



Design Your Future
Goshen Community Meeting Report
July 21, 2005

Prepared by

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GOSHEN COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Goshen Community Meeting was attended by 23 participants, seven of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel). It should be noted that representatives of the Goshen Neighborhood Association have participated in the Region 2050 process since its inception; have attended Policy Advisory Board meetings; and have kept their community members informed. The Goshen meeting participants used the scenarios and other meeting tools to effectively discuss and convey their desired future community.

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants clearly identified four top goals for the community, a reflection of the community's values: Land Use and Development, Environment, Transportation, and Community Facilities and Services. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants, on the whole, rated the Compact Urban Growth Scenario highest as their starting point for their future community. There was also support for the Satellite Communities Growth Scenario, but little support for the Rural Growth Scenario. Participants modified the Compact Scenario map so that the Eugene urban growth boundary (UGB) excludes Goshen and the LCC Basin; and they suggested specific changes to the land uses shown on the map, as reported below. Participants wanted Goshen to remain a separate community, but they supported the urban densities in the Compact Urban Growth Scenario. They also wanted to maintain a geographic separation between Goshen and Eugene's UGB in order to maintain Goshen's unique identity. The combined ratings and actions indicate support by these participants for compact growth to occur within UGBs in the metro cities and the small cities with some additional growth in the community of Goshen as indicated in the requested changes to the scenario map outlined below. They wanted growth to occur in Goshen slowly.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development (One of Four Top Goals)

Participants wanted intelligent, logical planning and they wanted the public to be educated about land use planning. They wanted to maintain the unique identity of each community, as reflected in the Satellite Communities Growth Scenario, but they liked several aspects of the Compact Urban Growth Scenario, including: the urban densities; the preservation of farmland and forestland; and the protection of natural resources, open space, and environmental quality. They wanted to protect farm land and forest land; plan for high densities in urban areas and small cities; provide incentives, such as tax incentives, and raise allowable building heights to encourage high-density development; adopt regulations to preserve ridgelines and views; make it hard to

develop “open land” in forestland; and keep development standards high. They supported mixing commercial and compact residential areas in ‘hubs’ in each community with parks to serve residential areas, and they specifically wanted to exclude Wal-Mart. They wanted the outcomes of the Region 2050 process to be clear on what Goshen would be like as separate entity and how land in Goshen will be used and they suggested specific changes to the land uses shown on the map (see below).

Housing

Participants wanted to maintain the community feel of Goshen and to create communities within the city, such as nodal development. They wanted to increase housing densities in Goshen and in all urban areas and to include parks and library services with housing growth.

Economy

Participants wanted to mix commercial and residential areas; to develop ‘hubs’ in each community with a mix of commercial and compact residential development; and to exclude Wal-Mart.

Transportation (One of Four Top Goals)

Participants wanted to make it easy to travel to and from distinct places. They wanted to encourage modes of transportation other than automobile, including bike paths and the bus system. They wanted to economize public transit, for example by using vans instead of buses. There was interest in free bus passes. They wanted a safe bike route over 30th Avenue. They wanted a biodiesel station on McVeigh Highway to be approved.

Environment (One of Four Top Goals)

Participants wanted to consolidate environmental impacts in already impacted areas. They wanted to identify areas to protect before development occurs and to institute strict protective measures. Participants wanted to manage air, water and waste to protect the environment. To protect air quality, they wanted to encourage other modes of transportation: bike paths, bus system, and approve a biodiesel station on McVeigh Highway. For water quality, they wanted to: protect the watershed; provide community or public water and sewers to new urban development; and require new development to contain runoff to prevent it from discharging into the river untreated. They wanted to provide incentives to recycle. They wanted to plan to preserve open space, natural resources, and wildlife habitat.

Community Facilities and Services (One of Four Top Goals)

Participants wanted to plan ahead of time to accommodate for water and wastewater services in order to keep the costs down and to provide public sewers to new urban development. There was support to connect Goshen to Eugene or Springfield for wastewater and water services. There was interest in obtaining free library cards.

Education

No actions were suggested in this category.

WHERE SHOULD WE GROW?

There was support for both the Compact Urban Growth Scenario and the Satellite Communities Growth Scenario, and a request for a blend of the two scenarios. For this reason, map changes suggested to both scenario maps are presented below.

Compact Urban Growth Scenario Map Changes

- Do not include Goshen and the Lane Community College (LCC) basin in metro UGB expansion. UGB is expanded too far south.
- Residential center in Goshen should be commercial.
- Area west of Hwy 99 should be residential.
- Area east of Hwy 99 should be commercial.
- Reduce the dramatic changes in land use compared to current zoning in compact scenario.
- If compact growth scenario is chosen, make changes slowly.

Satellite Communities Growth Scenario Map Changes

- Don't like amount of neighborhood node in Goshen.
- Don't like low density at top of LCC basin. Should be higher density and neighborhood nodes.
- LCC should remain an employment node.
- On map, label 30th Avenue and Freeway.

I. INTRODUCTION

This report presents the results of the Alvadore “*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. GOSHEN COMMUNITY MEETING

PARTICIPANTS

The Goshen Community Meeting was attended by 23 people who participated in small group discussions. Forty-five 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 seven Citizen Panel Participants (randomly selected community members) and 16 General Participants (self-selected participants) (Figure 1).

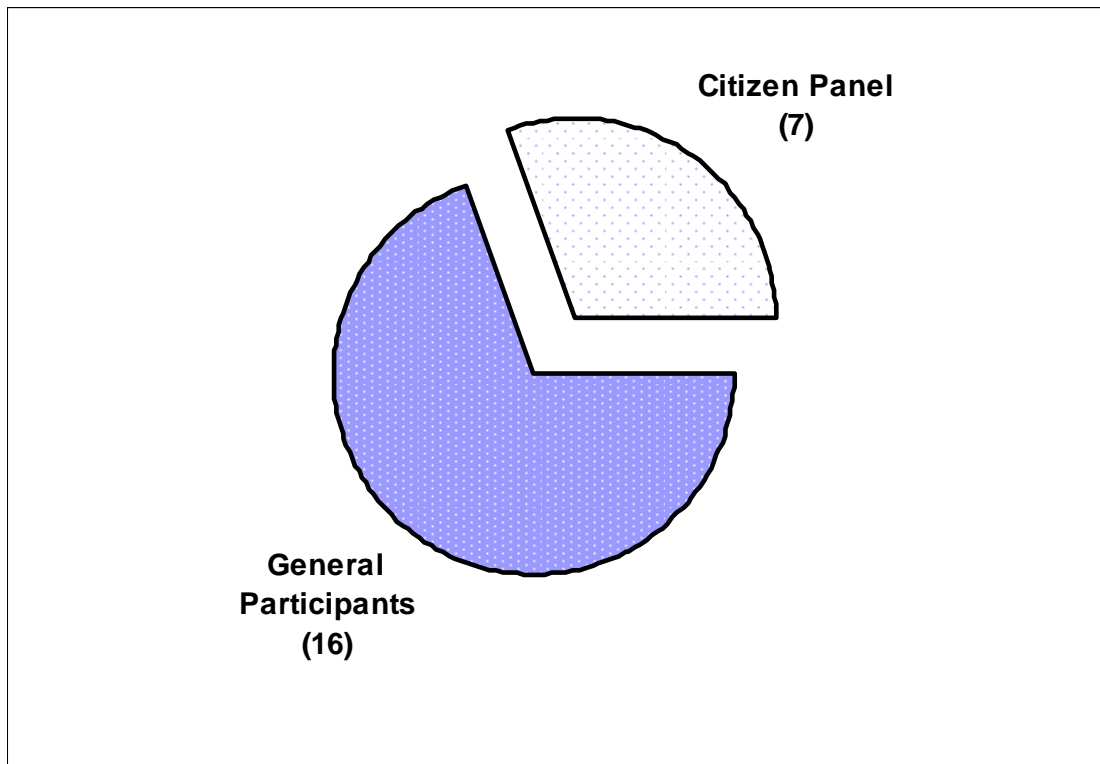


Figure 1: Number of Participants (23 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Environment
- Land Use and Development
- Community Facilities and Services
- Transportation

There were no significant differences between the Citizen Panel and the General Participants, although the Citizen Panel considered Education more of a top goal than Transportation. (Figures 3 and 4)

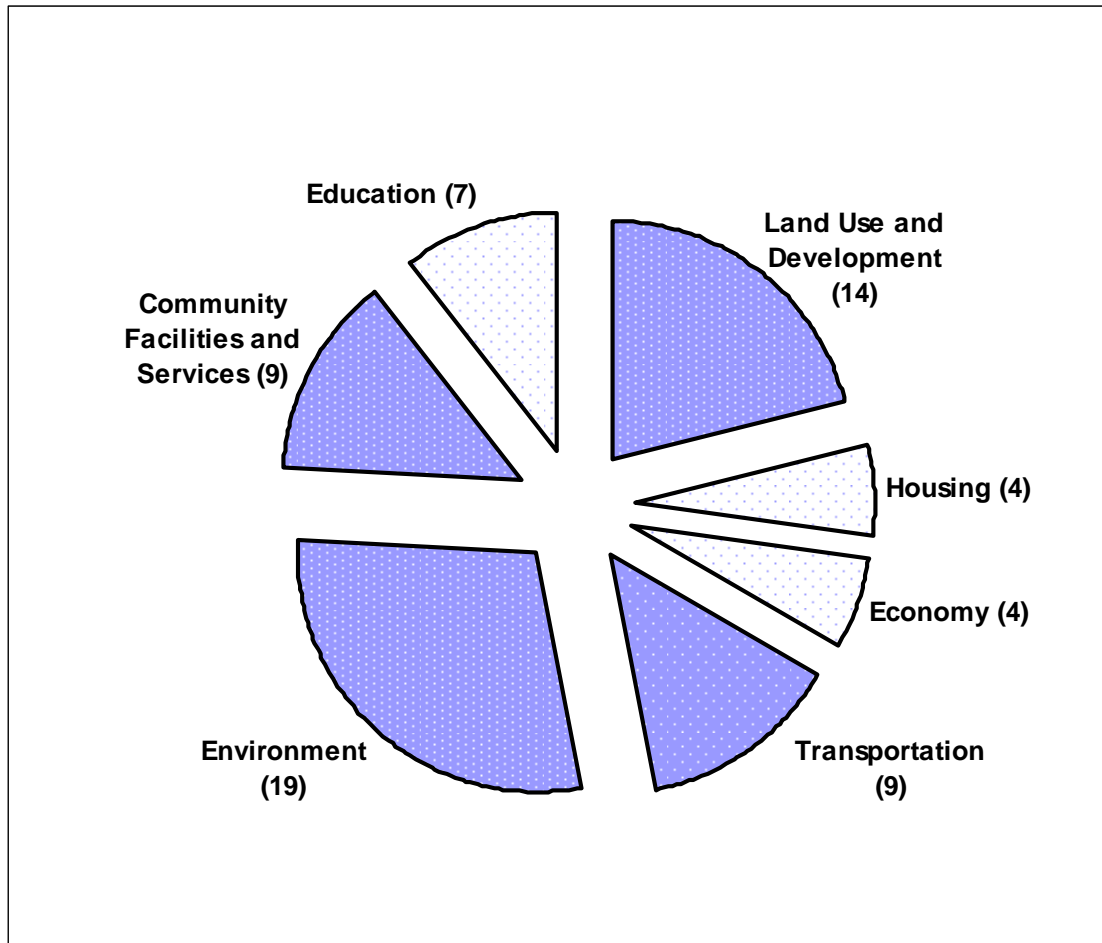


Figure 2: Most Important Regional Goals, All Participants (23 Total)

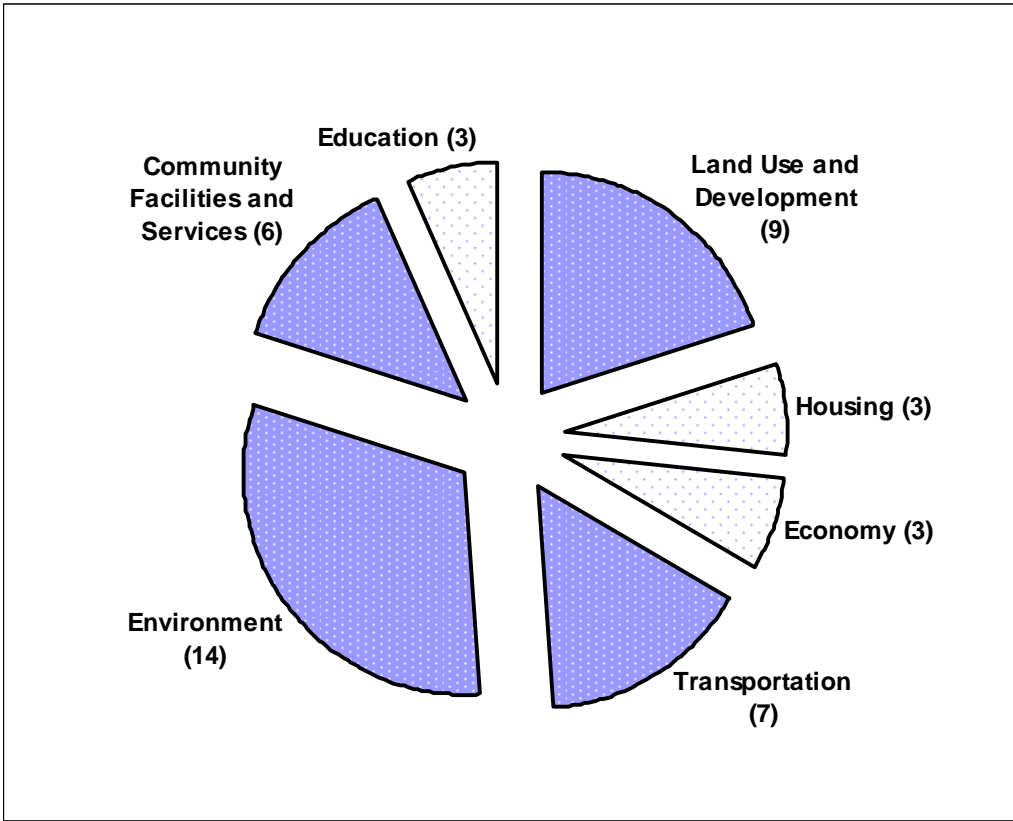


Figure 3: Most Important Regional Goals, General Participants (16 Total)

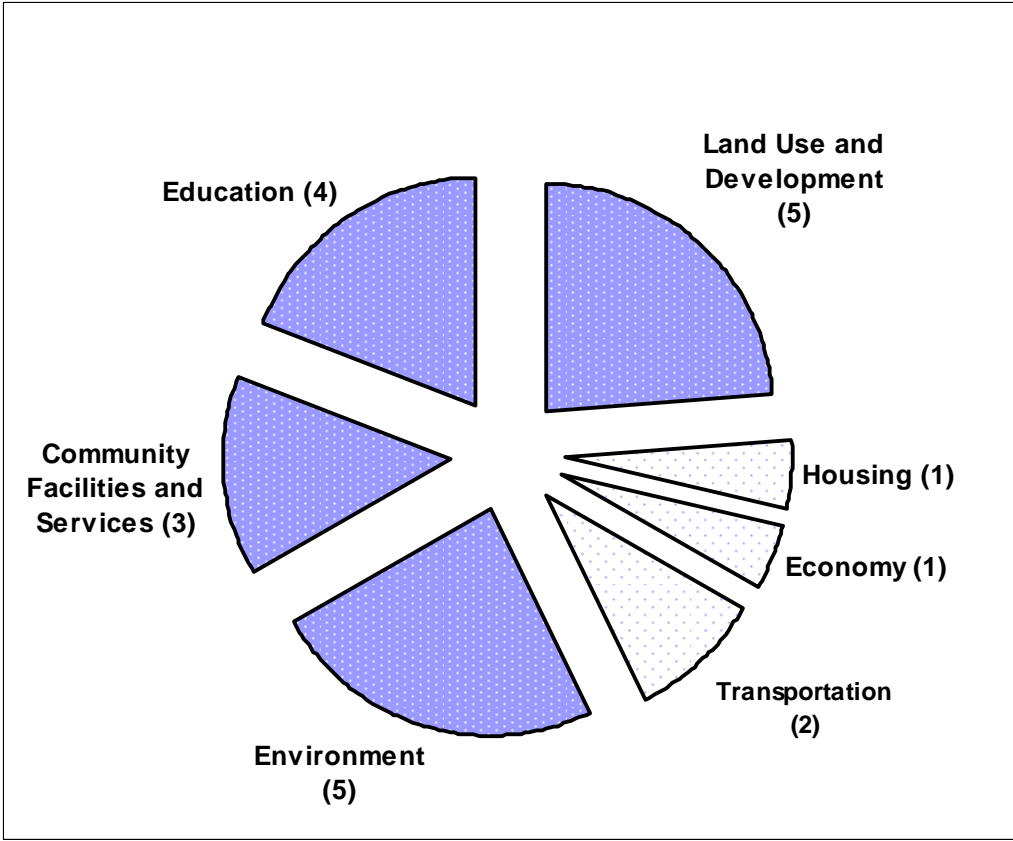


Figure 4: Most Important Regional Goals, Citizen Panel (7 Total)

HOW SHOULD WE GROW?

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

- Compact Urban Growth Scenario (142)
- Satellite Communities Growth Scenario (124)
- Rural Growth Scenario (61)

The Satellite Communities Growth Scenario was rated the highest by the General Participants and the second highest by the Citizen Panel; the Rural Growth Scenario received the lowest score by both groups. (Table 1). The fact that the Compact Urban Growth Scenario received the highest score overall does not translate into support for Goshen to become part of the Eugene urban growth boundary (UGB) over time, based on the stated actions to protect quality of life and the suggested map changes, below. The combined ratings and actions appear to indicate support for regional growth to occur within UGBs in the metro cities and the small cities with some additional growth occurring in the small rural community of Goshen.

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

General Participants	Citizen Panel
Compact Urban Growth Scenario (92) Satellite Communities Growth Scenario (96) Rural Growth Scenario (45)	Compact Urban Growth Scenario (50) Satellite Communities Growth Scenario (28) Rural Growth Scenario (16)

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

Actions to Protect Quality of Life:

- Intelligent, logical planning based on something other than profit. Educate the public about land use. Maintain the unique identity of each community. Make clear what Goshen would be like as a separate entity. Decide how land in Goshen will be used under the Satellite Growth Scenario; and minimize the rezoning of land in Goshen.
- Like density of Compact Urban Growth vs. Satellite Growth. Plan for high-density in urban areas; develop incentives to encourage high-density development (i.e. tax cut); build higher buildings to go up instead of out.
- Mix commercial and residential areas. Develop 'hubs' in each community: commercial, compact development. Plan parks where residential development will be. Exclude Wal-Mart.
- Maintain land for farming and forest, and recreational uses. Protect farm land.
- Plan to preserve open space and natural resources; adopt regulations to preserve ridgelines and views; make it hard to develop "open land" in forestland.
- Keep development standards high.

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

Actions to Protect Quality of Life:

- Maintain community feel
- Create communities within the city, nodal development
- Include parks and library with housing growth

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.

Compact Urban Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Mix commercial and residential areas. Develop 'hubs' in each community: commercial, compact development. Exclude Wal-Mart.

Transportation (One of Four 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

Actions to Protect Quality of Life:

- Make it easy to get to and from distinct places
- Encourage other modes of transportation: bike paths, bus system
- Economize public transit, use vans not buses
- Free bus passes
- Safe bike route over 30th
- Approve biodiesel station on McVeigh Highway

Environment (One of Four 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

Actions to Protect Quality of Life:

- Consolidate environmental impacts in already impacted areas; identify areas to protect before development occurs; institute protective measures that can't be compromised.
- Manage air, water and waste to protect the environment.
- Air quality: encourage other modes of transportation: bike paths, bus system; approve biodiesel station on McVeigh Highway
- Water quality: protect watershed; new development in new urbanized land should be on sewers; need community/public water and wastewater services to maintain water quality; new development should contain runoff so that it doesn't go into the river.
- Waste: provide incentives to recycle.
- Plan to preserve open space and natural resources; keep reserve to maintain wildlife.

Community Facilities and Services (One of Four Top Goals)

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 and cost

Actions to Protect Quality of Life:

- Plan ahead of time to accommodate for water and wastewater services to keep costs down.
- Hook into Eugene or Springfield wastewater and water services.
- Free library cards.
- New development in new urbanized land should on sewers.

Education

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, Bethel and Eugene 4J Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

Actions to Protect Quality of Life:

No actions were suggested in this category.

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.

There was support for both the Compact Urban Growth Scenario and the Satellite Communities Growth Scenario, and a request for a blend of the two scenarios. For this reason, map changes suggested to both scenario maps are presented below.

Compact Urban Growth Scenario Map Changes

- Do not include Goshen and the Lane Community College (LCC) basin in metro UGB expansion. UGB is expanded too far south.
- Residential center in Goshen should be commercial.
- Area west of Hwy 99 should be residential.
- Area east of Hwy 99 should be commercial.
- Reduce the dramatic changes in land use compared to current zoning in compact scenario.
- If compact growth scenario is chosen, make changes slowly.

Satellite Communities Growth Scenario Map Changes

- Don't like amount of neighborhood node in Goshen.
- Don't like low density at top of LCC basin. Should be higher density and neighborhood nodes.
- LCC should remain an employment node.
- On map, label 30th Avenue and Freeway.

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Goshen Grange Community Meeting: Design Your Future

Thursday, July 21, 2005, 5:30 – 8:30 p.m.
Goshen Grange
Dillard Access Road, Goshen

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 |

July 14, 2005

Dear Rural Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Thursday, July 21 from 5:30-8:30 in the Goshen 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 July 21.

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 GOSHEN MEETING
GOSHEN GRANGE, JULY 21, 2005 (2 PAGES)**

✓ Indicates Participation in Meeting

General Participants

- ✓ Carlos Barrera
- ✓ Rob Castleberry
- Dainna Dillon
- ✓ Jeff Dolgin
- Bruce Duval
- ✓ John and Linda Franklin
- Val and Gordon Gallic
- ✓ Cheryl Henderson
- Becky Kennedy
- Michael Kicker
- ✓ Earl Lyman
- ✓ Aileen Lyman
- ✓ Leandra Matson
- ✓ Jakona Matson-Bell
- Craig Shelby
- ✓ Betty Smith
- ✓ Jim Straub
- ✓ Leonard Tarantola
- ✓ Joyce Thomas
- Toni Troutman
- ✓ Randy Wood

Citizen Panel

- ✓ Rick Auriemma
- Diane Chin
- Michelle Dannar
- Marsha Ekberg
- ✓ Howard Epstein

Citizen Panel, Continued

- ✓ Tery Gent
- Bobbie Gray
- Thomas Herrmann
- Shannon Kearney
- Dick Lane
- ✓ Ruth Lefevre
- ✓ Bethany Little
- ✓ Annette Miller
- Chad Perkins
- Mike Rhodes
- John Riggs
- Sylvia Schoonover
- Beth Sitter
- Stephen Tieskie
- ✓ Mark Williams

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%

Goshen Community Meeting Facilitation Notes by Table

Table #1 Notes

Note: Table #1 group was moved to join with Table #2.

Table #2 Notes

Number of Participants at table: 7

Three Most Important Regional Goals

- Land Use & Development
- Environment
- Transportation

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (50 points)
2. Satellite Communities Growth (28 points)
3. Rural Growth (16 points)

Actions to Protect Quality of Life

Land Use and Development

- Plan to take high-density in urban areas
- Mix commercial and residential areas
- Build higher buildings to go up instead of out
- Plan bike paths *
- Plan to preserve open space and natural resources
- Develop incentives to encourage high-density development (i.e. tax cut)
- Regulations to preserve ridgelines and views
- Do not include LCC basin in UGB expansion
- Make it easy to get to and from distinct places
- Educate the public about land use
- Develop 'hubs' in each community: commercial, compact development
- Maintain unique identity for each community
- Plan parks where residential development will be

Environment

- Consolidate environmental impacts in already impacted areas
- Encourage other modes of transportation: bike paths, bus system
- Plan locations of open space
- Institute protective measures that can't be compromised
- Mandatory emission standards *
- Incentives to recycle
- Safe bike route over 30th
- Approve biodiesel station on McVeigh Highway

Compact Urban Growth Scenario Map Comments

- Residential center in Goshen should be commercial
- Area west of Hwy 99 should be residential
- Area east of Hwy 99 should be commercial
- Don't expand Eugene's UGB to include LCC basin and Goshen
- Keep compact growth scenario but don't let growth come into Goshen

Table #3 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Land Use and Development
- Environment
- Education

Notes:

- Environment is how I make my living and open space is important
- Land use and development is important because farmland shouldn't be run over with houses
- Environment = quality is important
- Economy = jobs = quality of life
- Community services: if we don't address water and sewer, it will impact everything else
- With a good education, good things will follow
- If we don't have good community services, it will impact the community – building block for a community

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (49 points)
2. Satellite Communities Growth (43 points)
3. Rural Growth (15 points)

Actions to Protect Quality of Life

Land Use and Development

- Keep development standards high
- Minimize rezoning of land
- Make it hard to develop “open land” in forestland
- Centralize development (nodal development/community commercial)
- Allow people who are affected by development to have input into decisions *
- Intelligent/logical planning based on something other than \$

Environment

- New development in new urbanized land should be on sewers
- Manage air, water and waste to protect environment
- Maintain open spaces and natural features
- Identify areas to protect before development occurs
- New development should contain runoff so that it doesn't go into the river
- Protecting watershed

Compact Growth Scenario Map Comments

- UGB is expanded too far south
- Reduce the dramatic changes in land use compared to current zoning to compact scenario
- If compact growth scenario is chosen, make changes slowly

Table #4 Notes

Number of Participants at table: 7

Three Most Important Regional Goals

- Environment
- Community Facilities and Services

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (53 points)
2. Compact Urban Growth (43 points)
3. Rural Growth (30 points)

Actions to Protect Quality of Life

Environment

- Need community/public and waste water services and water services to maintain water quality
- Want them available, but not forced to use

- Keep reserve to maintain wildlife

Community Facilities & Services

- Hook into Eugene or Springfield waste water and water services
- Free library cards
- Plan ahead of time to accommodate for water and waste water services to keep costs down
- Make clear what Goshen would be like as separate entity

Land Use & Development

- Decide how land will be used under Satellite Growth scenario
- Like density of Compact Urban Growth vs. Satellite Growth
- Maintain land for farming and forest, and recreational uses
- Exclude Wal-Mart

Housing

- Maintain community feel
- Create communities within the city, nodal development
- Include parks and library with housing growth

Transportation

- Economize public transit, use vans not buses
- Free bus passes

Satellite Growth Scenario Map Comments

- Don't like amount of neighborhood node in Goshen
- Don't like low density at top of LCC basin. Should be higher density and neighborhood nodes
- LCC should remain in employment node
- On map, label 30th Avenue and Freeway