

Design Your Future
Lowell Community Meeting Report
September 15, 2005



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LOWELL COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Lowell Community Meeting was attended by 24 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, school district representatives, and residents were represented in the group of General Participants (Non-Citizen Panel participants).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants clearly identified four top goals for the community, a reflection of the community's values: Education, Housing, Land Use and Development and Economy. Education and Housing were clearly the top two goals for the General Participants, as well as Land Use and Development and Economy, while the Citizen Panel's top goals were more evenly spread across all seven goals. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants rated the Satellite Communities Growth Scenario highest and clearly articulated their desire for a blend of the Satellite Communities Growth Scenario and the Rural Growth Scenario as the starting point for their future community.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development

Participants envisioned their future community as a place that retains its rural character, beauty, and charm as its population and access to local goods and services increase over time. Participants expressed an interest in a specific mix of somewhat more dense development within the city and increased rural residential opportunities within the school district boundary. The primary driver for this vision was to improve the viability of the local schools, considered the lifeblood of the community. There was also strong interest and agreement that the higher population density was needed in order to improve access to local goods and services; to make key City services and facilities affordable for current and future residents; and to help the community become more self-contained and less of a bedroom community.

There was support to increase the city population to 3,000 or whatever it will take to keep a lively school with some diversity in the community. There was support to have some smaller lots in the city, but not throughout the city, and a diversity of housing types in order to make housing affordable to young families. There was interest in making the zoning process easier for rural development and to manage the location of rural growth

to prevent sprawl and to address any potential impacts of more dense rural development on water quality, transportation, and fire and emergency services.

There was a desire to provide shared open space for denser housing and to maintain the ratio of public open space to population when the UGB is expanded; to provide more rental housing, but only if there are local controls over property maintenance; and to encourage infill development, but to not allow multi-story apartment buildings.

There was a desire for more commercial activity and mixed use areas in Lowell. There was support to develop lodging and restaurants and suggestions for lakeside developments that would serve as an attraction to the area.

Housing

There was agreement that affordable housing for families needed to be planned for in order to keep the school in the community. There was a desire to promote lower-income, family-type housing; to rezone for apartments and condos; and for a mix of housing types and price ranges. There was interest in creating housing incentives for young families to move to Lowell to increase school enrollment.

Economy

Participants wanted more local jobs and goods and services, for current residents and to draw new residents to the area who could work locally and send their children to the local schools. They suggested local farmers could sell their wares at a farmers' market in town. They wanted to provide more activities at the local Grange and to market Lowell as a "work-at-home" community, with DSL, cell phone, and internet access available. There was support for specific types of commercial activities such as restaurants, cafés and a good brewpub. They wanted to encourage cottage industries and to have local medical and dental clinics. They wanted the City to market the amenities of Lowell, with emphases on the lake and outdoor recreational opportunities. There was interest in focusing on improving inter-governmental coordination and the City's working relationships with surrounding government agencies.

Transportation

Participants expressed the desire for more and better bus service and alternative transportation, stating that improved public transportation was needed to aid lower-income families and children. They wanted to promote car pools and provide pedestrian walkways and bike paths and trails or to widen roads for bike lanes. To serve the increasing population, participants wanted to increase bus trips and to revise schedules for workers; and to make an express route; and, by the year 2050, to perhaps consider light rail along Hwy 58 for the older population and commuters. There was support for improvements to Jasper-Lowell Road, in recognition of the fact that growth will create more traffic on it.

Environment

Participants wanted to protect the environment for residents and farming. They recognized that an unpolluted environment is especially important with growth. They wanted to protect water quality, and to encourage alternative power and recycling. They did not support development too close to the rivers; and they wanted to protect natural features and to regulate river pollution, using public agency oversight. They did not want to allow rock quarries or mines. They wanted to regulate industrial growth. As stated above, they wanted to maintain public open space in more dense residential areas and in UGB expansion areas.

Community Facilities and Services

Participants wanted to plan for adequate, affordable infrastructure and police, fire, and emergency medical response. They wanted to provide adequate, affordable updated sewer and water to accommodate growth and reliable, affordable utilities. They wanted to extend water and sewer to curb wells and septic on small lots.

Education

In addition to housing, education was the most important quality of life goal for participants. There was clear consensus to increase school enrollment by increasing the “starter” home inventory to encourage families. Participants defined this inventory to include small lot single family, multi-family, rentals, mobile homes, and, for some families, single family homes on five acre rural residential lots in the rural area. There was a desire to increase the population of the school district to whatever level was needed to maintain a lively, diverse school in the community. In addition to attracting families by providing affordable housing, participants suggested writing grants; the Corps or USFS donating houses for families to rent; LCC classes at the high school; improving community involvement in school activities; introducing and supporting legislation that protects rural schools; easing regulations on teachers to allow flexibility in teaching (e.g., math minor can teach math; one teacher can teach two subjects); and using people in the community with special skills.

WHERE SHOULD WE GROW?

While 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 Rural Growth Scenario was a close second and recommendations were made for map changes for both scenarios.

Satellite Communities Growth Scenario Map Changes

- Expand UGB to land northwest of town (Seneca property) for residential development.
- Expensive/constraint to expand UGB north or east – water and sewer. Expand half of area to east, before high slopes.
- Put medium-density housing in already developed areas of town – infill
- Plan residential – UGB expansion area – to west

- Change commercial on Moss to MDR – change industrial to MDR MF
- South of North Shore Drive between Pioneer and Moss – DT Commercial/Commercial expand N on Moss and 2nd St.
- Make open space – Old Union Pacific RR bed
- Instead of UGB expansion east, expand UGB north to covered bridge, then west to Pengra Road, then follow the river back to Lowell
- Zone for a mix of residential and light industrial.

Rural Growth Scenario Map Changes

- Increase densities (allow rural residential) along Jasper-Lowell Rd. to Little Fall Creek
- Look at increasing density as percentage to spread the impact of development and still allow people to do something with property (40-acre to 5-acre; 30-acre to 3-acres, etc.)
- Increase density of some Rural Residential land to 5 acres, not 2 acres.
- Plan for higher rural densities closer to UGB, 1-2-5 acre lots, where on site septic and water are available and impacts to water quality are minimal or can be addressed and plan development in such a way that it will not have impacts such as those seen in other densely developed areas outside UGBs.

I. INTRODUCTION

This report presents the results of the Lowell “*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. LOWELL COMMUNITY MEETING

PARTICIPANTS

The Lowell Community Meeting was attended by 24 people who participated in small group discussions. Seventy-four 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 participated in small group discussions after the meeting began. A sports event held that evening created an unexpected conflict for many who had intended to attend.

Participants included nine Citizen Panel Participants (randomly selected community members) and 15 General Participants (self-selected participants) (Figure 1). General Participants included elected officials, planning commissioners, committee members, school district administrators, and other community members participating in the process.

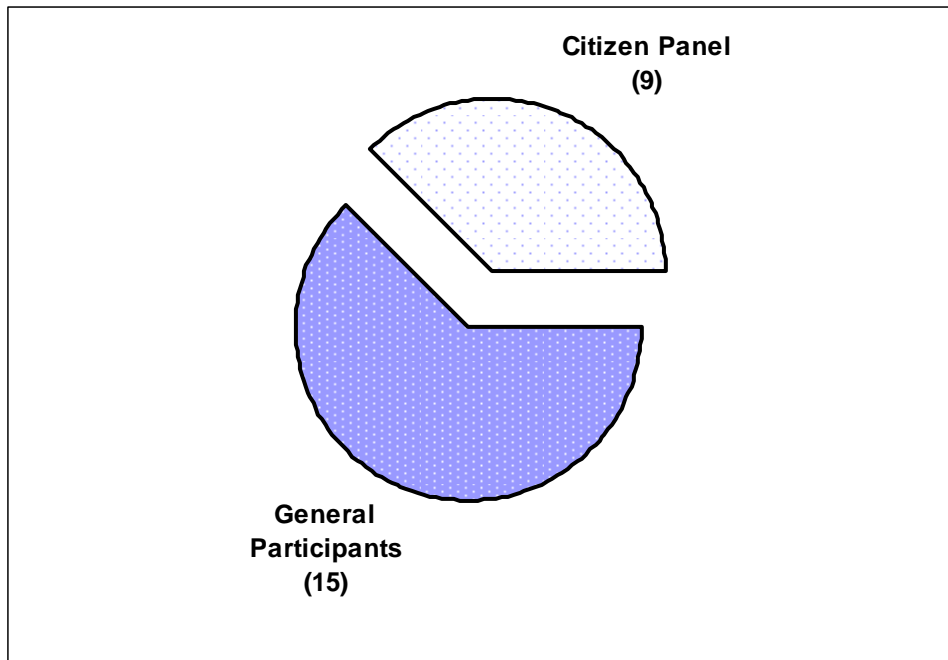


Figure 1: Number of Participants (24 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Education
- Housing
- Land Use and Development
- Economy

Education and Housing were clearly the top two goals for the General Participants, as well as Land Use and Development and Economy, while the Citizen Panel's top goals were more evenly spread across all seven goals. (Figures 3 and 4)

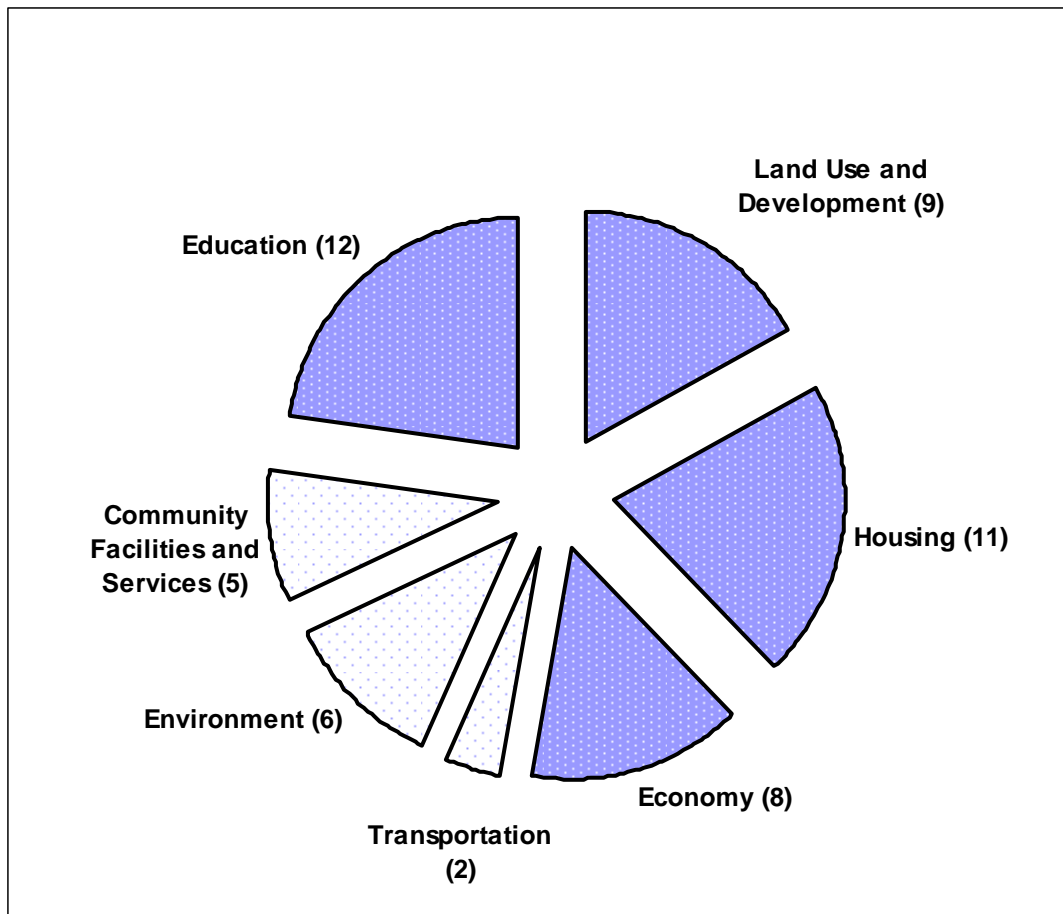


Figure 2: Most Important Regional Goals, All Participants (19 Total)

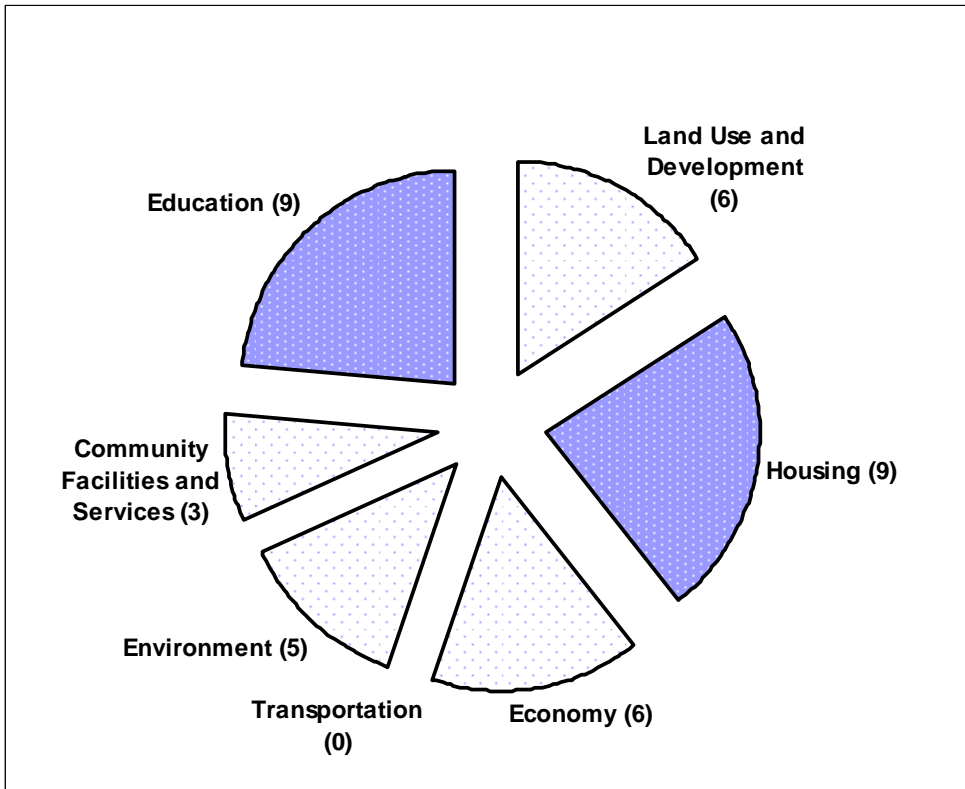


Figure 3: Most Important Regional Goals, General Participants (13 Total)

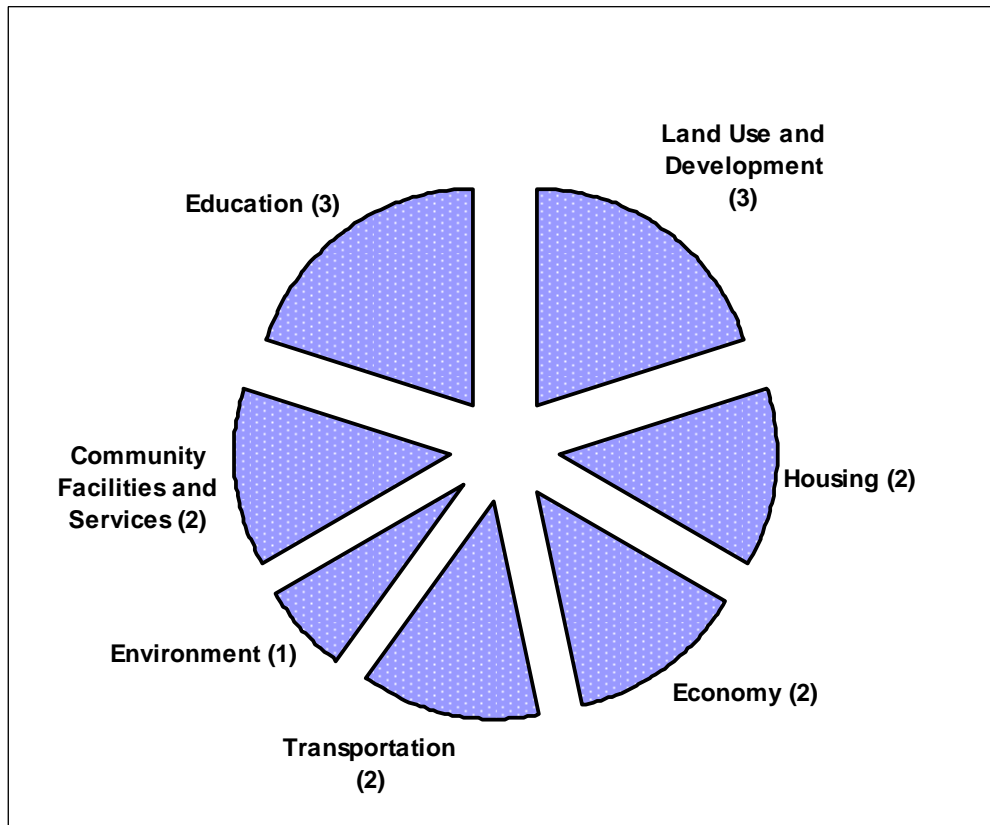


Figure 4: Most Important Regional Goals, Citizen Panel (6 Total)

HOW SHOULD WE GROW?

Meeting participants, on the whole, rated the Satellite Communities Growth Scenario highest. The group also gave the Rural Growth Scenario a relatively high score, indicating a desire for a blend of these two scenarios for their future community. The total scores (cumulative ratings) for the three scenarios were:

- Satellite Communities Growth Scenario (147)
- Rural Growth Scenario (119)
- Compact Urban Growth Scenario (68)

The Citizen Panel's ratings differed from the General Participants' only in that the Citizen Panel favored the Rural Growth Scenario almost as much as the Satellite, whereas the General Participants clearly leaned toward the Satellite Scenario. (Table 1).

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

General Participants	Citizen Panel
Satellite Communities Growth Scenario (110) Rural Growth Scenario (84) Compact Urban Growth Scenario (49)	Satellite Communities Growth Scenario (37) Rural Growth Scenario (35) Compact Urban Growth Scenario (19)

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.

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:

- Encourage satellite, but some rural growth as well. Allow small communities to take most of the growth and allow some growth into rural areas balanced by market demand.
- Keep land uses – either big farmland parcels or compact town parcels.
- Make zoning process easier for rural development. Manage location of rural growth and prevent sprawl. If rural population increases, address and mitigate impacts to transportation, fire and emergency services.
- Increase city population to 3,000 or whatever it will take to keep a school in the community – a lively school with some diversity, about 500 students.
- Make Lowell a real town, not just a bedroom community, while retaining the rural character of the town. Preserve close-knit, “gemeinschaft” community setting.
- Determine what attracts people to buy property in Lowell.
- To provide affordable housing for young families with children, allow smaller lots in some parts of the town, but not all through the town, and allow some more medium density residential (condos and duplexes), but ensure larger parcels are still available. Provide shared open space for denser housing and maintain the ratio of public open space to population when the UGB is expanded. Provide more rental housing, but only if there are local controls over property maintenance. Encourage infill development, but do not allow multi-story apartment buildings.
- Add more commercial zones in Lowell – mixed uses within Lowell. Leave main commercial strip and infill with mixed use. Lowell is a community with the charm of the lake, an underused asset. Examples: houseboat community; casino on the lake; condominiums on lake; campground close to lake, just below dam where the park is, purchase it from the Army Corps of Engineers. Develop lodging and restaurants, only. Population is high enough to support it.
- Place utilities underground.

Housing (One of Four Top Goals)

Regional Goal

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

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Provide affordable housing for families. Without families, school shuts down.
- Promote lower-income/family-type housing.
- Rezone for apartments/condos
- Provide and communicate incentives for moving to Lowell (to increase school enrollment)
- Encourage grandfathering in 2nd homes on property
- Provide a mix of affordable/market rate
- Plan for a temporary mobile home park (25-year lease)

Economy (One of Four 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:

- Provide local services to surrounding farms; also local markets to sell things, a farmers' market
- Attract businesses to hire lower-income people.
- Bring in businesses – attract employer for 150 people
- Provide more activities at Grange
- Keep existing commercial zoning for future on main thoroughfares
- Encourage restaurant/café/lunch program for schools
- Market Lowell as “work-at-home” community
- Make sure DSL, satellite, cell phone, web site
- Schools open up computers for evenings (already)
- Need a brewpub and good restaurant

- Encourage cottage industries
- Provide a medical/dental clinic
- Market amenities of Lowell (i.e. outdoor opportunities)
- Improve coordination and City's working relationship with surrounding government agencies.

Transportation

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:

- Provide more and better bus and alternative transportation; improve public transportation to aid lower-income kids and families; promote car pools; provide pedestrian/bike paths and trails or widen roads for bike lanes.
- Work with LTD to increase bus trips as population increases and to revise schedules for workers; and make an express route.
- Look at light rail along Hwy 58 for older population, although may be too expensive now, could be possible by 2050.
- Provide well-lit streets.
- Install a sidewalk on Dexter Road to allow people to walk to Dexter Market.
- Growth will create more traffic on Jasper/Lowell Road; widen road and take out corners.

Environment

Regional Goal

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

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Protect environment for population and farming. An unpolluted environment is especially important with growth.

- Provide clean water.
- Encourage alternative power and recycling.
- Don't build too close to rivers – protect natural features; regulate river pollution – use agency oversight.
- No rock quarries/mines.
- Regulate industrial growth.
- Better utilize natural resources.
- Maintain public open space/high ratio of open space to population when UGB is expanded

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:

- Provide adequate, affordable infrastructure and police/fire/medical response .
- Provide adequate, affordable updated sewer and water to accommodate growth.
- Provide reliable, affordable utilities.
- Extend water and sewer to curb wells and septic on small lots.

Education (One of Four 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:

- Keep school open – lifeblood of community. Without school, Lowell would turn into a retirement community. Merging the high school with another town would lose the backbone/rural character of Lowell

- Increase city population to 3,000 and allow more residential development in rural area outside city - whatever it takes to keep a school in community, a lively school with some diversity, about 500 students.
- School District will have to take action in planning to increase capacity.
- Attract families. Maybe grants to attract people with kids. Provide grantwriters to assist schools – provide incentives.
- Provide affordable housing (see land use)
- Corps or USFS donate house for family (rent to families) – still in Congress
- LCC offer classes at high school
- Improve community involvement in school activities
- Introduce/support legislation that protects rural schools
- Ease regulations on teachers to allow flexibility in teaching (i.e. math minor can teach math) one teacher can teach 2 subjects
- Utilize people in the community with special skills
- Encourage restaurant/café/lunch program for schools

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

- Expand UGB to land northwest of town (Seneca property) for residential development.
- Expensive/constraint to expand UGB north or east – water and sewer. Expand half of area to east, before high slopes.
- Put medium-density housing in already developed areas of town – infill
- Plan residential – UGB expansion area – to west
- Change commercial on Moss to MDR – change industrial to MDR MF
- South of North Shore Drive between Pioneer and Moss – DT Commercial/Commercial expand N on Moss and 2nd St.
- Make open space – Old Union Pacific RR bed
- Instead of UGB expansion east, expand UGB north to covered bridge, then west to Pengra Road, then follow the river back to Lowell
- Zone for a mix of residential and light industrial.

Rural Growth Scenario Map Changes

- Increase densities (allow rural residential) along Jasper-Lowell Rd. to Little Fall Creek

- Look at increasing density as percentage to spread the impact of development and still allow people to do something with property (40-acre to 5-acre; 30-acre to 3-acres, etc.)
- Increase density of some Rural Residential land to 5 acres, not 2 acres.
- Plan for higher rural densities closer to UGB, 1-2-5 acre lots, where on site septic and water are available and impacts to water quality are minimal or can be addressed and plan development in such a way that it will not have impacts such as those seen in other densely developed areas outside UGBs.

APPENDIX



**Lowell Community Meeting:
Design Your Future**
Thursday, September 15, 2005, 5:30 – 8:30 p.m.
Lowell High School
65 South Pioneer, Lowell

Contact: Chuck Spies, 937-2157; Carol Heinkel, 682-4107

AGENDA

- | | | |
|----|--|-------------|
| 1. | Greetings and Table Assignments | 5:30 |
| 2. | Welcome
<i>Lowell City Councilor Ken Larson, Policy Advisory Board Member</i> | 5:45 |
| 3. | Lowell Growth Issues
<i>Chuck Spies, Lowell City Administrator</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 discussion highlights – Facilitators | |
| 6. | Wrap-Up
<i>Lowell City Councilor Ken Larson, Policy Advisory Board Member</i> | 8:20 |

September 8, 2005

Dear Lowell Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Thursday, September 15 from 5:30-8:30 in the Lowell High School. This meeting is an opportunity for City of Lowell residents and community members in Unity, Fall Creek, Dexter, and Trent to become engaged in a critical dialogue about growth and its implications for the Lowell 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?

In answering these questions, Lowell area residents also need to consider how growth relates to the survival of rural schools and how location and type of growth impact affordable housing and lifestyle options. Our decision on these questions may determine if your children have the opportunity to attend a small school or if a family of average income can afford to live a traditional rural lifestyle.

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 September 15.

Sincerely,

Mayor Warren Weathers, City of Lowell

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. Lowell City Councilor Ken Larsen and Mayor Warren Weathers are the representatives from Lowell on the Regional Policy Advisory Board. 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
LOWELL COMMUNITY MEETING
SEPTEMBER 15, 2005**

✓ Indicates Participation in Meeting.

General Participants

David Boriak

Kayleen Cobiskey

✓ Jerry Dilley

✓ Shirley Dilley

Linda and Kenneth Dorsey

✓ Debbie Egan

Shelley Gilliland

Tray Hodson

Dian Huffman

✓ Orion Jensen

✓ Mari Jones

✓ Ken Jones

✓ John Klobas

✓ Ken Larsen

Linda Martin

Robert Martin

Marion McLean

Fergus McLean

✓ Karl Miller

Max Norris

Jack Olson

Lenny Porter

✓ Doug Powell

Nina and Charles Renard

Dennis and Arline Ritchison

✓ Don Sampson

Lawrence Schluckebier

Lora Seale

Sara Siegler

Barbara Silver

Roger Skelton

Robert Smith

✓ Chuck Spies
Marion Toepkemclean
✓ Mary Wallace
Maureen Weathers
Warren Weathers
Tammy Wells-Howe
Scott Willow

✓ Lisa Wilson

✓ Neil Wilson

Citizen Panel

✓ Kim Anderson

Alice and David Behrman
Ryan Clark
Susan and Leroy Culley
Gordon Drake

✓ Rick / Kathy Faber

Jerry Fenley
Norma Flowers
Lori Fulton
Philip Garcia
Margaret Helzer
Linda Hodson

✓ Alan Mathews

✓ Linda McCown

John and Nancy Klobas
Bettie Leavitt

✓ Marion McLean

Linda McCornack
Joni Mikulich

✓ James Rice

✓ Lyle Schickling

Barbara Silver

Julie and Stephen Sotomayor
Thomas Warren

✓ Scott 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%

**Community Meeting
Facilitation Notes by Table**

Lowell

Table #1 Notes

Number of Participants at table: 9

Three Most Important Regional Goals

- Land Use & Development
- Education

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (37 points)
2. Rural Growth (35 points)
3. Compact Urban Growth (19 points)

Actions to Protect Quality of Life

General Comments [Why choose Satellite?]

- Allow small communities take most of growth
- Allow some growth into rural areas balanced by market demand
- May provide more jobs
- Provide local services to surrounding farms; also local markets to sell things
- Possibility of real town, not just bedroom community
- Community with charm of the lake
- Need families with children which requires affordable housing
- Lowell be bedroom community to surrounding lots
- Allow smaller lots in town

General Comments [Why choose Rural?]

- Have young kids
- Future use of property for development
- Allow property on edge to subdivide and then again when annexed to town

Land Use and Development

- Add more commercial zones in Lowell – mixed use within Lowell
- Leave main commercial strip and infill with mixed use
- Do something temporary that can change as growth occurs
- Bring in businesses – attract employer for 150 people
- Encourage grandfathering in 2nd homes on property
- Allow smaller lots in town
- Lake is asset not being used
- Look at houseboat community
- Casino on the lake
- Condominiums on lake

- Temporary mobile home park (25-year lease)
- Campground close to lake
- Campground just below dam where park is – have corps sell to City

Education

- Attract families
- Maybe grants to attract people with kids
- Provide affordable housing (see land use)
- Corps or USFS donate house for family (rent to families) – still in Congress
- LCC offer classes at high school

Economy

- Provide more activities at Grange
- Keep existing commercial zoning for future on main thoroughfares
- Rezone for apartments/condos
- Encourage restaurant/café/lunch program for schools
- Market Lowell as “work-at-home” community
- Make sure DSL, satellite, cell phone
- Schools open up computers for evenings (already)

Transportation

- LTD more trips as population increases/revise schedules for workers
- Make express route
- Look at light rail along Hwy 58 for older population * (too expensive now...maybe 2050)
- Sidewalk on Dexter Rd. (allow people to walk to Dexter Market)
- Growth will create more traffic on Jasper/Lowell road – widen road and take out corners

Satellite Growth Scenario Map Comments

- Increase densities (allow rural residential) along Jasper-Lowell Rd. to Little Fall Creek
- Allow development on land northwest of town (Seneca property) rural residential
- Look at increasing density as percentage to spread the impact of development and still allows people to do something with property (40-acre to 5-acre; 30-acre to 3-acres, etc.)

Table #2 Notes

Number of Participants at table: 0 (Tables 1 and 2 were combined)

Table #3 Notes

Number of participants at table: 8

Three Most Important Regional Goals

- Land Use & Development
- Housing
- Education

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (61 points)
2. Rural Growth (44 points)
3. Compact Urban Growth (26 points)

Actions to Protect Quality of Life

Land Use & Development

- Determine what attracts people to buy property in Lowell
- Encourage satellite, but some rural growth as well
- School District will have to take action in planning to increase capacity
- Make sure larger parcels still available
- Provide shared open space for denser housing
- Make zoning process easier for rural development
- Provide more rental housing (but only if there are local controls over property maintenance)
- Increase city population to 3,000 (whatever it take to keep a school in community. School to be a lively school with some diversity, about 500 students. If rural population increases, address and mitigate impacts to transportation, fire and emergency services)
- Develop lodging and restaurants, only. Population is high enough to support it.
- Manage location of rural growth/prevent sprawl
- Promote carpools and other transportation means
- Maintain public open space/high ratio of open space to population when UGB is expanded

Housing

- Promote lower-income/family-type housing
- Attract businesses to hire lower-income people
- Provide and communicate incentives for moving to Lowell (to increase school enrollment)
- Encourage smaller lot sizes in some areas but not all through city – some more medium density okay (condos/duplexes)
- Encourage infill development

Growth Map Comments

- Expensive/constraint to expand UGB north or east – water and sewer. Expand half of area to east, before high slopes/add that area that is there, cut off to UGB expansion area to west in a triangle.
- Put medium-density housing in already developed areas of town – infill
- Plan residential – UGB expansion area – to west
- Change commercial on Moss to MDR – change industrial to MDR MF
- South of N. Shaw Drive but Pioneer and Moss – DT Commercial/Commercial expand N on Moss and 2nd St.
- Make open space – Old Union Pacific RR bed
- Take Rr to 5 acres, not 2 acres.
- Rural densities are higher, closer to UGB, 1-2-5 – but address impacts to water quality and plan it so that it avoids impacts like RR/SC and availability of on-site septic and water and rural communities should be higher density and address impacts also

Table #4 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Housing
- Environment
- Education

General Notes:

- Need affordable housing for families. Without families, school shuts down
- Need reliable affordable utilities
- Unpolluted environment especially important with growth
- Keep school open – lifeblood of community. Without school would turn into retirement community
- Keep land uses – either big farmland parcels or compact town parcels
- How will economy of Lowell survive/thrive?
- Pollution impacts farming, air quality and other
- Keep rural character
- Need better/more bus/alternative transportation
- Need infrastructure to support town

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (49 points)
2. Rural Growth (40 points)
3. Compact Urban Growth (23 points)

Actions to Protect Quality of Life

Education

- Keep the school open
- Need low cost housing to bring kids and families
- Improve community involvement in school activities
- Introduce/support legislation that protects rural schools
- Ease regulations on teachers to allow flexibility in teaching (i.e. math minor can teach math) one teacher can ateach 2 subjects
- Merging the high school with another town would use the backbone/rural character of Lowell
- Utilize people in the community with special skills

Transportation

- Improve public transportation to aid lower-income kids and families
- Provide pedestrian/bike paths and trails or widen roads
- Provide grantwriters to assist schools – provide incentives
- Provide more bus services

Housing

- Provide housing that is affordable to bring families and kids
- Provide well-lit streets
- Update sewer/water to accommodate growth and be affordable
- Provide clean water
- No multi-story apartment buildings
- Preserve gemeinschaft setting
- Encourage alternative power/recycling
- Provide a mix of affordable/market rate
- Provide underground utilities
- Build lower density

Environment

- Don't build too close to rivers – protect natural features
- Too many houses = pollution
- Need adequate police/fire/medical response
- Extend water and sewer to curb wells and septic on small lots
- Regulate river pollution – use agency oversight
- No rock quarries/mines
- Regulate industrial growth
- Better utilize natural resources

Economy

- Need a brewpub and good restaurant

- Encourage cottage industries
- Provide a medical/dental clinic
- Market amenities of Lowell (i.e. outdoor opportunities)
- Need a farmers' market
- Need a website
- City needs a better working relationship with surrounding government agencies
- Better coordination

Zoning Map Comments

- Instead of UGB expansion east, expand UGB north to covered bridge, then west to Pengra Road, then follow the river back to Lowell
- Zone a mix of residential and light industrial