

Design Your Future
Pleasant Hill - Jasper
Community Meetings Report
August 11 and October 12, 2005



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Table of Contents

	Page
Pleasant Hill - Jasper Community Meeting Highlights	1
I. Introduction	5
What is Region 2050?	
Three Alternative Regional Growth Scenarios	
Regional Goals	
Design Your Future Community Meeting Process	
II. Pleasant Hill - Jasper Community Meeting	13
Participants	
What Goals Are Most Important To Us?	
How Should We Grow?	
What Actions are Needed to Protect Our Quality of Life?	
Where Should We Grow?	
III. Appendix	21
Pleasant Hill - Jasper Community Meeting Agendas	
Letter from Project Coordinator, Carol Heinkel	
Letter from Lane County Commissioner, Faye Stewart	
List of Meeting Participants	
Table: Population and Housing Densities in Year 2000 and in Three Alternative Growth Scenarios	
Table: Employment and Employment Densities in Year 2000 and in Three Alternative Growth Scenarios	
Table: Acres in Urban Growth Boundaries and Rural Areas in Year 2000 and in Three Alternative Growth Scenarios	
Facilitation Notes by Table	

PLEASANT HILL - JASPER COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Pleasant Hill - Jasper Community Meetings¹ were attended by 39 participants, 11 of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants identified the following two top regional goals: Land Use and Development and Education. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants, on the whole, clearly preferred the Satellite Communities Growth Scenario as the starting point for their future community, a reflection of their desire to retain the identity of Pleasant Hill as a separate community. Some participants of the August 11 meeting wanted no growth or very limited growth and some of them wanted the highest level of growth which would eventually include the area in the Springfield urban growth boundary. When the results of the two meetings were combined, it was clear that the general sentiment of the Pleasant Hill residents is to remain a separate community with modest, managed growth at a level that would sustain and improve the viability of the school district and increase access to local goods and services.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development (One of Two Top Goals)

Participants recognized that it was important to plan ahead and manage the pace of development; consider developments' impacts on existing residents; increase local control over land use; obtain community input on development in the community; and to broaden public notification of land use actions.

Participants generally agreed that prime farm land should be preserved. Some participants wanted to preserve farmland and large rural residential lots noting that conflicts already occur over typical farming practices versus neighborhoods comfort.

There was support for increasing housing densities and commercial activity in the core Pleasant Hill area to provide affordable housing for young families and to increase local access to goods and services.

¹ Note: The first Pleasant Hill – Jasper meeting on August 11 did not result in consensus among the Pleasant Hill participants; for this reason, a second meeting was held on October 12. This report incorporates the results of these two meetings. Where meeting participants disagreed, only the points of consensus are reported in this section.

Housing

Participants agreed that housing densities should be increased in the core Pleasant Hill area to support the development of affordable housing for young families and local access to goods and services. There was support to increase housing densities, both small lot single family and multi-family housing, in the core Pleasant Hill area with density decreasing as development expands outward from the core.

Economy

There was agreement to develop the central business districts of Pleasant Hill and Jasper for shopping, specifically to allow more shopping selection near Ray's on Hwy 58: restaurants, market, drug store, hardware store, coffee shop, and there was support for the level of housing densities needed to support these activities. There was recognition that shopping centers will probably be built and the Ray's on the east side of I-5 in Creswell (Ray's) was sited as a desirable type of center. There was interest in making fiber optics available in the community.

Transportation

There was agreement to plan ahead for transportation and infrastructure; to maintain all roads with growth, assess developments' impact on roads, and to make changes. Specific improvements desired to address growth were mentioned. Highway 58 was of particular interest and some wanted consideration given to a frontage road so that Highway 58 can continue to function as a state highway while lessening the impact of dividing the community. There was a recognition that this will be increasingly important as growth occurs in the community over time.

Participants supported alternative modes, although some recognized this may only make sense for the core Pleasant Hill area as it increases in housing density and commercial activity: to increase public transit, encourage bike paths, and incorporate alternative bike paths. Several improvements were named to address immediate specific transportation improvement needs.

Environment

There was agreement that advance planning is needed to avoid environmental impacts from development. Suggested ways to do this included community water and sewer systems and new treatment facilities, through new independent systems in Jasper and Pleasant Hill, assuming that was affordable or through a special district.

Community Facilities and Services

Participants agreed it is important to plan ahead for infrastructure. There was agreement that septic and water treatment for the downtown Pleasant Hill area is needed and inevitable. Some suggested community water and sewer systems; and a separate sewerage treatment plant was suggested by some as possibly more cost effective for Pleasant Hill and Jasper.

Education (One of Two Top Goals)

Most participants wanted to increase housing for young families to increase enrollment in public schools. This was the primary focus of the discussion at the meetings. The Pleasant Hill School Board submitted a letter which reflects the general sentiment of Pleasant Hill residents to: plan for modest growth in the Pleasant Hill area; plan to allow the development of compact subdivisions offering affordable family homes for first-time home buyers, such as the subdivisions now being developed in unincorporated LaPine, Oregon, while preserving prime farm and forest land; and to allow for Pleasant Hill to retain its own distinct and separate community identity instead of incorporating it into a larger city or urban area.

WHERE SHOULD WE GROW?

The Satellite Communities Scenario was the starting point for the discussion of the Future Community. For this reason, map changes suggested to this map are summarized below.

Satellite Communities Growth Scenario Map Changes

- Draw a larger boundary around the core Pleasant Hill community, but limit the amount of prime agricultural land that is eventually incorporated into the community.
- Move low density urban residential further south
- Consider soils with development
- Have development occur along major transportation corridors, grow along areas that already have access
- There is less water south along Enterprise Road; water should be a consideration for where to locate development
- Need infrastructure to move water to areas that do not already have water

I. INTRODUCTION

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

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

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

WHAT IS REGION 2050?

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

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

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

THREE ALTERNATIVE REGIONAL GROWTH SCENARIOS

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

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

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

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

Compact Urban Growth Scenario

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

Satellite Communities Scenario

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

Rural Growth Scenario

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

What are Alternative Growth Scenarios?

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

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

Where Did the Scenarios Come From?

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

these seven maps and to highlight unique elements in three alternative growth scenarios.

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

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

How are the Scenarios Evaluated?

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

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

REGIONAL GOALS

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

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

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

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

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

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

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

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

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

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

PARTICIPANTS

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

General Participants

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

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

Pre-registered participants:

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

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

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

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

Drop-ins:

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

Citizen Panel Participants

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

- Veneta Community Center: Veneta

- Creswell Community Center: Creswell
- Franklin Grange: Alvadore
- Walterville Grange: Walterville, Marcola, Leaburg, Vida
- Goshen Grange: Goshen
- Cottage Grove: Cottage Grove, Saginaw
- Crow Grange: Crow, Elmira, Lorane
- Jasper Grange and Pleasant Hill Junior High School: 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. PLEASANT HILL - JASPER COMMUNITY MEETING

PARTICIPANTS

The Pleasant Hill – Jasper Community Meetings² were attended by 46 people, 39 of whom participated in small group discussions. One hundred and nine people either pre-registered for the meeting or “dropped-in” to participate (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 or stay for the entire meeting.

Participants included 11 Citizen Panel Participants (randomly selected community members) and 28 General Participants (self-selected participants) (Figure 1).

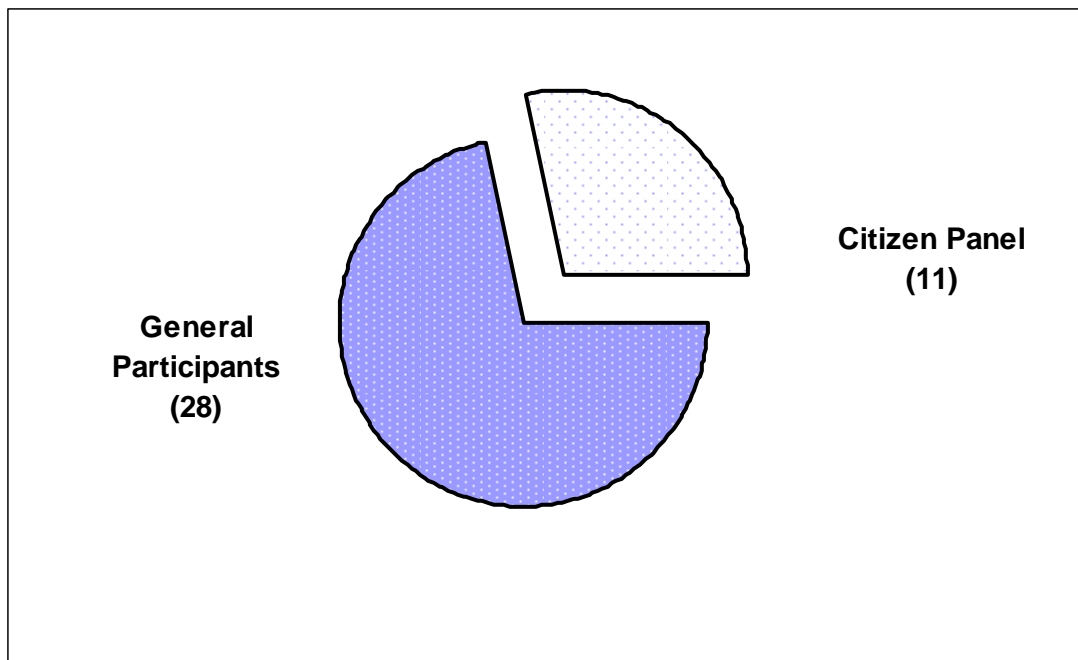


Figure 1: Number of Participants (39 Total)

² Two meetings were held. One on August 11 and one on October 12, 2005. This was done in order to ascertain the consensus of the community. The results of the two meetings are combined in this report.

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Land Use and Development
- Education

Land Use and Development and Education were clearly the top two goals for both the General Participants and the Citizen Panel. (Figures 3 and 4)..

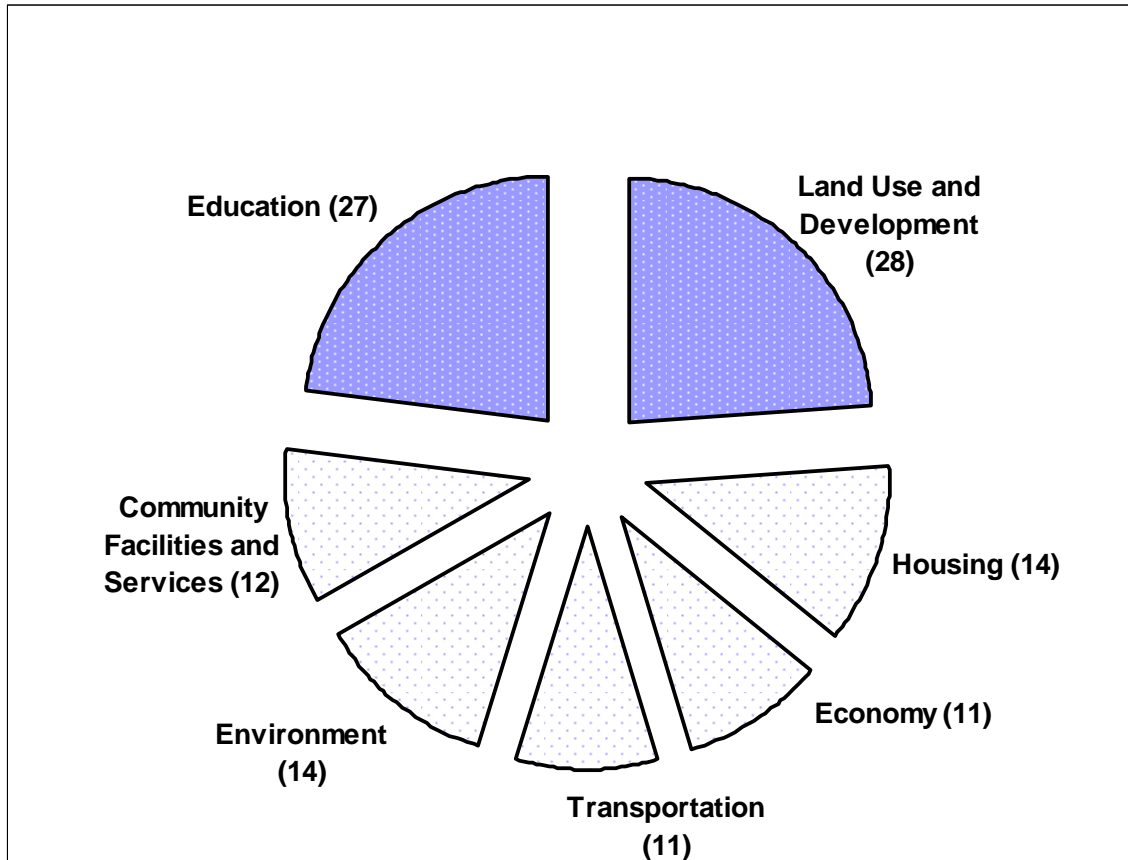


Figure 2: Most Important Regional Goals, All Participants (39 Total)

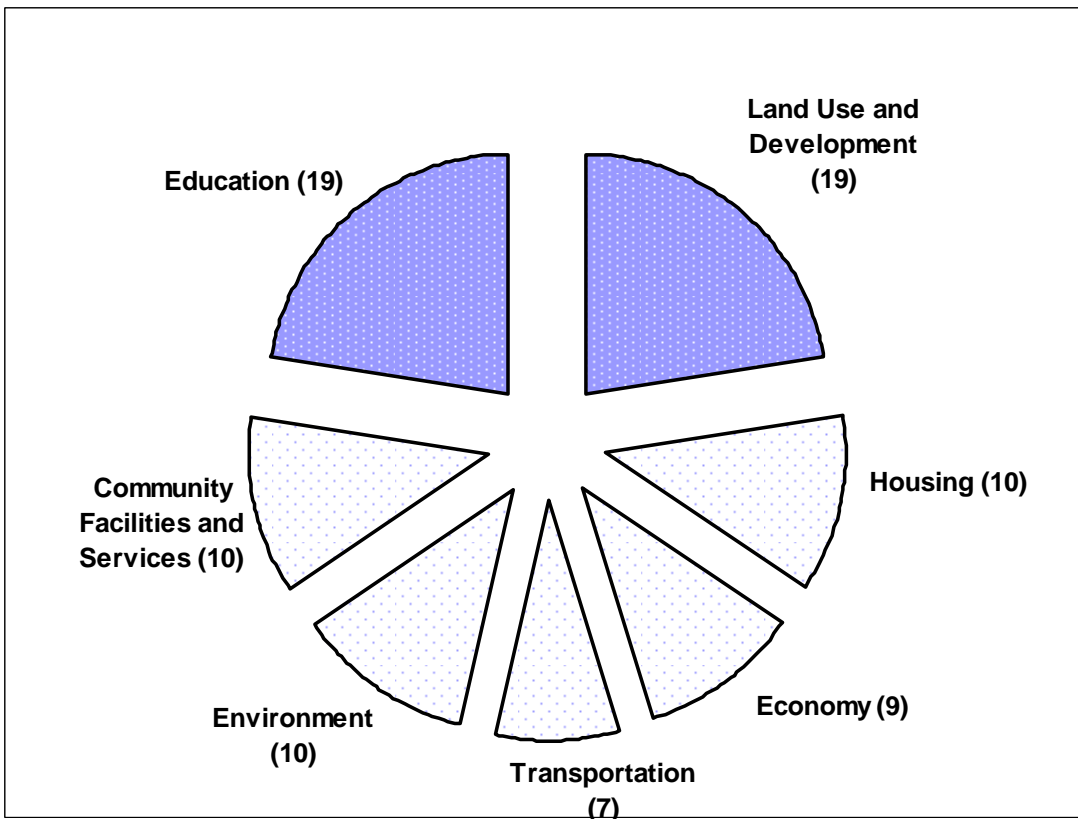


Figure 3: Most Important Regional Goals, General Participants (28 Total)

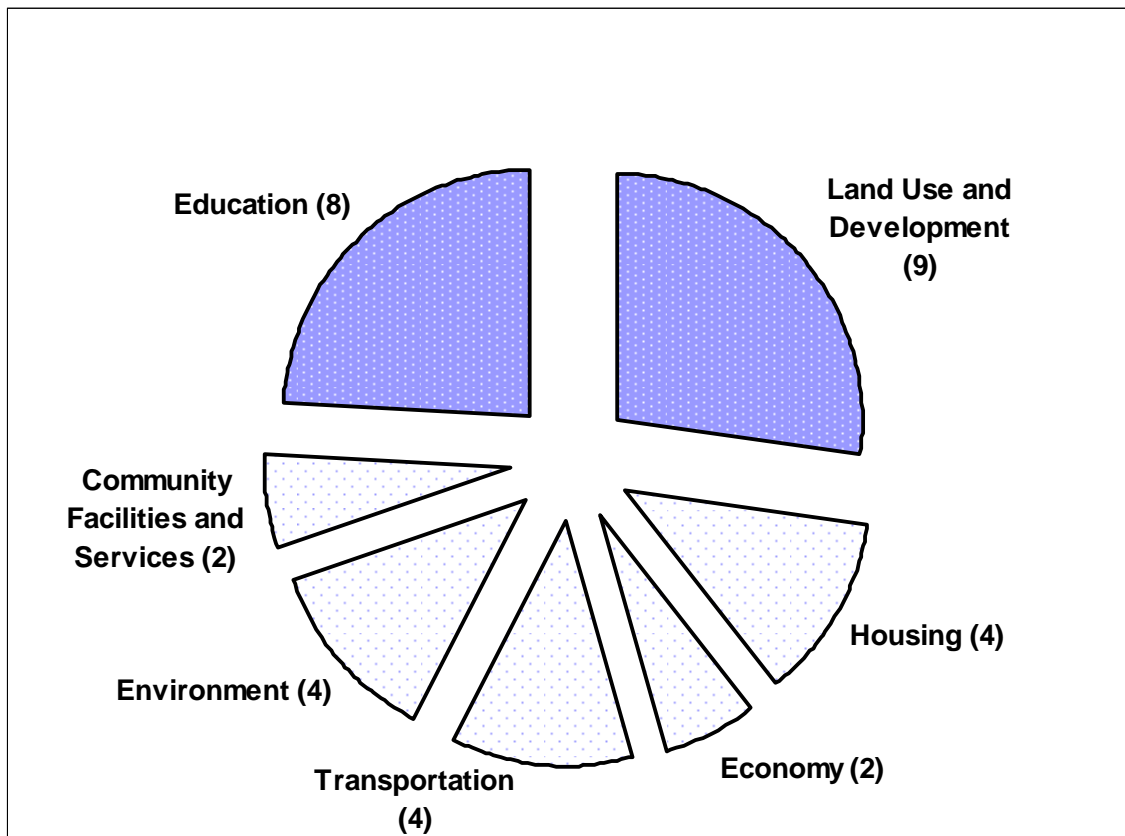


Figure 4: Most Important Regional Goals, Citizen Panel (11 Total)

HOW SHOULD WE GROW?

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

- Satellite Communities Growth Scenario (217)
- Compact Urban Growth Scenario (145)
- Rural Growth Scenario (121)

General Participants (self-selected participants) rated the Satellite Scenario highest while the Citizen Panel rated that Compact Growth Scenario highest with the Satellite Scenario a close second. (Table 1).

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

General Participants	Citizen Panel
Satellite Communities Growth Scenario (175) Rural Growth Scenario (87) Compact Urban Growth Scenario (77)	Compact Urban Growth Scenario (68) Satellite Communities Growth Scenario (42) Rural Growth Scenario (34)

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 Two 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:

- Plan ahead and control and manage the pace of development; consider developments' impacts on existing residents; increase local control over land use; obtain community input on development in the community; broaden public notification of land use actions; and don't let money influence planning.
- Preserve prime farmland and large rural residential lots. Guide development in areas away from Class A soils. Conflicts already occur over typical farming practices versus neighborhood's comfort. Form a water district to serve areas that lack water access but are on poor soils (for farming) and locate development there instead of on (prime) farmland.
- Consider water quality sustainability. Water shortage is a problem now.
- Protect public lands and greenways along the river.
- Add to housing density and commercial center of Pleasant Hill. Vary housing density from higher densities in the core to lower densities away from the core
- Zone for enough housing density to provide affordable homes for young families and to increase local access to goods and services.

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:

- Increase housing density, concentrated in the core area of the Pleasant Hill community to increase enrollment in schools.

- Zone for small lot single-family, affordable starter homes for young families and multi-family housing.

Economy

Regional Goal

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

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Encourage cooperative industries.
- Good to be close to shopping but not too close.
- Develop the central business districts of Pleasant Hill and Jasper for shopping. More shopping selection near Ray's on Hwy 58: restaurants, market, drug store, hardware store, coffee shop. Shopping Centers will probably be built. The one east of Creswell (Ray's) is nice.

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:

- Plan ahead for transportation and infrastructure. Maintain all roads with growth, assess developments' impact on roads and make changes.
- Address issues with Highway 58 splitting the community of Pleasant Hill; consider a frontage road with limited access points to Highway 58. Lower speed limit on Highway 58 as it passes through Pleasant Hill (35 mph suggested)
- In core area with increased densities and commercial activity, increase public transit, encourage bike paths, and incorporate alternative bikepaths.
- Immediate specific transportation improvement needs: short merge lanes for getting onto Hwy 58 and deceleration lanes for turning; stretch along Weyerhauser Road to Wallace Creek over the bluff, just upstream from Wallace Creek is a safety concern;

Brand S Road to serve subdivision is perhaps in the wrong place; need another bridge in near term; put traffic signal on Hwy 58 and Ridgeway.

- Keep Weyerhauser Road as it is now.
- Use gas tax to pay for unpaved roads in the county, one per year. Make developers responsible for roads.

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:

- Use advance planning to avoid environmental impacts from development.
- Protect environment through sewer and water treatment.
- Developments need to share septic systems and plan in advance; and to use community wells to maintain water quality and supply, and reduce costs.
- Consider impacts on neighbors with development and water. Water shortage is a problem now.

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 ahead for infrastructure. Need septic and water treatment for Pleasant Hill (downtown). It is inevitable. Use some sort of water district to serve (rural) areas that don't have water access but are on poor soils (for farming).
- Consider impacts on neighbors with development and water.
- Separate sewerage treatment plant may be more cost effective. Separate for Pleasant Hill and separate for Jasper.

- Developments need to share septic systems and plan in advance; and to use community wells to maintain water quality and supply, and reduce costs.

Education (One of Two 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:

- Increase housing for young families to increase enrollment in schools.
- Increase tax base for education.
- Develop and enhance library system.

WHERE SHOULD WE GROW?

Region 2050 Pleasant Hill – Jasper 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.

The Satellite Communities Scenario was the starting point for the discussion of the Future Community. For this reason, map changes suggested to this map are summarized below.

Satellite Communities Growth Scenario Map Changes

- Draw a larger boundary around the core Pleasant Hill community, but limit the amount of prime agricultural land that is eventually incorporated into the community.
- Move low density urban residential further south
- Consider soils with development
- Have development occur along major transportation corridors, grow along areas that already have access
- There is less water south along Enterprise Road; water should be a consideration for where to locate development
- Need infrastructure to move water to areas that do not already have water

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Pleasant Hill Community Meeting II: Design Your Future

Wednesday, October 12, 2005, 5:30 – 8:30 p.m.
Pleasant Hill Middle School Old Gym (Now a Lunchroom)
36386 Highway 58, Pleasant Hill

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

AGENDA

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



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Pleasant Hill - Jasper Community Meeting: Design Your Future

Thursday, August 11, 2005, 5:30 – 8:30 p.m.

Jasper Grange

Jasper Lowell Road and Hills Creek Road

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

AGENDA

1. Greetings and Table Assignments 5:30
2. Welcome 5:45
Faye Stewart, Lane County Commissioner (Stephanie Schulz, Lane County Planner, substituted for Commissioner Stewart)
3. Rural Growth Issues 5:50
Faye Stewart, Lane County Commissioner (Stephanie Schulz, Lane County Planner, substituted for Commissioner Stewart)
4. Region 2050 and *Design Your Future* Process 6:00
Carol Heinkel, Region 2050 Project Manager
- Question and Answer 6:20
5. Small Group Discussions 6:30
 - Facilitation Process
 - Build Your Future Community and Protect Quality of Life
- 10 MINUTE BREAK 7:30**
 - Draw Your Preferred Growth Scenario
 - Report on highlights of discussion – Facilitators
6. Wrap-Up 8:20
Carol Heinkel, Region 2050 Project Manager
Faye Stewart, Lane County Commissioner (Stephanie Schulz, Lane County Planner, substituted for Commissioner Stewart)



Sustaining Quality of Life in the Southern Willamette Valley

October 4, 2005

Dear Pleasant Hill Community Member:

This is to notify those who have not participated in a *Design Your Future* Community Meeting for Pleasant Hill that there will be a second opportunity to participate on Wednesday, October 12 from 5:30-8:30 p.m. in the Pleasant Hill Junior High School old gym.

Please Note:

Those of you who are receiving this letter who participated in an August 11 meeting on this topic are welcome to attend; however, please be aware that the agenda and meeting format will be exactly the same as used in the August 11 meeting and all comments recorded at the August 11 meeting will be incorporated into the final report along with those recorded at the October 12 meeting. If you have questions, please feel free to call me at 682-4107 or Ann Mortenson at 682-4373.

Meeting Purpose

This meeting is a second opportunity for Pleasant Hill community members to reach consensus on three very important questions as they pertain to Pleasant Hill and the surrounding region:

- How should we grow?
- What actions should we take to protect our quality of life as we grow?
- Where should we grow?

An initial meeting on this topic was held at the Jasper Grange on August 11. This was one of 14 meetings held throughout the Southern Willamette Valley region since June of this year. At the end of the August 11 meeting, it was apparent that the group did not reach consensus on how you would design your future community, i.e., how and where you want to grow over the next 50 years and what actions you believe should be taken to protect quality of life as the region grows. There were also some people at the meeting who believe that growth should not and may not occur in the region.

Meeting Preparation

To help you become better informed about the meeting topics, I recommend that you take time prior to the meeting to review the enclosed *Design Your Future* newspaper insert and complete the survey inside. In addition, those with access to the internet should read the "Pleasant Hill/Jasper Report Draft" from the August 11 meeting at

<http://www.region2050.org/outreach.html>. The Draft Report is posted at the bottom of this web site page. Hard copies of the report will be brought to the October 12 meeting.

Thank you again for participating in this important exercise. I look forward to seeing you on October 12.

Sincerely,

Carol Heinkel, Project Coordinator

About the Community Meeting and Region 2050

The Design Your Future Community Meeting is hosted by Lane County and the participating elected officials on the Region 2050 Policy Advisory Board. The Regional Policy Advisory Board consists of one or two elected officials from the Lane County Board of Commissioners and the Cities of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. Lane County Commissioner Faye Stewart serves on the Policy Board for the rural portions of the region. A member of the Governor's Economic Revitalization Team and Lane Transit District Board also sit on the Board, as a liaison to the many state agencies involved in the process and to LTD. This Board has been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region. Three alternative growth scenarios have been designed to aid the discussion. **These scenarios are not endorsed by officials in Lane County or the region. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as we grow.** The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns.

At the meeting, rural community members were asked to consider how these alternatives might fit into a picture of the Future Community, where growth should go in and around the community in the next 50 years, and what actions would improve our quality of life as we grow.

August 4, 2005

Dear Rural Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Thursday, August 11 from 5:30-8:30 in the Jasper Grange. This meeting is an opportunity for rural community members to become engaged in a critical dialogue about growth and its implications for the rural communities in this area and the surrounding region. At the meeting, you will be asked to give your opinion on three very important questions:

- How should we grow?
- What actions should we take to protect our quality of life as we grow?
- Where should we grow?

Meeting Preparation

To help you become better informed about the meeting topics, I recommend that you take some time prior to the meeting to review the enclosed information. It is especially important that you read the *Design Your Future* newspaper insert and complete the survey inside. Please bring your completed survey to the meeting.

Thank you again for agreeing to participate in this important exercise. I look forward to seeing you on August 11.

Sincerely,

Faye Stewart, Lane County Commissioner

About the Community Meeting and Region 2050

The Design Your Future Community Meeting is hosted by Lane County and the participating elected officials on the Region 2050 Policy Advisory Board. The Regional Policy Advisory Board consists of one or two elected officials from the Lane County Board of Commissioners and the Cities of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. Lane County Commissioner Faye Stewart serves on the Policy Board for the rural portions of the region. A member of the Governor's Economic Revitalization Team and Lane Transit District Board also sit on the Board, as a liaison to the many state agencies involved in the process and to LTD. This Board has been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region. Three alternative growth scenarios have been designed to aid the discussion. These scenarios are not endorsed by officials in Lane County or the region. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as we grow. The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns.

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

REGION 2050 PRE-REGISTERED AND PARTICIPANTS IN PLEASANT HILL – JASPER COMMUNITY MEETINGS

Meeting Attended	General Participants
11-Aug	M. K. Adams Jack & Becki Andress Rodger & Connie Bates
11-Aug	Debbie Bernhard Kathy & Ken Bronson
11-Aug	Paul Burgett
11-Aug	Carol Berg-Caldwell
11-Aug	Bob and Ethyl Carlock Roger & Teri Carroll Brian & Denise Clark
11-Aug	Kurt & Ronnie Connell Tim & Jewel Cooper Mike & Delana Curren Steve & Susie Daletas Jon & Sandy Davie Ron & Ann Denton Joan Devore
11-Aug	Don Dickison Joe & Judy Eisel Dan & Carol Ferguson Allen & Rhonda Foy William & Michele Franklin Philip & Sherry Garcia
11-Aug	Rene Good
11-Aug	Joel Goss Adam & Lori Griffiths
12-Oct	Harry Groos
11-Aug	Lloyd Haley Tom & Ann Harris Dale & Gail Heffron
12-Oct	Denis Hijmans
12-Oct	Warren Hopper Marty & Kathy Huey
12-Oct	Larry Jackson
11-Aug	Charles Keech Walt & Linda Keepers
11-Aug	H. A. Kildar Merle & Iris Kloster Lova Kordon

Meeting Attended	General Participants
	Darren & Alisa Kronberger
	Randy & Lori Krumdieck
	Jim & Brenda Laird
11-Aug	Deborah Laney
	Thom & Candy Lanfear
	John & Debbie Larson
11-Aug	Conway Lawrence
	Marcia Letaw
	Alan & Sara Levine
	Jason & Amber Lyda
	John & Dawn Marten
	Butch & Nancy Michael
	Brian & Sara Needham
12-Oct	Pat Neill
11-Aug	Mary K. Newson
	Doug & Sandy Nice
	Paul & Suzanne Nordquist
	Curt & Ginny Offenbacher
11-Aug	Bill Page
	Richard & Laura Panella
11-Aug	Barbara Parmenter
	Lisa Parmenter
12-Oct	Randy & Linda Parr
	Vernon & Anna Lou Parr
12-Oct	Lezlie Pearce-Hopper
12-Oct	Dick Pershern
	Donald Pifer
12-Oct	Tia Politi
	Rusty & Susie Rexus
11-Aug	Jenny Shine
	Peter & Nancy Sikora
11-Aug	Carl Smith
	Dan & Raema Smith
	Jay & Shannon Smith
	Ron & teresa Spooner
	Judy and Wayne
	Standeford
11-Aug	
12-Oct	Michael Stearns
	Daniel Tanner
	Russ & Carrie Thoms
	Richard & Linda Trickey
	Wes Violet
12-Oct	Steve Waddell
	Perry & Doris Wafer
11-Aug	Bill Walker

**Meeting
Attended**

General Participants

Steve and Kim Ward
Tammy Wells
Terry & Darla Westlake
Dan & Mary White
Michael & Kristi Whitney
Doug & Wanda Wilson

Citizen Panel

Greg Agee
11-Aug Diana Bonnett
Lois Burbee
11-Aug Linda and Mike Cornhi
11-Aug Charlyn Dehart
11-Aug Jim and Joan Essman
11-Aug Roger Fegles
David Ferris
Jane Finfrock
Larry Glaspey
11-Aug Douglas Hickman
Conway Lawrence
11-Aug Kerry Leek
Janet McClennen
11-Aug Walter Metcalfe
11-Aug
12-Oct Annette Pershern
Brian Trager
Beverly Turner
Brian Whitmore

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%

**Pleasant Hill - Jasper Community Meeting
Facilitation Notes by Table**

Note: The Pleasant Hill School Board submitted a letter. See written comments section in Appendix of *Report on Survey Results* (in hard copy only). Here is a summary of their input:

- Plan for modest growth in the Pleasant Hill area.
- Plan should allow the development of compact subdivisions offering affordable family homes for first-time home buyers, such as the subdivisions now being developed in unincorporated LaPine, Oregon, while preserving prime farm and forest land.
- Allow for Pleasant Hill to retain its own distinct and separate community identity instead of incorporating it into a larger city or urban area.

Table #1 August 11 Notes

Number of Participants at table: 6

Three Most Important Regional Goals

- Land Use and Development
- Education

Comments on Goals:

- Increased housing equals more children equals schools and students.
- Water shortage is a problem now.
- How do we arrange our resources to facilitate?
- Best farmland is preserved.

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (40 points)
2. Satellite Communities Growth (33 points)
3. Rural Growth (5 points)

Note on Scenario: Compact Scenario but keep rural land outside rural communities as it is today.

Actions to Protect Quality of Life

Land Use and Development

- Enhance land zoned for tourism-type uses
- Preserve farmland.
- Monitor water availability as development occurs.
- Protect public lands and greenways along the river.

Environment

- Environment is fine. Don't change anything.
- Protect environment through sewer and water treatment.

- Respect and comply with current state and federal environmental laws.
- Encourage bike paths.
- Develop greenways so that open space for public space (recreation)

Community Facilities and Services

- Need septic and water treatment for Pleasant Hill (downtown). It is inevitable.
- Develop a community center.
- Explore possibility of joining with Willamalane Parks and Recreation District.

Education

- Don't worry about enrollment because kids aren't there (in Community).
- Should be a county-wide school district*
- Encourage school district to consider merging
- School enrollment should follow demographics rather than vice-versa.

Compact Urban Growth Scenario Map Comments

- Most of the open space is shown in Pleasant Hill area (inside UGB). Take it out of the UGB and convert it back to Exclusive Farm Use.
- Don't separate large farms into rural residential (RR1)

Table #2 August 11 Notes

Number of Participants at table: 5

Three Most Important Regional Goals

- Land Use & Development
- Transportation
- Education

Alternative Growth Scenario Ratings at Table

1. Rural Growth (29 points)
2. Compact Urban Growth (28 points)
3. Satellite Communities Growth (9 points)

Actions to Protect Quality of Life

Land use and Development

- Control and manage pace of development.
- Get input from the community on whether or not development will happen.
- Community control instead of outside
- Broaden public notification of land use action
- Reduce some to maintain agricultural land and facilitate small farms.
- Locate value-added industries in agricultural areas.
- Prevent crime by limiting density.
- Plan ahead for transportation, infrastructure, not just willy-nilly.

- Don't let money influence planning.

Economy

- Encourage cooperative industries.
- More shopping selection near Ray's on Hwy 58.
- Restaurants, market, drug store, hardware store, coffee shop
- Later hours.

Transportation

- Short merge lanes for getting onto Hwy 58
- Deceleration lanes for turning
- Plan ahead for transportation, infrastructure, not just willy-nilly.

Environment

- Phase out old septic technologies and promote new technologies
- Tax credits for new septic technologies

Community Facilities & Services

- Plan ahead for transportation, infrastructure, not just willy-nilly.

Rural Growth Scenario Map Comments

- Add to commercial center of Pleasant Hill.
- Guide development in areas away from Class A soils.
- Some sort of water district to serve areas that don't have water access but are on poor soils. Locate development there instead of on farmland.

Table #3 Notes

Number of participants at table: 10

Three Most Important Regional Goals

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

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (46 points)
2. Satellite Communities Growth (30 points)
3. Rural Growth (13 points)

Actions to Protect Quality of Life

Land Use and Development

- Better crossing of River, railroad crossing, road crossing
- Brands Road to serve subdivision is perhaps in the wrong place.

- Weyerhauser Road to Wallace Creek over the bluff – just upstream from Wallace Creek. Safety concern.
- Can't make money on 40 acres.
- Conflicts occur already over typical farming practices versus neighborhoods comfort – city folks don't always understand farming impacts.
- 2-5 acre lots are good and allow acreage for farming.

Economy

- Shopping Centers will probably be built. The one east of Creswell (Ray's) is nice.
- Good to be close to shopping but not too close.
- Develop the central business districts of Pleasant Hill and Jasper for shopping.

Community Facilities and Services

- With an elevated bridge over the river, sewer and water pipes could go there instead of under the river.
- Separate sewerage treatment plant may be more cost effective. Separate for Pleasant Hill and separate for Jasper.
- Springfield Utility Board would be able (or filtration) to find more wells in this area to serve the needs.

Transportation

- Will need more lanes to serve the population on Jasper Road where its really narrow and close to the river. Want to be able to serve commercial.
- Need another bridge way before 50 years.
- With an elevated bridge over the river, sewer and water pipes could go there instead of under the river.

Compact Growth Scenario Map Comments

- Move the UGB onto Parkway Road and have the east side lots be outside the community or for higher taxes into the community, keep it one lot east and add the ones shown on the edited map –
- satellite choice (Not agreement)

Table #4 August 11 Notes

Number of Participants at table: 12

Three Most Important Regional Goals

- Land Use & Development
- Transportation
- Education

Alternative Growth Scenario Ratings at Table

1. Rural Growth (59 points)
2. Compact Urban Growth (18 points)

3. Satellite Communities Growth (16 points)

Actions to Protect Quality of Life

Land Use & Development

- Open up forest lots lands for housing
- Avoid super small lots (1-2 acres)
- No small subdivisions
- Consider developments impacts on existing residents
- Create buffers between developments*
- Consider water quality sustainability
- Incorporate alternative bikepaths
- Motor sports development, where noise will not impact*
- Involve local community with development
- Disagree with Rural Growth Scenario*

Transportation

- Complete Jasper extension from 105 and go to parkway, and overapss over railroad tracks*
- Increase public transit
- Complete Beltline*
- Maintain all roads with growth, assess developments' impact on roads and make changes
- Keep Weyerhauser Road as it is now
- Put traffic signal on Hwy 58 and Ridgeway
- Put in freeway from I-5 to Lowell Bridge
- Use gas tax to pay for unpaved roads in the county, one per year

Environment

- Ban all field burning
- Reduce pesticide, herbicide, and dust in community
- Don't use nitrates as an excuse for putting people on the sewer
- Developments need to share septic systems and plan in advance.
- Community wells to maintain water quality and supply, reduce costs.
- Consider impacts on neighbors with development and water.
- More trails for horseback riding.
- Have land dispersed for parks.

Community Facilities and Services

- Have activities for kids.
- Increase personnel in public =c safety and fire protection**
- More volunteer fire departments
- Push for more neighborhood watch
- Have local improvement district for this community for water, sewer
- Include fiber optics in new developments
- Make developers responsible for roads.

Education

- Increase tax base for education.
- Need young families
- Involve parents so that children value education
- Develop county library system, with access to technology
- Improve music, arts, sports in schools
- Include industrial education
- Increase connections with LCC and UO

Rural Growth Scenario Map Comments

- Concerns about how subdivision occurs in Rural map – it is too haphazard
- Re-evaluate zoning from rural resource to residential in some areas, criteria of agriculture to residential.

Table #1 October 12 Notes

Number of Participants at table: 7

Three Most Important Regional Goals

- Education
- Economy
- Land Use & Development

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (70 points)
2. Compact Urban Growth (7 points)
3. Rural Growth (7 points)

Actions to Protect Quality of Life

Land Use & Development

- Protect prime farm land.
- Do not pursue a “no growth” option.
- Vary density with higher densities in town, stage lot sizes or population density so that it gets less dense as you go out from the core area.
- Multi-family housing is needed for higher school enrollment, e.g., four-plexes, small lot single family homes.

Housing

- Vary density with higher densities in town, stage lot sizes or population density so that it gets less dense as you go out from the core area.
- Multi-family housing is needed for higher school enrollment, e.g., four-plexes, small lot single family homes.
- Prefer owner-occupied housing, brings pride.

- Townhouse type of development is a good fit.
- Allow lower density residential development on farm and forest land as the “outer ring” of the community, only as one of the options
- Make changes that create affordable housing at higher densities in the core of the community.

Economy

- Provide level of housing densities needed to support increased commercial activity in the core of the community.
- Provide for businesses, not necessarily industry.
- Provide for more commercial zoning in the core area, but not strip development along Highway 58.
- Provide for basic retail opportunities in the core area; critical with gas prices going up. Current purchasing patterns are already changing at local businesses due to increasing gas prices.
- Tax base is important for development of municipal services necessary with increased housing densities.

Transportation

- Highway 58 creates technical difficulties for making Pleasant Hill a dense community; need a frontage road.
- Pleasant Hill is too rural of a community for alternative modes, except in the core area.
- Do not plan major highways through the community.

Environment

- Protect environment through sewer and water treatment.
- Advance planning is needed to avoid environmental impacts from development.
- Disagree with hooking up to Springfield Utility Board and with Compact Growth Scenario.

Community Facilities and Services

- Plan ahead for infrastructure.
- Septic and water treatment for downtown Pleasant Hill area is needed and inevitable.
- Do not plan for eventual connection to Springfield or Springfield utilities.

Education

- Increase housing for young families to increase enrollment in schools.
- Main responsibility of the Regional Problem Solving process is the opportunity to protect school district enrollment by providing for affordable housing in small communities.
- People want to move here because the school district is number one; has a high level of involvement in the school; good quality schools.

- To maintain excellence, solid enrollment and stability of funding and affordable housing is needed.

Satellite Communities Growth Scenario Map Comments

- Expand boundaries of core Pleasant Hill area and protect farm land outside of core area.

Table #5 October 12 Notes

Number of Participants at table: 6

Three Most Important Regional Goals

- Education
- Land Use and Development
- Housing

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (59 points)
2. Rural Growth (8 points)
3. Compact Urban Growth (6 points)

Actions to Protect Quality of Life

Land Use & Development

- Disagree that 40 acres is not viable for farming (see notes from August 11 meeting). 2-5 acres can be supplemental and profitable but cannot support a family.
- Want to see soil maps as part of the process.
- Development zone along highway – neighborhood development in a contained area.
- Have a defined area for housing.
- Want low density residential to help fund schools.
- No sprawl.
- Important to add commercial lands (also support the population necessary for commercial development)
- Have to deal with septic system issues, need services for development.

Housing

- Family-based types of housing and development centered around common areas, fronts of houses face each other, cars enter from the back, housing developed as low affordable cost as a goal. Develop a criteria for prioritizing this type of housing over housing that does not attract young families and therefore do not increase enrollment.

- Want areas of housing, not solid coverage, concentrated pockets of smaller sized lots
- Want low density urban residential is ideal
- Housing close to and around schools and around business and commercial areas

Transportation

- Disagrees with a freeway from I-5 to the Lowell Bridge (see August 11 notes.)
- Don't add more driveways and access points to Highway 58; add merge lanes onto Highway 58.
- Lower speed limit through Pleasant Hill to make it safer from the school to parkway – drop to 35 mph.

Environment

- Protect the environment by concentrating development.
- Wary of Springfield Utility Board (see notes from August 11).

Community Facilities and Services

- Increase police activity, keep crime low.

Education

- Develop library with school district.
- Stabilize enrollment so that parents know about current programs and revenue is consistent.
- Focus on high level of programs offered at school with stabilized enrollment and funding as desired by the community.
- 1,500 kids is deal (good minimum) to ensure quality, helps ensure quality programs.
- Not funded anymore by tax base, only 30% now comes from property tax. Important to keep in mind that 70% comes from the state.
- Changing land use would help schools – allow starter homes
- Increases in housing would allow families to move in, at the level necessary to attract young families.
- Disagree that families are not involved in school.
- Already connected with UO and LCC.

Satellite Communities Growth Scenario Map Comments

- Move low density urban residential further south
- Consider soils with development
- Have development occur along major transportation corridors, grow along areas that already have access
- Use local water for development, aids in development as go up enterprise have much less water; use water as a consideration for development
- Need infrastructure to move water to areas that do not already have water