
	** That area within the UGB, along West Oak Road and within the Willamette National Forest, is subject to coordination with the Forest Service and applicable policies and long term land use plans regarding urbanization of existing residential Special Use Permits.
URBAN GROWTH BOUNDARY (UGB)	
Urbanization Phasing	** Urbanization land requirements for the City of Westfir shall be provided for from the buildable lands inventory contained within the 1979 corporate limits of the City and within the support capabilities of the existing and/or upgraded water and sewer utility systems and sub-surface wastewater disposal systems for City areas which are not to be sewered.
	** Urbanization beyond the 1979 corporate limits of the City shall be accommodated only at such time that adequate urban services can be provided for the new additions to the City.
	** Provision of urban domestic water service and wastewater treatment shall be ultimately guided by the to-be-prepared Facility Master Plans for municipal water and sewer service.

Item/Location	Findings, Recommendations (*) and Policies (**)
Boundary Description	Beginning at the northwest corner of the existing City Limits which is on the south right-of-way line of the Southern Pacific Railroad at the Middle Fork Willamette River; thence in a clockwise direction east along the existing City Limits to the east side of the North Fork - Middle Fork Willamette River; thence north along the east side of the North Fork-Middle Fork Willamette River to the north right-of-way line of the Southern Pacific Railroad; thence east along said right-of-way line to its intersection with the north boundary line of Tax Lot (T.L.) 21 35 07 4:100; thence east along the north line of said tax lot to the northeast corner of the tax lot; thence south along the east boundary line of T.L. 21 35 07 4:100 to the northern right-of-way line of the Southern Pacific Railroad; thence southeast along said right-of-way line to the intersection of the existing City Limits; thence north and east along the existing City Limits to the southeast corner of T.L. 21 35 08 32:101; thence south as an extension of the east boundary line of T.L. 21 35 08 32:102; thence east along the north boundary lines of T.L. 21 35 08 32:102, 108, 103, 104, 105 and 106 to an intersection with the north right-of-way line of County Road No. 360 (West Oak Road); thence west along said north right-of-way line to a point which is the northern extension of the east boundary line of T.L. 21 35 08 32:107,; thence south from said point and along the east boundary of T.L. 21 35 08 32:107 and its southern extension to the north side of McLane Creek; thence west along the north side of McLane Creek to a point approximately 700 feet east of County Road No. 1323 (Westfir Road); thence south from said point to the toe of slope; thence west along the toe of said slope to the south right-of-way line of County Road No. 1323 and the existing City Limits; thence northwest along the existing City Limits to the point of beginning.



Item/Location	Findings, Recommendations (*) and Policies (**)
CITY-COUNTY MANAGEMENT PROGRAMS	** Coordinate, define roles and responsibilities and enter into a City-County inter-governmental agreement for relating, agreeing upon and adopting the Westfir Comprehensive Plan, Urban Growth Boundary (UGB) and the management and administration of County lands within the adopted UGB.

Issue	Conditions and/or Problems
GENERAL HOUSING OVERVIEW	Westfir may be characterized as primarily a single-family residential community, lacking housing type choice and an available housing inventory. This condition is compounded by the existing municipal utility systems to be able to provide support for new housing starts.
VACANCY RATES	Vacancy Rate data for April 1979 is presented in Table No. 5 of the Resources Inventory section of this report. At that point in time Westfir had an overall vacancy rate of 3.8%, all of which were single-family units.
INCOME DISTRIBUTION	Income data for Westfir is incomplete. Table No. 10 under Economy of the Resources Inventory section of this report presents income distribution for 68 households, or a little over 66% of the community as reported in the Westfir Community Survey. Based on 25% of income allocation for housing, monthly incomes reported in Table No. 10, results in housing cost allocations ranging from $62.50 to over $375.00 per month, with an average being $312.50 per month.
HOUSING COSTS	Westfir-Oakridge respresentative housing costs for February 1980 are as follows:

Category	Private Market	Subsidized*
RENTAL		
1-Bedroom	$135-150.00/month	$148-226.00/mo
2-Bedroom		$170-247.00/mo
3-Bedroom	$ 250.00/month	$190-273.00/mo

Issue	Conditions and/or Problems

Category	Private Market	Subsidized*
Mobile Home Park Space:	$ 60-75.00/month	
PURCHASE		
3-Bedroom S-F New Construction	45-59,000.00	

* Oakridge apartments-rent level dependent on income.

DETERIORATION OF EXISTING HOUSING INVENTORY

A little over 34% of the Westfir's housing stock or 34 units are assessed as sub-standard by the Lane County Assessor's Office Building Physical Condition Assessment and are suitable for rehabilitation.

LOWER INCOME HOUSEHOLD HOUSING ASSISTANCE NEEDS

Based on Section 8 Low Income Housing Assistance criteria of 80% of median (average) income, or $1,000 per month, eighteen households or 26.5% of sixty-eight households reported in the Westfir Community Survey (Table No. 10) may qualify for low income housing assistance. Should this sample be representative of total Westfir households, as many as 26 to 27 households may qualify for low income housing assistance.

Issue	Requirements

ESTIMATE OF HOUSING NEEDS

Westfir is predominantly single-family residential community and the community has expressed the desire to maintain this single-family character. Future housing desires are based on 76 responses for housing type choice indicated in the Westfir Community Survey as follows:

Issue	Requirements		
	No preference (49)		
	Single-Family	10	37%
	Mobile Home, Lot	10	44%
	Mobile Home, Park	2	
	Multi-Family	5	19%
		27	100%

TABLE NO. 17 - ESTIMATE OF PLANNING PERIOD HOUSING NEEDS

	1979 Inventory	1980	1985	1990	1995	2000	Percent Mix * Low-High
Population Increase-							
Low	-	3	15	15	19	20	-
High	-	9	50	58	68	79	
37% Single-Family @ 3 units	99	1-2	2-6	2-7	3-8	3-10	81-64%
44% Mobile Home @ 2.5 unit	-	0-1	3-9	3-10	3-12	4-14	11-23%
19% Multi-Family @ 2.5 unit	5	0-1	1-4	1-4	2-5	2-6	8-13%
TOTAL UNITS	104	+1-4	+6-9	+6-21	+8-25	+19-30	

* Year 2000 representative housing mix = 1979 inventory + total units added through Year 2000

Housing Concern	Recommendations (*) and Policies (**)
DETERIORATION OF EXISTING HOUSING INVENTORY	** Initiate a public information program directed toward maintenance of existing housing stock and correcting or upgrading identified deteriorating units. This may include fire and life safety, minimum building standards and accessibility, assessment of deteriorating units to define needed improvements to bring units up to standard and extend their useful life and available financing programs for housing rehabilitation. ** Coordinate housing rehabilitation efforts with energy conservation action, particularly with respect to residential insulation and weatherization programs.
LOWER INCOME HOUSEHOLD HOUSING ASSISTANCE NEEDS	** At such time that 1980 Census of Population and Housing data becomes available, coordinate through L-COG Housing and Community Development Division, a more accurate assessment of low income housing needs and programs which may fulfill these needs. ** Actively seek and encourage a developer to initiate a housing project program which offers lower income housing assistance. ** In order to improve the shelter standards and approach satisfaction of lower income household shelter needs, encourage developers to utilize PUBLIC SUPPORTED DELIVERY PROGRAMS administered through the following agencies: Lane County Housing Program efforts are directed primarily, within available resources, to cooperate and assist with Lane County communities in the delivery of housing assistance. Westfir will recognize this housing program resource and not duplicate program efforts provided by the County.

Item/Location	Findings, Recommendations (*) and Policies (**)
	State of Oregon Housing Program is available through State Bond Funding and Federal Section 8 Housing Program, Lower Income Rental Assistance. This program is available through the Housing Division of the Oregon State Department of Commerce, Salem, Oregon.
	Farmers Home Administration offers programs through Rental and Cooperative Housing Loans for low to moderate income families and persons age 62 or older. Program information is available through the FHA County Supervisor in Eugene, Oregon or Office of the State Director in Portland, Oregon.
	Department of Housing and Urban Development, Housing Division, offers a variety of assistance and loan programs directed toward the housing needs of low and moderate income, the elderly, housing in decliningd neighborhoods, cooperative housing, home improvements and public housing. Program information is available through the Housing Division of the Department of Housing and Urban Development in Portland, Oregon.
HOUSING COST REDUCTION	* Establish and maintain minimum permit requirements and processing procedures.
	** Adopt and administer land development and improvement standards directed to conservation of land and improvement resources which reflect the development character of Westfir and provide for the public need.
ESTIMATE OF HOUSING COST DISTRIBUTION	Based on the reported household samples from thee Westfir Community Survey, at least 26.5% of Westfir's housing needs should be directed toward the low and fixed income segment of the housing market.

Issue	Requirements
GENERAL HOUSING SHORTAGE	** Through land use policies of the Comprehensive Plan, provide a balanced inventory of developable residential lands to accommodate anticipated housing needs which offer housing choices and development flexibility. ** Integrate mobile home, factory housing and multi-family units into the Westfir housing inventory through development guidance and zoning administration to broaden community housing choice. ** Make available and/or direct interested citizens and local developers to information and public programs designed to reduce housing costs.

Issue	Conditions and/or Problems
PRESENT ECONOMIC SITUATION	See SECTION 2, RESOURCES INVENTORY-ECONOMY: Overview, Employment, Income and Future Prospects.

* Principal sub-regional economic activity is currently timber harvest, processing, management and related service industries.

  - The majority of Westfir employment identified (74%) is provided outside the community, principally in Oakridge.

  - Fifty-one percent of reported employment is provided by manufacturing, principally in Lumber and Wood Products; 30% in Services; and 19% in Government.

* Recreational resource use in the sub-region has experienced an 8% annual increase between 1976 and 1978.

  - Forest Service Arterial Road No. 19, beginning at the covered bridge and following the North Fork to Blue River, provides a principle access to Forest Service recreational resources.

* Average family income reported for 1979 was $1,250.00, 10.1% below that of $1,391.00 for all of Lane County during the same period.

* Approximately 50% of the Westfir mill and manufacturing facilities was destroyed by fire during 1979.

  - Between 1977 and 1978, mill employment decreased approximate 43%, or 242 employed.

Issue	Conditions and/or Problems
	- Current curtailed mill operation is providing a minimum of 175-179 jobs. - A chipping operation for production of hog fuel from mill and forest waste woods is to be in operation in the near future. Employment is unknown. * Geothermal energy resource assessment indicates positive potential. Utilization is dependent upon source development and practical local application. A recent Oakridge geothermal study (B.24) presents the following geothermal resource application based on a Heating District: - Option I/Demonstration: the smallest consisting of a cluster of public owned/leased buildings near the center and eastern edge of Oakridge, appears to be economically viable with local source development but not from a pipeline supply. - Option II/"Compact Development": includes Option I and additionally some process loads at the Pope and Talbot Mill and the Oregon State Trout Hatchery, appears to show the most rapid payoff with local source development and may be sufficiently attractive to support the cost of the pipeline. - Option III/"Full Saturation": Options I and II and would take over several existing commercial, industrial and residential heating loads at Willamette City and the west side of Oakridge.

Issue	Conditions and/or Problems
	The following listing presents potential for economic base expansion through direct application of 180-190 degree geothermal resource: Crop drying (Lane County grown) Greenhouse heating Salmonoid culture Food processing (some, limited by use of 180 degrees hot water) Textile manufacturing processes Finished wood products processes Thermal soaking of Douglas Fir peeler blocks. Pre-heating of air dryers (requires major redesign of drying equipment) Woodworking processes, some: wood bending, caning and bleaching Chemical industries Pharmaceuticals: drying process Biochemicals: sterilization, fermentations, enzyme and refining processes. Traditional small scale industries Leatherworking Tanning Glassworking and decorating Service industries Space heating, hot water and slab heating

Issue	Objective
ECONOMIC OBJECTIVES (Goals)	ENCOURAGE MAINTENANCE OF LOCAL ECONOMIC BASE OF EMPLOYMENT AND ECONOMIC EXPANSION AND JOB CREATION THROUGH: - Provision of local industrial support areas for industrial expansion and necessary public support services.

Issue	Objective
	- Provision of areas for community support functions.
	Based on the overall Lane County ratio of 1 employed person to 1.5 non-worker, strive to attain a minimum unemployment rate of 5%, and achieve job creation future population estimates at 1 job for 2.5 persons.

DESIRED EMPLOYMENT GOALS

	1980		1985		1990		1995		2000	
	Low	High	Low	High	Low	High	Low	High	Low	High
New Population	3	9	15	50	15	58	19	68	20	79
Job/Persons	1/2.5		1/2.5		1/2.5		1/2.5		1/2.5	
New Jobs 1)	+1	+3	+6	+19	+6	+22	+8	+26	+8	+30

1) New jobs for the 5-year period

Issue	Objective
DESIRED LEVEL OF INCOME	* Endeavor to attain an average family income level comparable to that of Lane County, approximately 11.2% above that of Westfir for the year 1979.
DESIRED ECONOMIC DIVERSIFICATION	* Industrial diversification and expansion of existing industrial base of a non-polluting variety.
	- Additional processing of locally produced wood products into sub-components and/or finished products.

Issue	Objective
	- Labor intensive to expand local employment opportunities. - Recreation support and service activities. - Retail and service commercial expansion to serve the local and recreational market.
BETTER USE OF NATURAL ADVANTAGES AND EMPLOYMENT OF UNUSED OR UNDERUTILIZED RESOURCES	* Make available suitable identified lands for industrial and commercial development. * Through industrial development and diversification and commercial expansion, create jobs to employ the currently unemployed. * Assess recreational market service potential that may be capitalized on in Westfir via the Forest Service arterial access road. * Coordinate with and support the City of Oakridge's promotion and development of an industrial park as an opportunity to expand the sub-region's economic base. * Expanded processing of local timber resources. * Potential solar energy utilization. * Potential geothermal energy development.
DESIRED LEVEL AND LOCATION OF ECONOMIC ACTIVITY	* Recreation-community commercial support at the present post office-market location. * Limited non-polluting industrial development of identified opportunity areas. * Industrial re-development of Westfir mill site destroyed by fire.

Program Activity

* Provide for annexation of plan designated industrial area under City annexation policies.

* Implement commercial and industrial zoning of plan designated areas currently within the City of Westfir.

* Prepare Facility Master Plans for upgrading existing City water and sewer systems in order to better serve existing development and provide service to opportunity areas as appropriate.

* City of Westfir cooperate and coordinate with the City of Oakridge and Oakridge Chamber of Commerce making community information available for recruitment of industrial and commercial development.

* City of Westfir cooperate and coordinate with local, Lane County and State of Oregon, Department of Economic Development, in efforts directed toward local economic development and industrial diversification.

ENERGY CONSERVATION OVERVIEW

Conservation of energy is essential to provide for future consumption, when confronted with limitations of non-renewable sources. When faced with source limitations and supply vs demand cost escalation, particularily in the area of fossil fuels, alternative sources and technologies become viable to accommodate energy requirements. Reduction of energy consumption through conservation also results in immediate economies through cost reductions.

Local government is rather limited in effectuating significant energy conservation impacts, due primarily to code restrictions and/or requirements which are counter-productive to the conservation of energy. These fall primarily in the area of land use and land development regulations. However, even within the current art of land use and development regulations, certain broad considerations can influence energy conservation and these are:

Insulation and weatherization of existing structures to reduce energy consumption.

Provide closer relationships between origin and destination points within the community and higher residential densities adjacent to major traffic arteries to achieve greater energy efficiencies.

Provide for higher density dwelling construction with common walls resulting in less overall heat loss through minimizing exterior wall exposure.

Site planning and development accommodating passive solar heating and cooling.

Providing alternative modes of transportation, such as pedestrian and bicycle to conserve energy.

Encouraging and providing for collection and recycling of waste materials.

Public educational efforts in the areas of energy conservation and alternative source technologies can influence the conservation of energy and alternative source development, particularily in the areas of heating, water use, lighting, cooling/refrigeration and other applicable areas.

WESTFIR ENERGY SOURCE ASSESSMENT

Fossil Fuels. None are identified as being available in the immediate area. Availability is dependent upon transportation into the area from other source locations.

Wood and Wood By-Products. Basically a renewable energy source, currently in good supply either on the land or as a consummable by-product from local wood-product industries. Fire wood permits are available from the U. S. Forest Service for individual gathering of waste wood at specified locations. This resource is available for space and water heating by proven methods and through improved technology of combustion chamber design and construction, which are acceptable under existing building codes.

Water. The North Fork of the Middle Fork and Middle Fork of the Willamette River offer potential for water power; however, the practicality, potential use or justification in the Westfir area has not been tested. Hills Creek Reservoir, south of Oakridge on the Middle Fork is the only local use of water power for generation of electrical energy and it has been evaluated for increased power-generating capacity, however balanced demands for river water use and construction funding limitations currently precluded increased generating capacity.

Four possible power generating sites have been identified on the North Fork above Westfir by the U. S. Department of Interior Geological Survey, as possible locations for power generating facilities. These sites are located at Moolack Mountain, Upper North Fork, Christy Creek and Huckleberry Creek. Some of the sites would utilize diversion and conduit methods to develop the potential hydroelectric power. Economic feasibility has not been determined, and it is probable that tunnel and conduit construction would be quite costly. Nevertheless, these sites provide a guide to the undeveloped potential within the area.

Electricity. Electrical energy for Westfir and surrounding area is delivered by Lane Electric Cooperative, Inc. This public utility is basically a conduit for supplying electrical energy from the regional generating pool, with primary supply provided by the Bonneville Power Administration and Canadian sources.

Normal growth and expansion within the community may be accommodated by existing distribution facilities. However, any major new load demand of significant magnitude would require distribution system upgrading and service improvement requirements would be negotiated by the Co-op, with the new customer. In addition, accommodation of new major loads will be contingent upon available and-to-be developed generating capacity of the regional power pool.

Solar. Assessment of solar energy availability is based on a 303 day observation period at the Rigdon Ranger District. Between September 1973 and July 1974, sun exposure was available 46 (15.1%) clear days and 174 (57.4%) partially cloudy days. Average monthly high temperatures ranged from 83 to 44 degrees F., with six of the eleven month period averaging 60 degrees F. or higher.

Depending upon solar access for the Westfir valley, that is, no major shading of the land area by trees and steep terrain to the south, the above data would suggest a potential for development and utilization of solar energy, primarily through heat collection and transmission for water and/or space heating.

Wind. Wind in the Westfir area is generally from the northwest and west. Velocities in the area may range to highs of 40 mph. The valley southwest of the City in the vicinity of Black Canyon Forest Camp naturally funnels the wind at sustained velocities. Wind conditions in the vicinity may warrant the exploration of wind power as a potential source of usable energy.

Geothermal (Potential). Areas within the Willamette National Forest have been identified as potential sources of geothermal energy. Two of these areas relatively close to Oakridge/Westfir, McCredie and Kitson Hot Springs, evidence this potential through active hot water springs.

A recent geothermal study (B.24) indicates the Oakridge area to be underlain by geothermal waters. Existing wells and springs evidence a strong geothermal gradient and indirect geophysical evidence points to a high gravity gradient from west to east near Oakridge. The geothermal gradient is the measurement of the rate of temperature increase below the ground surface. For useable geothermal resources, it ranges upward from 50 degrees C/Km (3 degrees F/100 ft.). Study results indicate that water sufficiently hot to be useful can be located by drilling to depths of 3-4,000 feet at Oakridge.

Six development scenarios are considered with a pipeline from Kitson Hot Spring or local source delivery from wells in Oakridge to three groups of energy users. (See Economy Strategy, LCDC 9, for potential economic impacts).

ENERGY CONSERVATION MEASURES

Residential Insulation and Weatherization is a proven cost-effective program alternative to the construction of new electrical generation facilities for a private Oregon utility company, Pacific Power and Light Company. Taking into account increasing costs for all forms of consumer energy use, building insulation and weatherization upgrading can become a long-range cost effective measure for consumers through reduction of energy consumption in most building types.

The conservation measures employed in the P. P. & L. residential program are established through their specific consumer-customer agreement, however, the essentials of the program are universally applicable to the conservation of energy and consist of:

1. Home (or consumer building) energy analysis.

2. Potential KWH savings calculated on recommended conservation corrective actions, which consist of:

   * Ceiling insulation up to R-38.
   * Floor insulation over unheated spaces up to R-19 and ground covers over crawl spaces.
   * Storm doors and windows or double glazing, as well as weatherstripping and caulking where required.
   * Duct insulation in unheated spaces.
   * Timed thermostats on forced air heat systems.
   * Water heater insulation in unheated space.

Planning For Energy Conservation involves establishing new directions in the application of energy use in buildings, transportation and services. Certain directions are feasible under existing land use regulations, however, to maximize energy conservation, greater flexibility in land development will be necessary. This is particularly true in approaching the use of solar energy. Proper lot orientation, that is southern exposure, is the key issue in capitalizing on available solar energy for heating.

The following land use and transportation considerations are presented as viable guidelines to achieve energy conservation:

1. Reduced Lot Size. To increase density and reduce travel time, distance and energy use. This may be simply accomplished through adoption of a Planned Unit Development (PUD) provision in the zoning ordinance, while accomplishing a detailed review and revision of existing development codes pointed toward all energy conservation concerns.

2. Building Setback Flexibility. To accommodate proper solar orientation in existing development, however, such flexibility or building location must be within recognized requirements for fire and life safety.

3. Fence Setback Flexibility in order to avert shading during winter months.

4. Protection of Solar Rights to insure continued solar exposure and prohibit shading by neighboring buildings or landscaping. Options are the adoption of an ordinance to insure provision of the necessary "solar exposure envelope zone" or possibly simple height limits for structures and landscaping.

   Solar energy access and application is particularly applicable to buildings with their longitudinal axis running east and west. For optimum solar access in the Westfir area, solar exposure plane deviations may be as much as 30 degrees north or south of true east-west.

   Care must be taken with choice and positioning of landscape materials so as to not block solar access. Deciduous, leaf shedding, plants may be utilized on the south side of buildings for summer shade and cooling and solar access during the remainder of the year. Evergreen material is appropriate for northern building exposures as long as shadow patterns do not block solar access for adjacent lots and buildings.

5. Reduction of Street Widths or paved areas and provision of adequate shade trees for summer cooling. The most compelling argument for street width reduction is the initial savings in energy resource expenditures and overall potential for lowering development costs.

6. Use of Functional Landscaping In Commercial Development and Shading of Parking Lots for summer cooling.

7. Encourage Summer Use of Outdoor Clotheslines to reduce energy consumption by gas or electric dryers.

8. Encourage Local Occupations to reduce energy consumption through commuting.

9. Encourage and Provide For Energy Efficient Pedestrian and Bicycle Movement. These modes of movement require the least net energy expenditure and produce side benefits of healthful exercise and no air pollution emissions.

RECOMMENDATIONS (*) AND POLICIES (**)

** Encourage energy consumption evaluation of structures and buildings within the City of Westfir and the installation of appropriate insulation and weatherization to conserve energy.

** Encourage Westfir residential unit owners to investigate and utilize as appropriate, Residential Insulation and Weatherization improvements.

** Make available to the citizen's of Westfir, appropriate information or information sources covering tax incentive programs for insulation and weatherization and other energy conservation programs.

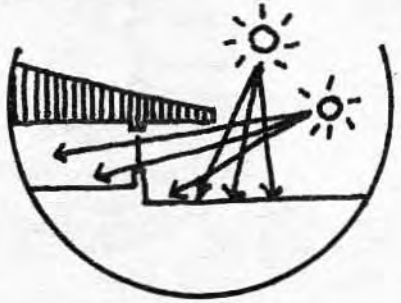
** Encourage developer consideration of the nine (9) Planning For Energy Considerations in new or redevelopment areas and incorporate energy conservation development proposals as appropriate.

** Through provisions of the Residential District of the Westfir Zoning Ordinance, provide for increased or maximum residential unit densities adjacent to Commercial Districts and appropriate high capacity arterial transportation corridors.

** Encourage the establishment of a community-wide program for resource recover and recycling.

** The City will continue to monitor evolving County, State and Federal energy program and policy development and make available to the citizens of Westfir appropriate and applicable energy conservation measures, techniques and incentives.

** The City will encourage the appropriate recycling of all discarded volumes of planning coordination draft paperwork.



Program	Policies (**)
URBAN GROWTH AREA, BOUNDARY AND INTERGOVERNMENTAL COORDINATION-ADMINISTRATION AGREEMENT (LCDC 14)	** Coordinate, define roles and responsibilities and enter into a City-County intergovernmental agreement and/or contract that accomplishes the following joint City of Westfir-Lane County administrative and management actions: - Review, approval and adoption of the Westfir Comprehensive Plan. - Review, approval and adoption of the Westfir Urban Growth Boundary, to include defined role responsibilities with respect to coordination and administration of land use policy for that area within Lane County which is within the Westfir Urban Growth Boundary.
COMPREHENSIVE PLAN REVIEW AND ADOPTION	** Through the local Citizen's Involvement Program approved by LCDC: - Coordinate plan documents review and comment by applicable local, County, State, and Federal agencies through the Agency Involvement Program. - Submit draft copies of plan to applicable COORDINATING AGENCIES as listed on pages vi and vii of this report and coordinate agency response. (32 copies submitted to coordinating agencies and Commissioner Archie Weinstein). - Incorporate appropriate modification of plan and policies which coordinate agency programs and LCDC State-Wide Planning Goals.

Program	Policies (**)
	- Review and receive comments on plan documents, reports and supporting programs through Westfir "Town-Hall" meetings and/or other means. - Comprehensive Planning Committee recommend final plan and text for adoption, which addresses City needs, coordinating agency programs and LCDC State-Wide Planning Goals. ** Conduct public hearings for plan adoption as provided for in the Oregon Revised Statutes and applicable City ordinances. ** Adopt the Comprehensive Plan by ordinance of the City of Westfir and Lane County. ** Establish by plan adoption ordinance, a timely plan and policy review process which utilizes the approved Citizen's Involvement Program, to provide for public input and formulation of revision recommendations. - Recommended time frame for the plan review and revision process is bi-yearly or upon the identification of an unforeseen community requirement which is not addressed in the Comprehensive Plan. ** Westfir Comprehensive Plan periodic revisions and amendments shall be subject to the requirements, standards and guidelines set forth in ORS 197, 215 and 453 and LCDC approved state-wide planning goals.
ZONING POLICY	** Coordinate with Lane County, the designation of appropriate County zone districts for County lands within the adopted Urban Growth Boundary.

Program	Policies (**)
	** Prepare, review and adopt a zoning ordinance and zone district map for the Corporate Limits of the City of Westfir, which reflects the land use categories of the adopted Comprehensive Plan.
SUBDIVISION POLICY	** Prepare, review and adopt a subdivision ordinance to guide the division of land and implement policy of the Comprehensive Plan.
	** Coordinate with Lane County as provided for in the Oregon Revised Statutes, the review of adjacent County subdivisions as they may effect the future of Westfir.
ANNEXATION POLICY	
City Services	** City services shall not be provided to any land unless that land is within the corporate limits of the City of Westfir, or unless a mutually agreeable contract to annexation is entered into by the City of Westfir and the land owner (s) of the property desiring City services.
Annexation Criteria	** City of Westfir annexations shall be considered under the following criteria:
	1. Land areas to be considered for annexation shall be within the Westfir Urban Growth Boundary and shall have boundaries contiguous to the then existing corporate limits of the City.
	2. No annexation shall be considered which proposes to make an outlying parcel of land contiguous to the City Limits by means of a long linear parcel of land (pan-handle), with one end contiguous to the City Limits.
	3. Annexation of property to the City shall be made prior to the provision of any City services. In turn, it shall be demonstrated

that the City is capable of providing a full range of Westfir Urban Services prior to the consideration of annexation. Consent to annexation to the City shall be governed by the Oregon Revised Statutes and the following criteria:

A. Land area which is mutually agreeable and acceptable to the City of Westfir and property owner(s) shall, through a joint agreement, define the necessary requirements to be met as precedent to annexation and a contract thereto entered into.

The necessary requirements shall include, but not necessarily be limited to:

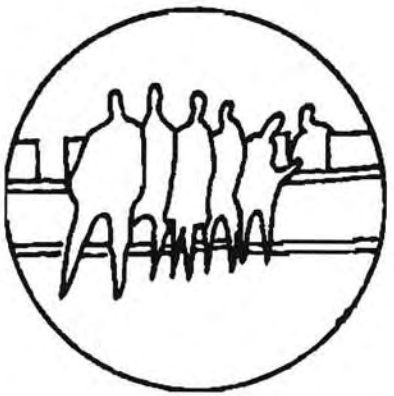
(1) Land owner provision and construction of all land development support systems to City standards and specifications.

(2) Other requirements, services and/or facilities to adequately support the area considered for annexation, so as to not place an undue burden upon the existing City, urban systems and population.

B. Or, that the proposed annexation area is within the service capabilities or programmed expansion and such services can be delivered within a reasonable and/or mutually agreed upon period of time.

** In-city buildable lands shall be developed prior to annexing lands within the UGB. However, annexation phasing of UGB lands shall be exercised to insure availability and adequate choice of buildable lands to satisfy community needs.

Progam	Policies (**)
STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS	** Prepare, review and adopt necessary standard specifications for the Design and Construction of Public Improvements for the City of Westfir. Publish such standard specifications and make available to the public as City policy.
LONG-RANGE FINANCIAL PLANNING & CAPITAL IMPROVEMENTS PROGRAMMING	** Initiate a program of Long-Range Financial Planning to provide financial resources for necessary City capital construction requirements.



Financial Planning and Program Overview.
Long-Range Financial Planning and Short-Range Capital Improvements Programming (CIP) provide an organized and analytical basis for working towards the realization of new capital construction and/or re-construction of necessary municipal facilities. Through the process of identifying priority of municipal need and availability and/or estimates of financial resources in time, capital expenditures may be programmed for execution.

The preparation of capital construction budgets must account for the following first or acquisition cost items:

1. Land acquisition and any site demolition.
2. Building and/or site improvements and utilities.
3. Fees, tests and administration.
4. Equipment and furnishings.

In addition, the following costs must be reflected in the annual operating budget for the fiscal year or portion thereof the particular project is operational:

1. Salaries
2. Operation and maintenance.

The last consideration is the definition of the source or sources of financing of project costs,

which may be accounted for as follows:

1. General Fund
2. Bond
3. Serial Levy
4. User Fees
5. Special City Revenues
6. County Aid
7. State Shared Revenues
8. Federal Revenue Sharing
9. Other (Specify)

For the purposes of clearly identifying the specific project, a location map identifying the project location within the community and/or extent of the project location is desirable.

Based on the above considerations, financial planning for Westfir may be accomplished as follows:

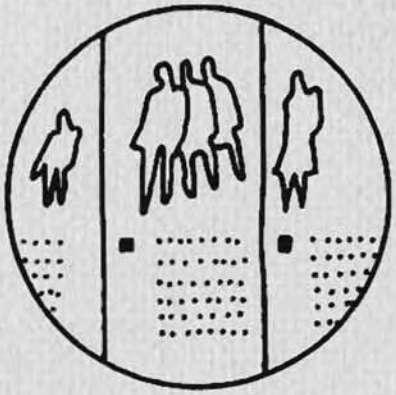
1. Define Long-Range Capital Improvement requirements along with operation and maintenance costs and establish priority of need in time based on the development or redevelopment objectives of the community.

2. Determine and/or estimate sources of financing and corrolate these to needs.

3. Prepare a financial plan reflecting total requirements over the desired time period, say five to six years, for short-range planning to consist of the next fiscal year and a 4-5 year look into the future. Long-range financing objectives are usually for the planning period of the plan, in Westfir's case, 20-years. This long-range financial plan identifies the overall capital requirements to meet municipal needs identified in the planning period.

Program	Policies (**)
	4. Include the priority project(s) contained in the first year of the 5 or 6 year capital improvement program for which financing is estimated to be available, along with other City requirements to realize the annual operating budget, requirements being balanced with resources.
	5. Each year prior to preparation of the annual operating budget, one additional future year is added to the end of the 5 or 6-year program and the previous year projects omitted, if there is no project carryover. Priorities are then reviewed in light of meeting any significant change in needs, costs are up-dated to reflect any program changes and/or inflation and the document is submitted to the City administration for compilation of the Capital Improvements Program. The Capital Improvements Program is in turn submitted to the City Budget Committee along with other funding requests for City operation and improvements. Based on estimated financial resources, those priority capital improvement projects for the forth coming budget are included in the proposed annual operating budget, balancing all requirements with available finances.
INTER-GOVERNMENTAL PROGRAM COORDINATION	** Establish and maintain effective lines of communication and coordinate with related public agencies to define inter-related and/or overlapping program area responsibilities and specific implementation roles and responsibilities. These should include: - U. S. Forest Service - Department of Environmental Quality

Program	Policies (**)
	- Lane County - Oakridge School District No. 76 - City of Oakridge - Lane Electric Coop., Inc. - Others as necessary
CITIZEN'S INVOLVEMENT (LCDC 1)	** Continue to maintain as an on-going program, the Westfir's Citizens' Involvement Program to provide for the following: - Widespread community and citizen involvement - Effective two-way communications between the City and its citizens. - To insure appropriate and timely planning and related information is available in an understandable manner. - To provide adequate feedback mechanisms and ensure that the citizens will receive response from policy makers. - Within available City resources and priorities, allocate City resources for support of the Citizens Involvement Program. - To provide continuing citizens involvement in the community planning and development process so that timely plan and policy revisions reflect the needs of the community.



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December 6, 1979

B25. Lane County 208 Waste Water Management Interim Facilities Report, L-COG, August 1976; Comprehensive Sewerage Facility Review, L-COG, April 1978.

B26. Oregon Statewide Comprehensive Outdoor Recreation Plan
Oregon Outdoor Recreation Demand Bulletin, 1975 (Technical Document I)
Oregon Outdoor Recreation Supply Bulletin, 1976 (Technical Document II)
Oregon Outdoor Recreation Needs Bulletin, 1977 (Technical Document III)
Parks and Recreation Branch
Oregon Department of Transportation

B27. Oregon's Long-Range Requirements For Water
State Water Resources Board
Salem, Oregon - June 1969

WESTFIR, OREGON

COMPREHENSIVE PLAN

LEGEND

TRANSPORTATION

EXISTING	PROPOSED	
(A)	(A)	ARTERIAL ST.
(C)	(C)	COLLECTOR ST.
	--------	BICYCLE ROUTE

LAND USE

		COMMUNITY RESIDENTIAL
		COMMUNITY COMMERCIAL
		PUBLIC FAC./GOVT.
PO	CH	POST OFFICE CITY HALL
WTP	FS	WASTEWATER T'MT. PLANT FIRE STATION

EXISTING	PROPOSED	
HS	BL	HISTORIC STRUCTURE BOAT LANDING
		PARK REC. & OPEN SPACE
		INDUSTRY
		FLOOD POTENTIAL
		CITY LIMITS
		WILL. NAT. FOR. BNDRY.
		URBAN GROWTH BNDRY.