

Design Your Future
Junction City Community Meeting Report
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JUNCTION CITY COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Junction City Community Meeting was attended by 28 participants, nine of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel). Elected officials, planning commissioners, committee members, civic groups, the chamber of commerce, other interest groups, and residents were represented in the group of General Participants (Non-Citizen Panel participants).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants clearly identified five top goals for the community, a reflection of the community's values: Community Facilities and Services, Transportation, Economy, Land Use and Development, and Education. It is interesting to note that the General Participants' top goals were Economy, Land Use and Development, and Community Facilities and Services; while the top goals of the Citizen Panel were Transportation, Community Facilities and Services, and Education. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

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

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development

Participants wanted to preserve the individuality of Junction City and to focus growth in small communities instead of larger cities. They wanted to preserve farmland; support farmers who want to continue farming; limit mixed uses in consideration for the agricultural quality of life; and add buffers next to residential areas. They supported planning for commercial and industrial growth that promotes quality of life in the city. They wanted to promote cohesive growth. There was support for involving people in the community in decision-making; recognizing that new residents have a different vision for the community than long time residents; and slowing the land use permitting process to allow more time for review.

Housing

Meeting participants wanted to plan for a diversity of housing, including townhouses for seniors (independent living), large-lot single family, and affordable starter homes for young families; provide incentives to encourage homes on vacant land; and to discourage low quality housing. There was support to plan for a diversity of housing sizes and styles; promote affordable, owner-occupied housing; and plan for starter homes, focusing starter homes on older housing stock.

Economy

Participants wanted to encourage local employment to decrease environmental impacts and allow workers to live near where they work. They wanted to provide affordable land for commercial/industrial development and plan for sewer line expansion to create shovel-ready land. There was support to work with existing businesses to develop auxiliary businesses and encourage new business; and for a survey to discern what keeps businesses from moving to Junction City. There was some recognition that the City may not be able to support high tech businesses. There were divergent opinions about large, big box retail. Some participants wanted to encourage a diversity of businesses and have a balance of chains and local business because they saw larger businesses providing better quality jobs; while others wanted the City to focus on local businesses and specifically did not want to allow a Walmart. There was the desire to streamline the building permit process and provide permit incentives; and to work with economic development professionals to advertise the Junction City location.

Transportation

Participants expressed the desire for a strong, cost-effective infrastructure to support growth. There was support to expand public transportation as the area grows; and to institute creative parking solutions, shuttles; to consider vans and rail; to encourage public awareness for carpool matching through Meals on Wheels, billboards, low fixed-income through employers; and to work in conjunction with heavy rail.

Several suggestions were made to enhance traffic flow. There was support to plan for bike lanes, bike paths, and a bike/pedestrian path to Eugene to provide alternative transportation and also to provide an activity for families and youth. There was a desire to require streets in subdivisions to be wide enough to accommodate emergency vehicles and numerous suggestions for specific transportation improvements to accommodate growth.

Environment

Participants wanted to encourage local employment to decrease environmental impacts from inter-city commuting and traveling for goods and services. There was support to mitigate environmental impacts of growth and to encourage solar access and allow solar panels or alternative energies.

Community Facilities and Services

Participants wanted to plan for a strong, cost-effective infrastructure system; to accurately project infrastructure needs to accommodate quality growth (do not under-plan).

They wanted to plan for water (water rights), put a cap on growth, or buy water from EWEB. They wanted to improve the taste of the water. They wanted to plan for sewer line expansion to create shovel-ready land; and extend the sewer line south on Highway 99 ; and purchase land to east of Junction City for outflow.

There was support to increase the use of volunteers in policing, an important consideration. Participants wanted to encourage outdoor activities/lifestyles; activities to keep children/families close to home; community-friendly recreational activities, such as skateboard park; Boys/Girls club for after school activities; and bike paths.

Education

Participants wanted to increase school enrollment by increasing the “starter” home inventory to encourage families. There was concern about the diversity of education with decreasing resources and the need for more maintenance to keep existing facilities. They suggested leveraging taxes for upgrades to facilities. They recognized that growth could encourage the return and maintenance of higher education in the area (i.e., a Lane Community College satellite)

WHERE SHOULD WE GROW?

The Satellite Communities Growth Scenario was rated the highest as the starting point for participants’ vision of their community and the region in the future. The body of the report contains suggested map changes to the Compact Urban Growth Scenario map as well.

Satellite Community Growth Scenario Map Changes:

- Add housing (LDR) to area between Oaklea and Hwy. 99W, north of 18th
- Move commercial along Hwy 99 S closer to town
- Support farmers who want to continue farming (may add buffers next to residential areas)
- Residential subdivision (1/2-acre lots) south of Bailey to Hwy. 36, west of Hwy. 99, east of Pitney
- Keep commercial along Hwy. 99
- Preserve farmland...it’s precious
- Expand UGB SW of town – more residential property
- Remove commercial south on 99 (W 11th affect)
- Additional roadways – arterials in addition to 99 (NE of JC)
- Closely examine and set controls regarding land near proposed prison – motel/restaurant
- Move commercial center to core of city and campus industrial south of town
- Keep schools close to residential area
- Expand UGB to include land west of 99 to Oaklea and further west to parallel UGB western boundary
- Put shopping/commercial north of town (within UGB) along 99W
- Existing scenario doesn’t accommodate residential growth

I. INTRODUCTION

This report presents the results of the Junction City “*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 Veneta event and helped to get the word out just prior to each meeting.

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

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

Drop-ins:

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

Citizen Panel Participants

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

- Veneta Community Center: Veneta

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

Community Meeting Agenda

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

The following is the Agenda used for the meetings:

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

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

Small Group Discussions – An Interactive Process

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

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

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

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

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

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

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

II. JUNCTION CITY COMMUNITY MEETING

PARTICIPANTS

The Junction City Community Meeting was attended by 28 people who participated in small group discussions. Seventy people pre-registered for the meeting (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 nine Citizen Panel Participants (randomly selected community members) and 19 General Participants (self-selected participants) (Figure 1). General Participants included elected officials, planning commissioners, committee members, local interest groups, and other community members participating in the process.

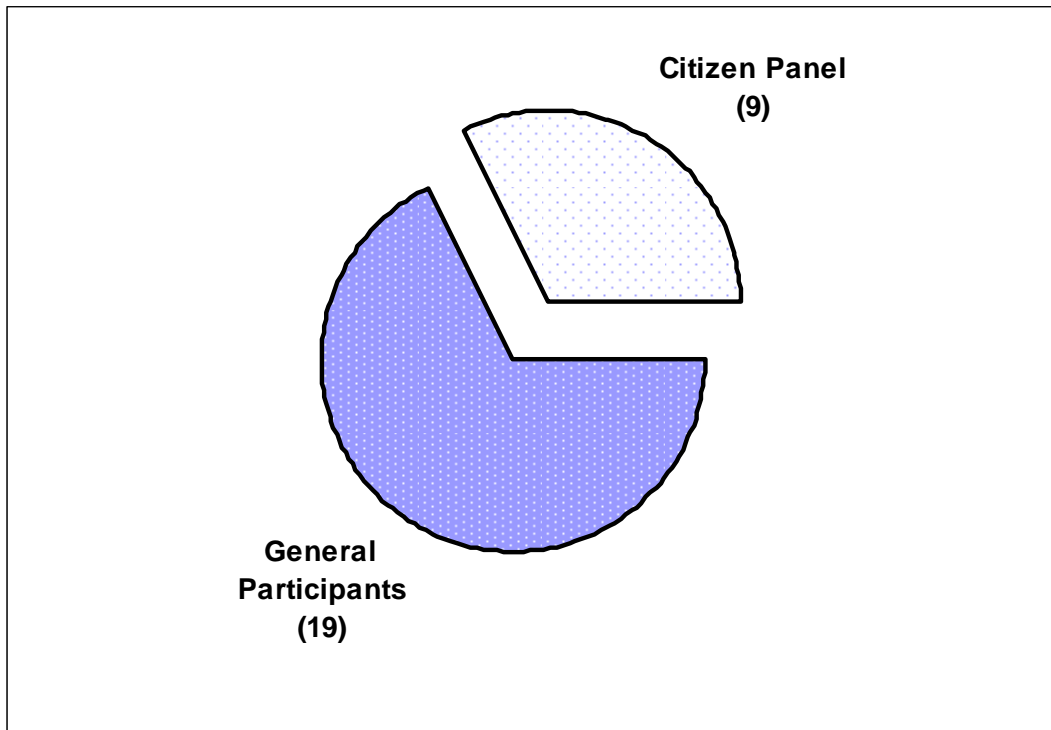


Figure 1: Number of Participants (28 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Community Facilities and Services
- Transportation
- Economy
- Land Use and Development
- Education

The Citizen Panel and General Participants differed in their top goals. The General Participants' top goals were Economy, Land Use and Development, and Community Facilities and Services; while the top goals of the Citizen Panel were Transportation, Community Facilities and Services, and Education. (Figures 3 and 4)

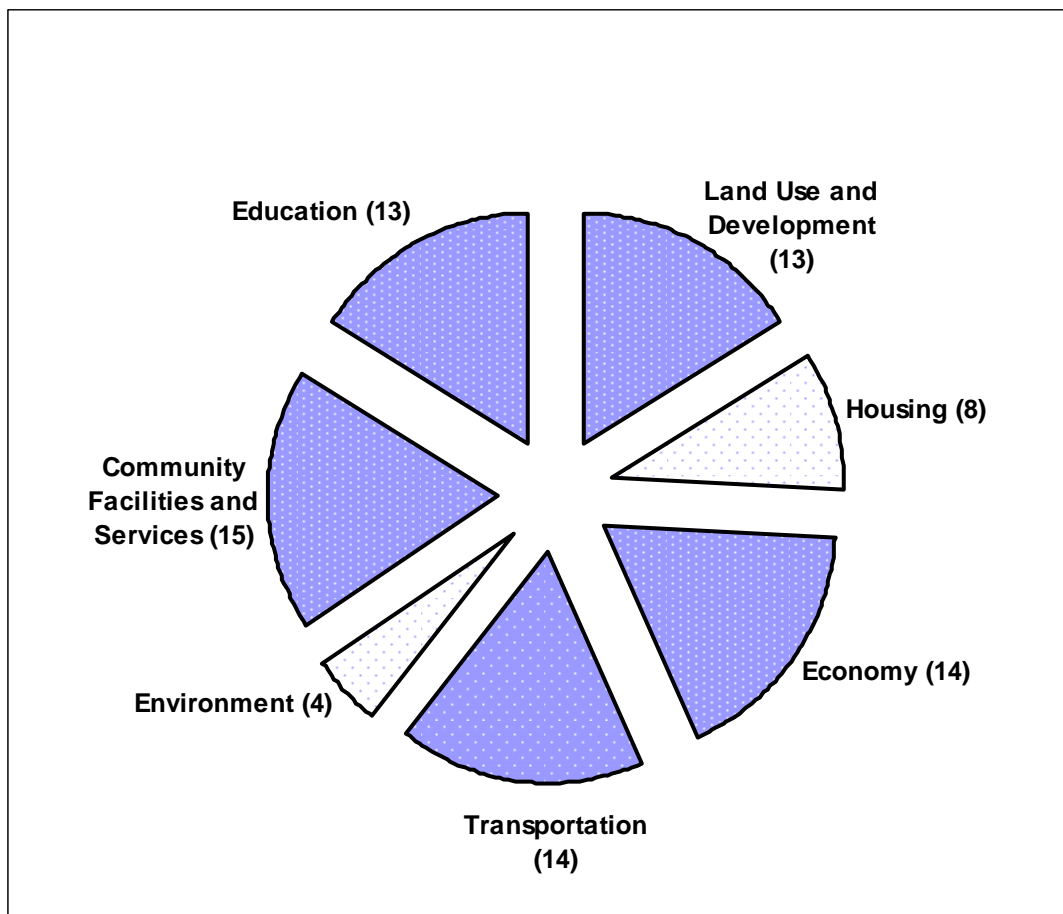


Figure 2:
Most

Important Regional Goals, All Participants (28 Total)

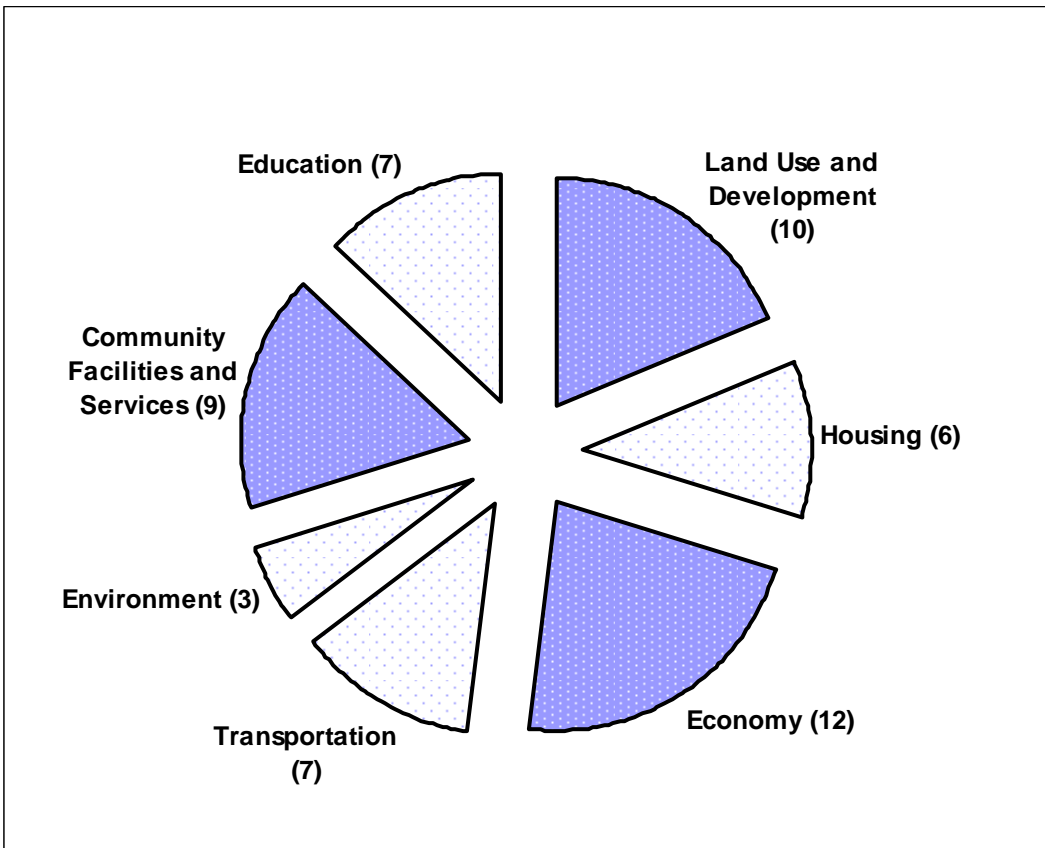


Figure 3: Most Important Regional Goals, General Participants (19 Total)

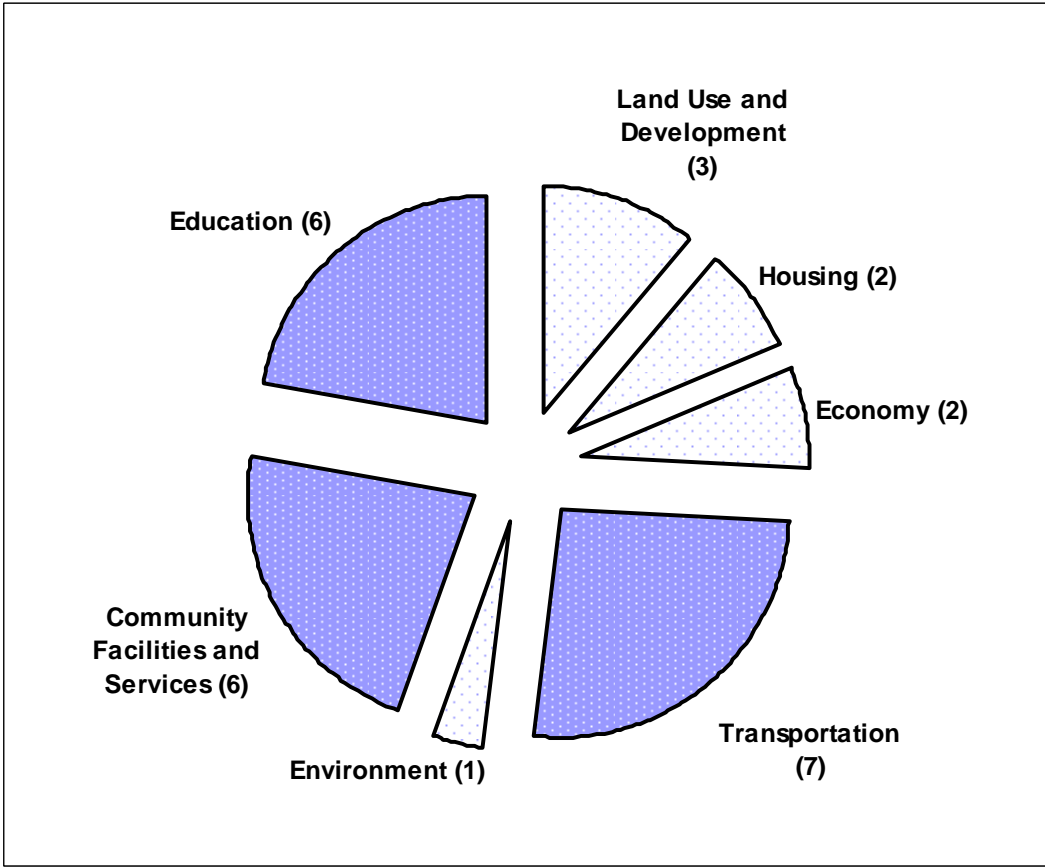


Figure 4: Most Important Regional Goals, Citizen Panel (9 Total)

HOW SHOULD WE GROW?

Meeting participants, on the whole, clearly favored the Satellite Communities Growth Scenario as their starting point for their future community. The total scores (cumulative ratings) for the three scenarios were:

- Satellite Communities Growth Scenario (187)
- Compact Urban Growth Scenario (162)
- Rural Growth Scenario (54)

There were no discernable differences between the preferences of the General Participants and the Citizen Panel. (Table 1).

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

General Participants	Citizen Panel
Satellite Communities Growth Scenario (125) Compact Urban Growth Scenario (104) Rural Growth Scenario (33)	Satellite Communities Growth Scenario (62) Compact Urban Growth Scenario (58) Rural Growth Scenario (21)

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

Actions to Protect Quality of Life:

- Preserve individuality of Junction City. Focus growth in small communities instead of larger cities.
- Promote cohesive growth.
- Help people live in compact areas if they want to preserve small towns. Region is too crowded already.
- Involve people in the community in decision making, and recognize that new residents have a different vision for the community. Slow the process to allow more time for review.
- Preserve farmland; support farmers who want to continue farming; limit mixed uses in consideration for the agricultural quality of life and add buffers next to residential areas.
- Support commercial to industrial growth that is not anti-quality of life in land use planning.
- Make overlays flexible.

Housing

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:

- Plan for a diversity of housing, including townhouses for seniors (independent living), large-lot single family, and affordable starter homes for young families.

- Provide incentives to encourage homes on vacant land.
- Discourage low quality housing. Plan for diversity of housing sizes and styles.
- Promote affordable owner-occupied housing.
- Plan for starter homes. Focus starter homes on older housing stock. Families would fix them up.

Economy (One of Five Top Goals)

Regional Goal

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

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Encourage local employment to decrease environmental impacts and allow workers to live near where they work.
- Provide affordable land for commercial/industrial development.
- Plan for sewer line expansion to create shovel-ready land.
- Work with existing businesses to develop auxiliary businesses and encourage new business; survey to see what keeps businesses from moving here. City may not be able to support high tech.
- Streamline building permit process and provide permit incentives.
- Advertise the Junction City location, working with the economic development community.
- Encourage a diversity of businesses, a balance between chains and local. Larger businesses provide better quality jobs, for example Bi-Mart is a good addition.
- Do not allow Walmarts, focus on local businesses.

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

Actions to Protect Quality of Life:

- Expand public transportation as the area grows. Institute creative parking solutions, shuttles.
- Require streets in subdivisions to be wide enough to accommodate emergency vehicles.
- Consider vans and rail (employers, seniors); encourage public awareness for car-pool matching through Meals on Wheels, billboards, low fixed-income through employers; work in conjunction with heavy rail.
- Enhance traffic flow by: educating people to drive with more space between them; increasing law enforcement; installing roundabouts; and signal engineering (adjusted for times of day).
- Plan for bike lanes, bike paths, and a bike/pedestrian path to Eugene to provide alternative transportation and also to provide an activity for families and youth.
- Place a highway parallel to Oaklea to accommodate western growth; widen Pitney or High Pass to accommodate growth (High pass Road can't handle much growth); alternative route to Hwy 99 (Oaklea/Pitney/Hwy. 36); add alternative route from I-5 through back side of Santa Clara (environmental concerns); install four lanes on Highway 99; construct more bridges across the Willamette River; include major projects in CIPs and maximize dollars.

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:

- Encourage local employment to decrease environmental impacts.
- Encourage solar access and allow solar panels or alternative energies.
- Make concessions to accommodate growth and allow mitigation.

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 and reliable service delivery, predictability of supply and cost

Actions to Protect Quality of Life:

- Plan for a strong, cost-effective infrastructure system.
- Accurately project infrastructure needs to accommodate quality growth (don't under-plan).
- Plan for water (water rights) or put a cap on growth. Water should be drinkable. Improve water taste. Buy water from EWEB.
- Plan for sewer line expansion to create shovel-ready land; and extend sewer line south on Highway 99.
- Purchase land to east of Junction City for outflow.
- Policing is an important consideration. Senior patrols are excellent. Involve community volunteers.
- Plan to encourage outdoor activities/lifestyles; activities to keep children/families close to home; community-friendly recreational activities, such as skateboard park; Boys/Girls club for after school activities; and bike paths.

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:

- Plan for more “starter” home inventory to encourage families. Education attracts families.
- Education: concerned with diversity of education with decreasing resources; more maintenance needed to keep existing facilities.
- Facilities are adequate now. Taxes can be leveraged for upgrades. Growth to encourage return/maintenance of higher education (LCC satellite)
- Improve educational diversity.
- Encourage increased enrollment.

WHERE SHOULD WE GROW?

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

Satellite Communities Growth Scenario Map Changes

- Add housing (LDR) to area between Oaklea and Hwy. 99W, north of 18th
- Move commercial along Hwy 99 S closer to town
- Support farmers who want to continue farming (may add buffers next to residential areas)
- Residential subdivision (1/2-acre lots) south of Bailey to Hwy. 36, west of Hwy. 99, east of Pitney
- Keep commercial along Hwy. 99
- Preserve farmland...it's precious
- Expand UGB SW of town – more residential property
- Remove commercial south on 99 (W 11th affect)
- Additional roadways – arterials in addition to 99 (NE of JC)
- Closely examine and set controls regarding land near proposed prison – motel/restaurant
- Move commercial center to core of city and campus industrial south of town
- Keep schools close to residential area
- Expand UGB to include land west of 99 to Oaklea and further west to parallel UGB western boundary
- Put shopping/commercial north of town (within UGB) along 99W
- Existing scenario doesn't accommodate residential growth

Compact Urban Growth Scenario Map Changes

- Keep business development on S 99
- Move commercial to S 99
- Commercial zone changed to low density residential
- Commercial area at Hwy. 36
- Overlays don't always work, needs to be flexible
- Widen Pitney or High Pass to accommodate growth
- Protect farmland north of town
- Plan to accommodate traffic on Hwy. 99

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Junction City Community Meeting: Design Your Future

Wednesday, August 24, 2005, 5:30 – 8:30 p.m.
Junction City City Hall
680 Greenwood Street, Junction City

Contact: Sandra Belson 998-2153; Carol Heinkel, 682-4107

AGENDA

1. Greetings and Table Assignments 5:30
2. Welcome 5:45
Junction City Council President, Ethan Nelson
3. Junction City Growth Issues 5:50
Michael Leighton, Junction City City Manager
4. Region 2050 and *Design Your Future* Process 6:00
Carol Heinkel, Region 2050 Project Manager
- Question and Answer 6:20
5. Small Group Discussions 6:30
 - Facilitation Process
 - Build Your Future Community and Protect Quality of Life
- 10 MINUTE BREAK 7:45**
 - Draw Your Preferred Growth Scenario
 - Report on discussion highlights – Facilitators
6. Wrap-Up 8:20
*Dwight Coon, Regional Policy Advisory Board Chair
Junction City City Councilor*

August 17, 2005

Dear Junction City Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Wednesday, August 24 from 5:30-8:30 in Junction City City Hall. This meeting is an opportunity for community members to become engaged in a critical dialogue about growth and its implications for Junction City 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 24.

Sincerely,

Mayor Larry Crowley, Junction City

About the Community Meeting and Region 2050

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

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

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

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

**REGION 2050 PRE-REGISTERED AND
PARTICIPANTS IN
JUNCTION CITY COMMUNITY MEETING
AUGUST 24, 2005 (3 PAGES)**

✓ Indicates Participation in Meeting.

General Participants

✓ Kate Anderson

✓ Mark Anderson

Ryan Bowers

Dave Brunscheon

Mike Campbell

Jimmie Chardier

Ellen Columbo

✓ Dwight Coon

Larry Crowley

Susan DeGroot

Rob Dickman

William Dimarco

✓ Ellie Dumdi

✓ Sandy Dunn

✓ Wayne Earnshaw

Jon & Darcy Edwards

✓ Brian Fernandez

✓ Beverly Ficek

Tye Fountain

Sue Gabreil

Nancy Gifford

✓ Cheryl Glasser

✓ Debra Goodman

Jay Howard

Tom Hutton

✓ Robin Irish

Duane Kerr

Brad King

Matt Knox

Chad Landerking

General Participants, continued

✓ Judy Leighton
✓ Brad Lemhouse
Oscar Martency
Naomi McCoy
Scott Mehlbrech
✓ Anna Morrison
Lois Munson
✓ Bob Nelson
✓ Ethan Nelson
Randy Nelson
Brandon Nicol
Don Nielsen
Shannon Nill
✓ Kathy Olafson
John Perdue
Pam Perkins
✓ Taryl Perry
Robin & Danuta Pfeiffer
Jim Pitney
Barry Schweigert
✓ Howard Stein
✓ Lance Stoddard
✓ Pat Straube
✓ Jack Sumner
Marti Templeton
Paul Vaughan
✓ Jim Watkins
Mary Whitlock
Merle Wilcox
Sharon York

Citizen Panel (note: Two Citizen Panel members participated but did not sign in)

Greg Bingham
Cindy Borden
✓ Lawrence Brahms
Gary Brown
Lois Chapin
Jeff Curran

Citizen Panel, Continued

Mary Davis

Jessica Denney

Wendy Erickson

Chris Erickson

Andrea Griffith

✓ Kathy Helms

✓ John Holvey

✓ Dean Huston

Chris Puderbaugh

✓ Greg Schultz

✓ Lynn Stuckrath

✓ Richard Trotter

Bryan Welsh

Herbert White

Perry 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%

**Junction City Community Meeting
Facilitation Notes by Table**

Table #1 Notes

Number of Participants at table: 5

Three Most Important Regional Goals

- Land Use and Development
- Transportation
- Community Facilities & Services
- Education

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (39 points)
2. Compact Urban Growth (29 points)
3. Rural Growth (17 points)

Actions to Protect Quality of Life

Transportation

- Streets in subdivisions wide enough to accommodate emergency vehicles
- Alternative route to Hwy 99 (Oaklea/Pitney/Hwy. 36)
- Signal engineering (adjusted for times of day)
- Consider vans and rail (employers, seniors)
- Encourage public awareness for carpool matching, reaching low-income and fixed-income workers through Meals on Wheels, billboards, employers
- Include major projects in Capital Improvement Plans and maximize dollars (i.e. River Road improvements), people need to express their concerns to decision-makers
- Educate people to drive with more space between them to enhance traffic flow; may require law enforcement
- Add alternative route from I-5 through back side of Santa Clara (environmental concerns)
- Roundabouts, if properly designed. People don't have to stop, keeps flow going *
- Bicycles entered into traffic pattern: bike lanes, bike paths
- Bike/pedestrian path to Eugene – also provides an activity of something to do (for teens in particular)

Land Use and Development

- Don't want junky housing
- Affordable housing with ownership
- Don't mix housing types or income levels **
- Focus starter homes on older housing stock, families would focus on fixing them up
- Different size houses and different views so houses aren't all the same
- Minimum house sizes ***
- Solar access encouraged and allow solar panels or alternative energies

- Not have the Walmarts, focus on local businesses
- Skateboard park
- Boys/Girls club for after school activities
- Plan for water (water rights) or put cap on growth
- Water should be drinkable

Satellite Scenario Map Comments

- Add housing (LDR) to area between Oaklea and Hwy. 99W, north of 18th, would be near existing schools
- Move commercial along Hwy 99 S closer to town
- Support farmers who want to continue farming (may add buffers next to residential areas)
- Residential subdivision (1/2-acre lots) south of Bailey to Hwy. 36, west of Hwy. 99, east of Pitney
- Keep commercial along Hwy. 99
- Preserve farmland...it's precious

Table #2 Notes

Number of Participants at table: 4

Three Most Important Regional Goals

- Transportation
- Community Facilities & Services
- Education

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (29 points)
2. Satellite Communities Growth (23 points)
3. Rural Growth (4 points)

Actions to Protect Quality of Life

Housing

- More affordable housing
- Encourage ownership, not renting
- Incorporate starter homes
- Mix of housing options

Land Use & Development

- People in community should be involved in decision making
- Incentives to encourage homes on vacant land
- Help people live in compact areas if they want to preserve small towns

Environment

- Bridges across Willamette
- Make concessions to accommodate growth
- Can also mitigate

Transportation

- High pass Road can't handle much growth
- 4 lanes on 99
- Hwy parallel to Oaklea to accommodate western growth
- Somewhere for families to ride bikes
- Public transportation should expand as the area grows
- Work in conjunction with heavy rail

Education

- More maintenance to keep existing facilities
- Facilities are adequate now
- Taxes can be leveraged for upgrades

Community Facilities & Services

- Policing is an important consideration
- Senior patrols excellent
- Involve community volunteers

Economy

- Bi-Mart is a good addition
- Balance between chains and local
- Might not be able to support high tech
- Workers should live out here where they work

Compact Urban Growth Scenario Map Comments

- Overlays don't always work, needs to be flexible
- Widen Pitney or High Pass to accommodate growth
- Protect farmland north of town
- Plan to accommodate traffic on Hwy. 99

Table #3 Notes

Number of participants at table: ?

Three Most Important Regional Goals

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

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (62 points)
2. Compact Urban Growth (44 points)
3. Rural Growth (11 points)

Actions to Protect Quality of Life

Economy

- Keep existing businesses
- Working with existing businesses to develop auxiliary businesses
- Encourage new business – survey to see what keeps businesses from moving here
- More property
- Streamline process for building
- Permit incentives
- Sewer line

Community Facilities & Services

- Sewer line expansion to create shovel-ready land
- Improve water taste
- Buy water from EWEB
- Sewer line south on 99
- Purchase land to east of JC for outflow
- Creative parking solutions, shuttles

Land Use & Development

- Parking = bulldoze house
- Affordable land for commercial/industrial development
- Senior housing – townhouse (independent living)

Zoning Map Comments

- Expand UGB SW of town – more residential property
- Remove commercial south on 99 (W 11th affect)
- Additional roadways – arterials in addition to 99 (NE of JC)
- Closely examine and set controls regarding land near proposed prison – motel/restaurant

Table #4 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Land Use & Development

- Economy
- Transportation
- Housing

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (39 points)
2. Satellite Communities Growth (28 points)
3. Rural Growth (20 points)

Actions to Protect Quality of Life

Transportation

- Better road surfaces/intersections
- Add parking
- Improved railroad crossings
- Improved bus service/park & rides
- Large manufacturing work – street (?) adjustments
- Address Hwy. 99 impacts on growth

Economy

- Larger businesses – better quality jobs
- Advertise location
- Economic development community

Housing

- Slower process / more review
- Infrastructure improvement
- Costs to developer
- Bigger lots
- Single family dwelling
- Owner occupied
- SDCs – change comp plan

Land Use & Development

- Too crowded already
- Loss of individuality of JC
- New people with different vision

Zoning Map Comments

- Keep business development on S 99
- Move commercial to S 99
- Commercial zone changed to low density residential
- Commercial area at Hwy. 36

Table #5 Notes

Number of participants at table: ?

Three Most Important Regional Goals

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

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (35 points)
2. Compact Urban Growth (21 points)
3. Rural Growth (2 points)

Actions to Protect Quality of Life

General

- Education: concerned with diversity of education with decreasing resources
- Community Services: activities to keep children/families close to home
- Affluent economy to keep residents in area
- Land use, economy and housing to allow opportunity for future generations
- Education attracts families
- Quality environment attracts and keeps families
- Land use as a comprehensive aspect
- Land use plan to support commercial to industrial growth that is not anti-quality of life
- Positive transportation to enhance quality of life
- Strong infrastructure system

Land Use & Development

- Offset surrounding development (buffer zone)
- Planning to encourage outdoor activities/lifestyles
- Limiting fence heights
- Housing diversity
- Limit mixed uses (consider the agricultural quality of life)
- Cohesive growth
- Work to focus growth in small communities instead of larger cities getting larger

Economy

- Encourage diversity of businesses
- Encourage local employment to decrease environmental impacts

Community Facilities & Services

- Community friendly recreational activities
- Accurately project infrastructure needs to accommodate quality growth (don't under-plan)
- Develop cost-effective infrastructure

Education

- Growth to encourage return/maintenance of higher education (LCC satellite)
- Improve educational diversity
- Encourage increased enrollment
- More "starter" home inventory to encourage families

Zoning Map Comments

- Move commercial center to core of city and campus industrial south of town
- Keep schools close to residential area
- Expand UGB to include land west of 99 to Oaklea and further west to parallel UGB western boundary
- Put shopping/commercial north of town (within UGB) along 99W
- Existing scenario doesn't accommodate residential growth