



**Design Your Future**  
CITIZEN INVOLVEMENT REPORT  
APPENDIX

**Written Comments Submitted on Region 2050 Web  
Site in Response to the  
Design Your Future Survey**

May – September 2005



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## Introduction

This Appendix contains a print-out of comments entered into the on-line survey program on the Region 2050 web site in response to survey question #3: "In each box below, check the Building Block of the Alternative Growth Scenario that most closely achieves the goal for each category. Check Compact, Satellite, or Rural."

The comments are sorted by the place respondents live in or near. Each bullet is a separate survey respondent. For each place, the report shows the goal category the comment applies to (e.g., Housing), the initial of the scenario checked for that goal (C for Compact Urban Growth; S for Satellite, and R for Rural), and the comment. The goal category "Community Facilities and Services" is abbreviated to "Community." Note that some comments are truncated. This is due to the limitations of the on line program which allowed only a specific amount of space. Some respondents sent in written comments with their surveys and these were entered into the program.

## Alvadore

- Housing: S - Combining high-density housing with the commercial center will greatly increase the livability of Alvadore and take advantage of numerous cultural and economic institutions already present.
- Transportation: S - The satellite community plan would create jobs in Alvadore.
- Environment: S - It is our sense that in contrast with the rural plan the satellite community plan would allow open space to be preserved.
- Land Use: C - Leave Alvadore alone. We don't want to citify!

## Eugene

- Transportation: - Maintain existing system - do not build new until done. Land Use: R - Let the market and individual choice influence what should be done. Get government out of controlling private property.
- Land Use: - I'm not well-enough informed to opionate these goals - but would ask those of you who are to pay attention! Think of the generations to follow - not the immediate pressure of developers and tax deferrals.
- Land Use: C - It is vital that we maintain substantial buffers between communities. We must preserve as much of existing farmland and open space as possible. Housing: S - More rural housing creates transportation problems. Transportation: S -

## More rural housing creates transportation problems

- Land Use: S - I prefer a combination of alternative growth scenarios. Some good in all these. Some not so good. I support more feasibility in all these plans - depending on value of farm land.
- Land Use: S - I believe we need to lean toward compact before we go to satellite. Transportation: S - We need less driving for air quality issues. Environment: C - I do not want further degradation nor destruction of our waterways, farmland or the natural beauty of our area.
- Environment: - Without protecting our environment from the almighty dollar, it doesn't matter what plan we choose. Education: C - Educate and enlighten the people! Anything but more education is an expensive bandaid! Today's students have 2/3 the educational opportunities than we had 10 years ago.
- Land Use: S - The County planning department would have to be more accountable to general interests than they are now. Economy: S - Business would necessarily be more public than in the past. Perhaps we would all want to get in on satellite community decisions?
- Transportation: C - Eugene needs another bridge over the Willamette River.
- Land Use: - No growth! Housing: - No growth! Economy: - No growth! Transportation: - No growth! Community: - No growth! Environment: - No growth! Education: - No growth!
- Land Use: S - Eugene is too congested, especially River Road/Santa Clara area. Economy: S - Too many folks outside of Oregon coming here driving up prices! I'd love to live in Cottage Grove on about 5-10 acres but that dream is looking dismal because of money. Community: S - We need to keep people closer to their core area - nodal development, encourage less driving, support schools, police, fire, community centers. If we are not mindful, careful - we will be another California town by 2050! Environment: R - We need to be sensitive to our environment - encourage locally-based, non-polluting businesses, and encourage more agricultural businesses.
- Land Use: C - No exploitation by developers Housing: C - Need more low income housing Economy: C - Only business that pay a living wage Transportation: C - Need small frequent busses Community: C - Badley funded Environment: C - Save it! Education: C - Needs much improvement

- Land Use: S - Satellite would not conserve net resources but increased metro growth may not improve quality of life. Environment: C - Environmental protection, conservation, restoration is key to positive growth Education: S - Education improvements are a high need for quality of life to improve.
- Land Use: C - Map shows too little increased residential density in downtown Eugene! Housing: C - Map shows too little increased residential density in downtown Eugene! more and more seniors need one-level dwellings close to amenities. Condos downtown. Economy: S - Promoting use of local goods important Transportation: C - Too little said about mass transit Environment: C - If we don't protect the environment, we've lost the ball game.
- Land Use: S - Slow or stop population growth. Housing: S - Slow or stop population growth. Economy: S - Slow or stop population growth Transportation: S - Slow or stop population growth Community: S - Slow or stop population growth. More softball fields. Environment: S - Slow or stop population growth Education: S - Slow or stop population growth.
- Environment: C - The biggest thing going in Oregon is the environment. Let's preserve it as best we can. No more big box stores or sprawl.
- Land Use: C - Preserve farmland Housing: C - More multi-storied apartments Transportation: C - 2-way streets - when?! Environment: C - Make 6th and 7th inviting - our city's entry looks like poverty row
- Transportation: C - In just a few years the price of oil will double and then scarcity will develop. Objective would be for people to work and live in same community, whether Eugene, Veneta or Creswell
- Environment: C - Maintain separation between metro area and small cities
- Land Use: C - We need to compact more of our cities and keep our rural areas rural. Housing: C - Need more nodal developments in the cities and more planning for "baby boomer" housing, ie, more townhomes/condos with a lot of services within walking or public transportation distance. Transportation: S - Enhance regional transportation
- Land Use: C - Public transport and strategies to reduce dependency on fossil fuels. attention to green building and architecture that reduces dependency on fossil fuels and need for heating and cooling energy. Support of small and local businesses. land use that pr Housing: C - Encourage higher density housing and mixed use facilities that support local economy and reduced need to drive to stores and places

for goods and services. Economy: S - It is important that the businesses are owned by local people. It is also necessary for people to be able to live close to where they work.

- We need economic growth that makes us less dependent on out of state or out of country goods. Transportation: - Increased support for public transportation, carpooling and biking. The price of gas is going to continue to get prohibitively expensive and we need to take that into account and give more support to ways of transporting that are cheaper and take less resource. Environment: C - Strong environmental laws and enforcement.
- Land Use: C - As world production of oil and natural gas peaks and declines, it is essential that we keep development compact so as to maximize the efficiency of mass transportation and human-powered transportation options. The other two options rely far too much on them. Housing: C - Again, keeping housing dense, and providing ample space for gardens is essential for providing liveable, affordable housing that can also be made to be energy and environmentally sustainable. Economy: C - It is essential that we promote locally-owned businesses, which keeps more of our money within the region.
- The region is also well-poised to become more self-reliant. As interstate and international shipping becomes more expensive, due to rising oil prices. Transportation: C - I do not advocate any expansion of any freeways. Existing roads should be well-maintained, but as much money as possible should be directed to developing mass transportation alternatives that will ultimately use less oil region-wide. Compact development. Community: C - For energy resources, the region should begin to look at locally-produced wind, solar, and biofuel resources. Cost of utility lines to Alvarado and Pleasant Hill could be reduced by developing their own renewable electricity production sources. The more. Environment: C - As much undeveloped land that can remain undeveloped will do the most to maintain and improve the region's environment. Open spaces could be used ultimately for food production. You cannot plant food on a parking lot. Also, the more concrete and asphalt. Education: C - Whichever scenario is chosen, the move away from large, centralized schools and back to something more akin to small neighborhood "schoolhouses" would allow all children to walk to school, foster multi-age learning communities, and increase parent involvement.
- Land Use: C - I like the whole meal deal of the compact urban growth - living wage jobs, health care, education and lots of green space!!! I want farmland for real farms.
- Economy: C - Both Compact and Satellite are OK
- Land Use: C - Should emphasize good urban development so people want to stay in

existing cities. Full range of housing types, with design standards to ensure a local aesthetic and avoid typical suburban sprawl style development patterns Housing: C - Should emphasise good urban development so people want to stay in existing cities. Full range of housing types, with design standards to ensure a local aesthetic and avoid typical suburban sprawl style development patterns Economy: C - Compact, well designed housing to protect and enhance natural beauty, while creating pleasing urban form. Provide housing where the jobs are/will be to reduce jobs-housing commute problems Transportation: C - Enhance metro area transit, reduce jobs-housing commute problems Environment: C - Protect environment by reducing rural development sprawl on resource lands. Education: C - reduce education facility/transportation costs by reducing typical dispersed, fringe locational choices by school districts.

- Land Use: S - I feel torn between compact and satellite Housing: S - I don't like the idea of bedroom communities, due to the commuting involved, but I also don't like the idea of started homes becoming less affordable. Transportation: C - The "WEP" idea needs to be dropped. It isn't a "parkway". It's an unneeded freeway, through a sensitive wetlands area.
- Land Use: S - Need more emphasis on sustainability, not growth! Transportation: S - Need alternative transit, not roads Environment: C - Improve air quality
- Land Use: C - Greenspaces between dense centers. Easy access to recreation Housing: C - Lots more low cost option for youngest and oldest. More in-fill Economy: S - Hubs. Jobs close to residences reduces commutes. Transportation: S - Hubs with adequate parking, more bike racks, scooter racks on buses. Community: S - Some consolidation, but easy access for all. Environment: R - No land exempt from regulations Education: R - No schools too large, all "local"
- Land Use: S - Neatly packaging 3 scenarios for 50 yr forecast is misleading. Too many external variables in play now and over time Housing: S - You're dreaming if you think compact urban growth will equate to affordable housing; premise that costs would be higher in satellite option is wrong Economy: S - There are biases in bullet points above, particularly since there isn't much difference between compact and satellite options Transportation: S - Transportation infrastructure upgrades are badly needed in any/all scenarios Community: S - Satellite communities have capability to accommodate growth in most instances and is cheapest and most efficient way of accommodating growth that inevitably will occur Environment: S - Human impacts have altered the area landscape for centuries; future growth - regardless of scenario that actually occurs - will continue to modify that landscape for better/worse Education: S - Demographics may not lead to increases in 4J and S19 districts under compact scenario
- Transportation: S - If you value decreasing traffic/gas use, it makes no sense to

choose different scenarios for different goals. People should have more of a chance to live, go to school and work near where they live! I don't see mass transit succeeding here anytime soon.

- Land Use: C - While I believe most growth should occur in major metro areas like Eugene and Springfield, I am not interested in living in a city with very dense/close houses. It starts to feel like a ghetto. I've seen such terrible new development out in West Eugene.
- Land Use: S - Rural growth will promote sprawl over the countryside which will result in costly infrastructure. I would prefer to see clear urban/rural distinction in the landscape. Economy: S - Satellite communities could bring economic growth to these communities without much degradation to the countryside if it can be kept compact in each location...but with Measure 37 is any plan viable? Transportation: S - Compact urban growth plan would intensify traffic problems inside metro area. I don't think this would make the metro area any more attractive to business and industry any more than it is now.
- Land Use: C - I favor keeping as much natural, undeveloped area as possible as well as making public transportation more convenient to get cars off of the road as much as possible
- Land Use: S - No growth on available land. Land to grow produce must be saved from urban use. Environment: - All options are poor choices
- Community: C - Services can be delivered more efficiently in an urban setting Environment: C - Preserve and protect farm, forest, and wetlands by integrative land-use and transportation policy Transportation: S - Not too clear here on the difference between Compact and Satellite Growth.
- Land Use: C - More thinking into infill strategies is important. Housing: C - While I do not like the growing of the "bedroom community" concept, I think it is very important to deal with solutions that keep housing affordable, which is quickly becoming a problematic issue today. Economy: C - I think a diverse economy is important. I also believe that we need to give local businesses a boost rather than all incentives going to larger, out-of-town businesses. Transportation: C - None of the scenarios seem to address the question on how long we can assume the automobile can remain our main source of transportation. It should not and cannot be that way always. Environment: C - None of the scenarios address how we look at restoring native habitats. All assume continued degradation.
- Land Use: S - Do not absorb farmland! Housing: C - Insufficient affordable housing

now! Economy: S - Distribution of goods and services may reduce travel  
 Environment: C - No difference between compact and satellite Education: S - Big schools are a civic ill

- Land Use: C - Compact means every person in the area has better and cheaper access to libraries, parks programs, schools, and businesses. Compact means those who choose to live outside a UGB will have the solitude they like. It means less sprawl and a more pleasant view. Housing: C - Not everybody wants or needs a huge house and a huge yard. We wish we had bought a smaller yard - it's more time and money for other things. Dwellings and yards can be designed so that people are attracted to them and space is used wisely. More townhouses Economy: C - It's a zero-sum game. Rural communities should have businesses that are best-suited there (e.g., tractor/machine repair, seed/feed stores, small grocery stores, barbershops), but other businesses should be located where the bulk of the people are--in the Transportation: C - Don't "improve" the freeways. The more you widen them, the more people will use them, the worse traffic gets. The easier you make it to travel long distances to work, the more bedroom communities you are creating! We need our bus system better funded Community: C - Compact urban growth is the most economically efficient and provides the best value to citizens. Environment: C - So many people want to live out in the country that the rural areas are not very secluded anymore. Let the city be city, and the country remain country. Don't destroy our farming and forestry communities by chopping them up with rural residences who hate Education: C - We cannot neglect our rural schools. All schools should be funded more than they are now. It is financially efficient and better for the students to have fewer but larger high schools. This allows better equipped chemistry labs, theatre/drama facilities
- Land Use: C - Do not expand UGB
- Land Use: S - Allowing communities to specialize in goods and services, and giving them the ability to choose an area to live by its identity. Transportation: S - Easy transportation to satellite communities via bus routes or railways to ease traffic congestion. Environment: C - Easier to control abuses and facilitate with use of tax funds to easily take care of recycling, garbage pickup, etc. Education: C - Compact helps secure the efficient use of tax dollars. Given this with ease of transportation allows those in satellite communities to take advantage of these localized programs.
- Land Use: S - Both Compact and Satellite represent more long-term sustainable growth models. Rural Growth is less sustainable as long-term population growth and energy supplies begin to intersect.
- Environment: S - I'm increasingly frustrated with the concept of the urban growth boundary as environmental considerations are restricting development within the UGB. For instance, the recent activities in Eugene related to Goal 5 compliance will

reduce the amount of deve

- Land Use: - None of these fit - there is way too much rural development today, there should be less and more farmland saved - we don't need MORE PEOPLE HERE!  
Housing: - We have plenty of housing - developers building "starter mansions" in the hills just attract out of state people and do nothing to help lower income people who live here. Economy: - NO MORE BIG STORES like Wal Mart! Support local business and craftspeople instead of spreading more malls over the state!  
Transportation: - More bike paths, quit cutting back the buses - NO PARKWAY!  
Community: - Provide more medical care for those who can't afford the PeaceHealth/Triad only money matters hospitals. Environment: - Environmental protection should be the of the greatest priority - saving our wild space and ending urban sprawl. Protect the riverfront - no hospital on the banks of the Willamette.  
Education: - I don't have kids so don't feel informed enough comment.
- Land Use: C - Reduce sprawl and paving farmland; keep services compact.  
Transportation: - None of the scenarios above mention the development of efficient, affordable public transportation. Any notion of compact urban growth without real investment in, and options for, public transportation is not only pointless, it's disingenuous. Community: - Not enough information to make an informed choice  
Environment: - "additional impacts to areas added to UGB"...what in the world does this mean? And as with above, where is any mention of "protecting, restoring and enhancing" in any of these scenarios? Is this survey written by the Bush Administration?
- Land Use: S - Increase both jobs and housing where people already live. Housing: S - Definitely need a mix of housing options in all areas. I would support increasing density in Eugene/Springfield. Transportation: S - Keep developing public transit along with growth.
- Land Use: S - Highly improved transportation options needed for the satellite communities growth option, but helps to avoid excessive densification of metro area. Housing: C - diversified housing in both metro/small city communities vital, not just starter homes. I chose urban here specifically for the diverse forms of housing mentioned. Economy: S - Spread out industry/firm location to some outlying smaller cities, to help bring a more stable economy to outlying areas. Transportation: S - vastly improved bus service to outlying smaller cities vital, as well as looking at lite rail, etc. We need a truly diversified transportation system, extending bike paths to incorporate some of the closer in smaller cities? Community: S - Look at wastewater cleaning options for smaller communities NOT based upon the large expensive plant model. There are cheaper alternatives which are being built and studied not only within this country, but throughout the world. Turn these city infrastr Environment: C - Either Compact or Satellite options here where we focus on land use options which limit impact to areas already impacted, and even these can be enhanced within urban boundaries to improve current scenarios. Education: S - Keep and enhance

the local educational options in the smaller cities.

- Land Use: C - A PLANNED expansion of urban growth must accommodate all income levels and provide an environment in which it is a pleasure to work and play. More suburbia will not be an asset to this community, but people need to afford to live in town. With controlled growth Housing: R - Higher septic standards to protect the water table. Allow alternative waste water treatment at the individual and small community level.(ie. pond filtration)
- Land Use: S - Lots of city parks and green spaces Transportation: C - Encourage bus travel, trains to Portland
- Land Use: C - I like compact growth. Housing: S - I want to see housing opportunities throughout the region. Economy: C - I think the metro cities need to lead development of the regional economy. Transportation: S - Compact would result in too much congestion. Environment: C - Least environmental impacts. Education: R - We need to improve public school opportunities in rural areas.
- Housing: C - Open space? Bike paths and lanes? Economy: C - Redevelopment emphasized Transportation: C - Alternatives to automobiles emphasized...made more convenient and less easily tagged as the "poverty" option. Education: C - Smaller middle schools and high schools. Not only smaller class sizes, but smaller institutions. Also, greater emphasis on Arts, Literature, Philosophy, World History, and Languages.
- Land Use: C - do not like sprawl Environment: C - protecting our environment is a high priority
- Land Use: C - infill, infill, infill Housing: C - nodal development Economy: C – support unionized employers Transportation: C - promote alternatives to cars Community: C - long term compact growth is cheaper Environment: C - stop the sprawl Education: C - give more money to the schools
- Economy: C - Development occurs best when local existing small to medium businesses are supported. Trying to recruit large external businesses is expensive wasteful and draining of local resources, tax bases, energies and efforts.
- Transportation: C - We need more alternatives to cars and more roads.
- Land Use: S - Generally speaking I like the idea of concentrated growth, but not entirely in the metro cities, satellite cities should benefit from growth.

- Land Use: S - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node. Housing: - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node. Economy: - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node. Transportation: C - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node. Community: C - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node. Environment: S - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node. Education: C - Survey is flawed, assumes Eugene Nodal Development. Eugene City council just nixed the Harlow/MLK node.
- Economy: C - This one will be key to the others.
- Land Use: C - I have lived in NYC and Eugene to me is much like NYC. It is a very walkable city and it is full of artists and performers which give the city a vitality. I believe compact development works with this. Housing: S - I work at home and would like to move and live in the country on a 2 acre lot. Economy: C - Ideally, working people should walk/bike to work.
- Land Use: C - I would rather not see the UGB expanded. Build up, not out. Housing: C - More housing downtown, more high-rise housing. Transportation: C - No more freeways! Encourage more biking, walking and bussing. We need city-wide traffic calming measures.
- Land Use: C - Compact growth will help to limit urban sprawl and reduce commuting time Housing: C - Compact growth puts more families within walking or biking distance of shopping areas. Transportation: C - Compact growth facilitates public transportation.
- Land Use: C - We need to protect some green space in and near compact urban area. Mined out sand and gravel sites (especially those near river confluences) should be restored not developed. Economy: C - investing in education at all levels is the best economic develop strategy. Environment: C - We need to protect soem green space in and near compact urban area. Mined out sand and gravel sites (especially those near river confluences) should be restored not developed. Education: C - investing in education at all levels is the best economic develop strategy.
- Land Use: C - Downtown needs to be compact, with all services including food and transportation Housing: S - Don't encourage bedroom communities Economy: C - New nodes need to be somewhat self-supporting Transportation: C - More public transportation! Including trains or light rail Community: C - Promote solar and wind for electricity both personal and community buildings Environment: C - More

information on living "green" to public, including local vendors

- Land Use: S - I would like to increase the proximity to commercial services in order to maximize the possibility of using forms of transportation other than the automobile. I also like the idea of ensuring maximum open space between communities, so that we do not become Housing: C - Confused on "bedroom community" issue Transportation: S - These improvements would be welcome Education: S - I favor local, small schools
- Housing: S - Many people coming to this area want a small town that can meet most of their needs. Transportation: S - We hope more money is spent on improving bike access and public transit than on new pavement. Environment: S - Please protect our unspoiled lands.
- Transportation: S - I would like to see an increase in bike friendly roads and more bike paths.
- Housing: R - Keep urban areas clean! Transportation: C - Cut LTD by 20-30 percent Education: S - Get one
- Land Use: C - European models Transportation: C - Pedestrian/bicycle/public transportation Environment: C - Including more parks in cities Education: C - Katz bill
- Land Use: C - Maintain quality of historic neighborhoods Housing: C - Urban homestead program to maintain home ownership near downtown Economy: C - Culture and creative arts Transportation: C - Consider light rail Environment: C - More parks
- Transportation: C - Continue to improve on alternative transportation (bike, pedestrian, bus, train, trolley) Education: C - Develop plan to easily accommodate large numbers of new students
- Transportation: C - need more mass transit options
- Land Use: C - Stop sprawl - careful management of land resources for all Housing: C - Compact with green belts and people friendly spaces Economy: C - Sustainable! Transportation: C - Less SUV, more small bus - bikes, walking encouraged Community: C - Vitally important for health of community Environment: C - Protect, once it's gone, it's gone. Education: - Make sure it's well-funded and stable. It can't all come from property taxes (increases). Too many retirees will suffer
- Land Use: C - Future development should reduce the impact of motorized vehicles on our environment. Public transit options and localized goods and services are necessities. Economy: S - Sustainable growth is dependant on investment in local

goods and services. Buying local products invigorates the local economy and reduces the environmental impact of our consumption.

- Land Use: S - Carefully develop!
- Land Use: S - I prefer the Satellite vision, but would like more environmental protection for forrests within Eugene city limits and beyond.
- Environment: S - Would like more environmental protection for forrests, and would like to expand the park trail systems.
- Land Use: - In favor of first 3 compact Ln favor of last Rural Economy: - I believe in both compact and rural growth Transportation: - Transportation should be extended ot to both satelite and rural areas Education: - ALL AREAS
- Land Use: C - Keep cities from growing together. Preserve farm land to separate cities
- Housing: C - More downtown Eugene and Springfield housing of a multi-story nature. Transportation: C - Discourage driving! I would advocate for a gas tax that would pay for bussing so that bussing was free for all riders.
- Transportation: S - I like the idea Zion National Park has with electric vans running every 10 to 20 minutes, free. Education: S - Education is THE most important thing. We need a 3% sales tax that goes straight to education. Almost every other state has a sales tax. Let's step right up to the 21st Century. I don't like 10% sales tax but 3% is good. People can afford it. People
- Transportation: - Where is the choice for public transportation? Increasing size of freeways/roads is an invitation to more traffic. It's not a good solution. Community: - None of the above. Environment: - Keep Wetlands in one piece -- no West Parkway. The defintition under "Environment" should be applied to all three scenarios. No compromise or deals to UGB. Wetlands must be kept in one piece, i.e, no roadways crossing them. Education: - Uninformed on the issues.
- Housing: C - to the extent possible, encourage and facilitate diverse housing in downtown eugene and springfield...homehwnership shold be especially encouraged since homeowners are less transient and more invested and involved in their neighborhoods Economy: C - here too, employment (especially public employment) should be encouraged downtown eugene and springfield since that is where the most efficient transportation and other public infrastructure is concentrated...doing this saves public money and is an essent

- Land Use: C - Redevelop interior older vacant and unused sights. However, still not over densify to lose livability!! Transportation: C - Increase public transportation and nodal development to avoid autos as main form of transportation.
- Land Use: C - Stop sprawl and strip malls Housing: C - Cut the commutes Economy: C - Build the city, save the country Transportation: C - Less is better Community: C - Centralize and survive Environment: C - Save what's left Education: C - Stop selling off school buildings
- Economy: C - High end companies normally choose outlying areas with adequate transportation, eg. Beaverton
- Land Use: C - Consider a compact plan without the weird Alvarado attachment. I voted only 9 for "compact growth" because it was not compact enough. Housing: C - Cities need to limit CC&R's that discourage compact use and promote economic segregation. In Eugene duplexes are allowed on corner lots in R-1 zones. Many CC&R's say no. CC&R's also prohibit accessory units. Design standards are reasonable but outright
- Land Use: C - It's vital to retain what little and precious natural resources we have now, like farmland. Housing: C - I think we could get really creative about building liveable homes/apartments in urban areas and revitalizing our downtowns. Economy: C - Again, a blending of small business and residents keep a community vital and thriving Transportation: C - We need to develop an alternate system to the massive amount of cars that are polluting our air and congesting our roads. Incentives for bus, carpool, walking, biking are needed. Environment: C - Again, if we start to sprawl, we endanger the environment and eco systems of the area
- Land Use: S - There needs to be a fourth choice, which would be putting a cap on growth . This area does not ventilate well. We already very poor air quality that drops below state and federal standards when it does not rain. Plus we live in a beautiful place, to incou Transportation: C - Promote the use of non-polluting vehicles Environment: C - We need to do everything we can to protect our natural resources inside and out of the UGB. We might consider a cap on growth.
- Land Use: C - I believe mix-use developments that are well connected to city centers is a vital step towards a sustainable growth pattern. Housing: C - I would like to see more affordable housing Transportation: R - more emphasis on walking, creating "complete" street-scapes that focus not just on the automobile but on the pedestrian and bicyclist as well.
- Transportation: C - Need more alternatives.

- Land Use: C - An increase in density from the 7 DU/Acre to a higher density ought to be sought. Building upwards needs to take precedence over expanding the UGB, ideally. Compact development seems to be the wisest choice of the three.
- Housing: C - An emphasis on cosmopolitan homes (high rise, lofts, townhomes) could reverse the suburbanization tendencies of all three scenarios. Some sort of carrot must be given to folks willing (and of course able) to live in the city i.e. lower interest on starter Economy: C - Industry Clusters like nanotechnology, medical services and others should be sought after for relocation to the area. Transportation: C - I hope pedestrian development and alternative transit orientated development are implemented with fervor.
- Environment: C - I am for compact development, but degradation to already contaminated areas seems like overkill. Education: R - the lower the student-to-teacher ratio the better, but in small outlying areas the schools are vital and an integral part of the culture. Decreasing the already low enrollment costs too much in the culture department of the towns.
- Land Use: C - Reduces urban sprawl.
- Land Use: C - These options assume that UGB expansion are necessary and inevitable (which is not true). Like minded people and myself would prefer to see redevelopment, infill, and higher density without destroying our outlying open spaces and high quality farmland. Transportation: C - Stop building and expanding roads! Focus on good \_public\_ transportation and bicycle routes to outlying communities! LTD's coverage is fine inside the city, better than average across the county, but it could be a \_lot\_ better. Better routes and covera Environment: C - Come one now, you're asking us for our preference on how to destroy our local environment, not how to protect it or restore it. This question is flawed.
- Land Use: S - Think about the place itself, the look, feel and sound that makes us unique. Ask residents and especially developers and corporations to make sacrifices to preserve the green and cordial character of our best neighborhoods. NO MORE STRIP MALLS. TEAR DOWN Housing: S - Require low income options al all new development. Build up not out. Look to Europe and other places for what makes buildings and neighborhoods desireable and walk/bike-friendly. Economy: S - Actively support local small businesses and agriculture and nature-preserving recreational options. Discourage low pay, low benefit national corporate entities who don't respect regional identity and preferences. Above all, do not give them tax breaks. We Transportation: S - Subsidize public transportation with gas tax. Make busses cheaper and more frequent to all communities--connect them all with light rail!!!! Community: S - Same standards for urban/rural--get arts to the countryside and nature to the city. Environment: S - Tailor economic "needs" and wants to environmental sustainability, not the other way around. Education: S - tas and fund

as needed, including access to arts, sciences and humanities with no special benefit to any particular district. Do not teach with future jobs in mind. Educate the whole person and they will cope better with change.

- Land Use: S - Needs to be a mix, and Eugene/Springfield need to update growth boundaries to accommodate
- Land Use: R - where is the slow or no growth choice? this survey seems stacked. Housing: R - small eco communities should be allowed within one piece of land; small 2ndary dwellings e.g. Economy: R - Our economy should NOT be highlighted by RV manufacture this is myopic vision and shows a real lack of imagination and planning for sustainability long term interests. We should have focus on renewable energy tech transfer; peak oil is HERE. We need to s Transportation: C - I really disagree with your choice of words: there is really little choice in this survey Environment: S - again, a badly formed questions
- Land Use: S - Can't escape it: face it Environment: S - The difference between "alrealdy" and "somewhat" degraded escapes me
- Land Use: S - With oil being depleted, we need an infrastructure that will allow metro and rural communities to survive; probably more folks in a smaller area, sharing more resources. Transportation: C - Non-compact leads to more miles driven.
- Housing: S - the transportation issue would have to be dealt with. TRAIN system,combined with excellent bussing would be wonderful! Similar to the Eurail system, which connects all the small cities in Europe, and busses whiche work with them to provide for those tha Economy: S - certainly would take cooperation between the smaller communities. FIND your niche...NEED transportation. This is the most important factor,given the concerns of keeping pollution to a minimum, road construction costs and fuel costs. Transportation: S - HERE is where the money needs to be. Park and Ride services may work, but need to have very flexible hours, and be located at several convenient locations....this needs A LOT of careful planning. Commuter trains, combined with park and ride, busses, gre
- Education: S - Given the studies that SHOW that large schools can't educate children adequately, and the huge funding from the Billand Linda Gates foundation to break up the large schools into smaller schools...I would say that urban growth would be DETRIMENTAL and COUN
- Land Use: C - Do not include Alvadore in Eugene's UGB. Increase densities to accommodate growth. Housing: C - Increase densities in Eugene's UGB. Economy:

S - Allow for new businesses in satellite communities as well as the Eugene-Springfield Metro Area so that companies have choices on where to locate. Re-evaluate every 5 years. Transportation: S - Support transportation that links smaller communities to allow better commuting options. Community: S - Have satellite communities evaluate whether or not receiving services such as water or wastewater is more efficient and cost-effective if it is provided from the Eugene-Springfield area or developed on their own. Environment: C - Make sure resource land is protected in either the compact or satellite scenarios Education: S - Local schools in satellite communities need to remain viable. Allow population levels that will facilitate this.

- Land Use: C - I'm opposed to urban sprawl. People who feel they must live on rural land should expect to have to accept the inconveniences that go with it. Housing: C - If we're going to preserve the quality of our environment, we're going to have to make it so people live closer to where they work and shop. Economy: C - We should not support policies that in effect transfer jobs out of the urban area and into smaller cities and rural areas. Transportation: C - Making it easier to move between urban areas and smaller cities and rural areas would only invite residential and commercial development in those areas, which runs counter to the need to protect our environment. Community: C - We must protect water quality in the outlying areas but without huge outlays of capital. Environment: C - To the extent that we have to accept environmental degradation due to population growth, we should to the extent possible try to confine it to the urban areas. Education: C - Policies that would allow high enrollment increases in small city and rural schools would, again, invite the kind of commercial and residential development that would threaten the quality of our environment.
- Land Use: S - People in America are programmed to own a single family dwelling on a plot of land. I raised my family on such an arrangement, but also lived in Europe, where it is standard to live in apartments. I wish it were easier to get Americans to think of dense Transportation: S - I believe in public transportation, but it needs to be available with many options for commuting, and there needs to be public education on the subject. What about using smaller busses for less used routes? Education: S - The difference in educational opportunities where my two children went to school, 4J, and School Dist. 69, are phenomenal. IHS has over 95% college placement. JCHS has a 30% dropout rate, and virtually no AP classes. What about transfer options for the
- Land Use: C - We should stop subsidizing growth. Housing: C - Housing for the working poor, not mansions for the rich. Economy: C - Stop subsidizing economic development, especially the recruitment of firms from outside the region. Transportation: C - Stop subsidizing the automobile. Street cars and trams instead of buses. BRT is a joke doomed to failure. Government has never been committed to alternative transportation goals established. Environment: C - Creative, green solutions are available, what is needed is the courageous leadership to implement them.

- Land Use: C - While I do feel that the Satellite growth pattern is also not a bad scenario and to some extent is already in process, I feel that we, especially developers, need to be more responsible in our land use. For example, more compact housing that feels like a Housing: C - Again, while Satellite communities are potentially also workable, Eugene could put more emphasis on both medium and high density for compact growth; medium, to accommodate those of us who want space for gardens, whether with row houses, duplexes, or small Economy: S - Primarily to decrease transportation pressure. Transportation: C - I know we aren't yet using it as we should, but we can't give up on mass transit! Environment: C - How can anyone argue against clean water, air, and soil? Our kids and grandkids depend on this! Education: R - I would hope that supporting the school districts outside of Eugene would help maintain cohesive communities in those areas and perhaps also reduce transportation pressure between Eugene and those other communities.
- Land Use: S - In reality, I think that a combination of Compact urban growth and satellite communities growth is best. Transportation: S - It's crazy to encourage the commuting that bedroom communities create. Eugene/Springfield shouldn't be focal point of all densification. The rural growth option is awful
- Land Use: C - Condense growth to improve traffic congestion (alternative transportation more efficient, practical in urban area) and preserve natural rural areas. Incorporate more greenspace into urban development. Set actual limits on growth everywhere to encourage an Housing: C - Balance greenspace with housing in urban areas. Grow housing vertically, limit garage space to encourage alternative transportation and cut down on car traffic (congestion, noise, & pollution), discourage bedroom communities to reduce commuter traffic jams Economy: C - Increase living wage, make an effort to balance salary discrepancies to help reduce poverty, increase self-sustaining jobs and rely less on tourism, increase educational research and development associated with the U of O and other education facilities. Transportation: C - Improve bicycle access everywhere, encourage car sharing, discourage multiple car ownership, create actual disincentives for people to drive (e.g., a county gas tax). As long as it's easier to drive -- and it is -- people aren't going to stop using their Community: S - Yes, to prevent discension such as is developing in Florence (feeling omitted from Lane County decision making and planning). Environment: R - Maintain public access to large sectors of undeveloped land with limited use (i.e., roadless areas), maintain farmland and limit ability to develop rural land into small lots, protect water and air quality, deny rural use for big box sprawl (e.g., Walmart Education: C - Education needs to improve, and parents need to take responsibility for helping. The state/county has maxed out on ability to contribute financially; parents need to take responsibility for filling in the financial gaps (if we can't accept financial respo
- Land Use: C - It seems to me the single most important tool for encouraging

compact growth is to stop subsidizing growth on the fringes in outlying communities. The system development charges should be raised to recover 100% of new services across the entire Southern Housing: C - The argument put forth by developers that this increases the cost of new houses so much that first time buyers cannot afford them. My first home was 70 years old. I see no reason that we should subsidize new homes simply to keep them cheap enough for f Economy: C - I do not agree that it is the role of the government to "promote the economy." Too often this turns into a subsidy for the connected. The government should provide basic services efficiently to all. Transportation: S - With population growth comes the need for more roads. I support increased mass transit, but not by trying to block roads and force people onto buses. It never works. Community: S - I do not understand why the compact urban growth has higher costs. Seems like the fewer miles that pipes and wires and roads need to be constructed, the cheaper it will be for society. I support consolidation of various governmental agencies in the reg Environment: C - This seems to really nail the environmental issues. People are going to be born, and going to move here. The question is NOT how to stop environmental impacts, but how do we minimize those impacts and where do we choose to put the development that cause Education: C - While I believe Education is very important, I do not understand how it belongs with this list of issues. I want good primary and secondary education, regardless of the density of housing ultimately chosen.

- Transportation: C - Not sure about transportation.
- Land Use: C - It seems we held seminars on this in the 90's! Compact growth "won" but things continue the same old way. Never changes. Environment: - ? Save the rural lands by compact development Education: C - Don't totally understand this survey. How can "education" be "compact" Schools must be where the children are.
- Land Use: C - Sustainability standard. Housing: C - More lower income and family housing. Economy: C - Sustainable, clean family-wage jobs. Transportation: S - Modernize to non-oil based energy. Community: S - Community-owned facilities. Environment: C - Rich, accessible, protected environment. Education: C - Smaller class sizes, Highest quality public education.
- Land Use: C - No more sprawling housing developments! If you must build, build on larger parcels that maintain a feeling of natural habitat Economy: C - This should not be an excuse to give large tax breaks to industry that employs relatively few. Environment: C - Air quality here needs serious attention--just because grass farmers have always burned their fields does not mean they must continue (I'm aware, as are they, of alternate means of clearing debris.) Education: - This is inadequately explained as to why these results would ensue.
- Land Use: C - The costs are too great for infrastructure and on impact to the

environment if you do not pick compact growth. Housing: C - I have read about European satellite communities that seem to work. But I do not think we have the capability to make them work here. Economy: C - I would give Lane County a poor rating on the ability to attract firms. That ability would be complicated greatly by trying to get most businesses to rural areas. Transportation: C - The costs are too great for infrastructure and on impact to the environment if you do not pick compact growth. Community: C - The costs are too great for infrastructure and on impact to the environment if you do not pick compact growth. Environment: C - The costs are too great for infrastructure and on impact to the environment if you do not pick compact growth. Education: C - Educational reform should be a major goal in our area. Rural and small communities have been the hardest hit in their capabilities to give students a good education.

- Land Use: C - By keeping most growth within metro cities, where denser living conditions are the norm and provision of services and public transportation are most efficient, high quality of life standards such as environmental protection, easy access to and preservation
- Land Use: C - The cancer-like growth of the compact scenario doesn't look appealing. I don't know, maybe satellite is better. In general, though, I prefer the idea of compact. Housing: C - Need to strengthen housing standards for energy efficiency and soundproofing. Need to limit size-- McMansions aren't good. Economy: C - I was going to choose "satellite growth" until I read this on another page: "Creating a balance of jobs and housing in each city will not reduce intercity commuting or congestion because where people choose to live is not based solely on closeness to work Transportation: C - Cars are what make cities unlivable--they add noise, air pollution, fragmentation, and strain city budgets to keep streets in good repair. Community: S - Hard to decide between compact and satellite. Education: S - Hard to decide between compact and satellite.
- Land Use: C - Compact land use is crucial to preserving the green environment we love. Community: S - Services may be more efficiently distributed with a nodal network rather than a centralized model.

## **Rural Eugene Area**

- Land Use: C - We do not need more suburban sprawl. Environment: C - Please maintain the high quality of our natural environment
- Land Use: S - Do not wish to expand UGB
- Land Use: C - Loss of the natural environment surrounding our cities would greatly degrade the attraction and quality of life of the area. Transportation: C - Compact

growth allows greater efficiency in public transit. Community: C - I believe compact growth is the lowest cost for providing infrastructure. Environment: C - The damage done to the environment by Rural Growth is high. Education: S - I support smaller schools, immediately related to the neighborhoods they serve.

- Transportation: S - Public transportation/car pool opportunities important in all scenarios
- Land Use: C - I hate to think you might even expand the UGB. I think current land use laws protect the rural environment and I hope they continue to do so. Is it Measure 37 creating the havoc now? - That concerns me. Having been raised in SF
- Bay Area, I have seen th Housing: C - This also makes sense due to the lack of transportation in the more rural areas. Transportation: S - I would like us to look at an electric, non-oil system, much like Portland's MAX Environment: C - Please look at what we are already doing to the environment and minimize further degradation.

## Fall Creek

- Land Use: R - Ease up on Rural Land Use regulations. Not everyone wants to live in the concrete urban centers. And few are farmers. Restricting land use for farming only is bad for rural communities. Springfield & Eugene are building on the best farm soil in the Wi Housing: R - once again.....change the land use laws for rural areas to allow growth....especially outside the ugb of the small communities/cities. Environment: - Rural areas can grow & continue to have the higher qualities desired by all. I'm all for land use regulations, but not total land use restriction. Education: R - land use restrictions continue to kill the small school districts in Lane county/State of Oregon. Post Measures 5/50, small districts lost the freedom to "self-support". Each district receives "X" amount of funding per student....economies of scale allo
- Land Use: C - Growth is not inevitable. It is driven by policy. Housing: S - Growth is not inevitable. It is driven by policy. Economy: C - Growth is not inevitable. It is driven by policy. Transportation: C - Growth is not inevitable. It is driven by policy. Community: S - Growth is not inevitable. It is driven by policy. Environment: C - Growth is not inevitable. It is driven by policy. Education: C - Growth is not inevitable. It is driven by policy. Growth is not sustainable. It is unwise to encourage it.
- Land Use: C - Not only should this be the most economical, but it should also be the most environmentally conscious way to develop Transportation: C - One thing we DO NOT need is more roads in rural areas Education: C - We should consolidate our schools as much as possible to maintain efficiency at lower costs

- Land Use: R - Currently the urban areas are having trouble governing themselves and are usurping most of the county resources leaving the rural areas to fend for themselves. Concentrating growth will only make the problem worse

## Goshen

- Land Use: S - Rural 2<sup>nd</sup> Housing: C - Rural 2<sup>nd</sup> Economy: R - Satellite 2<sup>nd</sup>  
Transportation: S - Rural 2<sup>nd</sup> Community: S - Compact 2<sup>nd</sup> Environment: R -  
Satellite 2<sup>nd</sup> Education: R - Satellite 2<sup>nd</sup>
- Land Use: C - Goshen area is mostly in wetlands and they currently filter current industrial areas. Should not be filled in!
- Housing: - All future expansion of housing must be serviced by wastewater treatment facilities - Remaining clean groundwater must be protected.
- Environment: - Want no environmental stress
- Land Use: C - Compact urban growth but not large expansions into present farming areas. Housing: C - Housing is not "affordable" now for many people - it will only become less so. Economy: S - Dispersed industry, services will ease strain on transportation systems Education: C - Eugene has been closing schools for years - why a high enrollment increase?

## Jasper

- Land Use: S - A blend of all three, but favoring satellite communities Housing: S - Two big issues: design communities to reduce work-commuting distances--provide more work where people live; the capability of low- to middle-income families to afford to purchase "affordable housing" is declining rapidly. Economy: S - Each community should have employment opportunities to reduce the need for commuting. Transportation: S - Again, design each community to reduce the need for commuting. Maximize community infrastructure, services, and employment opportunities. Environment: S - To the maximum degree possible, restore degraded natural resources in all communities and design future development to protect resources. Protected areas could also serve as buffers between communities and smaller communities, such as housing developments

## Junction City

- Environment: R - Protect rural areas that are left.
- Land Use: C - I actually like a mix of compact urban growth and satellite communities. Growing small communities to an optimal size can create liveability along with an efficient level of community services. Job growth in small communities could reverse the development Housing: S - Only if concurrent with local job growth. Economy: C - The economy will need to be driven by the metro area Transportation: C - Limit road improvements that facilitate or encourage commuting Education: S - small schools seem to function better
- Land Use: C - focus on pedestrian friendly, mass transit based cities. promote infilling and protection of farmland. transition to a local support systems (agriculture, energy, goods and services, etc. Maintain and invest in small towns and discourage large development Education: S - stop consolidating schools. More taxes more small neighborhood schools, please.
- Transportation: C - With gasoline prices soaring, we should not encourage or promote housing to sprawl into remote rural areas. I prefer compact urban growth coupled with greater use of intercity bus service (preferably alternative-fuel busses). Environment: C - Keep the growing population in the urban areas. Go vertical, rather than sprawl out over the land. More suburban and rural housing will cause more polluted run-off from over use of chemical fertilizers and pesticides.
- Land Use: R - Need to spread out development Housing: R - Bring people to rural areas Economy: R - Spreads job growth outlying areas Transportation: S - Improve access to outlying comm. Community: S - Want good access to facilities. Environment: R - Spread out envir. mgmt. - balance. Education: S - If industry is allowed - schools will grow.

## Rural Junction City Area

- Land Use: C - Important to protect the most productive forest and farm land from development. Development should happen in an orderly way.
- Land Use: S - The small cities should be viable for both living and shopping.
- Land Use: S - it is important to maintain a communities identity. the whole community raises a child - only if the whole community is reasonably self sustaining

## Lorane

- Land Use: C - Growth in rural areas should be slow, rural areas will be gone!  
Housing: C - We live in rural areas to be outside the metro areas. Don't bring the metro areas to us! Transportation: S - There is already a need for better transportation even without growth! Community: C - It's eventually going to be needed in Alvadore and Pleasant Hill and then Veneta ANYWAY! Environment: C - Where are the green areas in Eugene? Don't spread out and destroy all the habitat! Education: S - The rural schools have been "declining" for the 37 years I've lived here. But with the growth that is already happening in rural areas, it is constantly growing. Most people in Lorane prefer the schools in Eugene area anyway!

## Lowell

- Education: S - lowell should be classified a small town and enrollment should remain constant, not decline!
- Land Use: R - Present residents are not being considered in housing evelopements. A developer owns city hall and is compromising the quality of life enjoyed by residents next to that development. Ordinances are being violated daily and no action is taken. Housing: R - Compact housing is going on and it is ruining the scenis views and safety of residents. Economy: R - Quality of services are greatly stretched by a large developement in the area. Transportation: R - Rural roads are being destroyed by a large # of construction equipment on them. Residents disturbed by noise all day long.
- Land Use: R - We need to sustain the right to live a rural life style. Housing: R - We need affordable home sites outside of urban settings. Economy: R - We need to manage and consume natural resources. Transportation: R - People living and working in rural areas reduce congestion and vehicle miles traveled. Community: R - Rural life styles minimize the need for new community infrastructure and services. Environment: R - People should be able to live in the open space. Education: R - Small rural schools are important to our culture.
- Land Use: C - Without taking over small areas
- Land Use: R - Sustaining and improving the quality of life in rural areas requires the ability for families with small children to locate in the small cities and adjacent unincorporated areas. This increased development in rural areas won't negatively affect the other Housing: R - Facilitating more rural housing options will allow families with children to locate in areas to strengthen our schools. Economy: R - Replacing the timber jobs lost will help the rural areas restore the self-suffiency that they once had. Employment in rural areas will decrease the need to travel to metro areas, reducing congestion. Transportation: S - Growth in the targeted satellite areas is inevitable, regardless of what scenario is chosen. Road improvements are critical

as growth occurs -- even in the metro areas. Not everyone can bike or ride public transportation. Environment: R - I would much rather disperse impacts over a larger area than concentrate them in the metro area because that will only increase people's desire to locate outside the metro area and we won't be prepared. Education: R - It is critical to ensure a diversity of education options. Not everyone wants to send their kids to a large school and those that value a small school environment sometimes can't afford a private school. Small school districts throughout the County are

- Land Use: S - While I don't want urban sprawl, I also have a problem with a small rural town like Lowell filling in and partitioning once generous lots to city densities. I moved to the country to get away from having city problems with a country budget. As in no pol
- Housing: R - Regular people are being priced out of homes with current restrictions. Education: R - Kids deserve to be educated in their own communities.

## **Rural Lowell Area**

- Transportation: S - Need to do better job. Hwy. 58 not any better than before. 45 MPH & 20 in school zone. Community: C - Too many parks that are not kept up properly. Weeds & burnable material. Environment: C - Over done - such as cleaning up burns. Education: C - Need to use the money on kids and not the overpaid teachers and fancy retirement.

## **Marcola**

- Land Use: C - Id' like to see neighborhood parks Environment: C - Cut down urban sprawl

## **Cedar Flat**

- Land Use: C - Leave rural undeveloped - not interested in development - no lights, curbs, sidewalks. Interested in good respectful land use and in safety. Fewer meth labs.

## **Oakridge**

- Land Use: S - Expand UGB to West Housing: S - Currently adequate development land. Economy: S - Need 50 - 100 employee business Transportation: S - 3 lane Hwy. 58 or to I-5 Community: S - Improve water and sewage. Environment: S - ok with current controls Education: S - Need enrollment of 900.

- Land Use: C - Try to develop City centers (Also look at bike trails/ ultra light rail "a not current available system" . Require all remote shopping centers to run buss service / delivery service to residents "This comment is to address extra costs for remote shopping Housing: S - I am not sure you have the description correct here (commuting is really costly) Economy: S - (please look at max services ratioed to taxes payed vers city size and try to cap our max city size to near this number) i.e. bigger is not always better. Transportation: S - There is no reason Amtrak can not stop in Oakridge. (also we do not have a scenic train service train service through the mountains.) Environment: C - Try not to add to the enviornmental impact(stoping sprawl, (reuse existing sites for redevelopment.) Education: S - Stop paying teachers to drive to and from Oakridge - Eugene!!!! (if they can't live where they work, then We really don't need them do we) I hate financing stupid gas consumption! Education follows the economy. Taxes = more to spend on Schools. Good e
- Land Use: C - No Sprawl - maintain compact growth Economy: S - No urban sprawl, no box stores in rural areas Transportation: S - Provide good transportation to urban areas Environment: C - Don't compromise environment for growth - protect rural atmosphere. Education: S - Provide vocational programs for rural areas.

## Rural Oakridge Area

- Economy: C - Jobs, Jobs, Jobs Transportation: - bus, taxi, free rides Environment: - clean industries needed Education: - need dedicated teachers. kids just want to play play.

## Pleasant Hill

- Land Use: S - Residential growth should be encouraged on lands that are marginal for cultivation, grazing, and timber production. Planned developments utilizing smaller home sites (< 1 acre) with strategically located open spaces should be favored and promoted. Target Housing: R - Smaller rural residential lots in planned developments as opposed to sprawling 5 acre "ranchettes" except in F1 forest interface where very low residential density is preferred Economy: C - Still facilitate forestry and agriculture in rural areas. Facilitate development of unique attributes in Rural areas, but concentrate recruitment and support of large companies in urban centers. Transportation: S - Include completion of Beltline around south hills to I5 Community: C - Consider smaller centralized systems in rural communities. Elkton has a wastewater system where each house has a septic tank, but the effluent goes into a central collection system and leach field. I believe this has been successful. Environment: S - By planning rural residential development in areas previously described, it is more likely that community sewer and water systems can be developed, thereby reducing negative environmental impacts (reduced septic

contamination, reduced stress on ground water

- Land Use: S - We need to protect farm land and forested areas which are vital to sustainable living and tourism industry and our pristine way of life once idealized by former governor Tom McCall Transportation: S - We need a beltline that goes all the way around eugene springfield, south around lorane hwy to bailey hill rd. west connecting to beltline and then connecting to hwy 58 and a new bridge preferable on the east side of mt Pisgah in pleasant hill.then punch
- Land Use: S - It is good to maintain distinct communities instead of one very large and sprawling metro area Housing: C - Redevelopment would open up more housing options. Economy: S - This scenario builds a diverse, locally-based regional economy. Allows for mixed uses instead of bedroom communities and lessens the impact on the transportation system if a variety of services are available within a shorter distance. Transportation: C - Satellite scenario would increase traffic loads on the major connecting roadways, but would open up the door for some innovative regional transportation systems. The compact scenario would lessen the strain on the public transportation systems. Community: S - If three new cities become incorporated, centralized facilities could lessen the negative impact of increased growth in these areas. There might be good opportunities for regional partnerships with this scenario. Environment: S - Very important to maintain the open space buffers between communities.
- Land Use: S - Compact urban growth will create urban slums and unlimited rural growth will create sprawl. Transportation: C - Packing people into a small area where driving distances are shorter is, I think, the only advantage to the compact urban growth scenario. Community: S - Veneta and Creswell are already growing beyond their capacity to provide adequate water and sewage. Certainly the residents of those communities are aware that they will have to pay for improvements whether or not more residents and businesses move into Environment: S - Rural growth is the worst scenario in terms of environmental impact.
- Land Use: C - Growth should be confined to existing Urban boundaries. High density, mixed use development most appropriate. Unused or brownfield development most desirable Housing: C - Adequate provision should be made for wide range of incomes, including subsidized low income and mixed use housing development.
- Land Use: S - Our quality of life depends upon survival of the PH School District as a superior district. Our district is in jeopardy due to a 7 year pattern of declining enrollment, caused entirely by a low inventory of affordable housing which in turn has been caused Housing: S - See comments above. Transportation: S - Needs significant attention to support increased traffic from addition of affordable housing.

Community: S - Need significant infrastructure to make the desired growth in housing possible. Environment: S - By condensing development, will have minimal impact. We are a huge area and will still have our rural character. The need of more families to survive far outweighs any small impact. Most of us live here because we want rural and quality schools. We will n Education: S - See above. This is the only reason most of us want any change, but it makes change absolutely necessary for the reasons discussed above. This is how the overwhelming majority of us feel. We are encouraged that this change is coming closer to reality. Ph i

- Land Use: R - Remove all urban growth boundaries and allow free market variables to dictate growth. Urban growth boundaries artificially inflate Real Estate values. Housing: R - Remove all urban growth boundaries and allow free market variables to dictate growth. Urban growth boundaries artificially inflate Real Estate values. Economy: R - Get rid of urban growth boundaries!
- Land Use: C - All new growth must pay enough sdc's to cover all impact (5-10xcurrent). Drastically reduce population growth rate (if you don't build-they won't come) It is a proven fact that you can't build/tax/grow your way out of a problem. Look at any large city! Wh Economy: C - It is a false assumption that growth = progress - focus on progress via quality of life.
- Land Use: S - Keep open spaces between cities Economy: S - Support local small businesses

## Springfield

- Housing: C - Any development should support itself and not involve taxing of current tax payers
- Land Use: C - Except for access to recreation Community: C - Efficient and reliable service for all Environment: C - Protect, etc. for all communities
- Land Use: C - Compact growth is going to happen in any case, given the inevitable increase in the cost of urban land, and the increasing cost of individual transportation. Economy: S - Satellites may be best for regional economic health Community: S - Satellites are most certainly best from the standpoint of preserving "community".
- Land Use: - Wetlands are swamps. Economy: - We need good paying jobs not more rules and regulations.
- Land Use: C - Develops pay their own way Housing: R – Affordable Economy: R -

Family - logging - agri' Transportation: S - Only what is needed Education: R - Back to basic, only what is needed

- Land Use: C - nodal development Housing: C - permit homes on smaller lots Economy: C - develop local business Transportation: C - more bike paths Community: C - promote alternatives Environment: C - preserve and protect Education: C - support public schools
- Land Use: C - UGB were far sighted laws to keep Oregon from becoming a LA type suburban hell. What good are they if they are expanded? Housing: C - Zoning laws need overhaul. Eg, You can tear down an ugly garage, build a nice small house without cutting a tree or tearing up land. This adds density and can keep real estate lower priced by efficient land use. However, this is not permitted with present Economy: C - What if a big company similar to Symantec or the cruise co. put their business in downtown Springfield or Eugene instead of building suburban phallus palaces? Gov't should promote downtown, not suburban development. Transportation: C - I believe people dislike growth because of auto/traffic growth. If future planning can make it convenient to live without a car this area may actually even get better. Education: C - I have no preference. Aren't small schools better for kids?
- Land Use: C - The only scenario that will "sustain and improve quality of life" is the compact urban growth approach.
- Land Use: C - Without growth in commerce and industry via UGB expansion jobs needed to sustain quality of life for the massive growth in population will not exist. Today many of the students in and around Eugene/Springfield may not feel they need a job, but if every c
- Land Use: S - We're losing way way too much good unreplacable farmland to factories, warehouses and housing developments. Why pay through the nose to import food that can be grown right here. Food is much more important than another yuppie housing development or shop Housing: S - A definate need for more low cost housing across the board in all areas, country included. We could use a whole lot less richies building their trophy homes and manor houses all over our hills and countryside !!! Economy: S - Provide more help for smaller businesses to help them provide services for the smaller communities thereby helping increase jobs and goods there Transportation: S - Have expanded access in areas and time options (including weekends and holidays) of public transportation. for instance- don't use freeway to get to Creswell, Cottage Grove, instead go down old 99 so service would be more accessiable to many more people. Community: S - A definate no to building a large polluting energy production facility in Coburg. Environment: S - All efforts made to maintain and protect natural environment Education: S - Keep smaller schools open- possiable increased classes via internet

- Economy: R - Need jobs in these areas to present commute traffic. Give incentives  
Community: S - Should have our own regional supply and not rely on BPA or any others. County owned. Education: R - If you live there, learn there.
- Housing: C - Small cities should develop to have own identity- not be developed as bedroom communities. Economy: C - Greater goods and services in small cities/communities to reduce travel.
- Land Use: C - Transportation, environment and sensible land use and development will bring about the other desired regional goals. We need to redevelop our old neglected industrial areas to negate the type of inner city we don't want. Rural areas as they are add to
- Land Use: S - Save our small farms.
- Land Use: - Zero growth is not an option only if we believe that is isn't.
- Land Use: S - I strongly favor compact principles but I urge the reinforcement of individual communities. Housing: S - My interests are in the design and character of housing and their relation to their context. Economy: S - Reinforce and reinvent the economic reasons for individual communities' sense of place. Transportation: R - Encourage strongly BRT & public transport from rural areas. Promote bikes and walking. Community: S - Worth investments to bolster individual communities' capacities. Environment: C - Apply compact principles to satellite growth. More bunching and less diffusion. Education: R - Develop high quality components in a centralized education system. Maintain compact boundaries.

## **Rural Springfield Area**

- Economy: R - Promote "Brand Oregon" in Oregon rural areas

## **Veneta**

- Land Use: S - Should have sustainable market areas Housing: S - Do not want bedroom communities Economy: S - Should have sustainable market areas Transportation: S - More access, widen Rt 126 Community: S - Overall lower capital costs, less environmental impact Environment: S - More spread out, easier to provide for the environment Education: S - Can achieve better financial support with normal sized schools. Need some consolidation

## Rural Veneta Area

- Transportation: S - We need improved Transportation in West Eugene, Veneta areas now, in any growth we would need this improvement! Community: S - This is another area where we currently need improvements, with any growth we would need much more help.
- Environment: C - No one is addressing the issue of water resources in the area. We live in the County, just outside the UGB of Veneta. As the development in Veneta has increased over the last few years (in combination with global warming and the resulting climate change
- Land Use: C - Avoid urban sprawl and stop the development of strip malls. Try to place retail activity back into the heart of towns and not in its periphery. Housing: S - Encourage mixed development. People should not be forced to have to drive to grocery stores, etc. People should also be able to live in areas that are located a reasonable distance from their work, although this entails a compromise on the type of housing Economy: R - Rural areas cannot be left out of the equation. But the current trend is towards a bi-furcation that is unhealthy either low paying blue-collar jobs and meth problems or the new urban gentleman farmer who can afford to buy a large plot of land and build Transportation: S - As much as I'd like to see higher urban density, I don't think this is acceptable to the general population. People are going to continue to live in the "bedroom" communities and this means more congestion on the roads. Rather than just build more roads t Community: S - I have a property outside of Crow that is currently rented out and I am now living in Eugene (right downtown). But my home is that rural property. I am not a typical resident - high income, highly educated, older. And I am concerned about the future of th Environment: C - You must continue to maintain buffers between communities otherwise this is simply another version of urban sprawl. I don't think people want to develop another San Jose when they can develop another San Diego. Education: R - Without a school, a rural town dies. Poor educational systems kills a town quickly. A strong school system attracts families that value education and increases property values. Unfortunately the general public is unaware of this correlation - look at Palo Alto

## Vida

- Land Use: S - We have lived in Eugene (SE hills, downtown) rural, and Springfield over the years. We have owned a business and are retired educators. Satellite fits best.

## Walterville

- Land Use: R - allow more emphasis for development on marginal productive land rather than productive lands Housing: R - Again, marginally productive lands should be the primary sites for housing development. Save the productive lands for their premier abilities to provide crops Economy: R - many small home-style businesses can thrive in rural areas Transportation: R - to date; ltd is nothing other than a boondoggle Environment: R - UGB should be expanded only into the marginally productive soil types
- Land Use: R - I generally support a urban growth scenario but would like to see some commercial and residential growth in rural areas.
- Land Use: C - Stop paving over some of the best agricultural soils in the world. Preserve the natural environment as much as possible. Housing: C - Outlaw "manufactured homes." Period. Economy: C - Always factor environmental costs into economic calculations, instead of considering natural resources "free." Transportation: C - Enhance regional commuter services anyway. One person per giant pickup or SUV is wasteful, but so are huge buses carrying 4 or 5 pax at a time. Use smaller, more efficient vehicles. Environment: C - It's a dumb bird that fouls its own nest. "Dispersing" impacts just means more damage spread over a larger area. Preserve, protect and restore as much of the natural environment as possible.
- Transportation: C - Improve Deerhorn Rd. safety. Environment: C - Protect McKenzie River.
- Land Use: C - Keep rural zoning as is. Housing: C - infill in town Economy: C - Encourage small businesses Transportation: C - Improve McKenzie Hwy. safety Community: C - Improve rural services for kids. Environment: C - Keep strong rules to protect McKenzie River

## Coburg

- Economy: C - Additional industry not welcome (Monaco).
- Land Use: S - There needs to be a balance of both as if the grown is concentrated in just one area then that area due to the nature of supply and demand creates expensive land which mandates expensive housing. If land costs could be contained then it is best to keep g Housing: C - Again, there needs to be a combination of these as any one generates higher land costs on it's own. Each of

these makes sense in particular circumstances and one system does not work in every case. Trying to apply the same remedy to all situations has p Economy: S - There needs to be a diversity of solutions as there are different cases. For instance, Coburg has great employment near at hand, but those who work there cannot find housing near to work as there is no land to build affordable homes on. It is kind of a

- Land Use: R - We moved to Oregon because of a near-town/city rural feeling lifestyle. The move towards city-only development - towards more zoning and to concentrated government horrifies us.
- Land Use: C - With denser growth, need laws, ordinances, rules, regulations, etc. to protect people from noise pollution and other problems associated with growth and denser populations. Housing: C - With denser growth, need laws, ordinances, rules, regulations, etc. to protect people from noise pollution and other problems associated with growth and denser populations.
- Land Use: S - The rural growth plan, although it may make rural lots more "affordable", it also degrades the rural nature of rural places.

## **Rural Coburg Area**

- Land Use: C - For all categories: compact growth for satellite communities also, not just Eugene and Spfld, but don't expand existing UGBs. Look at European models for compact growth. Resources and commitment to protect and restore rural environments. Aim to keep s

## **Cottage Grove**

- Land Use: - Regional land use planning must assure Regional Food Self Sufficiency. Local agriculture products are presently the northwest's greatest asset, and that must be preserved. Housing: C - Housing is too expensive!
- Land Use: S - Metro area should grow some with this scenario as well. Housing: - Small cities should get a mix of quality and type of housing. Transportation: C - Regional commuter services should be required for both compact and satellite. Community: - A mix between compact and satellite would be best. Education: - Do not like compact growth at all.
- Land Use: - Total paradigm - not useful for me to conceptualize as a relevant tool.

## Rural Cottage Grove Area

- Land Use: C - I would hate to see a number of small-town rural communities grow to become "mini" Eugene or Springfields. They have a diverse charm all their own. I would like to see increased public transportation between urban areas and outlying communities, but Housing: C - Our rural communities are already bedroom communities - no need to change that. What would really disturb me is breaking up a number of larger acreage rural plots. How is that better than suburban growth? On larger acreage, at least one can preserve Economy: - I'm not sure which "model" I would choose here. In Cottage Grove, for instance, it seems as though we have the space for small businesses and some job creation, but there isn't enough of a living wage to engage in these jobs. I am not sure what the solution is. Transportation: - Again, I don't see a "model" that cries out to me. Why can't we have better public transportation in rural regions without a major increase in development and destruction of small town/rural community? Environment: C - ABSOLUTELY compact urban growth. I see no reason to "disperse" environmental impact over large areas. All that would accomplish is to bring us a number of destroyed, ugly, non-intact biological communities. Education: - I support high-quality education. I feel as though this should be a priority over newer paved roads and developments.
- Land Use: R - Anything to get away from Eugene Housing: R - Anything to get away from Eugene Economy: R - Anything to get away from Eugene Transportation: R - Anything to get away from Eugene Community: R - Ditto Environment: R - Anything to get away from Eugene Education: R - Ditto
- Land Use: C - I think Oregon is growing too rapidly and our quality of life and the environment are declining just as rapidly
- Land Use: S - I realize if I choose one category of "regional goal" I have to sacrifice other goals. We do want it all, don't we? My choices are limited by income. Do I have to sacrifice low income housing for development elsewhere?
- Land Use: R - There is plenty of room. Why crowd our cities any more. Sprawl is good.
- Transportation: C - We must factor in "peak oil" costs
- Land Use: R - People need some space to live their best life - Preferably living on 1/2 acre or 1 acre lots. But with rising fuel costs, services such as restaurants & shopping need to be expanded in small cities which would be more convenient

satellites for rural dw Housing: R - I think there is a good demand for rural 1 to 5 acre building lots that have CC&R's to prevent manufactured homes from diminishing home values. Economy: S - I think small cities should be the satellites for employment of rural dwellers. Transportation: S - More frequent bus visits to small cities would be good. And idealistically, a high speed train for commuters from satellite cities to Eugene/Springfield would be Fantastic! My husband works for the city of Eugene and would love to take the bus to work. Bu Education: S - It goes without saying, the state needs to support increased funding for quality education.

- Land Use: C - Why do you assume growth is inevitable? Most of us in rural areas don't want growth and if city and county government didn't encourage it we might keep Oregon's rural areas undeveloped and beautiful. Environment: C - Peace and quiet. Animals left in nature - that's what I value.
- Land Use: C - More efficiency inside the city will aid in less pollution since the people will hopefully need to drive less. I envision more village scenarios, efficient public transportation to get folks from one area of town to another. More frequent public transport Housing: C - Regarding housing here is an area where we can be really creative. Today's homes, even starter homes are still built with idea of everyone needing their own everything. I like the idea of building communities with shared green space, small private garden Economy: - I don't think we need to consider growth as the only option. Just by having a population there are needs created. Do we really need new industry to feel we are successful? I don't think so.

## Creswell

- Community: R - I think our sewer bill is unfair

## Rural Creswell Area

- Land Use: R - I work in a small town real estate office. The number 1 property being sought by buyers is small rural properties from 1 - 5 acres. We need to allow more of these properties to be made available. Economy: R - It would be nice to be able to both live and work in a rural setting instead of having to travel into a congested metro area to make a living. Education: R - small, personal schools are the best where you know the teachers as well as the students - easier to become and stay involved - better sense of community.
- Land Use: R - Rural development = healthier environment, healthier children, stronger regional education Housing: R - Reasonable division & planning Transportation: S - Improved accessibility to Veneta area and Pleasant Hill direction are vital. Environment: R - Reasonable division & planning Education: C - These figures are not accurate.

- Land Use: C - Traditionally, urban dwellers enjoy being able to walk/drive short distances to work/leisure destinations. By adopting this model, we can preserve the uniqueness of our smaller towns and the country side. Housing: C - By putting the emphasis on diverse housing in the metro area's such as condo's, four to ten story units for lease or sale, and six to ten homes in a commune setting, and not emphasizing the bedroom community aspect of the CUG plan, we would again be able Economy: C - Keeping with the mega-urban concept of centralized housing, business, and growth we maintain our rural atmosphere in Lane County. Transportation: C - With compact growth, transportation is key, as well as adequate parking. The compact model should take into account potential traffic for at least the next fifty years, and leave room for expansion of the freeways and surface streets. Community: C - Why are you throwing P.Hill into the compact model? Urban growth can move North and East as opposed to Southerly. Let Southern Lane grown at a moderate pace, and keep a distinction between Urban and Rural...otherwise you'll wind up with megalopolis area Environment: C - Again, with the compact model, the more populated areas of Eugene and S.F. would expand, and design pollution controls to eliminate ALL grass burns and wood stoves that would affect the urban population. This would improve health conditions for those li Education: C - Obviously educational growth will go hand in hand with population growth.....look.....educating our children is primary when making these kind of decisions. If we use the compact model and increase the populations of our present urban areas, we would

## **Crow**

- Land Use: - Choices don't reflect a smart growth approach. These choices are based on narrowly crafted perspective. I vote to protect farmland and open space.
- Land Use: C - Put housing with jobs in small village model - stay off best soils  
Housing: C - Put housing with jobs in small village model - stay off best soils  
Economy: C - Local - Put jobs and housing in same places Transportation: C - Connect small villages with mass transit at some level Community: C - Build at appropriate scale for village model. Environment: C - Keep houses/development off best Ag/forest soils and away from streams Education: - Keep small schools viable by putting jobs & houses in small communities.
- Land Use: S - Once lost, forest cannot be re-created. Water is a limiting factor. Transportation: S - Cheap oil is no longer. Environment: C - Need to minimize impact on forest.
- Land Use: S - By not allowing family unit to build on the land - families move.  
Housing: R - Allow more family oriented growth.
- Economy: C - But some satellite development. Transportation: C - More public

transportation to outlying areas. Education: S - Attention to rural problems.

- Community: R - Reasonably priced - gas here in Crow is 10 cents a gallon higher.
- Economy: R - I would be concerned that new business or enterprises be relevant to and appropriate for rural areas. Education: R - I would like to stop the enrollment decline in rural areas, but too much growth seems to detract from the advantages of being schooled in a small town.
- Transportation: R - Need W. Eugene Parkway.
- Land Use: C - Conserve water. Preserve greenbelt for agriculture and recreation. I hope we'll work hard to preserve near- city rural forests and wetlands. Protect rural and urban environment. Transportation: R - Emphasize mass transit and bikes, not cars. Education: C - Education is our future, and environmental protection.
- Transportation: R - Strongly Want West Eugene Parkway
- Education: R - Small schools do better.
- Transportation: R - Must have West Eugene Parkway.

## **Dexter**

- Land Use: - This survey does not allow for a "No Growth" option so does not reflect sentiments of me and most people I know. Environment: - We don't have resources for growth and are already taxing our water supply.
- Transportation: S - I was born in LA, Calif. & moved to Sacto, CA., Auburn, CA. Over the years I've noticed the city and towns never really plan well transportation, housing, roads and alot of things. Please be smarter than Calif.
- Land Use: C - Read END OF OIL Transportation: C - Read END OF OIL Environment: C - Stop paving our farmland.
- Land Use: C - Rural Growth is, my wife and I believe, a disaster. You cannot share rural values by destroying them. Both the Compact and the Satellite models have good and bad points. Compact growth should be promoted with high density living along with local green spaces Housing: C - Here too a mix of Compact and Satellite.

Yes, starter homes within limits are important. Economy: S - I like the discussions in the small cities on this matter, but a lot can be done within Eugene and Springfield also. Both, not either/or. Transportation: C - Hwy 58 was recently improved in a manner chosen by the Pleasant Hill locals, despite the plans of ODOT. The local community and Country Commissioners forced ODOT to listen to local needs and desires. This should be the model for all transportation designs Community: C - A mix again of Compact and Satellite depending on which locale. Environment: C - Again, a mix of Compact and Satellite with an eye to impacting the environment as little as possible. Maintain green zones and create new ones as development expands so that parks and development go together. Maintain good farmland and forestland. There are Education: C - Starter homes are needed to help schools not lose enrollment, but this must be developed judiciously. There may be other ways to keep quality education despite declining enrollments. Think this through more broadly.

- Land Use: C - We don't have the water for rural expansion. Digging wells and septic compromises water. Fire is a concern and higher rural density with less water available is a dangerous scenario. Housing: C - Higher rural density does not allow more to have a rural life style. Higher density decreases and even eliminates the rural lifestyle by its very nature. It turns rural into suburb. I would not oppose satellite community growth but prefer the urban density Economy: C - Satellite development may be okay if it is done selectively. I oppose a single large industry in what may become larger cities unless it is environmentally considerate. Transportation: - Yes to enhanced regional commuter services! Environment: C - Not completely adverse to satellite community growth. Degrading the rural environment further would be sad indeed.
- Environment: C - Very important to provide habitat and protect remaining wildlife and native plants & ecosystems.
- Land Use: S - Dense urban and satellite growth with improved transportation; bike paths, sidewalks, rapid transit. Economy: S - Along with some increase in rural economy; satellite communities increase in services available Transportation: S - Rapid transit, bike paths. Open the top of the Dexter dam to foot and bicycle traffic; build a foot path/sidewalk/bike path along Dexter Rd. People are supposed to catch the bus at Dexter Store, however the road is dangerous for walking, especially after Community: S - More services in satellite communities, improved public transportation. Environment: S - More services necessary locally due to increased fossil fuel costs. Locally grown foods, and services and supplies available to farmers and gardeners in satellite communities.

## **Elmira**

- Land Use: S - I want to see strong protections for our prime farm lands and natural beauty. I don't want to become another S. CA or East Coast sprawling mini-estates/ranchettes with 2-hour commutes!!

## **No Area Entered**

- Land Use: R - Would like to provide for rural development. Housing: R - People should be free to choose. Education: R - Bethel s/b Enrollment is not what they projected when building schools. They said they needed more development.

## **No Area Entered Outside UGB**

- Housing: S - Due to increasing transportation costs I oppose the development of "bedroom communities." Community: R - I support a Rural Goal as a pragmatic mechanism to retard what looks like the excessive growth built in to the Compact scenario that I otherwise prefer.
- Land Use: C - We should take our clues from Eugene: conserving open space and agriculture is important!
- Land Use: C - In favor of development of unused downtown buildings. Keep older neighborhoods from decline, etc. Maximum use of existing properties.
- Land Use: C - High rise - better design Housing: C - 4-plex - 1 utility system Environment: R - Parks, bike paths, bike roads