

***Design Your Future***  
**Cottage Grove Community Meeting Report**  
August 3, 2005



Prepared by

Lane Council of Governments  
99 East Broadway Suite 400  
Eugene, Oregon 97401

This project is partially funded by grants from the Oregon Department of Land Conservation and Development and the Transportation and Growth Management (TGM) Program. TGM is a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by Federal Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21), local government, and State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.

# Table of Contents

|   | <b>Page</b> |
|---|-------------|
| <b>Cottage Grove Community Meeting Highlights</b>   | <b>1</b>    |
| <b>I. Introduction</b>  | <b>5</b>    |
| What is Region 2050?  |             |
| Three Alternative Regional Growth Scenarios   |             |
| Regional Goals  |             |
| Design Your Future Community Meeting Process  |             |
| <b>II. Cottage Grove Community Meeting</b>  | <b>13</b>   |
| Participants  |             |
| What Goals Are Most Important To Us?  |             |
| How Should We Grow?   |             |
| What Actions are Needed to Protect Our Quality of Life?   |             |
| Where Should We Grow?   |             |
| <b>III. Appendix</b>  | <b>25</b>   |
| Cottage Grove Community Meeting Agenda  |             |
| Letter from the Mayor   |             |
| List of Meeting Participants  |             |
| Table: Population and Housing Densities in Year 2000 and in<br>Three Alternative Growth Scenarios                 |             |
| Table: Employment and Employment Densities in Year 2000 and in<br>Three Alternative Growth Scenarios              |             |
| Table: Acres in Urban Growth Boundaries and Rural Areas in Year 2000 and in<br>Three Alternative Growth Scenarios |             |
| Facilitation Notes by Table   |             |



# **COTTAGE GROVE COMMUNITY MEETING HIGHLIGHTS**

## **PARTICIPANTS**

The Cottage Grove Community Meeting was attended by 46 participants, 15 of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel). Elected officials, planning commissioners, committee members, civic groups, the chamber of commerce, other interest groups, and residents were represented in the group of General Participants (Non-Citizen Panel participants).

## **WHAT GOALS ARE IMPORTANT TO US?**

Meeting participants clearly identified five top goals for the community, a reflection of the community's values: Land Use and Development, Environment, Economy, Transportation, and Education; and one group identified "Local Food Production" as an important goal. (See Chapter I: Introduction, for Regional Goals).

## **HOW SHOULD WE GROW?**

Meeting participants leaned toward both the Compact Urban Growth Scenario and the Satellite Communities Growth Scenario as the starting point for their future community.

## **ACTIONS TO PROTECT QUALITY OF LIFE**

### **Land Use and Development**

Participants wanted to preserve the community's identity and maintain the self-sufficiency of Cottage Grove to reduce dependence on the commute-shed; and help the city to be less of a bedroom community by developing the economics in Cottage Grove (example: booming industry in home health care). They supported planning to address the impacts of growth, particularly environmental impacts. They wanted more citizen involvement in planning.

There was support for redevelopment, Smart Growth, green building, neighborhood scale development with small parks, small scale stores, walkable neighborhoods, mixed use development, and home shops. There was support for high-density residential in the downtown area and increased density in the city, while keeping the area around the school single family. They suggested planning for community gardens combined with vertical growth in the urban center. There was support to compromise green in the city for green outside the city; to create more parks and open space; to preserve open space for small scale horticulture and greenspace.; to preserve agricultural lands; save farm soils for food production; provide special tax incentive for small rural lots to farm or grow trees on woodlots; and to increase options to mix farming, retail, and residential uses.

## **Housing**

Participants supported flexibility in zoning for all housing types; mixed uses; affordable housing options (e.g., condos and townhomes with open space); and planning for a diverse range of housing and a diversity of housing types mixed in the same area, although some participants did not want to promote medium density housing or to allow apartments above garages. There was support to plan for high-density residential in the downtown area and to increase housing around the high school with larger homes; and to locate housing around parks with similar types; and to promote housing rehabilitation and historic preservation.

## **Economy**

Participants wanted the city to be less of a bedroom community by developing the economics in Cottage Grove. They supported local small business development and expansion and wanted to promote a sustainable economy. They suggested the city needed to “find a niche” and gave examples such as: small agriculture/horticulture; cottage industries and specialties; green industries; home health care; tourism, e.g., “Gateway to the Lorane Valley” or “Scenic Gateway to Eugene;” retirement community; and the internet industry. Some participants want to plan the region to be self-sufficient in agriculture and fuel production; and to improve connectivity through improvements in communication and transportation. There was support to recruit different types of industry, being careful of the type of industry and with assurances that new businesses provide family wages. There was support to use enterprise zones cautiously and to tax corporations fairly; to take advantage of the existing industrial park and focus industrial development south of town, while maintaining the downtown as a cottage industry – friendly area.

## **Transportation**

Participants supported walkable communities, improved bike access and mass transportation, rails for trucking and passengers, and increased use of freight trains versus semi trucks. Some participants wanted to plan for light rail in the long term. Participants wanted to expand the highway system but not build bigger, wider roads. There was support for standard street sizes, not “skinny streets;” and requiring private streets to meet city standards. There was a desire to ensure roads are usable by all people with varying needs for transportation, including access for the disabled and people traveling from rural areas into cities. There was support for increased awareness of the long-term impacts of the escalating cost of fuel and the need for alternatives to oil-based fuel; and for considering changing transportation needs with advances in telecommunications technology. Participants also named several specific transportation improvements.

## **Environment**

Participants offered a great deal of opinion in the category of protecting the environment. They wanted the environmental impacts of growth to be identified and addressed with measurements for the cost of growth (emissions/air quality, noise, solar access, water quality). There was support for imposing stricter federal, state, and local controls on development of resources; and for developers to address the environmental impacts of their developments. Participants wanted to ensure water quality and availability within

each local area; to encourage agencies to be proactive for ensuring water quality; and to provide incentives for citizens to be more environmentally involved. There was strong support for more parks and open space; and maintaining natural features and open spaces. There was a suggestion to plan for community gardens combined with vertical growth in the urban center. Participants wanted to encourage green industries and green building practices, and an increased understanding of the long-term impacts of escalating cost of fuel and the need for alternatives to oil-based fuel.

### **Community Facilities and Services**

There was support for preserving local resources for local use, including water and hydropower; and for not selling Dorena Dam electricity to California.

### **Education**

Participants wanted to seek consistent funding for schools and sited Systems Development Charges (SDCs) for schools as one option. There was support for the state to increase support for small school districts and to support busing to schools when necessary. There was a desire for the City and the school district to partner in provision of schools and to support satellite schools outside of city limits.

### **Local Food Production**

One group of participants expressed the desire to allow mixed farm, retail, and residential uses; provide a special tax incentive for small rural lots to farm or grow trees on woodlots or make it a requirement; promote an "Intentional Community" tied to land production; to look at soils maps for new development; and to save farm soils for food production.

## **WHERE SHOULD WE GROW?**

Both the Compact Urban Growth Scenario and the Satellite Communities Growth Scenario were rated the highest as the starting point for participants' vision of their community and the region in the future.

### **Compact Urban Growth Scenario Map Changes**

- Designate Coast Fork and Row River confluence as a park.
- Do not allow development on Mt. David.
- Complete I-5 and S. 6<sup>th</sup> intersection.
- Finish gateway.
- Move UGB to I-5 on 6<sup>th</sup> (include for intersection upgrade)
- UGB to include East of Row River as park
- Change commercial tourist zoning to community commercial
- Annex existing industry to increase city tax base
- UGB expansion should go south
- Expand UGB only into areas already impacted by some level of development (rural residential or industry)
- Eliminate the UGB expansion on north edge of town, it's in the floodway

- The east side UGB expansion to include the dump makes no sense – why?
- High density residential should go near the Gateway area where there are already apartments.
- Focus industrial development south of town

**Satellite Community Growth Scenario Map Changes:**

- Why is commercial and industrial/office on opposite sides of town?
- Develop community center.
- Increase Mt. David Park area.
- Locate a park along the river on Madonna property.
- Leave rodeo grounds parks and recreation.
- Add trailhead park.
- Instead of widening Cleveland, use Hillside and Latham as major roads.
- Dense core and larger homes around schools. High-density residential in downtown area and more housing around the high school.
- Change low-density around employment centers to high-density.
- Put commercial development south along I-5.
- Increase growth in South Cottage Grove, off Hwy 99

## I. INTRODUCTION

This report presents the results of the Cottage Grove “*Design Your Future*” Community Meeting. Community Meetings are a major public outreach component of Region 2050. The meetings are hosted by Lane County, the 10 cities in the Southern Willamette Valley, the Lane Council of Governments, and the Region 2050 Regional Policy Advisory Board. Fourteen meetings were scheduled throughout the Southern Willamette Valley region from June through September, 2005.

Community Meetings provide qualitative feedback that will compliment and further define the results from a survey administered during this same time period. From May through September 2005, over 170,000 copies of the survey were printed and distributed in local newspapers, libraries, city halls, private offices, and other locations throughout the region. The deadline for survey responses is September 30, 2005. After that date, survey responses for each community will be compared to the Community Meeting reports.

At the meetings, community members are asked to consider how three Alternative Regional Growth Scenarios might fit into a picture of the Future Community, where growth should go in and around their community in the next 50 years, and what actions would improve the quality of life as the region grows. A report will be prepared for each of the fourteen meetings. Each community and Lane County will use these reports, along with the results of the survey and the results of evaluations of the alternative scenarios to guide development of a Preferred Growth Scenario and a Regional Growth Management Strategy. For more information, visit [www.Region2050.org](http://www.Region2050.org).

### WHAT IS REGION 2050?

Region 2050 is a voluntary, collaborative effort to improve and sustain quality of life in the Southern Willamette Valley over the next 50 years. Region 2050 began in the summer of 1999 with the adoption of formal resolutions by the Lane County Board of Commissioners and the City Councils of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. The resolutions endorsed the concept of developing a Regional Growth Management Strategy and defined the forum for the dialogue among the regional partners.

Each local government has appointed elected officials to serve on a Regional Policy Advisory Board which guides the Region 2050 process. A Lane Transit District (LTD) Board member and staff from the Governor’s office also sit on the Policy Board as a liaison to LTD and state agencies. Region 2050 is staffed by a Regional Technical Advisory Committee (RTAC) comprised of the planners and public works staff from the eleven local governments, LTD, local utilities, the Department of Land Conservation and Development, other state agencies, and the League of Women Voters. The Regional Policy Advisory Board and the RTAC have been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region.

## **THREE ALTERNATIVE REGIONAL GROWTH SCENARIOS**

The Community Meetings use the following three alternative growth scenarios as a tool to facilitate discussion about growth in each community:

- Compact Urban Growth Scenario
- Satellite Communities Growth Scenario
- Rural Growth Scenario

These scenarios are not endorsed by local elected or appointed officials or staff. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as the region grows. The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns. The Preferred Scenario will be a hybrid that contains elements of all three of these alternatives.

A detailed description of the scenarios and the assumptions used to develop them are contained in the report: *Alternative Regional Growth Scenarios*, October 9, 2003 (<http://www.region2050.org/pdf/meetings/102003/AltScenarios.pdf>). Wall-size computerized maps of the scenarios are available for viewing at Lane Council of Governments, 99 East Broadway, Suite 400, Eugene, Oregon 97401. Color graphics depicting the scenarios are on the web site <http://www.region/www.Region2050.org>. Three tables in the Appendix to this report show the distribution of population and employment, densities, and land expansion areas in the three scenarios in each community and the rural area.

### **Compact Urban Growth Scenario**

In the Compact Urban Growth Scenario, the region would develop at the highest concentration practical, given anticipated market forces. The regional distribution of growth is similar to today, with most of the growth occurring in the metro cities of Eugene and Springfield. Development is more compact than planned today and growth is mostly concentrated at higher housing and employment densities in Eugene and Springfield, including urban growth boundary (UGB) expansion areas. The rural communities of Goshen, Pleasant Hill, and Alvadore become part of the metro UGB in this scenario and the rest of the rural area outside UGBs stays pretty much the same as it is today.

## **Satellite Communities Scenario**

In the Satellite Communities Scenario, most of the housing and employment growth is distributed among the small cities. Similar to today, the small cities develop at small town housing and employment densities which are lower than Eugene and Springfield. The three rural communities in closest proximity to the metropolitan area - Alvadore, Goshen, and Pleasant Hill grow to a size and have housing densities similar to small cities.

## **Rural Growth Scenario**

In the Rural Growth Scenario, growth is distributed throughout the region on rural residential lands inside rural communities – on one acre lots, and outside rural communities – on two acre lots. Houses are also built on two acre lots on farm and forest lands that are of lower quality and/or less suitable for farm or forest use surrounding UGBs and existing rural residential areas. The population of the rural area more than doubles in this scenario. There are also more jobs in the rural area and in the metro cities where these rural residents will access goods, services, and work.

## **What are Alternative Growth Scenarios?**

Alternative growth scenarios are a tool to facilitate agreement about the use of land resources at a regional level. The scenarios provide critical information for local officials to help them agree on a Preferred Growth Scenario that best meets the region's development needs while preserving important natural resources and environmental quality over the next 50 years. Together with the results of the public outreach on the scenarios, the evaluation of the scenarios in this phase of Region 2050 will inform the development of a Preferred Growth Scenario and regional goals, objectives, and actions for the agreed-upon 2050 Regional Growth Management Strategy.

The Region 2050 alternative growth scenarios present three different ways growth can be concentrated and distributed at the regional level and provide a basis for an evaluation and public feedback. The final or “preferred” growth scenario that will be incorporated into the Regional Growth Management Strategy will be a hybrid scenario that contains elements of all three of these alternatives.

## **Where Did the Scenarios Come From?**

In March, 2003, experts in the following seven fields worked in small groups to devise their vision for the region from the perspective of their area of expertise: land use, housing, the economy, transportation, natural resources, community facilities and services, and education. This resulted in seven “regional vision maps.” Staff worked with the RTAC and Policy Board to identify the common elements among these seven maps and to highlight unique elements in three alternative growth scenarios.

For example, each scenario contains neighborhood nodes (areas of concentrated housing along transit routes within walking distance of goods and services) and employment nodes (same as neighborhood nodes, except higher densities in jobs and housing). The Regional Policy Advisory Board unanimously approved these scenarios for evaluation and public outreach on October 9, 2003. Please see the web site for the *Regional Growth Scenarios Workshop Report*, April 29, 2003 for more information:

<http://www.region2050.org/pdf/meetings/062003/AlternativeGrowthScenarios.pdf>

### **How are the Scenarios Evaluated?**

The evaluation of the three alternative regional growth scenarios is based on criteria developed from Regional Goals and Objectives unanimously approved by the Regional Policy Advisory Board in the following seven quality of life categories:

1. Land Use
2. Housing
3. Economy
4. Natural Resources
5. Community Facilities and Services
6. Transportation
7. Education

## **REGIONAL GOALS**

The Regional Policy Advisory Board unanimously approved goals and objectives early in the process. These goals and objectives are used as a basis for the criteria used to evaluate the alternative scenarios and they provide a means by which to measure community values.

**Land Use and Development:** Promote land use and development patterns that sustain and improve quality of life in the Southern Willamette Valley, maintain each community's identity, facilitate economic development, and conserve and manage natural resources.

**Housing:** Seek to ensure that each community has an adequate variety of housing types to meet the needs of residents.

**Economy:** Promote a diverse regional economy in the Southern Willamette Valley that facilitates access to quality employment, goods, and services throughout the region, while recognizing the unique advantages of each community.

**Transportation:** Develop and maintain transportation systems in the region while improving transportation choice and air and water quality.

**Environment:** Protect, restore, manage, and enhance important natural resources and open spaces, and maintain high quality air, water, and land resources in the Southern Willamette Valley.

**Community Facilities and Services:** Develop a regional approach to facilitate the efficient provision of infrastructure and community services in the Southern Willamette Valley in conformance with the desires of each utility and district.

**Education:** Develop a regional strategy to improve and maintain access to high quality educational services throughout the region.

## ***Design Your Future* COMMUNITY MEETING PROCESS**

The meeting process was initially designed by a public outreach team of Regional Technical Advisory Committee (RTAC) members and consultants from the University of Oregon in accordance with the general direction of the Regional Policy Advisory Board and RTAC. The process was pre-tested three times with randomly selected citizens. Modifications to the process were made following each of the three pre-tests. The final process was launched at the Veneta Community Meeting on June 9, 2005. Modifications were subsequently made to respond to feedback submitted by meeting participants on process evaluation forms.

### **PARTICIPANTS**

Community Meeting participants included both self-selected “General Participants” and a randomly selected “Citizen Panel.” The latter group was designed to respond to the Policy Board direction to involve “average citizens” who do not normally participate in the public process. Each Community Meeting Report summarizes the input of all participants and compares the input of these two groups to determine if there are any differences in the perspectives of the General Participants and Citizen Panel.

#### **General Participants**

General Participants include pre-registered participants and drop-ins. People pre-registered in one of two ways: (1) they registered on-line in response to the meeting calendar in the newsletter or other information about the meeting; (2) they were pre-registered as a “community leader.” Those who pre-registered were mailed a meeting packet a week prior to meetings to help them prepare. The drop-ins received this packet at the door.

The meeting packet contained a letter from the mayor or county commissioner (for rural communities), a brief description of the Region 2050 and meeting process, the *Design Your Future* Newsletter, and a profile of the community. The newsletter and profile are posted to the web site [www.Region2050.org](http://www.Region2050.org); the other meeting packet materials are contained in the Appendix to this report.

### **Pre-registered participants:**

1. Many people either called to pre-register or pre-registered on line. (Note: Citizen Panel participants were also pre-registered. See below.)

Over 160,000 copies of the *Design Your Future* Newsletter were printed and distributed in every newspaper in the region in May 2005. The newsletter contained a survey and a Calendar of (14) Community Meetings throughout the region from June through September. Local media (TV, radio, print) were contacted and sent news releases. All local stations covered the Veneta event and helped to get the word out just prior to each meeting.

2. Community leaders identified by local government staff were personally invited to attend.

Staff contacted all community leaders by phone and pre-registered all of those who stated their availability and willingness to attend. No limit was placed on the number or make-up of the community leader group. It was up to each city to identify members of their community to include, but generally they included planning commissioners, elected officials, local business leaders and chamber of commerce representatives, other special interest group members and advocacy groups, and representatives of other civic groups (parks committee, natural resource advocacy groups, etc.). Elected officials were consciously dispersed so that no group included more than one elected official.

### **Drop-ins:**

Drop-ins heard about the meeting in a manner similar to other general participants but did not pre-register. Drop-ins participated in the process in the same manner as the other groups, although not all drop-ins stayed for the entire meeting. Efforts were made to place drop-in participants at a separate table in order to allow comparison of the results to determine whether review of advance information provided any different understanding or perspective. Where this was evident, it is noted in the report of the meeting.

### **Citizen Panel Participants**

The survey firm, Alliance Interviewing Services, was retained to provide professional recruitment services in selecting a random sample of 20 citizens from each of the 14 areas in the Community Meeting Calendar, as listed below, for a total of 280 randomly selected participants. The number of recruited randomly selected citizens who actually participated in the meetings was usually less than 20 because some participants who agreed to participate chose not to or were not able to attend. Citizen panel participants were pre-registered and received an agenda packet in the mail one week prior to the meeting.

- Veneta Community Center: Veneta

- Creswell Community Center: Creswell
- Franklin Grange: Alvadore
- Walterville Grange: Walterville, Marcola, Leaburg, Vida
- Goshen Grange: Goshen
- Cottage Grove: Cottage Grove, Saginaw
- Crow Grange: Crow, Elmira, Lorane
- Jasper Grange: Pleasant Hill
- Junction City: Junction City
- Oakridge: Oakridge, Westfir
- Coburg: Coburg
- Lowell: Lowell, Dexter, Fall Creek , Unity
- Springfield: Springfield
- Fairgrounds: Eugene

### **Community Meeting Agenda**

The meeting agenda and complete verbatim facilitation notes for each meeting are included in the Appendix to each report. Community meetings were designed as a three-hour process from 5:30-8:30 p.m. The Community Meeting began by assigning participants to specific tables based on the method in which they were recruited, as described above.

The following is the Agenda used for the meetings:

1. Welcome
2. Overview of Local Growth Issues
3. Overview of Region 2050 and the Meeting Process
4. Small Group Discussions and Reporting (two hours)
5. Wrap-Up

The entire meeting lasted three hours with the majority of time (two hours) spent working in small groups.

### **Small Group Discussions – An Interactive Process**

Small group discussions used a facilitated, structured format. After a discussion about community values (i.e., goals), each group was asked to discuss three very important questions:

1. How should we grow?
2. What actions should we take to protect our quality of life as we grow?
3. Where should we grow?

In order to better understand the values most important to each community, participants were first asked to identify three regional goals most important to them and why.

Next, participants were asked to rate each alternative growth scenario from one to ten where “1” equals strongly dislike and “10” equals strongly like. The scenario with the highest rated score then became the starting point for building the future community.

Participants were then asked to list the actions they believe their community should take to protect quality of life as their community grows. Participants developed a list of actions to address their concerns or perceived negative impacts of growth. Once all actions were listed participants had the opportunity to disagree with specific actions as a means of measuring community consensus for each statement. This list of actions served to build the future community and protect quality of life. Participants were then asked if, after the discussion, they wanted to change their ratings of the alternative scenarios. Any changes were recorded and new total scores tallied (Note: this last step was added after the Veneta meeting at the suggestion of one of the Veneta meeting participants).

The third and final question asked participants where the community should grow. Participants reviewed and discussed close-up maps of the three scenarios and worked with the map that most closely reflected how they perceived their future community (i.e., the highest scored scenario). Participants were asked to list their desired changes to the map. Again, participants had the opportunity to disagree with each action as a means of measuring community consensus on where growth should occur and worked toward phrasing the statements in a way that all could agree to.

Following each community meeting, the data collected were compiled into a report. Each community will use the report to help guide how the community is portrayed in the Preferred Growth Scenario and what actions to include in the Regional Growth Management Strategy. At the conclusion of all 14 Community Meetings, the data from each report will be compiled into a summary report. The public input, together with the results of detailed evaluations of the three scenarios, will provide critical information in the development of a draft Regional Growth Management Strategy.

## II. COTTAGE GROVE COMMUNITY MEETING

### PARTICIPANTS

The Cottage Grove Community Meeting was attended by 46 people who participated in small group discussions. Eighty people pre-registered for the meeting or dropped in (see Appendix for list of registered participants and drop-ins). Many of those who pre-registered but did not attend called to express their regrets and to request that their name be kept on the list to receive information. Several people elected to drop in and hear the presentation but did not participate in a small group discussion.

Participants included 15 Citizen Panel Participants (randomly selected community members) and 31 General Participants (self-selected participants) (Figure 1). General Participants included elected officials, planning commissioners, committee members, local interest groups, and other community members participating in the process.

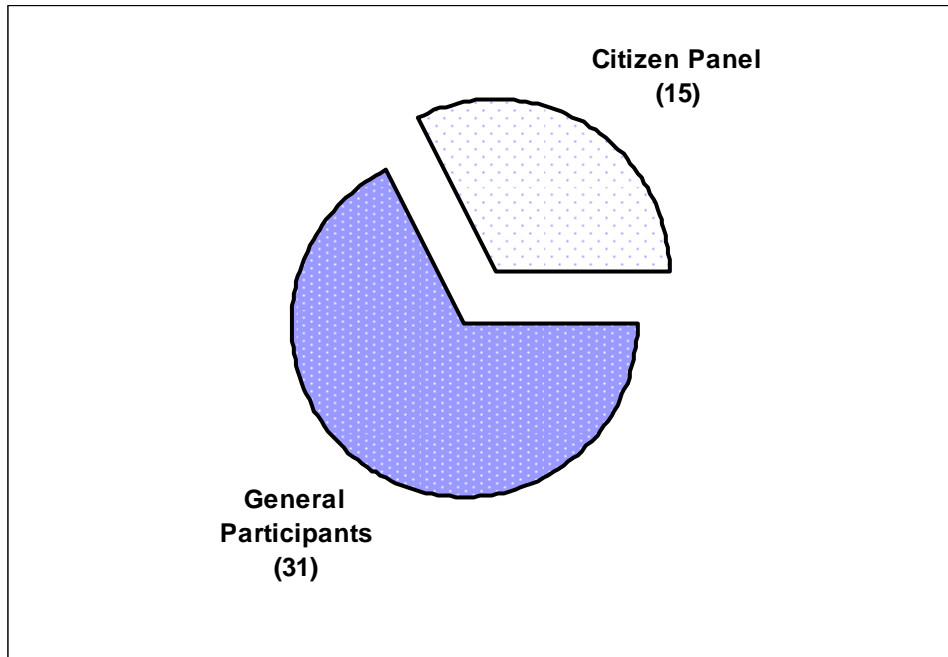


Figure 1: Number of Participants (46 Total)

## WHAT GOALS ARE MOST IMPORTANT TO US?

Participants identified the following five top regional goals (Figure 2).

- Land Use and Development
- Environment
- Economy
- Education
- Transportation

These were the top goals of both the Citizen Panel and General Participants, except that Transportation was less a priority goal for the Citizen Panel and ten General Participants cited “Local Food Production” as a top regional goal. (Figures 3 and 4)

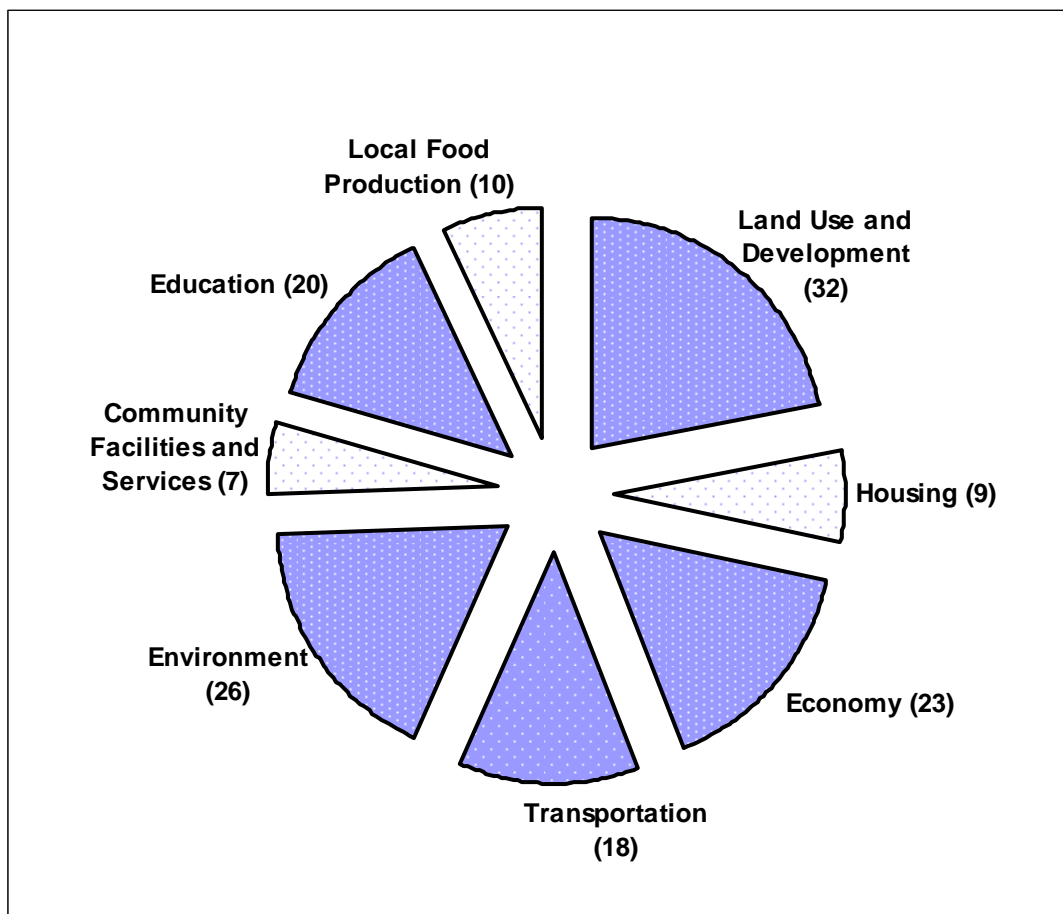


Figure 2: Most Important Regional Goals, All Participants (46 Total)

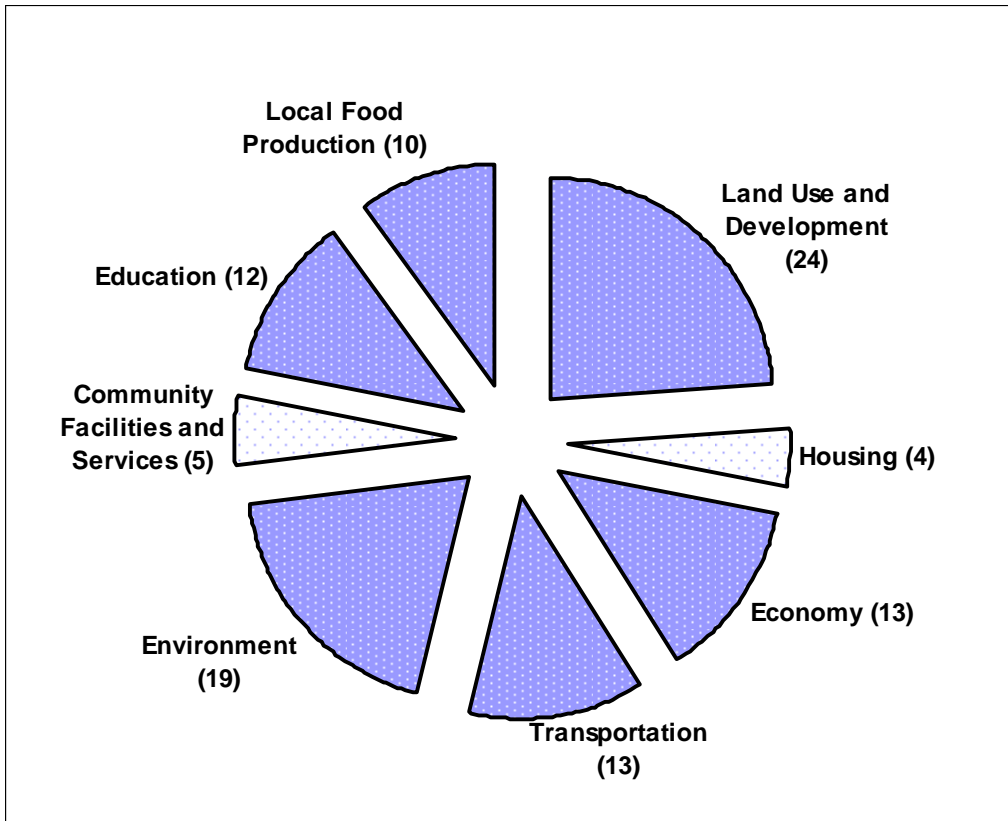


Figure 3: Most Important Regional Goals, General Participants (31 Total)

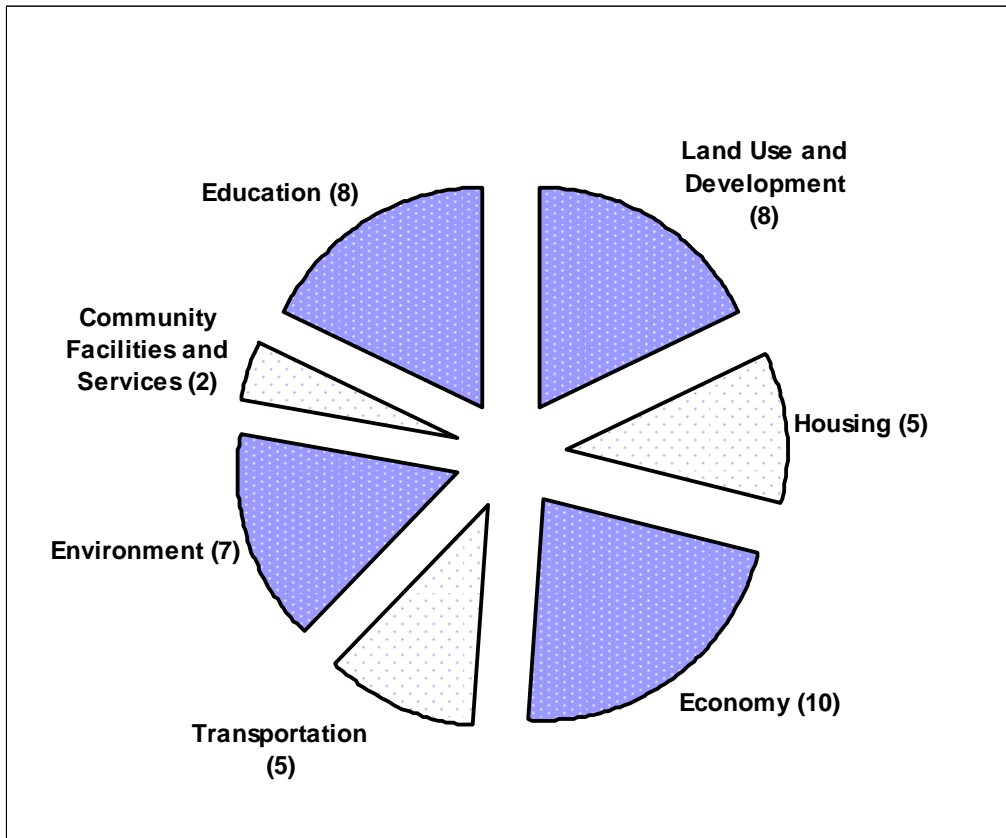


Figure 4: Most Important Regional Goals, Citizen Panel (15 Total)

## HOW SHOULD WE GROW?

Meeting participants, on the whole, leaned toward both the Compact Urban Growth Scenario and the Satellite Communities Growth Scenario as their starting point for their future community. The total scores (cumulative ratings) for the three scenarios were:

- Compact Urban Growth Scenario (253)
- Satellite Communities Growth Scenario (245)
- Rural Growth Scenario (130)

The Compact Urban Growth Scenario received the highest score overall, and the Satellite Communities Scenario received only a slightly lower score. The Citizen Panel rated the Compact Urban Growth Scenario slightly higher than the Satellite, while the General Participants rated the Satellite slightly higher. The Rural Growth Scenario was scored lowest by both groups, particularly the Citizen Panel. (Table 1).

**Table 1: Alternative Growth Scenarios, Total Scores by Participant Group**

| <b>General Participants</b>  | <b>Citizen Panel</b>   |
|--|--|
| Satellite Communities Growth Scenario (164)<br>Compact Urban Growth Scenario (159)<br>Rural Growth Scenario (96) | Compact Urban Growth Scenario (94)<br>Satellite Communities Growth Scenario (81)<br>Rural Growth Scenario (34) |

## WHAT ACTIONS ARE NEEDED TO PROTECT OUR QUALITY OF LIFE?

Participants were asked to identify actions to address the negative impacts of growth for each regional goal, starting with the regional goals most important to the group. To provide a measure of community consensus, participants were then asked to indicate whether they disagreed with any of the actions. The Appendix contains the verbatim *Facilitation Notes by Table*.

This section presents a summary of actions for each regional goal. For consistency among reports, the goals are presented in all reports in the same order as in the newspaper insert. The top goals for the community are noted in the headings. Action statements were placed in all categories where they could apply, so that some actions appear more than once. Only actions that were agreed-to at the tables are included in the summary. Where at least one person disagreed with an action and it was not resolved during the meeting, the action is reported in the Appendix, but not in the summary below.

## **Land Use and Development (One of Five Top Goals)**

### Regional Goal

Promote land use and development patterns that sustain and improve quality of life in the Southern Willamette Valley, maintain each community's identity, facilitate economic development, and conserve and manage natural resources.

### Compact Urban Growth Scenario Impacts

- Most growth and largest UGB expansion in Eugene and Springfield
- Most compact development at urban densities (about 7 DU/Acre)
- High access to local goods and services in metro (Eugene and Springfield) cities
- Rural development about the same as today

### Satellite Communities Growth Scenario Impacts

- Most growth and largest UGB expansion in small cities
- Less compact development (than Compact Urban Growth Scenario)—at small town densities (5-6 DU/Acre in most small cities)
- High access to local goods and services, metro (Eugene and Springfield) and small cities
- Rural development about the same as today

### **Actions to Protect Quality of Life:**

- Figure out how to grow without impacting the reasons that motivated us to move here. Enlarge our vision of conditions that will influence our needs. Plan to accommodate needs beyond what is required today. Regulate land use sensibly. Ensure funding, facilities, training that are suitable for making changes. Identify measurements for the cost of growth (emissions/air quality, noise, solar access, water quality).
- Ensure access to all people in land use planning. Update comprehensive plan; update code to reflect today's needs. Limit use of eminent domain.
- Rebuild rather than expand. Promote Smart Growth and green building (update building code); plan for community gardens combined with vertical growth in the urban center; plan for high-density residential in downtown area and encourage density in the city, while keeping area around the school single family.
- Promote neighborhood scale development with small parks, small scale stores, walkable neighborhoods, mixed use development, and home shops.
- Preserve the community identity and maintain the self-sufficiency of Cottage Grove to reduce dependence on the commute-shed; help the city to be less of a bedroom community by developing the economics in Cottage Grove (example: booming industry in home health care).
- Compromise green in the city for green outside the city. Create more parks and open space; require more parks in developments; maintain natural features (trees); preserve open space for small scale horticulture; preserve greenspace. Integrate parks and open space well within the community.

- Preserve agricultural lands; save farm soils for food production; provide special tax incentive for small rural lots to farm or grow trees on woodlots or make it a requirement. Increase options to mix farming, retail, and residential uses.

## **Housing**

### Regional Goal

Seek to ensure that each community has an adequate variety of housing types to meet the needs of residents.

### Compact Urban Growth Scenario Impacts

- Diverse, affordable housing in metro cities and starter homes in small cities
- Outlying small cities may be bedroom communities

### Satellite Communities Growth Scenario Impacts

- Starter homes in small cities in short-term; less affordable in long-term due to higher utility and transportation costs
- Fewer small cities would be bedroom communities

### **Actions to Protect Quality of Life:**

- Plan for high-density residential in downtown area and encourage density in the city, but do not promote medium density and do not allow apartments above garages..
- Increase housing around the high school; plan for dense core and larger homes around schools.
- Provide flexibility in zoning for all housing types; plan for a diverse range of housing and a diversity of housing types mixed in the same area.
- Locate housing around parks with similar types
- Promote housing rehabilitation.
- Preserve historic housing.
- Allow mixed use (office in home).
- Provide affordable housing options; allow condos and townhomes with open space.

## **Economy (One of Five Top Goals)**

### Regional Goal

Promote a diverse regional economy in the Southern Willamette Valley that facilitates access to quality employment, goods, and services throughout the region, while recognizing the unique advantages of each community.

### Compact Urban Growth Scenario Impacts

- Attracts variety of firms to metro cities
- Job creation, expansion and more redevelopment in metro cities
- Rural economy about the same as today

### Satellite Communities Growth Scenario Impacts

- Attracts a lot more local goods and services to small cities
- Single industry possible in larger cities; less redevelopment in metro cities
- Rural economy about the same as today

#### **Actions to Protect Quality of Life:**

- Help the city to be less of a bedroom community by developing the economics in Cottage Grove.
- Support local small business development (10-50 employees) and expansion.
- Promote a sustainable economy.
- Find a niche. Examples offered include small agriculture/horticulture; cottage industries and specialties; green industries; booming industry in home health care; tourism, e.g., “Gateway to the Lorane Valley” or “Scenic Gateway to Eugene;” retirement community; and the internet industry.
- Plan the region to be self-sufficient in agriculture/fuel production.
- Improve connectivity through improvements in communication and transportation.
- Recruit different types of industry; be careful of what type of industry comes to Cottage Grove; new businesses should provide family wages.
- Use enterprise zones cautiously and tax corporations fairly. Business goes where the best deals are (tax breaks).
- Take advantage of existing industrial park and focus industrial development south of town.
- Maintain downtown as a cottage industry – friendly area.
- Support local markets with funding from public agencies.

### **Transportation (One of Five Top Goals)**

#### Regional Goal

Develop and maintain transportation systems in the region while improving transportation choice and air and water quality.

#### Compact Urban Growth Scenario Impacts

- Improvements likely to freeway, all state highways, and Clearlake Road
- Enhanced regional commuter services likely

#### Satellite Communities Growth Scenario Impacts

- Major improvements likely to be needed to increase access to Veneta, Alvadore, I-5 South, and Hwy 58
- Enhanced regional commuter services likely

#### **Actions to Protect Quality of Life:**

- Understand the long-term impacts of the escalating cost of fuel and the need for alternatives to oil-based fuel.
- Plan for light rail in the long term.
- Continue to promote bike access, walkability.

- Consider changing transportation needs with advances in telecommunications technology.
- Develop walkable communities.
- Improve mass transportation. Promote self-contained public transportation, for example, rubber tire trolleys powered by alternative fuels, small gauge steam train.
- Use rails for trucking and passengers. Increase use of freight train versus semi trucks.
- Expand the highway system; but do not build bigger, wider roads.
- Plan for standard street sizes, not “skinny streets;” require private streets to meet city standards.
- Ensure roads are usable by all people with varying needs for transportation, including access for the disabled and people traveling from rural areas into cities.
- Specific transportation improvements named were: complete I-5 and S. 6<sup>th</sup> intersection; instead of widening Cleveland, use Hillside and Latham as major roads; use Hillside Drive as a peripheral; address the bottleneck on Highway 99 South; provide free parking downtown

## **Environment (One of Five Top Goals)**

### Regional Goal

Protect, restore, manage, and enhance important natural resources and open spaces, and maintain high quality air, water, and land resources in the Southern Willamette Valley.

### Compact Urban Growth Scenario Impacts

- Impacts to air and water quality and rare habitat are largely to areas that have already been degraded; additional impacts to areas added to UGB
- Maintains buffers between communities

### Satellite Communities Growth Scenario Impacts

- Impacts to air and water quality and rare habitat are largely to areas that have been somewhat degraded; additional impacts to areas added to UGB
- Maintains buffers between communities

### **Actions to Protect Quality of Life:**

- Integrate growth and environmental protection; identify measurements for the cost of growth (emissions/air quality, noise, solar access, water quality).
- Understand the long-term impacts of escalating cost of fuel and the need for alternatives to oil-based fuel.
- Ensure water quality and availability within each local are. Encourage agencies to be proactive for ensuring water quality and encourage individual involvement.
- Provide incentives for citizens to be more environmentally involved.
- Compromise green in the city for green outside the city. Create more parks and open space; maintain natural features and open spaces; plan for community gardens combined with vertical growth in the urban center.

- Federal, state, and local agencies should impose stricter controls on development of resources; and require developers to address environmental impacts.
- Encourage green industries and green building practices.

## **Community Facilities and Services**

### Regional Goal

Develop a regional approach to facilitate the efficient provision of infrastructure and community services in the Southern Willamette Valley in conformance with the desire of each utility and district.

### Compact Urban Growth Scenario Impacts

- Higher capital cost due to the cost of utility lines to Alvadore and Pleasant Hill
- Highly efficient, reliable service delivery, predictability of supply

### Satellite Communities Growth Scenario Impacts

- Lowest capital cost for water, highest for wastewater; higher water cost in Creswell and Veneta to obtain supply
- Highly efficient and reliable service delivery, predictability of supply and cost

### **Actions to Protect Quality of Life:**

- Preserve local resources for local use, including water and hydropower; do not sell Dorena Dam electricity to California.

## **Education (One of Five Top Goals)**

### Regional Goal

Develop a regional strategy to improve and maintain access to high quality educational services throughout the region.

### Compact Urban Growth Scenario Impacts

High enrollment increases in Springfield 19, Pleasant Hill, Behtel, and Eugene 4J Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

### Satellite Communities Growth Scenario Impacts

- High enrollment increases in Creswell, Fern Ridge, Oakridge, South Lane, and Junction City Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

### **Actions to Protect Quality of Life:**

- Seek consistent funding for schools. Require Systems Development Charges (SDCs) for schools. State should increase support for small school districts and bus-ing to schools when necessary, (for example, from Marcola to Springfield).
- City and schools should partner in provision of schools.

- Support satellite schools outside of city limits.

### **Local Food Production**

- Allow mixed farm, retail, and residential uses.
- Provide a special tax incentive for small rural lots to farm or grow trees on wood-lots or make it a requirement.
- Provide flexibility in zoning for all housing types; promote an “Intentional Community” tied to land production.
- Look at soils maps for new development. Save farm soils for food production.

### **WHERE SHOULD WE GROW?**

*Region 2050* meeting participants were asked to identify preferred areas for growth in the community. Participants made these suggestions after looking at the Alternative Growth Scenario Map of their table’s highest rated Alternative Growth Scenario. Again, proposed map changes were voted on by participants to provide a measure of community consensus. All verbatim comments are reported in the facilitation notes in the Appendix.

### **Satellite Communities Growth Scenario Map Changes**

- Why is commercial and industrial/office on opposite sides of town?
- Develop community center.
- Increase Mt. David Park area.
- Locate a park along the river on Madonna property.
- Leave rodeo grounds parks and recreation.
- Add trailhead park.
- Instead of widening Cleveland, use Hillside and Latham as major roads.
- Dense core and larger homes around schools. High-density residential in downtown area and more housing around the high school.
- Change low-density around employment centers to high-density.
- Put commercial development south along I-5.
- Increase growth in South Cottage Grove, off Hwy 99

### **Compact Urban Growth Scenario Map Changes**

- Designate Coast Fork and Row River confluence as a park.
- Do not allow development on Mt. David.
- Complete I-5 and S. 6<sup>th</sup> intersection.
- Finish gateway.
- Move UGB to I-5 on 6<sup>th</sup> (include for intersection upgrade)
- UGB to include East of Row River as park
- Change commercial tourist zoning to community commercial
- Annex existing industry to increase city tax base
- UGB expansion should go south
- Expand UGB only into areas already impacted by some level of development (rural residential or industry)

- Eliminate the UGB expansion on north edge of town, it's in the floodway
- The east side UGB expansion to include the dump makes no sense – why?
- High density residential should go near the Gateway area where there are already apartments.
- Focus industrial development south of town



# **APPENDIX**





# **REGION 2050**

*Sustaining Quality of Life in the  
Southern Willamette Valley*

## **Cottage Grove Community Meeting: Design Your Future**

Wednesday, August 3, 2005, 5:30 – 8:30 p.m.  
Cottage Grove Community Center  
700 East Gibbs, Cottage Grove

Contact: Amanda Ferguson 942-3340; Carol Heinkel, 682-4107

### **AGENDA**

- |    |  |             |
|----|--|-------------|
| 1. | Greetings and Table Assignments  | 5:30        |
| 2. | Welcome<br><i>Mayor Gary Williams, City of Cottage Grove</i>   | 5:45        |
| 3. | Cottage Grove Growth Issues<br><i>Richard Meyers, Cottage Grove City Manager</i>   | 5:50        |
| 4. | Region 2050 and <i>Design Your Future</i> Process<br><i>Carol Heinkel, Region 2050 Project Manager</i>   | 6:00        |
|    | Question and Answer  | 6:20        |
| 5. | Small Group Discussions <ul style="list-style-type: none"><li>• Facilitation Process</li><li>• Build Your Future Community and Protect Quality of Life</li></ul> | 6:30        |
|    | <b>10 MINUTE BREAK</b>   | <b>7:30</b> |
|    | <ul style="list-style-type: none"><li>• Draw Your Preferred Growth Scenario</li><li>• Report on discussion highlights – Facilitators</li></ul>                   |             |
| 6. | Wrap-Up<br><i>Mike Fleck, Regional Policy Advisory Board Member<br/>Cottage Grove City Councilor</i>   | 8:20        |



July 27, 2005

Dear Cottage Grove Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Wednesday, August 3 from 5:30-8:30 in the Cottage Grove Community Center. This meeting is an opportunity for community members to become engaged in a critical dialogue about growth and its implications for Cottage Grove and the surrounding region. At the meeting, you will be asked to give your opinion on three very important questions:

- How should we grow?
- What actions should we take to protect our quality of life as we grow?
- Where should we grow?

### **Meeting Preparation**

To help you become better informed about the meeting topics, I recommend that you take some time prior to the meeting to review the enclosed information. It is especially important that you read the *Design Your Future* newspaper insert and complete the survey inside. Please bring your completed survey to the meeting.

Thank you again for agreeing to participate in this important exercise. I look forward to seeing you on August 3.

Sincerely,

Mayor Gary Williams, City of Cottage Grove

## **About the Community Meeting and Region 2050**

The *Design Your Future* Community Meeting is hosted by the participating elected officials on the Region 2050 Policy Advisory Board. The Regional Policy Advisory Board consists of one or two elected officials from the Lane County Board of Commissioners and the Cities of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. Cottage Grove City Councilors Mike Fleck and Matt Bjorn serve on the Policy Board for the City of Cottage Grove. A member of the Governor's Economic Revitalization Team and the Lane Transit District Board are non-voting members of the Policy Board and provide a liaison to the many state agencies involved in the process and to LTD. This Board has been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region.

Three alternative growth scenarios have been designed to aid the discussion. These scenarios are not endorsed by officials in Lane County or the region. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as we grow. The alternatives show how and where growth *could go* given physical constraints to development and land ownership and development patterns.

At the meeting, community members will be asked to consider how these alternatives might fit into a picture of the Future Community, where growth should go in and around the city in the next 50 years, and what actions would improve quality of life in the city and the region as it grows.



**REGION 2050 PRE-REGISTERED AND  
PARTICIPANTS IN  
COTTAGE GROVE COMMUNITY MEETING  
AUGUST 3, 2005 (3 PAGES)**

✓ Indicates Participation in Meeting

**General Participants**

Robert Baker

✓ Cathy Bellavita

✓ Mike Burke

Wayne & Dorothy Chase

Mary Clark

✓ Diane Conrad

✓ Mary Ann Cromley

✓ Michael Cunningham

George Devine

✓ Alice Doyle

✓ Clair and Ort Dross

Miriam Edell

Robert and Melissa Egbert

William and Maureen Ellis

✓ Lara Forez

Brian Forge

✓ Frederic Gauble

Frederic Gauble

✓ Jonni Gratton

David Hale

✓ Lokiko Hall

✓ Gene Haugen

✓ Terry Hill  
✓ Wray Hollomon  
✓ Robert Hunt  
✓ Sharon Jean  
Martin Kilmer  
✓ Jamon Kinsey  
✓ Jim Kness  
Thomas A. Lawler  
Susan Laycock  
Marie Longfellow  
✓ Nancy McCollum  
Marie Longfellow  
✓ Cathy McGreggor  
✓ Diane Missar  
Desiree Nelson  
Chris Okray  
Julie Parker  
✓ Matt Parson  
Pamela Reber  
✓ Tara Saluzzo  
✓ Celia Scott  
✓ Mary Seals  
✓ David and Joan Seidel  
✓ Don Sevilla  
✓ Bob and Lorraine Still  
Dennis Taylor  
✓ Becky Venice  
✓ Cindy Weeldreyer  
Lloyd Williams  
Joy and Carlton Woodard

## **Citizen Panel**

John Baker

Lesa Barnaby

Ivan Bentley

✓ Yvette Cantonwine

Lawrence Cartmill

✓ Michael Caughell

Robert Cooper

✓ Gerry Derbyshire

✓ Stephen Dickerson

✓ Tina Fountain

✓ Lynda Gansel

✓ Glenn Hall

✓ Donna Long

✓ Gary Nicolay

Deborah Ray

✓ Joe Reiter

✓ Cathie Reschke

Leslie Rubenstein

Craig Simons

✓ Kay Tucker



## Population and Housing Densities in Year 2000 and in Three Alternative Growth Scenarios

|                           |                 |                         | Compact Urban Growth Scenario |                    | Satellite Communities Growth Scenario |                    | Rural Growth Scenario |                    |
|---------------------------|-----------------|-------------------------|-------------------------------|--------------------|---------------------------------------|--------------------|-----------------------|--------------------|
|                           | 2000 Population | 2000 Net Units Per Acre | 2050 Population               | Net Units Per Acre | 2050 Population                       | Net Units Per Acre | 2050 Population       | Net Units Per Acre |
| UGBs                      |                 |                         |                               |                    |                                       |                    |                       |                    |
| Eugene                    | 160,514         | 6.0                     | 252,689                       | 7.4                | 212,248                               | 7.0                | 193,393               | 6.9                |
| Springfield               | 61,989          | 6.4                     | 112,103                       | 7.1                | 83,800                                | 7.2                | 84,102                | 7.1                |
| Coburg                    | 969             | 4.8                     | 5,827                         | 8.1                | 5,984                                 | 8.1                | 5,878                 | 8.2                |
| Cottage Grove             | 8,890           | 5.0                     | 16,148                        | 6.7                | 26,501                                | 6.8                | 14,723                | 6.7                |
| Creswell                  | 3,909           | 4.9                     | 14,920                        | 6.3                | 22,858                                | 6.8                | 5,795                 | 5.6                |
| Junction City             | 5,858           | 6.3                     | 9,128                         | 6.7                | 12,524                                | 6.1                | 8,465                 | 6.3                |
| Lowell                    | 857             | 3.6                     | 2,368                         | 3.7                | 2,845                                 | 3.6                | 2,359                 | 3.7                |
| Oakridge                  | 3,246           | 3.5                     | 7,895                         | 6.1                | 13,939                                | 5.8                | 7,136                 | 5.3                |
| Veneta                    | 2,755           | 4.0                     | 14,110                        | 5.3                | 24,016                                | 5.9                | 10,002                | 5.0                |
| Westfir                   | 287             | 2.5                     | 546                           | 3.7                | 564                                   | 3.9                | 544                   | 3.7                |
| Growth Centers            |                 |                         |                               |                    |                                       |                    |                       |                    |
| Pleasant Hill             | 543             | 0.4                     |                               |                    | 11,777                                | 6.6                |                       |                    |
| Goshen                    | 230             | 0.2                     |                               |                    | 10,180                                | 9.9                |                       |                    |
| Alvadore                  | 309             | 0.7                     |                               |                    | 16,027                                | 6.3                |                       |                    |
| Total UGBs/Growth Centers | 249,274         | 3.5                     | 435,734                       | 7.1                | 443,263                               | 6.9                | 332,397               | 6.8                |
| Total Rural               | 56,733          | 0.4                     | 27,766                        | 0.3                | 20,237                                | 0.2                | 131,103               | 0.5                |
| Regional TOTAL            | 306,007         | 1.4                     | 463,500                       | 5.3                | 463,500                               | 3.1                | 463,500               | 1.7                |

## Employment and Employment Densities in Year 2000 and in Three Alternative Growth Scenarios

|                           |                 |                   | Compact Urban Growth Scenario |                  | Satellite Communities Growth Scenario |                  | Rural Growth Scenario |                  |
|---------------------------|-----------------|-------------------|-------------------------------|------------------|---------------------------------------|------------------|-----------------------|------------------|
|                           | 2000 Employment | 2000 Emp Per Acre | 2050 Employment               | Net Emp Per Acre | 2050 Employment                       | Net Emp Per Acre | 2050 Employment       | Net Emp Per Acre |
| UGBs                      |                 |                   |                               |                  |                                       |                  |                       |                  |
| Eugene                    | 88,743          | 14.1              | 117,346                       | 15.1             | 88,833                                | 13.3             | 100,307               | 14.1             |
| Springfield               | 22,488          | 7.1               | 42,092                        | 12.7             | 39,101                                | 11.4             | 43,189                | 12.2             |
| Coburg                    | 3,717           | 7.9               | 5,340                         | 17.8             | 5,293                                 | 17.7             | 5,468                 | 18.9             |
| Cottage Grove             | 3,305           | 4.9               | 10,852                        | 18.8             | 12,883                                | 16.3             | 11,247                | 19.6             |
| Creswell                  | 1,054           | 5.8               | 9,686                         | 20.8             | 14,503                                | 17.7             | 7,694                 | 19.5             |
| Junction City             | 3,148           | 10.8              | 10,157                        | 10.7             | 13,367                                | 16.8             | 11,448                | 15.6             |
| Lowell                    | 157             | 6.8               | 289                           | 19.7             | 1,135                                 | 21.5             | 930                   | 21.3             |
| Oakridge                  | 711             | 2.8               | 3,218                         | 10.0             | 6,798                                 | 10.5             | 4,960                 | 12.2             |
| Veneta                    | 620             | 5.2               | 5,240                         | 19.5             | 10,207                                | 21.6             | 5,797                 | 18.5             |
| Westfir                   | 4               | 0.3               | 95                            | 7.7              | 94                                    | 7.7              | 97                    | 7.7              |
| Total UGBs                |                 |                   |                               |                  |                                       |                  |                       |                  |
| Growth Centers            |                 |                   |                               |                  |                                       |                  |                       |                  |
| Pleasant Hill             |                 |                   |                               |                  | 2,313                                 | 22.0             |                       |                  |
| Goshen                    |                 |                   |                               |                  | 6,853                                 | 14.6             |                       |                  |
| Alvadore                  |                 |                   |                               |                  | 2,937                                 | 20.7             |                       |                  |
| Total UGBs/Growth Centers | 123,947         | 9.9               | 204,316                       | 14.6             | 204,316                               | 13.9             | 191,137               | 14.2             |
| Total Rural               | 10,684          |                   | 10,684                        | 5.8              | 10,684                                | 5.0              | 23,863                | 5.2              |
| Regional Total            | 134,631         |                   | 215,000                       | 13.1             | 215,000                               | 12.5             | 215,000               | 12.2             |

**Acres in Urban Growth Boundaries and Rural Areas in  
Year 2000 and in Three Alternative Growth Scenarios**

|                           | Compact Urban Growth Scenario |          |                            |                      | Satellite Communities Growth Scenario |                            |                          | Rural Growth Scenario* |                            |                      |
|---------------------------|-------------------------------|----------|----------------------------|----------------------|---------------------------------------|----------------------------|--------------------------|------------------------|----------------------------|----------------------|
|                           | 2000 UGB                      | 2050 UGB | Additional Acres From 2000 | % Increase From 2000 | 2050 UGB-Growth Center Area           | Additional Acres From 2000 | % UGB Increase From 2000 | 2050 UGB               | Additional Acres From 2000 | % Increase From 2000 |
| UGBs                      |                               |          |                            |                      |                                       |                            |                          |                        |                            |                      |
| Eugene                    | 28,398                        | 36,457   | 8,059                      | 28%                  | 31,588                                | 3,190                      | 11%                      | 30,853                 | 2,455                      | 9%                   |
| Springfield               | 11,939                        | 17,480   | 5,541                      | 46%                  | 13,740                                | 1,801                      | 15%                      | 13,740                 | 1,801                      | 15%                  |
| Coburg                    | 451                           | 1,045    | 594                        | 132%                 | 1,118                                 | 667                        | 148%                     | 1,056                  | 605                        | 134%                 |
| Cottage Grove             | 2,226                         | 2,544    | 318                        | 14%                  | 3,582                                 | 1,355                      | 61%                      | 2,380                  | 154                        | 7%                   |
| Creswell                  | 994                           | 1,737    | 743                        | 75%                  | 2,899                                 | 1,905                      | 192%                     | 1,201                  | 207                        | 21%                  |
| Junction City             | 1,685                         | 2,219    | 534                        | 32%                  | 2,390                                 | 705                        | 42%                      | 1,909                  | 224                        | 13%                  |
| Lowell                    | 412                           | 453      | 41                         | 10%                  | 573                                   | 161                        | 39%                      | 490                    | 78                         | 19%                  |
| Oakridge                  | 1,188                         | 1,255    | 67                         | 6%                   | 2,499                                 | 1,311                      | 110%                     | 1,375                  | 187                        | 16%                  |
| Veneta                    | 1,386                         | 1,900    | 515                        | 37%                  | 3,041                                 | 1,655                      | 119%                     | 1,562                  | 177                        | 13%                  |
| Westfir                   | 169                           | 218      | 49                         | 29%                  | 218                                   | 49                         | 29%                      | 218                    | 49                         | 29%                  |
| Growth Centers            |                               |          |                            |                      |                                       |                            |                          |                        |                            |                      |
| Pleasant Hill             |                               |          |                            |                      | 1,235                                 | 1,235                      |                          |                        |                            |                      |
| Goshen                    |                               |          |                            |                      | 1,157                                 | 1,157                      |                          |                        |                            |                      |
| Alvadore                  |                               |          |                            |                      | 1,704                                 | 1,704                      |                          |                        |                            |                      |
| Total UGBs/Growth Centers | 48,849                        | 65,309   | 16,460                     | 34%                  | 65,745                                | 16,896                     | 35%                      | 54,785                 | 5,937                      | 12%                  |



**Cottage Grove Community Meeting  
Facilitation Notes by Table**



## **Table #1 Notes**

Number of Participants at table: 9

### **Three Most Important Regional Goals**

- Land Use and Development
- Transportation
- Environment

### **Alternative Growth Scenario Ratings at Table**

1. Satellite Communities Growth (39 points)
2. Compact Urban Growth (30 points)
3. Rural Growth (25 points)

### **Actions to Protect Quality of Life**

#### **Land Use and Development**

- Regulate land use sensibly
- With development, ensure access to all people
- Update code to reflect today's needs
- Require codes are enforced in same/correct manner
- Ensure funding, facilities, training that are suitable for making changes
- Enlarge our vision of conditions that will influence our needs

#### **Transportation**

- Ensure roads are usable by all people with varying needs for transportation – disabled access needs to function correctly
- Long-term light rail enhancement
- Continue to promote bike access, walkability
- Telecommunications technology will change needs for transportation
- Develop walking communities
- Increase services that move people from rural areas into cities

#### **Environment**

- Maintain open spaces
- Figure out how to grow without impacting the reasons that motivated us to move here
- Stricter controls on resources development by state, federal, and local agencies
- Ensure water quality and availability within each local area
- Make developers responsible for environmental concerns
- Encourage individuals, along with agencies, to be proactive for ensuring water quality – encourage individual involvement
- Planning needs to accommodate needs beyond what is required today

## **Growth Scenario Map Comments**

- Why is commercial and industrial/office on opposite sides of town
- Develop community center

## **Table #2 Notes**

Number of Participants at table: 8

## **Three Most Important Regional Goals**

- Land Use & Development
- Economy
- Environment

## **Alternative Growth Scenario Ratings at Table**

1. Satellite Communities Growth (43 points)
2. Rural Growth (37 points)
3. Compact Urban Growth (31 points)

## **Actions to Protect Quality of Life**

### **Land Use and Development**

- Update comprehensive plan
- Smart growth
- More green building
- Agricultural and greenspace
- More park land in development
- Update zoning and building codes

### **Economy**

- Careful with what type of industry comes to Cottage Grove
- Recruit types of industry
- Encourage internet industry
- Support local small business development
- Sustainable economy
- Improve connectivity – communication, transportation
- Family wages with new businesses

### **Environment**

- Create more park and open space
- Maintain natural features (i.e. trees)
- Ability to compromise green in the city for green outside the city
- Rebuild rather than expand
- Enforce environmental laws stronger
- Encourage green industries
- Incentives for citizens to be more environmentally involved
- Integrate growth and environment

## **Education**

- SDCs for schools with development
- City and school partnership in development
- Consistent funding for schools
- Support satellite schools outside of city limits

## **Satellite Communities Growth Scenario Map Comments**

- Increase Mt. David Park area
- Park along river on Madonna property
- Leave rodeo grounds parks and rec.
- Add trailhead park

Note: Build Block Matrix:

Jobs – economy

Affordable housing – housing

Community building – education

Clean transportation - transportation

## **Table #3 Notes**

Number of participants at table: 7

## **Three Most Important Regional Goals**

- Economy
- Education
- Housing
- Environment

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (35 points)
2. Satellite Communities Growth (31 points)
3. Rural Growth (26 points)

## **Actions to Protect Quality of Life**

### **Education**

- State support for small districts
- No cap on district size (min or max) \*\*
- State support for bussing (ex. Marcola to Springfield)
- Open enrollment (competitive) for whole county \*

### **Economy**

- Business goes where the best deals are (tax breaks)
- Public transportation/mass transportation
  - supported by public cooperation and users
  - voter accountability
- Privatize public transportation
- LTD not transportation answer
- Expand highway system
- Increased use of freight train v. semi
- Utilize retirement population

### **Zoning Map Comments**

- Coast fork and Row river confluence as a park
- Anti-medium density
- No Mt. David development
- No apartments above garages
- Standard street sizes (no skinny streets)
- Private streets must meet city standards
- Fill industrial park before more industrial land
- Complete I-5 and S. 6<sup>th</sup> intersection
- Finish gateway
- Move UGB to I-5 on 6<sup>th</sup> (include for intersection upgrade)
- UGB to include East of Row River as park
- Change commercial tourist zoning to community commercial

### **Table #4 Notes**

Number of participants at table: 8

### **Three Most Important Regional Goals**

- Land Use & Development
- Economy
- Transportation
- Environment

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (59 points)
2. Satellite Communities Growth (50 points)
3. Rural Growth (8 points)

### **Actions to Protect Quality of Life**

#### **Land Use & Development**

- Neighborhood scale development with small parks, small scale stores, walkable

- Preserve open space for small scale horticulture
- Allow mixed use (office in home)
- Diversity in housing types mixed in the same area
- Condos and townhomes should be an option – affordability is important with open space
- Reform the land use planning process to promote better development patterns \*
  - allow citizens to be involved up front
  - City should control growth, not developers
- Expand on residential above retail, but make it quality \*
- Parks and open space should be well integrated within the community. Greenery is good.
- Need affordable options

### **Economy**

- Need to include additional employment lands \*
- Local government support small businesses (10-50)
- Take advantage of existing industrial park
- Small ag/horticulture are areas to focus on (not feed lots and polluting ag.)
- Plan to region to be self-sufficient in agriculture/fuel production
- Cottage industries and develop own specialties – find a niche
- Invite retirement community in
- Focus on tourism “Gateway to the Lorane Valley” or “Scenic Gateway to Eugene”

### **Zoning Map Comments**

- Annex existing industry to increase city tax base
- UGB expansion should go south
- Expand UGB only into areas already impacted by some level of development (rural residential or industry)

### **Table #5 Notes**

Number of participants at table: 6

### **Three Most Important Regional Goals**

- Land Use & Development
- Economy
- Community Facilities & Services
- Education

### **Alternative Growth Scenario Ratings at Table**

1. Satellite Communities Growth (34 points)
2. Compact Urban Growth (32 points)
3. Rural Growth (17 points)

## **Actions to Protect Quality of Life**

### **Transportation**

- Use Hillside Drive as a peripheral
- Better bus service – later service
- Self-contained public transportation (ex. Rubber tire trolleys powered by alternative fuels, small gauge steam train serves perimeter “TSP Beltline route”, E/S’s “Big buses” LTD to Wal-Mart Station only)
- Bottleneck on 99 South
- Free parking downtown
- Willamette Basin – scale transportation network (trains)

### **Economy**

- Maintain downtown – cottage industry – friendly
- Support local markets with funding from public agencies
- Expand diverse local industries

### **Housing**

- Self-sufficient to limit bedroom communities
- Diverse range of housing
- Locate housing around parks with similar types
- Housing rehabilitation
- Preserve historic housing

### **Zoning Map Comments**

- Instead of widening Cleveland, use Hillside and Latham as major roads
- High-density residential in downtown area
- More housing around the high school
- Dense core and larger homes around schools
- Change low-density around employment centers to high-density
- Commercial development south along I-5
- More growth in South Cottage Grove, off Hwy 99
- Preserve identity

## **Table #6 Notes**

Number of participants at table: 8

### **Three Most Important Regional Goals**

- Land Use & Development
- Environment
- Local Food Production

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (66 points)
2. Satellite Communities Growth (48 points)
3. Rural Growth (17 points)

## **Actions to Protect Quality of Life**

- Develop economics in Cottage Grove to not be dependent on the commute – shed. We don't want to be a bedroom community. (example: booming industry in home health care)
- Understand the long-term impacts of escalating cost of fuel – it's a given.  
Oil-based fuel – need alternatives, increase awareness
- Community gardens combined with vertical growth in the urban center. Tax corporations fairly – cautious use of enterprise zones.
- Encourage green building practices and encourage density in the city.
- Measurements identified for the cost of growth (emissions/air quality [smoke, etc.], noise, solar access, water quality)
- More freedom to mix farm/retail/residential. Encourage walking neighborhoods and mixed-use development.
- Home shops
- Special tax incentive for small rural lots to farm or grow trees on woodlots – make it a requirement
- Flexibility in zoning for all housing types – “Intentional Community” tied to land production
- Preserve local resources for local use – water! And water power, hydropower
- Dorena Dam electricity to California – NOT!

## **Zoning Map Comments**

- Eliminate the UGB expansion on north edge of town, it's in the floodway
- The east side UGB expansion to include the dump makes no sense – why?
- High density residential should go near the Gateway area where there are already apartments.
- Focus industrial development south of town
- Require citizen involvement in decisions at City Council – equal input – grassroots democracy
- Limited eminent domain
- Provide public transit to all of the satellite (small) communities. Use rails for trucking and passengers...tram?
- Don't just build bigger wider roads
- Provide for open space on all scenarios
- Look at soils maps for new development. Save farm soils for food production.