

***Design Your Future***  
**Oakridge-Westfir Community Meeting**  
**Report**  
August 31, 2005



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# **OAKRIDGE-WESTFIR COMMUNITY MEETING HIGHLIGHTS**

## **PARTICIPANTS**

The Oakridge-Westfir Community Meeting was attended by 35 participants, 28 from Oakridge and seven from Westfir. The Oakridge participants included 10 who 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).

## **OAKRIDGE HIGHLIGHTS**

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

Meeting participants agreed that the Economy was the top goal. Economy and Education were the top goals for both the Citizen Panel and General Participants; Transportation and the Environment were also important goals for both groups; and the Citizen Panel also cited Community Facilities and Services as an important goal. (See Chapter I: Introduction, for Regional Goals).

### **HOW SHOULD WE GROW?**

Meeting participants clearly preferred the Satellite Communities Growth Scenario as the starting point for their future community.

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

### **Land Use and Development**

Participants agreed that good planning should continue; that good planning will protect quality of life and prevent catastrophes; and that a healthy environment means adhering to good land-use laws. They want residents to be involved in the planning process. Participants wanted to prevent urban sprawl, encourage higher residential densities, protect high prairie farmland, and preserve the rural character. There was support also to allow development on some lands outside the urban growth boundary (UGB), and an emphasis on refurbishing downtown buildings or redeveloping those areas. There was support for mixed-use development and for expanding developable lands. There was a desire to improve the aesthetics of existing properties and a suggestion that tax incentives or a “yard of the week” award program could be used to encourage property maintenance, particularly along Highway 58.

## **Housing**

Participants expressed the desire for more housing and home building in the city to attract residents and jobs. There was a recognition of the connections among population growth, economic growth and infrastructure and education. Participants wanted more high-end housing as well as more affordable housing options. There was support for increased housing density to make housing more affordable and of the need to redevelop existing housing and mobile homes. Participants wanted a greater diversity of housing in order to attract retirees and young families and to have housing for all members of the community, some of whom now leave the area. They wanted housing for young families and seniors, including apartments and assisted living facilities. There was support for “planned community” rural lot development to increase opportunities for rural living on larger lots. There was support for developers to pay for the infrastructure costs of their developments.

## **Economy**

Participants strongly supported improving the economy of Oakridge. They suggested developing a theme and aggressive marketing to prospective businesses and to publicize and market the amenities of Oakridge. They wanted to recruit business to the community and to grow local existing business and small businesses. They stressed the need for family wage jobs and noted that service sector jobs tend to be lower paid. They wanted greater access for both residents and travelers to local goods and services, such as shops, cafes, and enterprises of interest to people passing through (railroad museum, musical events). They stressed the importance of improving the appearance of Oakridge in order to attract people. They wanted an anchor business that is not tourist based; clean industry (businesses that are environmentally-friendly); to capitalize on existing assets; and to improve the infrastructure (transportation and housing key) to support economic development. They stressed the importance of an educated workforce, the need for vocational training, and the need to retain and enhance LCC programs in the area. Specific industries named were: manufactured homes industry, distribution centers, call centers on a small scale, truck stops, tourism (recreation destination), conference center, and medical center with spin-offs.

## **Transportation**

Participants agreed that transportation improvements – road improvements and a commuter line - were needed to improve connections to the Eugene-Springfield area and to nearby communities. There was strong support for transportation improvements that would facilitate inter-city commuting between Oakridge and Eugene-Springfield. They emphasized the desire for improved mass transit, bicycle lanes, and road improvements to Highway 58. There was support to improve passing lanes from Oakridge to Eugene and to upgrade Hwy. 58 to make it pedestrian and bicycle friendly. There was disagreement about the specific design of Highway 58, although there was agreement that improvements were needed to improve safety for walking, biking, and children. Suggestions offered included a pedestrian bridge, crosswalk, and bike lanes. There was support for a railroad stop, improved public transportation in town and to Eugene/Springfield, and increased availability of commuter bus and for a commuter train.

## **Environment**

Participants wanted to protect the environment, stating that a healthy environment will attract more people. They wanted a program to mitigate air pollution they consider both an environmental issue and a public health issue, citing problems with wood smoke in winter and grass-burning from the valley in summer. They wanted solutions to be found such as pellet stoves, low-smoke and efficient stoves, and encouraging environmentally friendly businesses. Some participants did not support selling federal lands and forests. Participants wanted to protect water quality by establishing an urban boundary away from the watershed and considering the effects of growth on ground water. They wanted good planning to prevent catastrophes. There was support to plan for green-space, open spaces within the city, and more park and recreation facilities.

## **Community Facilities and Services**

Participants wanted to plan, build, and maintain the infrastructure to be consistent with projected growth; to provide and manage facilities, including hospitals, noting that water, sewer, fire, and police, are essential to quality of life and growth. They want to build hospital facilities to support the aging population and to have urgent care, citing the need for a 24-hour medical center. They expressed the desire for a youth center and programs for seniors to retain these segments of the population in the community, specifically naming community centers, pools, fitness facilities, senior/retirement activities and facilities, community musical events, and increasing library facilities and hours.

## **Education**

Participants want to retain and improve access to quality education for their children. There was support to increase state funding for schools and to increase enrollment by increasing the school-aged population of the community. There was support for vocational education and for coordinating with LCC to retain and enhance LCC programs in the community and to encourage people to take better advantage of existing educational resources (i.e. LCC satellite). There was support to promote internships and service learning by using current trades in the community. There was support to encourage more parental involvement in schools; to offer adult education opportunities; and to offer classes (adult) people would be willing to pay for (Yoga has willing supporters); and for a community billboard for announcements

## **OAKRIDGE: 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.

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

- Establish boundary away from watershed.
- Move UGB south of Crestview St. to adjoin the river (zone commercial)
- Expand UGB north to Westoak Rd.
- Expand UGB to enclose airport
- Change zoning along McFarland Rd. to low density residential (1-acre)

- Develop a road between airport and north side of town along ridge (add development there)
- Merge Oakridge and Westfir
- Build access road from Westoak Road to ridge
- Plan for more larger lot areas on outside of UGB
- Add bike trail along river
- Expand UGB along McFarland down Westoak and around the airport
- Encourage development east along Hwy. 58
- Encourage redevelopment south along the highway near Rainbow Road
- Area south of Hwy. 58 zoned redevelopment – should be single-family housing
- Protect high prairie farmland
- Redevelopment plans need more evaluation and explanation

## **WESTFIR HIGHLIGHTS**

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

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

### **HOW SHOULD WE GROW?**

Meeting participants clearly preferred the Satellite Communities Growth Scenario as the starting point for their future community.

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

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

Westfir participants want to improve access to local goods and services in the city, including a grocery store, visitor center, a tie flying fishing shop, and a picnic supplies store, and to promote the attractiveness of the city to tourists, citing good recreational opportunities on adjacent federal lands, and a business on the millsite property to promote tourism such as a microbrewery or restaurant.

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

Participants wanted to lobby for improvements to Highway 58; to renew Amtrack passenger service to Eugene; and to upgrade Northshore Road.

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

Westfir participants wanted to protect the environment as it grows. They want to grow by increasing housing density in the city and not expand the UGB, recognizing that the UGB cannot be expanded unless the Forest Service relaxes restrictions. They wanted to protect air and water quality.

### **Community Facilities and Services (One of Five Top Goals)**

Participants wanted to improve affordable water and wastewater facilities and to protect their water supply. They wanted wildland fire protection. They wanted to address storm drainage needs.

## **WESTFIR: 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.

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

- So very little opportunity for Westfir to get larger
- Grow but stay within current boundary. Increase densities.



## I. INTRODUCTION

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

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

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

### WHAT IS REGION 2050?

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

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

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

## **THREE ALTERNATIVE REGIONAL GROWTH SCENARIOS**

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

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

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

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

### **Compact Urban Growth Scenario**

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

## **Satellite Communities Scenario**

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

## **Rural Growth Scenario**

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

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

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

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

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

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

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

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

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

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

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

## **REGIONAL GOALS**

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

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

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

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

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

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

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

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

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

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

### **PARTICIPANTS**

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

#### **General Participants**

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

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

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

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

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

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

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

### **Drop-ins:**

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

### **Citizen Panel Participants**

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

- Veneta Community Center: Veneta

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

### **Community Meeting Agenda**

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

The following is the Agenda used for the meetings:

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

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

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

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

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

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

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

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

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

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

## II. OAKRIDGE-WESTFIR COMMUNITY MEETING

### PARTICIPANTS

The Oakridge-Westfir Community Meeting was attended by 35 people who participated in small group discussions. Eighty-three people pre-registered for the meeting or dropped-in (see Appendix for list of registered participants and drop-ins). Many of those who pre-registered but did not attend called to express their regrets and to request that their name be kept on the list to receive information. Several people elected to drop in and hear the presentation but did not participate in a small group discussion.

Participants included seven residents of Westfir and 28 residents of Oakridge, of whom 10 were Citizen Panel Participants (randomly selected community members) and 18 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.

A separate summary is presented below for the two cities.

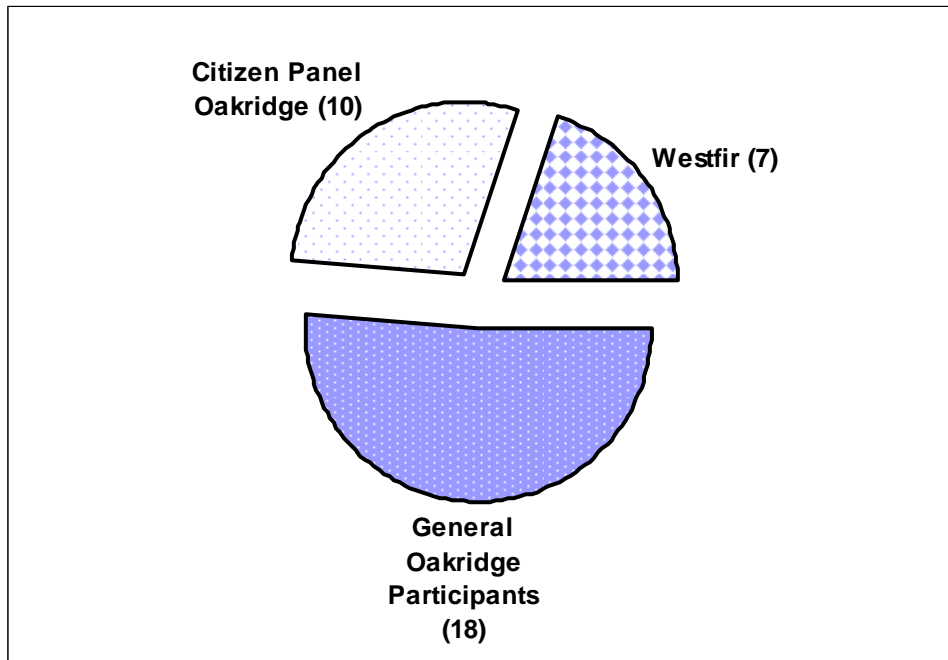


Figure 1: Number of Participants (35 Total)

## OAKRIDGE: WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Economy
- Education
- Environment
- Transportation

Economy and Education were the top goals for both the Citizen Panel and General Participants; Transportation and the Environment were also important goals for both groups; and the Citizen Panel also cited Community Facilities and Services as an important goal. (Figures 3 and 4)

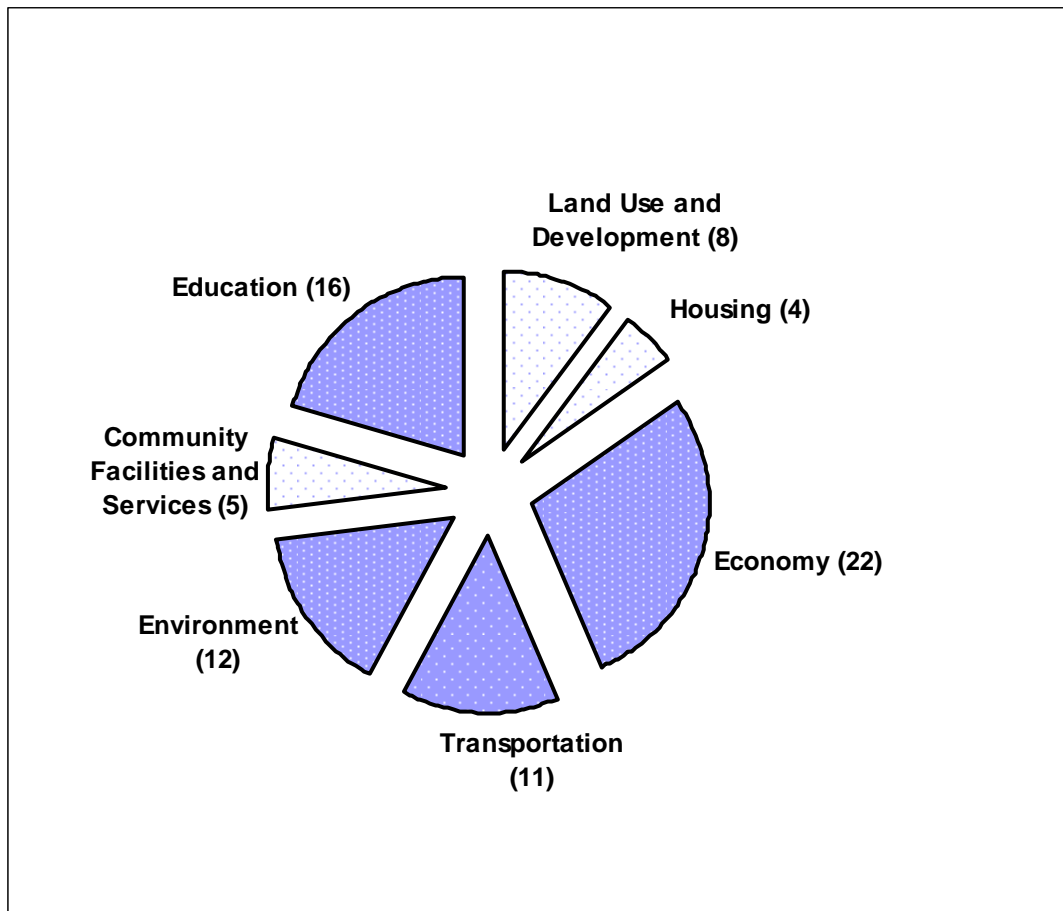


Figure 2: Most Important Regional Goals, Oakridge Participants (28 Total)

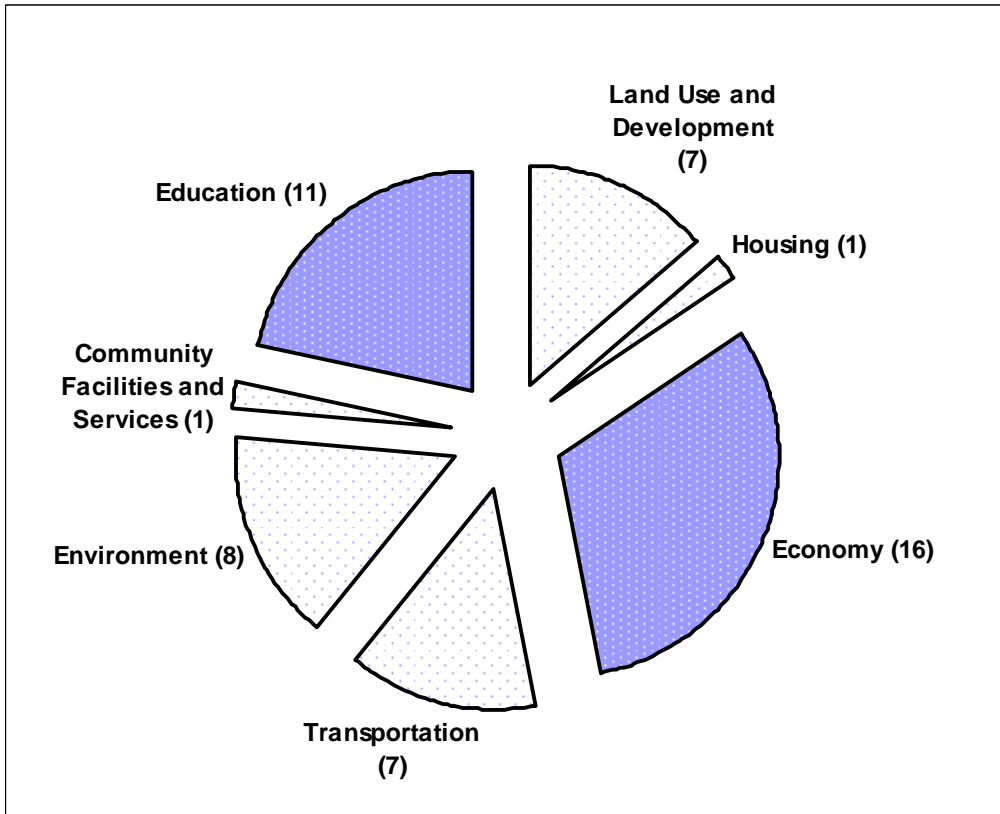


Figure 3: Most Important Regional Goals, Oakridge General Participants (18 Total)

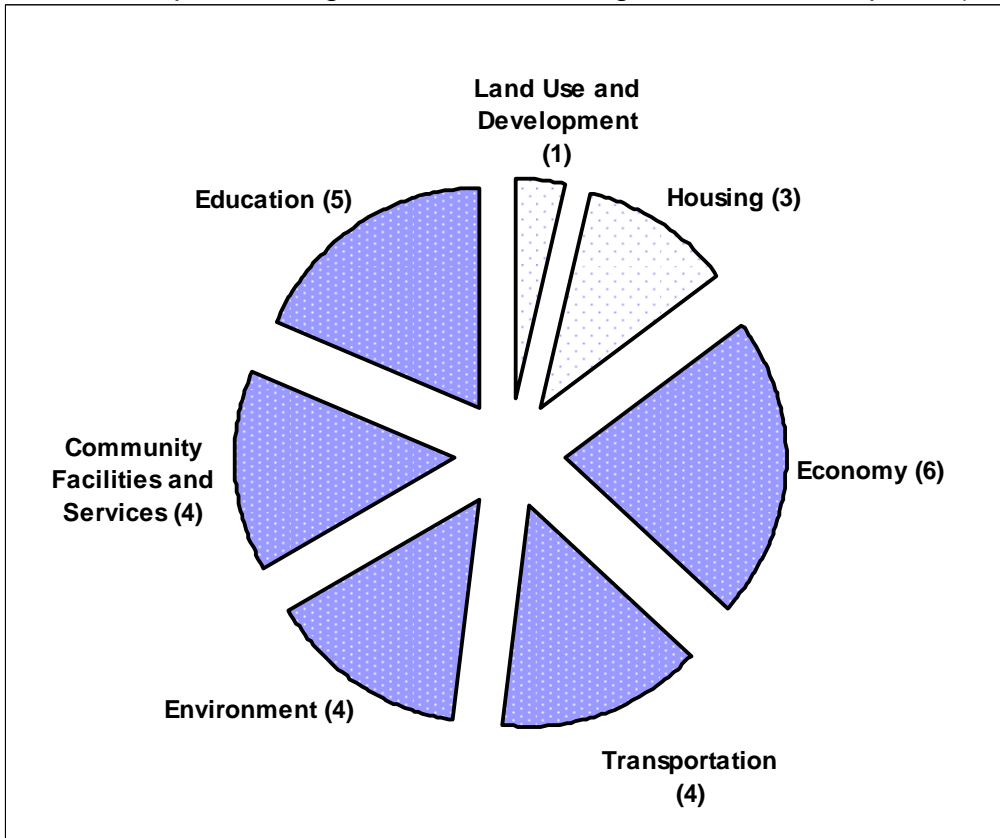


Figure 4: Most Important Regional Goals, Oakridge Citizen Panel (10 Total)

## OAKRIDGE: HOW SHOULD WE GROW?

Oakridge meeting participants, on the whole, clearly favored the Satellite Communities Growth Scenario as their starting point for their future community. There was some interest in starting the discussion with one of the other two scenarios, although there was not significantly more interest in one or the other of them. The total scores (cumulative ratings) for the three scenarios were:

- Satellite Communities Growth Scenario (207)
- Rural Growth Scenario (117)
- Compact Urban Growth Scenario (97)

There were no significant differences between the preferences of the General Participants and the Citizen Panel, except that the citizen panel rated the Rural Growth Scenario much higher than the Compact Urban Growth Scenario. (Table 1).

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

<b>General Participants</b>	<b>Citizen Panel</b>
Satellite Communities Growth Scenario (146) Compact Urban Growth Scenario (82) Rural Growth Scenario (76)	Satellite Communities Growth Scenario (61) Compact Urban Growth Scenario (15) Rural Growth Scenario (41)

## OAKRIDGE: 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**

### 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:**

- Good planning for land we have. Good planning will protect quality, prevent catastrophes. Residents must be involved in planning process. A healthy environment means adhering to good land-use laws.
- No sprawl.
- Protect high prairie farmland
- Preserve rural character
- Free up usable acreage that may be outside UGB
- Refurbish downtown buildings or redevelop lands they are on
- Consider zoning ordinances for mixed-use alternatives for land use
- Expand developable lands
- Open the door to allow more dense housing (lessen costs of home disposed)
- Redevelop existing housing/mobile homes
- Tax incentive to keep property clean and presentable, mostly for Hwy. 58 but for whole town
- Offer award for "Yard of the Week"

## **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:**

- Need adequate housing

- Need jobs and housing
- Open the door to allow more dense housing (lessen costs of home disposed)
- Redevelop existing housing/mobile homes
- More housing will attract more people to the community
- We need affordable housing and a variety of housing options
- Build houses
- Make more housing like the senior apartment housing in town
- Build independent and assisted living places for seniors, aging population
- Develop planned community to give option of rural living/larger lots
- Need balanced approach to housing costs
- Developers should pay full costs of their constructions including infrastructure so as not to burden current residents
- Encourage affordable housing along with higher cost housing

## **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:**

- Need jobs and housing; more people will automatically create a more robust economy
- Aggressive marketing to prospective businesses; develop a “theme” to build around (railroad museum?); nurture and grow upbeat program; publicize and market the amenities of Oakridge
- Need family wage jobs (more than just service sector)
- Grow local, existing businesses
- Work on attracting and promoting small business (manufacturing, service, etc.) that will have a stake in the community – local dollars
- Provide a place for people to stop – shops, cafes, etc. areas of interest to people passing through
- Revitalize appearance to attract people
- Need an anchor business that is not tourist based
- Clean industry; businesses need to be environmentally friendly
- Capitalize on existing assets
- Further develop infrastructure
- Need adequate housing for people moving in
- Educated workforce; Connect to educational resources that exist for training

- Improve transportation
- Consider manufactured homes industry
- Distribution centers are a good fit
- Call centers on a small scale
- Truck stops can be a good fit
- Mine local talent and help existing businesses grow
- Tourism should be encouraged
- Become a recreation destination
- Develop a conference center
- Need a 24-hour medical center

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

### Regional Goal

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

### 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:**

- Need safe areas for walking, biking with kids, etc. / capitalize on current trails. Make Hwy. 58 safer - pedestrian bridge, crosswalk, bike lanes - and improve passing lanes from Oakridge to Eugene. Upgrade Hwy. 58 to make it pedestrian and bicycle friendly
- Need railroad stop; put in Amtrak/train stop
- Improve public transportation in town and to Eugene/Springfield. Create a mass transit connection to the Metro area; increase availability of commuter bus and train; transportation would allow workers to commute to Eugene/vice versa; maintain current bus options and improve routes
- We need to make travel easier (fast train/dependable bus, 3-lane highway to Eugene)
- We need usable, energy-efficient transportation (runs early enough for working people). Getting to Lowell is inefficient/difficult on the Express from Oakridge
- Don't have police ticketing speeders (speed trap)

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

### Regional Goal

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

### 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; a healthy environment will attract more people; a healthy environment means adhering to good land-use laws
- Find ways to mitigate air pollution (pellet stoves?). We have bad problems with smog – environmental issue and public health issue; wood smoke in winter is a problem (maybe low-smoke and efficient stoves); grass burning comes up the valley creating bad smoke problems., Encourage environmentally friendly businesses (no more particulates in air)
- Do not sell off federal lands/forests, etc.
- Establish boundary away from watershed; consider effects of growth on ground water
- Good planning to prevent catastrophes.
- Plan for greenspace, open spaces within city
- More park and recreation facilities – community musical events

### **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 infrastructure to be consistent with projected growth; provide facilities (hospitals, etc.); needs to be well-managed (need to be able to support these services so that we can allow more people to live here); water, sewer and community facilities – fire, police, are essential to quality of life and growth
- Build hospital to support aging population – urgent care. Need a 24-hour medical center
- Build independent and assisted living places for seniors
- Provide all medical facilities and services – comprehensive
- Improve transportation facilities.
- Add a youth center; get elderly/teen services back (to reduce teen pregnancy, etc.); recreation swimming pool/fitness center; build large community center for all to use
- Increase library hours/inventory

- Emergency health care needed
- Want more senior/retirement activities
- More park and recreation facilities – community musical events; Want more senior/retirement activities
- Address facility maintenance needs.

## **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:**

- Working families need good quality education for their children
- Greater tax base will provide more money for schools (greater federal matching funds as well)
- Allocate more money at state level.
- Provide more education and alternative programs, vocational programs. Keep LCC programs; collaborate with LCC for vocational. Get people to take better advantage of existing educational resources (i.e. LCC satellite). Utilize current trades in community to provide internships and service learning
- Get more kids/families. Jobs needed to entire families with kids.
- Population must be educated to draw jobs
- Maintain good schools.
- Have more parents involved.
- Offer adult education opportunities; offer classes (adult) people would be willing to pay for (Yoga has willing supporters)
- Need community billboard for announcements

## **OAKRIDGE: 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.

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

- Establish boundary away from watershed.
- Move UGB south of Crestview St. to adjoin the river (zone commercial)
- Expand UGB north to Westoak Rd.
- Expand UGB to enclose airport
- Change zoning along McFarland Rd. to low density residential (1-acre)
- Develop a road between airport and north side of town along ridge (add development there)
- Merge Oakridge and Westfir
- Build access road from Westoak Road to ridge
- Plan for more larger lot areas on outside of UGB
- Add bike trail along river
- Expand UGB along McFarland down Westoak and around the airport
- Encourage development east along Hwy. 58
- Encourage redevelopment south along the highway near Rainbow Road
- Area south of Hwy. 58 zoned redevelopment – should be single-family housing
- Protect high prairie farmland
- Redevelopment plans need more evaluation and explanation

## WESTFIR: WHAT GOALS ARE MOST IMPORTANT TO US?

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

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

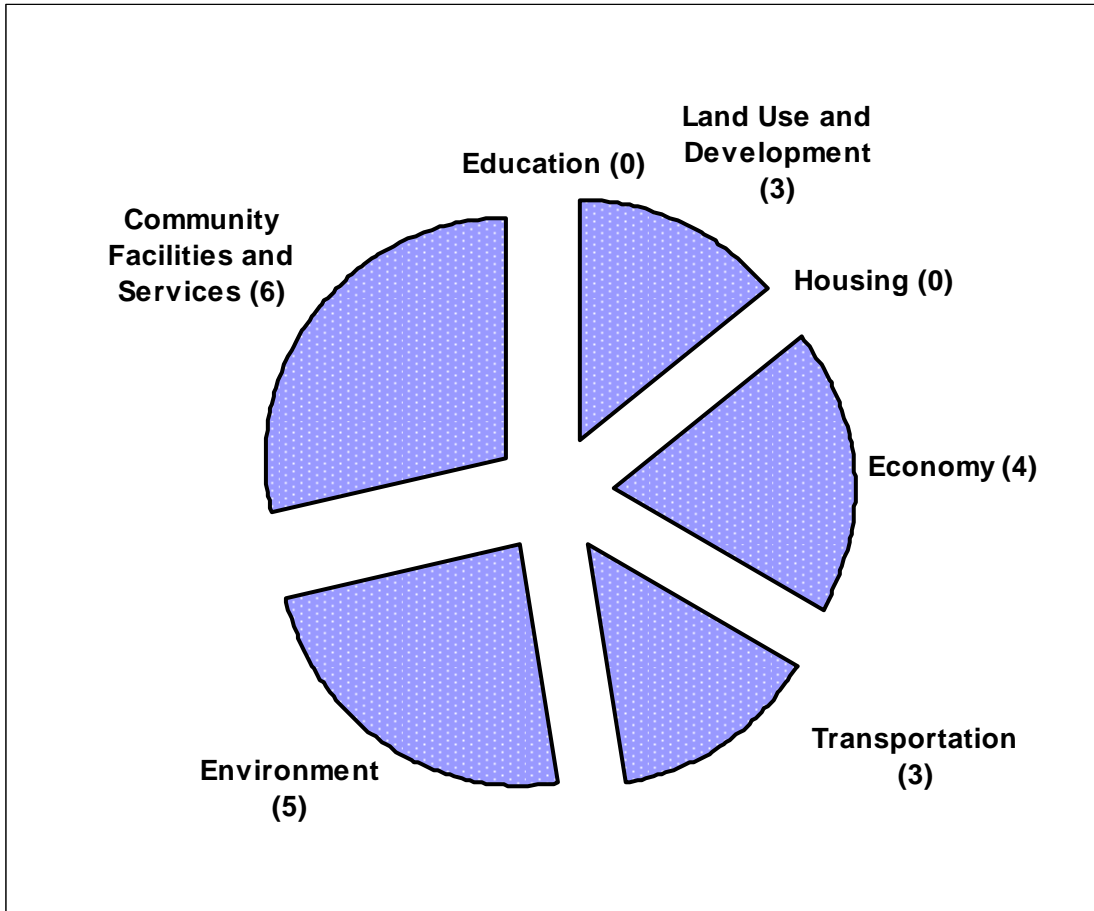


Figure 5: Most Important Regional Goals, Westfir (7 Total)

## **WESTFIR: HOW SHOULD WE GROW?**

Westfir 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 (58)
- Compact Urban Growth Scenario (45)
- Rural Growth Scenario (28)

## **WESTFIR: 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.

### **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:**

- Place for local services and goods to be provided
- Way to “tap the tourist”
- Good recreational opportunities be maintained or enhanced on adjacent federal lands

## **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:**

- Lobby for improved Hwy. 58
- Renew Amtrack to Eugene
- Upgrade Northshore Road

## **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:**

- Westfir wants to grow but keep environment same
- Grow but stay within current boundary
- Unable to expand UGB unless forest service relaxes restrictions
- Maintain air and water quality
- Want more land per person

## **Community Facilities and Services (One of Five Top Goals)**

### Regional Goal

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

### 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:**

- Adequate sewage
- Keep our water to ourselves
- Wildland fire protection
- Storm drainage
- Make water and sewer affordable
- Senior care, assisted living

### **Westfir: 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**

- So very little opportunity for Westfir to get larger
- Grow but stay within current boundary. Want more land per person

# APPENDIX





# **REGION 2050**

*Sustaining Quality of Life in the  
Southern Willamette Valley*

## **Oakridge and Westfir Community Meeting: Design Your Future**

Wednesday, August 31, 2005, 5:30 – 8:30 p.m. Oakridge Fire Hall  
42592 Highway 58, Oakridge

Contact: Kevin Urban, 782-2258; Neil Friedman, 782-5598; Carol Heinkel, 682-4107

### **AGENDA**

- |    |   |             |
|----|---|-------------|
| 1. | Greetings and Table Assignments   | 5:30        |
| 2. | Welcome<br><i>Mayor Sue Bond, City of Oakridge<br/>Mayor Diana Tonkin, City of Westfir</i>  | 5:45        |
| 3. | Oakridge and Westfir Growth Issues<br><i>Gordon Zimmerman, Oakridge City Administrator<br/>Neil Friedman, Westfir City Councilor</i>                                  | 5:50        |
| 4. | Region 2050 and <i>Design Your Future</i> Process<br><i>Carol Heinkel, Region 2050 Project Manager</i>  | 6:00        |
|    | Question and Answer   | 6:20        |
| 5. | Small Group Discussions <ul style="list-style-type: none"><li>• Facilitation Process</li><li>• Build Your Future Community and Protect Quality of Life</li></ul>      | 6:30        |
|    | <b>10 MINUTE BREAK</b> <ul style="list-style-type: none"><li>• Draw Your Preferred Growth Scenario</li><li>• Report on discussion highlights – Facilitators</li></ul> | <b>7:40</b> |
| 6. | Wrap-Up<br><i>Westfir City Councilor Neil Friedman; Oakridge City Councilor Glenn Fortune,<br/>Regional Policy Advisory Board Members</i>                             | 8:20        |



August 24, 2005

Dear Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Wednesday, August 31 from 5:30-8:30 in the Oakridge Fire Hall. This meeting is an opportunity for community members to become engaged in a critical dialogue about growth and its implications for Oakridge and Westfir 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. We look forward to seeing you on August 31.

Sincerely,

Mayor Sue Bond, City of Oakridge

## **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. Oakridge Mayor Sue Bond and City Councilor Glenn Fortune are the representatives on the Policy Board from Oakridge. 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.

August 24, 2005

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- Where should we grow?

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Sincerely,

Mayor Diana Tonkin, City of Westfir

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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  
OAKRIDGE-WESTFIR COMMUNITY MEETING  
AUGUST 31, 2005 (3 PAGES)**

Indicates Participation in Meeting

**Oakridge General Participants**

James Anthony

Sharon Baker

Mike Beitz

Sue Bond

Kevin Boren

Leah Chapman

Rayetta Clark

Delores David

Jacqueline Dean

Vivian Erickson

Paul and Dianne Ferrigno

Sandra and Don Fitzgarrald

Glenn Fortune

Ray Gardiner

Peggy Gordon

Mary and Ken Gustafson

Don and Judy Hampton

Pat Harmon

Nancy Henry

Kathy Jensen

Joy Kingsbury

Keith Leavitt

Sherry McDowell

John Milandin

Ray Moffitt

Linda Moody

Charles Navarro

Kathryn Nelson

Gail Partain

## **Oakridge General Participants, Continued**

Fred Payne

Larry Phipps

Alice Putnam

Jerry Ratliff

Larry Roberts

Douglas Rouse

Sue Schenkl

Steve Schlag

Carina Schorer

Dawn Shields

Cheryl Smith

Mary and Dale Snyder

Jeff Solari

Jack Stillwell

Kevin Urban

Suzette Waelti

Gordon Zimmerman

## **Oakridge Citizen Panel**

Billie Alvarado

Don and Nancy Colter

James Conger

Sherri Elvrum

Craig Gardner

Josh Grenz

Ruth Harden

Timothy Hester

Wendy Holland

Donald Kordasky

Barbara McMahon

Rosemarie Moore

Logan Murrill

Dan Rehwalt

Frances Rich

Robbie Short

Carol Smith

Mary Spencer

Jim and Liz Ward

John Weddle

## **Westfir General Participants**

David Brooks

Neal and Rosie Choiniere

Sally Friedman

Meredith Johnson

Kirk Lunstrum

Diana Tonkin

M. Yonally



## 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%



**Oakridge-Westfir Community Meeting  
Facilitation Notes by Table**



## Table #1 Notes

Number of Participants at table: 5

### Three Most Important Regional Goals

- Economy
- Transportation
- Community Facilities & Services
- Environment

#### General Notes:

- We need to make travel easier (fast train/dependable bus, 3-lane highway to Eugene)
- Community facilities and services provide basis and drive the other categories
- Without the economy we don't have anything
- We have bad problems with smog – environmental issue and public health issue
- More housing will attract more people to the community
- Transportation would allow workers to commute to Eugene/vice versa
- Wood smoke from winter and grass burning in summer are environmental problems
- Working families need good quality education for their children

### Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (33 points)
2. Rural Growth (19 points)
3. Compact Urban Growth (4 points)

### Actions to Protect Quality of Life

#### Economy

- Work on attracting and promoting small business
- More people will automatically create a more robust economy
- Need family wage jobs (more than just service sector)

#### Transportation

- We need usable, energy-efficient transportation (runs early enough for working people). Getting to Lowell is inefficient/difficult on the Express from Oakridge
- We need passenger train
- Expand highway – make it safer

#### Environment

- Wood smoke in winter is a problem (maybe low-smoke and efficient stoves)
- Grass burning comes up the valley creating bad smoke problems
- A healthy environment will attract more people
- A healthy environment means adhering to good land-use laws

## **Community Facilities and Services**

- Needs to be well-managed (need to be able to support these services so that we can allow more people to live here)
- We're being charged for infrastructure maintenance – but that maintenance hasn't happened (water tower repair)
- We're already behind on upkeep now

## **Education**

- Greater tax base will provide more money for schools (greater federal matching funds as well)

## **Housing**

- We need affordable housing and a variety of housing options

## **Satellite Scenario Map Comments**

### **Table #2 Notes**

Number of participants at table: 5

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

- Economy
- Education

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

1. Satellite Communities Growth (28 points)
2. Rural Growth (22 points)
3. Compact Urban Growth (11 points)

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

### **General**

- No sprawl
- Protect environment
- Provide vocational education
- Preserve rural character
- Provide facilities (hospitals, etc.)
- Need adequate housing
- Need jobs and housing
- Need public transportation
- Need railroad stop

### **Education**

- Allocate more money

- Provide more/alternative program \*TACT, vocational, etc.
- Provide alternative programs to teach trades vs. college prep
- Collaborate with LCC for vocational
- Utilize current trades in community to provide internships and service learning

### **Economy**

- Nurture and grow upbeat program
- Attract smaller businesses (manufacturing, service, etc.) that will have a stake in the community – local dollars
- Publicize and market the amenities of Oakridge
- Provide a place for people to stop – shops, cafes, etc. areas of interest to people passing through
- Revitalize appearance to attract people
- Need an anchor business that is not tourist based

### **Community Facilities & Services**

- Need a 24-hour medical center
- Build independent and assisted living places for seniors
- Provide all medical facilities and services – comprehensive
- Provide a railroad stop
- Provide public transportation in town and to Eugene/Springfield
- Upgrade Hwy. 58 to make it pedestrian and bicycle friendly
- Pedestrian bridge, crosswalk, bike lanes, etc. \* (\*against widening the highway because of lost business parking)
- Add a youth center

### **Zoning Map Comments**

- Move UGB south of Crestview St. to adjoin the river (zone commercial)
- Expand UGB north to Westoak Rd.
- Expand UGB to enclose airport
- Change zoning along McFarland Rd. to low density residential (1-acre)

### **Table #3 Notes**

Number of participants at table: 6

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

- Land Use & Development
- Economy
- Environment
- Education

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

1. Satellite Communities Growth (46 points)
2. Rural Growth (39 points)
3. Compact urban Growth (29 points)

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

### **Economy**

- Businesses need to be environmentally friendly
- Capitalize on existing assets
- Further develop infrastructure
- Need adequate housing for people moving in
- Educated workforce
- Aggressive marketing to prospective businesses
- Improve transportation
- Connect to educational resources that exist for training

### **Education**

- Get more kids/families
- Get people to take better advantage of existing educational resources (i.e. LCC satellite)
- Bring in more somehow (tax base, etc.)
- More state support/money

### **Environment**

- Get rid of LRAPA (reduce duplication) \*\*
- Find ways to mitigate air pollution (pellet stoves?)
- Do not sell off federal lands/forests, etc.
- Encourage environmentally friendly businesses (no more particulates in air)
- Appropriate open space within city
- Consider effects of growth on ground water

### **Community Facilities & Services**

- Get elderly/teen services back (to reduce teen pregnancy, etc.)
- Build hospital to support aging population – urgent care
- Recreation 9swimming pool/fitness center)
- Build large community center for all to use
- Increase library hours/inventory

### **Transportation**

- Increase availability of commuter bus and train
- Make Hwy. 58 a 4-lane highway all the way to Eugene/Springfield \*
- Create safe bike/walkways for kids
- Expand airport service

## **Housing**

- Build houses
- Make more housing like the senior apartment housing in town
- Make assisted living housing for aging population
- Develop planned community to give option of rural living/larger lots

## **Land Use & Development**

- Free up usable acreage that may be outside UGB
- Refurbish downtown buildings or redevelop lands they are on
- Plan infrastructure to be consistent with projected growth
- Consider zoning ordinances for mixed-use alternatives for land use
- Need safe areas for walking, biking with kids, etc. / capitalize on current trails
- Plan for greenspace
- Develop a “theme” to build around (railroad museum?)
- Put in Amtrak/train stop

## **Zoning Map Comments**

- Develop a road between airport and north side of town along ridge (add development there)
- Merge Oakridge and Westfir
- Build access road from Westoak Road to ridge
- Plan for more larger lot areas on outside of UGB
- Add bike trail along river

## **Table #4 Notes**

Number of participants at table: 7

## **Three Most Important Regional Goals**

- Economy
- Transportation
- Education

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

1. Satellite Communities Growth (67 points)
2. Compact Urban Growth (39 points)
3. Rural Growth (7 points)

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

### **Education**

- Jobs needed to entire families with kids

- Population must be educated to draw jobs
- Keep LCC programs

### **Land Use & Development**

- Expand developable lands
- Open the door to allow more dense housing (lessen costs of home disposed)
- Redevelop existing housing/mobile homes

### **Economy**

- Provide living-wage jobs
- Clean industry
- Potentially manufactured homes industry
- Distribution centers are a good fit
- Call centers on a small scale
- Truck stops can be a good fit
- Grow local, existing businesses
- Mine local talent and help existing businesses grow
- Tourism should be encouraged
- Become a recreation destination
- Develop a conference center

### **Transportation**

- The Amtrak train should stop here
- Create a mass transit connection to the Metro area
- Maintain current bus options and improve routes
- Improve Hwy. 58 to Eugene
- Widen and improve passing lanes
- Don't have police ticketing speeders (speed trap)

### **Zoning Map Comments**

- Expand UGB along McFarland down Westoak and around the airport
- Encourage development east along Hwy. 58
- Encourage redevelopment south along the highway near Rainbow Road

### **Table #5 Notes**

Number of Participants at table: 5

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

- Economy
- Environment
- Education

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

1. Satellite Communities Growth (33 points)
2. Rural Growth (30 points)
3. Compact Urban Growth (14 points)

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

### **Economy**

- Good planning will protect quality. Residents must be involved in planning process

### **Environment**

- Good planning to prevent catastrophes.
- Establish boundary away from watershed.
- Improve public transportation.
- We need a truck stop.

### **Education**

- Maintain good schools. Quit crying about not enough money!
- Have more parents involved.
- Offer adult education opportunities
- Offer classes (adult) people would be willing to pay for (Yoga has willing supporters)
- Need community billboard for announcements

### **Land Use & Development**

- Want more senior/retirement activities
- More park and recreation facilities – community musical events
- Good planning for land we have
- Tax incentive to keep property clean and presentable, mostly for Hwy. 58 but for whole town
- Offer award for “Yard of the Week”

### **Housing**

- Need balanced approach to housing costs
- Developers should pay full costs of their constructions including infrastructure so as not to burden current residents
- Encourage affordable housing along with higher cost housing

### **Community Facilities & Services**

- Water, sewer and community facilities – fire, police, are essential to quality of life and growth
- Emergency health care needed

## **Growth Scenario Map Comments**

- Redevelopment plans need more evaluation and explanation
- Area south of Hwy. 58 zoned redevelopment – should be single-family housing
- Protect high prairie farmland

## **Table #6 Notes - WESTFIR**

Number of participants at table: 7

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

- Economy
- Environment
- Community Facilities & Services

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

- Satellite Communities Growth (58 points)
- Compact Urban Growth (45 points)
- Rural Growth (28 points)

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

### **Community Facilities & Services**

- Adequate sewage
- Keep our water to ourselves
- Wildland fire protection t/community
- Storm drainage
- Make water and sewer affordable
- Senior care, assisted living

### **Environment**

- Westfir wants to grow but keep environment same
- Wants to grow but stay within current boundary
- Unable to expand UGB unless forest service relaxes restrictions
- Maintain air and water quality
- Want more land per person

### **Economy**

- Place for local services and goods to be provided
- Way to “tap the tourist”
- Good recreational opportunities be maintained or enhanced on adjacent federal lands

### **Transportation**

- Lobby for improved Hwy. 58

- Renew Amtrack to Eugene
- Upgrade Northshore Road

### **Zoning Map Comments**

- So very little opportunity for Westfir to get larger