

Design Your Future
Crow Community Meeting Report
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CROW COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Crow Community Meeting was attended by 32 participants, 10 of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants identified the following five top regional goals: Land Use and Development, Education, Environment, Transportation, and Housing. Land Use and Development and Education were top goals for all participant groups; the General Participants' (self-selected group) top goals also included the Environment while the Citizen Panel's top goals also included Housing and Transportation. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants, on the whole, rated the Satellite Communities Growth Scenario highest as their starting point for their future community. One of the Citizen Panel groups rated the Rural Growth Scenario highest. Otherwise, there was no significant difference between the General Participants and the Citizen Panel in this rating.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development (One of Five Top Goals)

Participants wanted to coordinate policy to prevent regional problems seen in major metropolitan regions. They wanted government to be conscious of how to achieve the best option for growth and to consider an optimal size of community. They wanted to include Vaughn in the region. Participants wanted to strongly consider soil types and water availability when zoning, noting there is a water availability problem in this rural area. They wanted a site-specific evaluation of changes to zoning, noting that water availability will not support one acre development in this rural area. They wanted to use school district lands in profitable ways such as residential development for agricultural employees. At the same time, they wanted to plan for family-friendly land use, and allow family units on a single piece of property. They wanted to protect agricultural land and address impacts to the forest industry under any scenario. They wanted to encourage nodal development; to develop jobs, housing, and services on a smaller scale in small towns; and to ban gated communities. They wanted government to provide tax incentives to improve property maintenance and disincentives for eyesores.

Housing (One of Five Top Goals)

Participants wanted local officials to take great care in analyzing how the preferred growth scenario impacts the cost of housing, noting that starter homes range from \$165-185,000. They wanted existing substandard housing refurbished, perhaps using USDA grants. They wanted the county to adopt SDCs to offset the impacts of population increases, such as the impacts of huge homes and wineries on roads, utilities, and power. They wanted to increase the diversity of housing; and to have more starter homes for young families, although they recognized this action only works in the long run if the children attend public schools and the homes continue to house families over time. Participants recognized the need for more businesses in small cities to attract population and they wanted to plan for increased jobs, housing, and services on a smaller scale in small towns while at the same time trying to find ways to make services and facilities affordable in small cities. They wanted to plan for a diversity of housing; more affordable housing; more housing for seniors in Veneta; and more rental units. They wanted to allow small lot sizes in small cities to increase neighbor-to-neighbor contact and to create and facilitate community-building.

Economy

Participants supported the creation of more legal, family-wage jobs. Specific examples offered were recreation and bed and breakfast inns at wineries; environmentally-friendly logging; using and encouraging forest industries to use alternative products and harvests, for example mushrooms; tourism, such as using wineries to create a destination for bicyclists; subscription organic farms; a forum to help market local businesses and artists; and the film-making and commercials industries. They supported tax and permit incentives for small businesses in small communities and agricultural operations. There was support for a rural enterprise zone.

Transportation (One of Five Top Goals)

Participants wanted coordination of transportation solutions and enhancement of citizen participation in transportation planning. There was strong interest in providing adequate transportation facilities to serve the area west of Eugene (Veneta area and west to Florence) by improving specific roads, including West 11th and Highway 126, and by considering alternative links to the metro area, such as trains. Specific road improvements included reducing curb cuts and installing turn-off lanes on existing roads. Participants suggested that, as highways are improved over time, carpool lanes be added. They wanted to expand and improve the bus system; and, in the long-term, to increase all forms of public transportation to achieve a form of mass transit that works for people, and they use it. They suggested van pools in rural areas; ride share; and ensuring that all new subdivisions are bus-compatible. There was support to increase bike trails and lanes. There was interest in having businesses pay for the impacts they generate. There was support for rural growth so that rural roads will be improved.

Environment (One of Five Top Goals)

Participants wanted to protect air quality by limiting the distance traveled in cars. They wanted to increase access to local goods and services in the small cities; to provide access to high-speed internet in the country; and to improve internet and cell service so people can telecommute, at least for part of the time. There was support to use environmentally-friendly herbicides and pesticides and to enforce restrictions and regulations. There was support to encourage alternative wastewater systems; build community support for new technologies; and to consider permit price breaks and property tax incentives to develop and use alternatives.

Community Facilities and Services

Participants wanted to examine ways to provide community services at a small scale at reasonable rates in small cities. They wanted to improve internet and cell service in rural areas and small cities to allow people to telecommute, at least for part of the time. They wanted governments to address concerns about water service and wastewater treatment, noting that water availability is a constraint to growth and water is needed for agriculture. They wanted to encourage alternative wastewater systems; build community support for new technologies; consider tax incentives; and share sewer facilities. There was support to increase the presence of and resources for the Sheriff's office. There was support for a broad spectrum of activities from youth to adults; to increase access to local medical services; and to locate a hospital closer to or in West Eugene. There was support to use System Development Charges in smaller rural communities for capital improvements.

Education (One of Five Top Goals)

Participants wanted to have jobs with family wages and affordable housing in small cities to increase enrollment in schools and they wanted to focus new affordable housing around Crow and Lorane. They suggested there was a potential for more jobs with improvements in agricultural products, while recognizing they may not be living wage jobs. They wanted to provide job security for teachers and to attract better qualified teachers by increasing wages and decreasing class sizes; to address competition from home schooling; and to increase local control over education. There was support to provide a better funding system for schools, such as a higher tax rate, and to explore another system for funding schools; and to adopt a County SDC for schools.

WHERE SHOULD WE GROW?

The Satellite Communities Growth Scenario was rated the highest as the starting point for the future community. For this reason, the map changes requested for this scenario are summarized below. Please see the body of the report and the Appendix for the context in which these map changes were suggested.

Satellite Communities Growth Scenario Map Changes

- Hybrid (compact and satellite) with greenbelt around Eugene-Springfield (including West Eugene wetlands)
- Assume compact growth within existing UGBs
- Assume opening up Satellite Communities for growth
- Crow and Lorane should have small compact commercial areas and more dense residential
- Use school district lands in profitable ways (residential development for agricultural employees)
- Include Vaughn in region
- Address forest damage no matter how growth occurs
- Address water concerns, availability of water will limit growth and development

I. INTRODUCTION

This report presents the results of the Crow “*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.

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; 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 Alvadore 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. CROW COMMUNITY MEETING

PARTICIPANTS

The Crow Community Meeting was attended by 32 people who participated in small group discussions. Sixty 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 10 Citizen Panel Participants (randomly selected community members) and 22 General Participants (self-selected participants) (Figure 1).

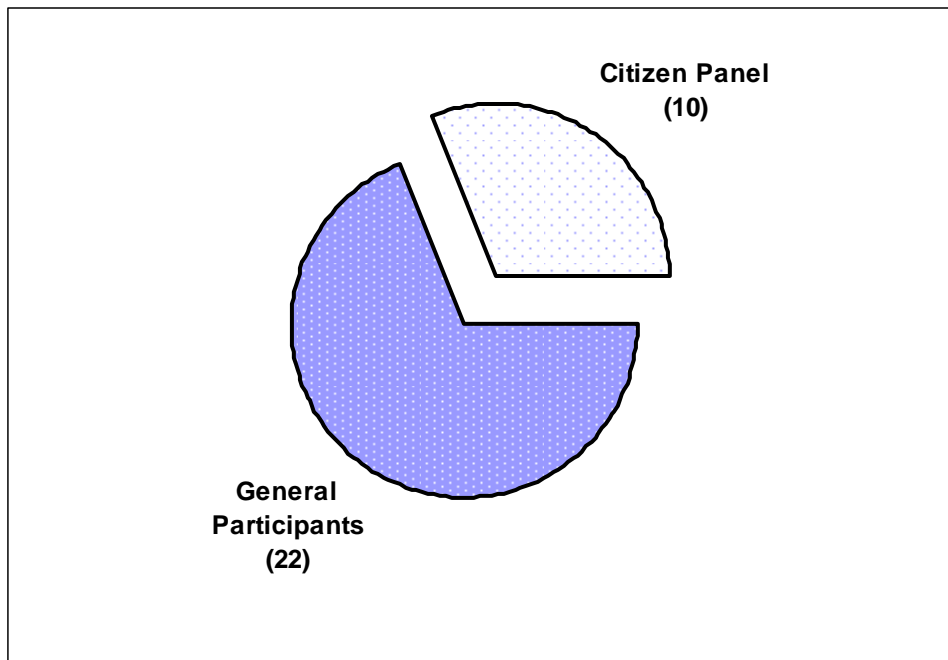


Figure 1: Number of Participants (32 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

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

Land Use and Development and Education were top goals for all participant groups; the General Participants' (self-selected group) top goals also included the Environment while the Citizen Panel's top goals also included Housing and Transportation. (Figures 3 and 4).

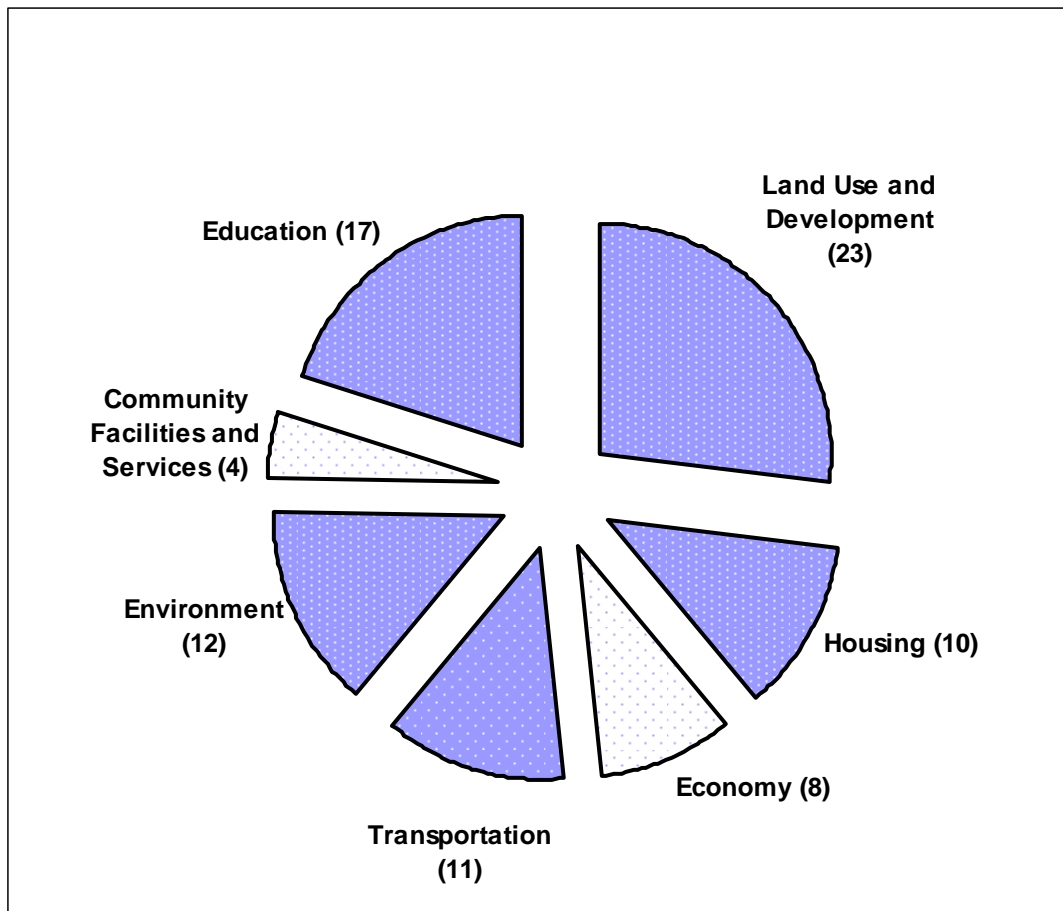


Figure 2: Most Important Regional Goals, All Participants (32 Total)

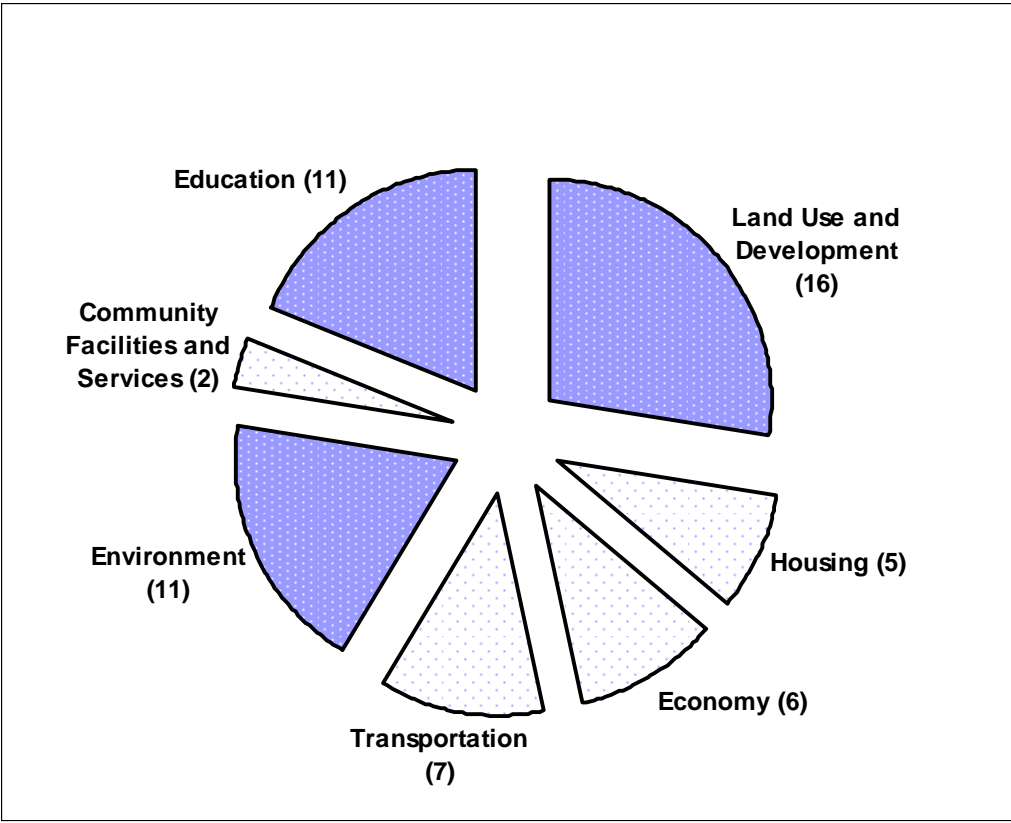


Figure 3: Most Important Regional Goals, General Participants (22 Total)

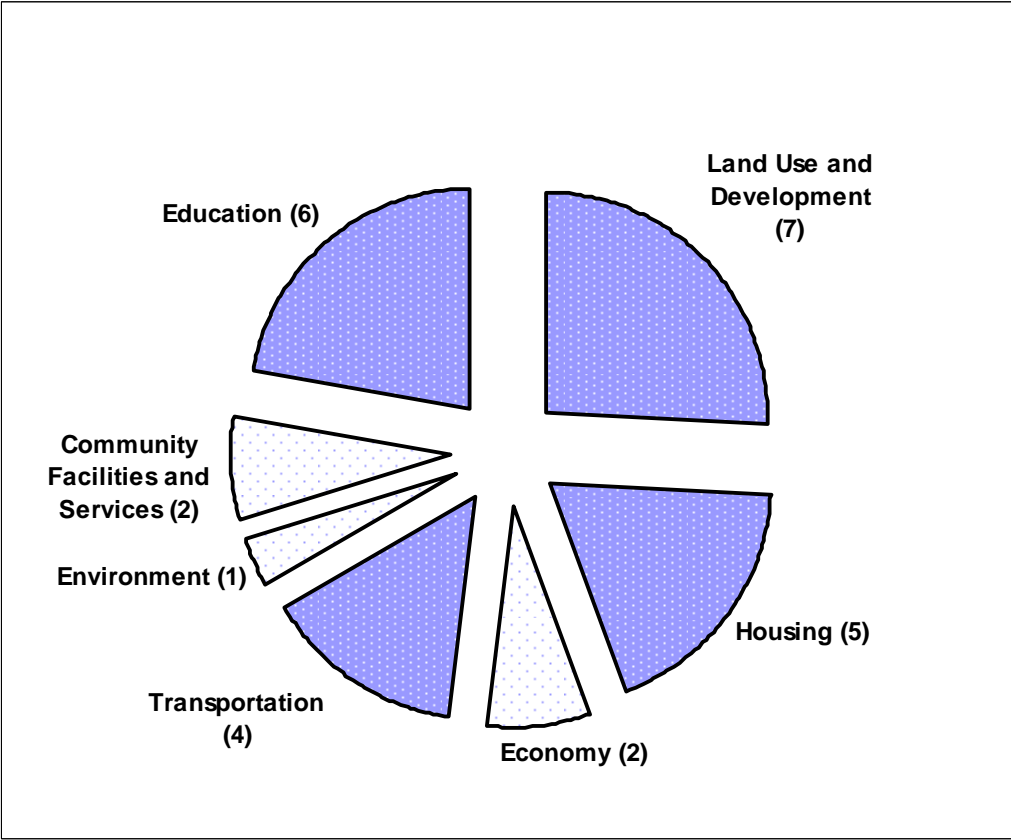


Figure 4: Most Important Regional Goals, Citizen Panel (10 Total)

HOW SHOULD WE GROW?

Meeting participants rated the Satellite Communities Growth Scenario highest as their starting point for their future community; and the Compact Urban Growth Scenario second highest. This rating reflects a preference of participants overall that Crow remain rural in nature with compact growth going primarily to a combination of the small cities and the metro cities. The total scores (cumulative ratings) for the three scenarios were:

- Satellite Communities Growth Scenario (170)
- Compact Urban Growth Scenario (135)
- Rural Growth Scenario (113)

There was a significant difference between the preferences of the General Participants and one of the Citizen Panel groups which gave the Rural Growth Scenario a score of 50, bringing the total score for that scenario to the highest for that group (Table 1).

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

General Participants	Citizen Panel
Satellite Communities Growth Scenario (126) Compact Urban Growth Scenario (94) Rural Growth Scenario (47)	Satellite Communities Growth Scenario (44) Compact Urban Growth Scenario (41) Rural Growth Scenario (66)

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.

Satellite Communities Growth Scenario Impacts

- Most growth and largest UGB expansion in small cities
- Less compact development - at small town densities (5-6 dwelling units/acre (in most small cities)
- High access to local goods and services in metro and small cities
- Rural development about the same as today

Actions to Protect Quality of Life:

- Coordinate policy. Consider an optimal size of community. Prevent dysfunctional areas like Los Angeles. Be conscious of how to achieve the best option. Don't let money influence zoning to accommodate changes.
- Include Vaughn in region.
- Consider strongly soil types and water availability when zoning. Address water concerns; the availability of water will limit growth and development. Conduct a better evaluation of the development potential of rural lands than shown in the scenarios; for example, there is not enough water to support one acre rural development. When zoning individual properties, look at the specific aspects of those properties.
- Look at ways to provide community services at a small scale at reasonable rates.
- Use school district lands in profitable ways (residential development for agricultural employees)
- Plan for family-friendly land use, allow family units on a single piece of property.
- Protect agricultural land. Address forest damage no matter how growth occurs.
- Encourage nodal development. Develop jobs, housing, and services on a smaller scale in small towns. Ban gated communities.
- Provide tax incentives to improve property maintenance and disincentives for eyesores.

Housing (One of Five Top Goals)

Regional Goal

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

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:

- Take great care in analyzing how the preferred growth scenario impacts the cost of housing.
- Starter homes range from \$165-185,000 or lower.
- Refurbish existing run-down homes through USDA grant.
- SDC for county to offset impacts of population increases, such as the impacts of huge homes, wineries on roads, utilities, power; for example, rural SDC for schools.
- Increase the diversity of housing.
- More houses for more kids as long as those kids go to the public school system. But, you have to have more businesses to attract that housing – goes hand-in-hand.
- Consider strongly soil types when zoning
- Develop jobs/housing/services on a smaller scale in small towns
- Look at ways to provide community services at a small scale at reasonable rates
- Plan for a diversity of housing; more affordable housing; increase rental units to encourage people to interact.
- Plan for more senior housing in Veneta.
- Allow small lot sizes to increase neighbor-to-neighbor contact
- Create/facilitate community building.
- Provide incentives for landlords to maintain their properties
- Ban gated communities.
- Don't develop houses like California tracks

Economy

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.

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Legal, family-wage jobs
- Recreation / bed and breakfast at wineries
- Encourage enviro-friendly logging
- Use and encourage forest industries to use alternative products and harvests, for example mushrooms
- Tourism – using wineries to make destination for bicyclists
- Encourage subscription organic farms
- Provide a forum to help market local businesses / artists
- Encourage more film and commercials industry

- Tax/permit incentives for small businesses in small communities/agricultural operations
- Adopt rural enterprise zones.

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.

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Coordinate transportation and use input from locals. Don't want LA.
- Make improvements to W. 11th and 126 to maintain and improve transport; provide adequate highway to serve area west of Eugene; and consider train/alternative to link to the metro area.
- Reduce curb cuts; install turn-off lanes on existing roads.
- With new highway construction, include carpool lanes to encourage people to travel together.
- Expand/improve bus system. In long-term, increase all forms of public transportation; achieve form of mass transit that works for people, so they use it; use van pools in rural areas; use ride share; ensure subdivisions are bus-compatible
- Increase/add bike trails, lanes.
- Have business (ex. Wal-Mart) really pay for the impacts they generate
- Want rural growth so that our rural roads will be improved.

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.

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:

- Protect air quality by limiting distance traveled in cars. For example, provide access to high-speed internet in the country and improve internet and cell service so people can telecommute, at least for part of the time.
- Use environmentally-friendly herbicides and pesticides; enforce restrictions and regulations on timber companies.
- Encourage alternative wastewater systems; build community support for new technologies; look at permit price breaks, property tax breaks.

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.

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, reliable service delivery, predictability of supply

Actions to Protect Quality of Life:

- Look at ways to provide community services at a small scale at reasonable rates.
- Provide access to high-speed internet in the country. Improve internet and cell service so people can telecommute, at least for part of the time.
- Water service and wastewater treatment is a concern.
- Water availability is a constraint to growth and water is needed for agriculture. Community water facility with district/number of people's wells low/no water at times – water availability also affects agriculture; finish Fern Ridge Dam.
- Encourage alternative wastewater systems; build community support for new technologies; consider tax incentives. Shared sewer facilities
- Recreational tax share with Veneta and Fern Ridge.
- Increase presence of and resources for Sheriff's office.
- Broad spectrum activities from youth to adults
- Increase access to local medical services; locate hospital closer to or in West Eugene.
- Use System Development Charges in smaller rural communities for capital improvements. Have business (ex. Wal-Mart) really pay for the impacts they generate.

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.

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:

- Jobs with family wages and affordable housing are needed to increase enrollment in schools. Refurbish existing houses so they are desirable and keep families here. Focus new affordable housing around Crow and Lorane.
- Potential for more jobs with improvements in agricultural products, but might not be living wage jobs.
- Provide job security for teachers and attract better qualified teachers by increasing wages and decreasing class sizes.
- Address competition from home schooling.
- Increase local control over education.
- Discipline in schools is very important; mainstreaming can have a negative impact on the whole classroom.
- Provide a better funding system for schools. Provide more base to grow from and tax at a higher rate than under the current system. Another system for funding schools should be explored and considered. Adopt County SDC for schools.

WHERE SHOULD WE GROW?

Region 2050 Crow 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

- Hybrid (Compact and Satellite) with greenbelt around Eugene-Springfield (including West Eugene wetlands)
- Assume compact growth within existing UGBs.
- Assume opening up Satellite Communities for growth.
- Crow and Lorane should have small compact commercial areas and more dense residential.
- Use school district lands in profitable ways (residential development for agriculture employees)
- Include Vaughn in region

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Crow - Lorane Community Meeting: Design Your Future

Wednesday, August 10, 2005, 5:30 – 8:30 p.m.
Crow Grange
Territorial Road, Crow

Contact: Carol Heinkel, 682-4107; Stephanie Schulz, 682-3958

AGENDA

- | | | |
|----|--|-------------|
| 1. | Greetings and Table Assignments | 5:30 |
| 2. | Welcome
<i>Faye Stewart, Lane County Commissioner</i> | 5:45 |
| 3. | Rural Growth Issues
<i>Faye Stewart, Lane County Commissioner</i> | 5:50 |
| 4. | Region 2050 and <i>Design Your Future</i> Process
<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">• Facilitation Process• Build Your Future Community and Protect Quality of Life | 6:30 |
| | 10 MINUTE BREAK | 7:30 |
| | <ul style="list-style-type: none">• Draw Your Preferred Growth Scenario• Report on highlights of discussion – Facilitators | |
| 6. | Wrap-Up
<i>Faye Stewart, Lane County Commissioner</i> | 8:20 |

August 3, 2005

Dear Rural Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Wednesday, August 10 from 5:30-8:30 in the Crow Grange. This meeting is an opportunity for rural community members to become engaged in a critical dialogue about growth and its implications for the rural communities in this area 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 10.

Sincerely,

Faye Stewart, Lane County Commissioner

About the Community Meeting and Region 2050

The Design Your Future Community Meeting is hosted by Lane County and 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. Lane County Commissioner Faye Stewart serves on the Policy Board for the rural portions of the region. A member of the Governor's Economic Revitalization Team and Lane Transit District Board also sit on the Board, as 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, rural 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 community in the next 50 years, and what actions would improve our quality of life as we grow

**REGION 2050 PRE-REGISTERED AND
PARTICIPANTS IN CROW MEETING
CROW GRANGE
AUGUST 10, 2005 (2 PAGES)**

✓ Indicates Participation in Meeting

General Participants

- ✓ Tamara Abernathy
- ✓ Paul Atkinson
- Mike Beyers
- Chris and Clifford Bisch
- Rick Boehringer
- Richard Boyles
- Deeann Brewer
- ✓ Joe Canaday
- Robert and Barbara Cardwell
- Katarina Digman-Cernozubov
- Michael Dugquette
- Kari Edwards
- Glen Friedman
- Rick Gedeon
- ✓ Kate and George Gessert
- ✓ Ann Hansen
- ✓ Walt and Lou Hayes
- ✓ David Hess
- ✓ John Hofer
- Gary Hoffman
- Kay Johnson
- ✓ Richard Lemer
- ✓ Tim Leonard
- ✓ Mona Linstromberg
- ✓ Dean Livelybrooks
- ✓ Ray Noonan
- ✓ Joy Norman
- Wynetta and Harold Olson
- ✓ David Quale

General Participants, Continued

- ✓ Jeff Ramp
- Beverly and Thomas Sieminski
- ✓ Judith and Glenn Spangler
- Peter Watt
- ✓ William Welch

Citizen Panel

- ✓ Scott Abernathy
- Ronald & Shara Bell
- ✓ Sharon Boehringer
- William Broome
- ✓ Ordella Curin

Tonya Doughty
Nancy Dresser

- ✓ Pat Ezard

Jenny Faulkner
Kathleen Furniss

Catherine & Raymond Giustina

- ✓ Kathy Haworth
- ✓ Les Johnson
- ✓ Ron Jones
- ✓ Jeanne Kennett
- ✓ Berneda and Bruce

McDonald
Dennis and Lorena Mitchell
Leslie Newcomer
Michael Owen
Dan Woodmark

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%

**Crow Community Meeting
Facilitation Notes by Table**

Table #1 Notes

Number of Participants at table: 5

Three Most Important Regional Goals

- Land Use and Development
- Housing
- Transportation
- Education

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (36 points)
2. Satellite Communities Growth (25 points)
3. Rural Growth (16 points)

Actions to Protect Quality of Life

Education

- Students = family wages, jobs, housing
- Refurbish existing houses so are desirable and keep families here
- Focus new affordable housing around Crow and Lorane
- Potential for more jobs with improvement on ag. products, but might not be living wage
- Job security for teachers/attract better qualified teachers by increasing wages and decreasing class numbers
- Address competition from homeschooling
- Increase local control over education

Community Facilities and Services

- Recreational tax share with Veneta and Fern Ridge
- More presence/resources from Sheriff's office
- Community water facility with district/number of people's wells low/no water at times – water availability also affects agriculture
- Shared sewer facilities
- Broad spectrum activities from youth to adults
- More local medical services
- Better internet and cell phone services (especially to facilitate telecommuting)
- Hospital closer to/in West Eugene

Environment

- Air quality – limit distance traveled in cars
- Environmental friendly herbicides and pesticides
- Enforce restrictions/regulations on timber companies

Transportation

- Finish Fern Ridge Dam
- Improved internet and cell service so people can telecommute – at least for part of the time
- Improvements to W. 11th and 126 to maintain and improve transport
- Have business (ex. Wal-Mart) really pay for the impacts they generate
- Reduce curb cuts
- No adequate highway serving west of Eugene

Economy

- Legal, family-wage jobs
- Recreation / bed and breakfast at wineries
- Encourage enviro-friendly logging
- Use of/encourage forest industries using alternative products / ex. Mushrooms
- Tourism – using wineries to make destination for bicyclists
- Encourage subscription organic farms
- Forum to help market local businesses / artists
- Encourage more film (?) / commercials industry

Housing

- Take great care in analyzing how the preferred growth scenario impacts cost of housing
- Starter homes \$165-185,000 or lower
- Refurbish existing run-down homes / USDA grant
- SDC for county if population increases to offset impacts (ex. Rural SDC for schools; ex. Huge house/winery on roads – utility, power)
- Increase the variety of housing

Growth Scenario Map Comments

- Hybrid (compact and satellite) with greenbelt around Eugene-Springfield (including West Eugene wetlands)
- Assume compact growth within existing UGB
- Assume opening up Satellite Communities for growth

Table #2 Notes

Number of Participants at table: 5

Three Most Important Regional Goals

- Land Use & Development
- Housing
- Education

Alternative Growth Scenario Ratings at Table

1. Rural Growth (50 points)
2. Satellite Communities Growth (19 points)
3. Compact Urban Growth (5 points)

Actions to Protect Quality of Life

Education

- Discipline in schools is very important – mainstreaming can have a negative impact on the whole classroom
- Better funding system
- Need more base to grow from and tax at a higher rate under the current system. Another system for funding schools should be explored and considered.

Housing

- More houses for more kids as long as those kids go to the public school system. But, you have to have more businesses to attract that housing – goes hand-in-hand.

Land Use & Development

- Better evaluation of existing land for development potential (not 1-acre lots, not enough water).
- Some land can be evaluated on an individual basis – broaden the review and look at each piece of land – not group analysis off of maps, only from the office in Eugene.
- Tax incentives to improve your place, disincentive to eyesores

Rural Growth Scenario Map Comments

None

Table #3 Notes

Number of participants at table: 10

Three Most Important Regional Goals

- Land Use and Development
- Education
- Environment

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (72 points)
2. Compact Urban Growth (61 points)
3. Rural Growth (23 points)

Actions to Protect Quality of Life

Land Use & Development

- Use System Development Charges in smaller rural communities for capital improvements
- Encourage alternative wastewater systems
- Build community support for new technologies
- Look at permit price breaks, property tax breaks
- Don't let money influence zoning to accommodate changes

Transportation

- Expand/improve bus system
- Look at train/alternative link to metro area

General

- High-speed access to internet in country
- Water availability is a constraint to growth
- Consider strongly soil types when zoning
- Develop jobs/housing/services on a smaller scale in small towns
- Look at ways to provide community services at a small scale at reasonable rates

Economy

- Tax/permit incentives for small businesses in small communities/agricultural operations
- Rural enterprise zones

Housing

- Plan for a diversity of housing
- More affordable housing needed
- Senior housing is lacking in Veneta

Satellite Communities Growth Scenario Map Comments

- Crow and Lorane should have small compact commercial areas and more dense residential
- Water service and wastewater treatment is a concern
- Use school district lands in profitable ways (residential development for agriculture employees)
- Include Vaughn in region

Table #4 Notes

Number of Participants at table: 12

Three Most Important Regional Goals

- Land Use & Development
- Housing
- Transportation
- Environment

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (54 points)
2. Compact Urban Growth (33 points)
3. Rural Growth (24 points)

Actions to Protect Quality of Life

Transportation

- Use input from locals
- Don't want LA
- Want rural growths for improving our roads
- Need in long-term to increase all forms of public transportation
- Achieve form of mass transit that works for people, so they use it
- Use van pools in rural areas
- Use ride share
- With new highway construction, include carpool lanes to encourage people to travel together
- Coordinate transportation
- Widen 126, Crow, Territorial Road, Lorane Hwy. *
- Put turn-off lanes on existing roads
- Increase/add bike trails, lanes
- Subdivisions need to be bus-compatible

Land Use and Development

- Coordinate policy so the left-hand knows what the right-hand is doing
- Family-friendly land use, allow family units on a single piece of property
- Protect agricultural land
- Encourage nodal development
- Optimal size of community?
 - Don't want dysfunctional areas like LA. Be conscious of how to achieve best option
- Ensure that when land is subdivided for family use that resale to a single or non-family does not occur

Housing

- Increase rentals
- Have a reasonable mix of housing types
- Use small lot sizes to increase neighbor-to-neighbor contact

- Create/facilitate community building
- Rentals that encourage people to interact
- Incentives for landlords to maintain their properties
- Ban gated communities
- Don't develop houses like California tracks

Satellite Communities Growth Scenario Map Comments

- Address forest damage no matter how growth occurs
- Address water concerns, availability of water will limit growth and development