



Design Your Future
Walterville Community Meeting Report
July 14, 2005

Prepared by

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WALTERVILLE COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Waltherville Community Meeting was attended by 23 participants, eight of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants clearly identified three top goals for the community, a reflection of the community's values: Land Use and Development, Transportation, and Education. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants, on the whole, rated the Compact Urban Growth Scenario highest as their starting point for their future community. There was no significant difference between the General Participants and the Citizen Panel in this rating, reflecting a consensus among participants to preserve the rural character of the area.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development (One of Three Top Goals)

Meeting participants want to maintain the quiet, rural setting of the countryside and uniqueness of rural communities. They do not support increased density or growth in the rural area. They want the environment preserved and negative impacts of growth on quality of life addressed. They want the land use process to be overseen more and want more notice and involvement of surrounding property owners in land use decisions. They want the process to ensure consistency in development. Specific actions cited were to: limit clear-cutting in view of the Hwy; provide cluster housing with surrounding open space; connect housing density to water availability; focus on high density development within the city limits; and to add greenspace around the outside of urban areas to retain a buffer between urban areas and rural areas and between communities. They supported the concept of mixed uses in the urban areas.

Housing

Participants wanted housing to accommodate people's different needs, such as affordable housing for children and a diversity of housing types, even in rural areas, to diversify the population. They want housing that is compatible with the rural area. They do not support high density housing in the rural area, but do support higher densities in the urban area. They offered that housing could be clustered with surrounding open space and that housing density should be based on water availability.

Economy

Participants want local governments to support existing businesses and to encourage diverse industries to locate to the region to diversify the economy and to create stability and eliminate down-turns. They want to allow some manufacturing of goods in the rural area, recognizing that jobs in the rural area are on the decline and that young people need jobs. They want to increase youth involvement in local communities. Specific types of industries and services named were: call centers, alternative fuel station, community medical clinic, and small agricultural businesses such as greenhouses, nurseries, and cottage industries. They want to increase advertisement about Lane Community College programs.

Transportation (One of Three Top Goals)

Participants want to build, improve, and maintain roads and to improve public transportation (e.g., monorail) to accommodate growth. They recognized that: major infrastructure improvements will be needed in order to handle future volumes of traffic; no matter where people live, they will want to use arterial roads to access areas beyond the region and recreational areas; transportation needs to support the economy; and once roads can handle traffic, development will occur. They want to provide more road turnouts. They want to build roads with aesthetic appeal; for example, to retain McKenzie Hwy as a Scenic Hwy; and preserve natural views along hwy (buffer zones). They want to improve the safety of roads; increase police patrols and budget more money for patrols; institute a maximum speed limit that is enforced (55 for cars, 50 for trucks); and survey people to find out what speed limit they want.

Environment

Participants want to preserve attractiveness of the area and its quality of life. They want more public parks. They want to improve air quality monitoring and to increase restrictions for cars (e.g., smog device). They do not want to allow development in the flood plain and they want the flood plain re-defined. They want to promote alternative energy services. They want to keep the river clean, and full of fish.

Community Facilities and Services

Participants want to maintain the existing quality of public services and facilities; use high density development in metro cities to keep the cost of services down; improve fire and police response; increase police patrols and increase the budget for patrols.

Education (One of Three Top Goals)

Participants recognized that the Compact Urban Growth Scenario is hardest on rural schools; and that many small schools are a better option and help the economy. They want to build new schools; and expand existing facilities in urban areas. They want schools to be funded differently, recognizing that school funding is a state issue. Examples of actions they suggested were: to use all lottery money for schools and to change property tax rules. In terms of school programs, they want to increase vocational training in schools, to have options other than college and to modify the "No Child Left Behind Act" to allow for changes.

WHERE SHOULD WE GROW?

The Compact Urban Growth Scenario was rated the highest as the starting point for the future community. For this reason, the map changes requested for this scenario are summarized below. Please see the body of the report and the Appendix for the context in which these map changes were suggested.

Compact Urban Growth Scenario Map Changes

- Do not make major changes to current zoning in rural area near Waltherville.
- Increase commercial zoning in Vida area to support new business.
- Maintain riparian areas.
- Potentially use agriculturally marginal lands for residential uses. Land for small business/agriculture in keeping with the community.
- Allow cities to expand and address concerns if designed correctly (8000 acres).
- Preserve natural areas and rural lands.
- Maintain buffers between communities.
- Develop public transportation where densities are high enough to support it. Provides greater access to arts, culture, and a cosmopolitan setting.
- Keep mixture of land uses shown in map.
- Minimize the amount of additional housing in rural area.

I. INTRODUCTION

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

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

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

WHAT IS REGION 2050?

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

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

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

THREE ALTERNATIVE REGIONAL GROWTH SCENARIOS

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

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

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

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

Compact Urban Growth Scenario

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

Satellite Communities Scenario

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

Rural Growth Scenario

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

What are Alternative Growth Scenarios?

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

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

Where Did the Scenarios Come From?

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

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

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

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

How are the Scenarios Evaluated?

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

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

REGIONAL GOALS

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

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

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

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

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

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

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

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

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

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

PARTICIPANTS

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

General Participants

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

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

Pre-registered participants:

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

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

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

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

Drop-ins:

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

Citizen Panel Participants

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

- Veneta Community Center: Veneta

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

Community Meeting Agenda

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

The following is the Agenda used for the meetings:

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

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

Small Group Discussions – An Interactive Process

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

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

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

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

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

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

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

II. WALTERVILLE COMMUNITY MEETING

PARTICIPANTS

The Walterville Community Meeting was attended by 23 people who participated in small group discussions. Forty people pre-registered for the meeting (see Appendix for list of registered participants and drop-ins). Many of those who pre-registered but did not attend called to express their regrets and to request that their name be kept on the list to receive information. Several people elected to drop in and hear the presentation but did not participate in a small group discussion.

Participants included 11 Citizen Panel Participants (randomly selected community members) and 13 General Participants (self-selected participants) (Figure 1).

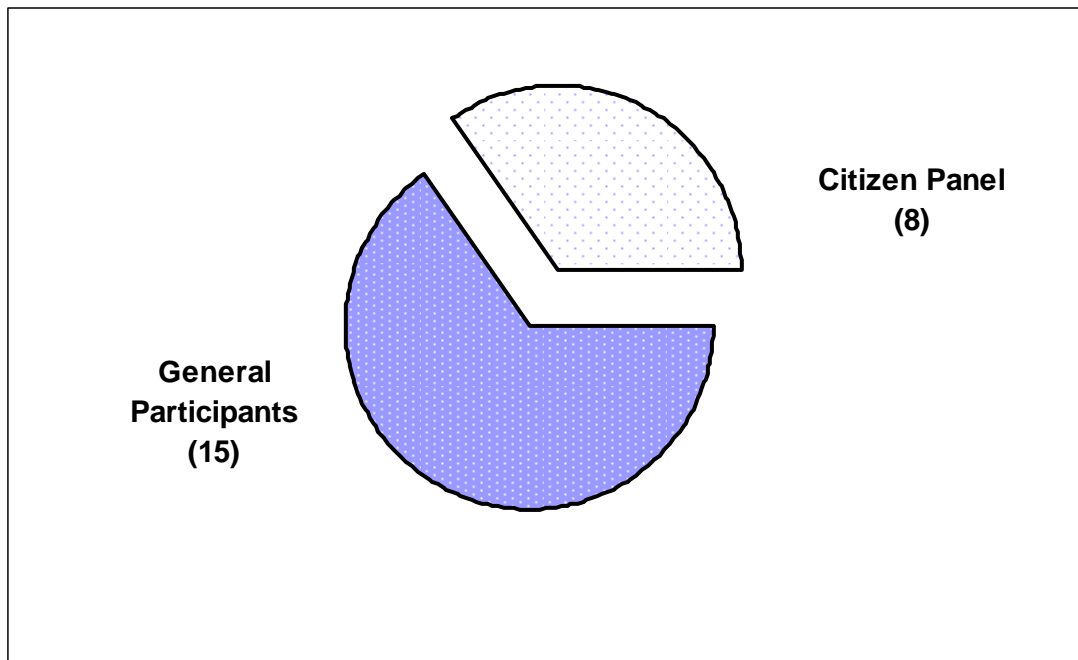


Figure 1: Number of Participants (23 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Land Use and Development
- Transportation
- Education

Land Use and Development and Transportation were clearly the top two goals for the General Participants while Land Use and Development and Education were clearly the top two goals of the Citizen Panel; Housing and Community Facilities and Services were the least important goals for both groups (Figures 3 and 4).

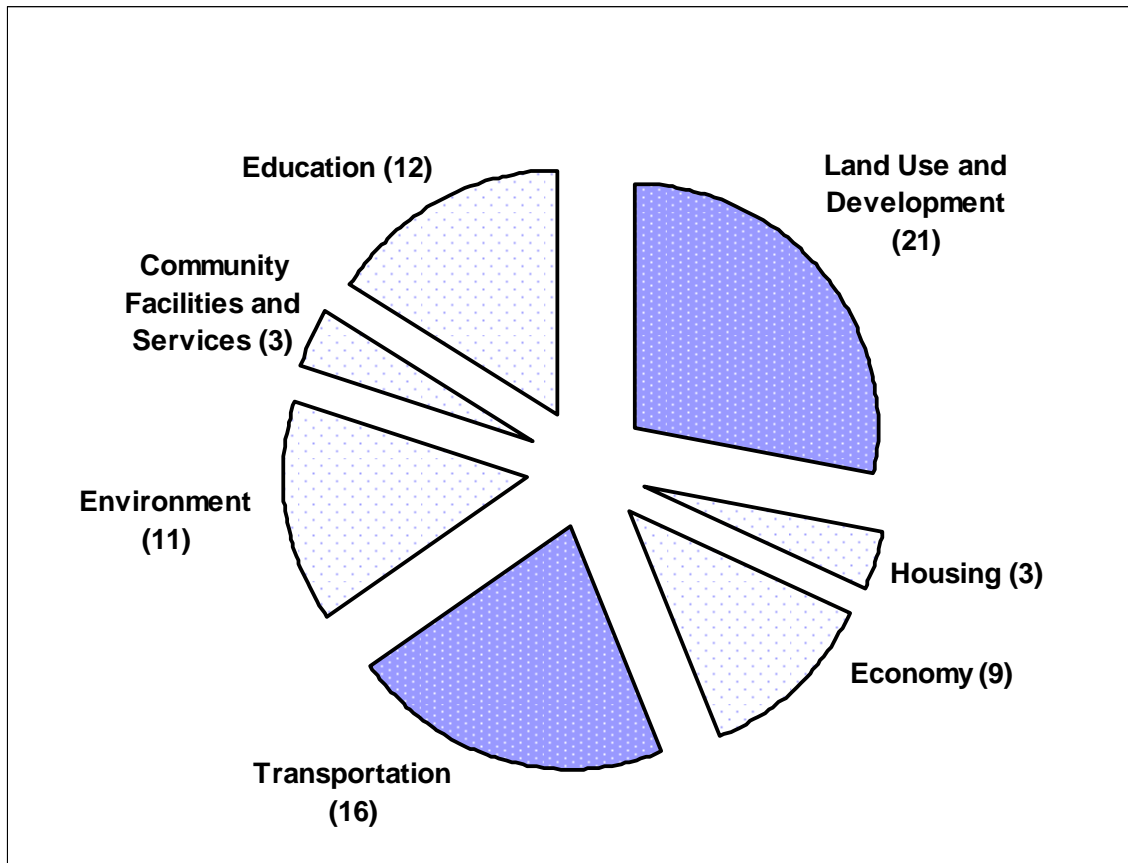


Figure 2: Most Important Regional Goals, All Participants (23 Total)

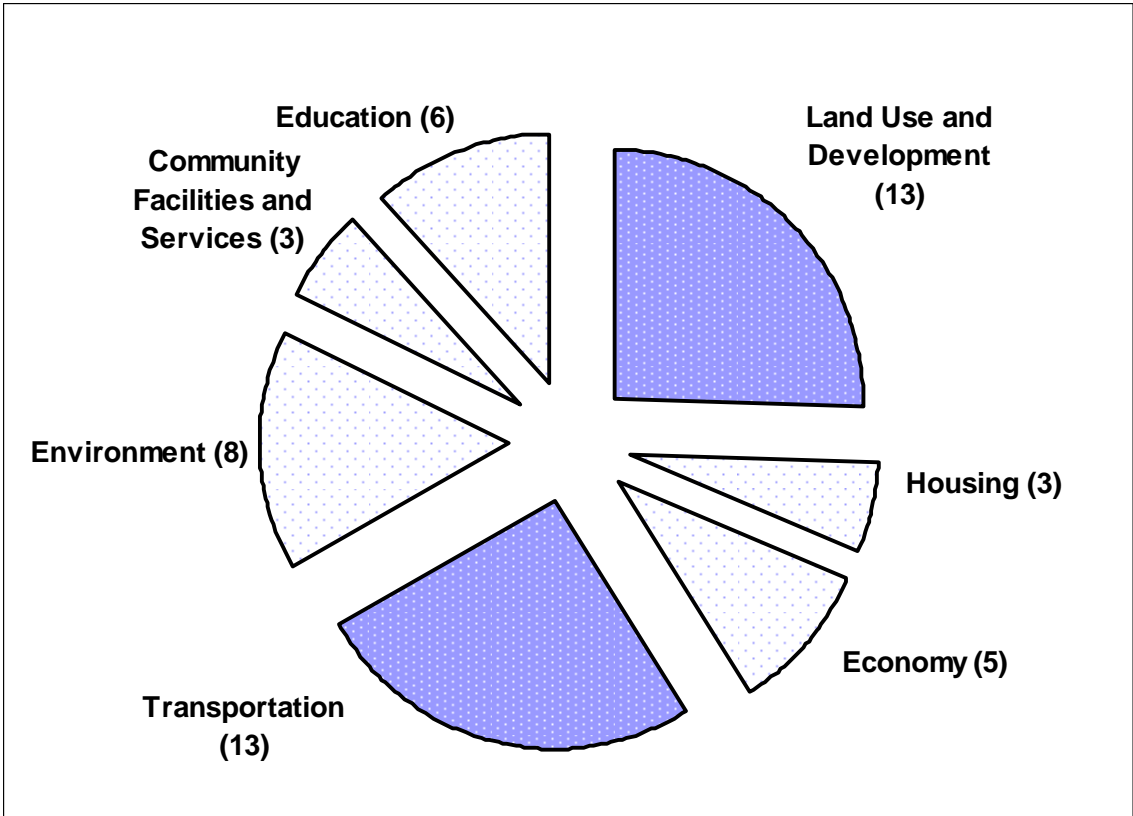


Figure 3: Most Important Regional Goals, General Participants (15 Total)

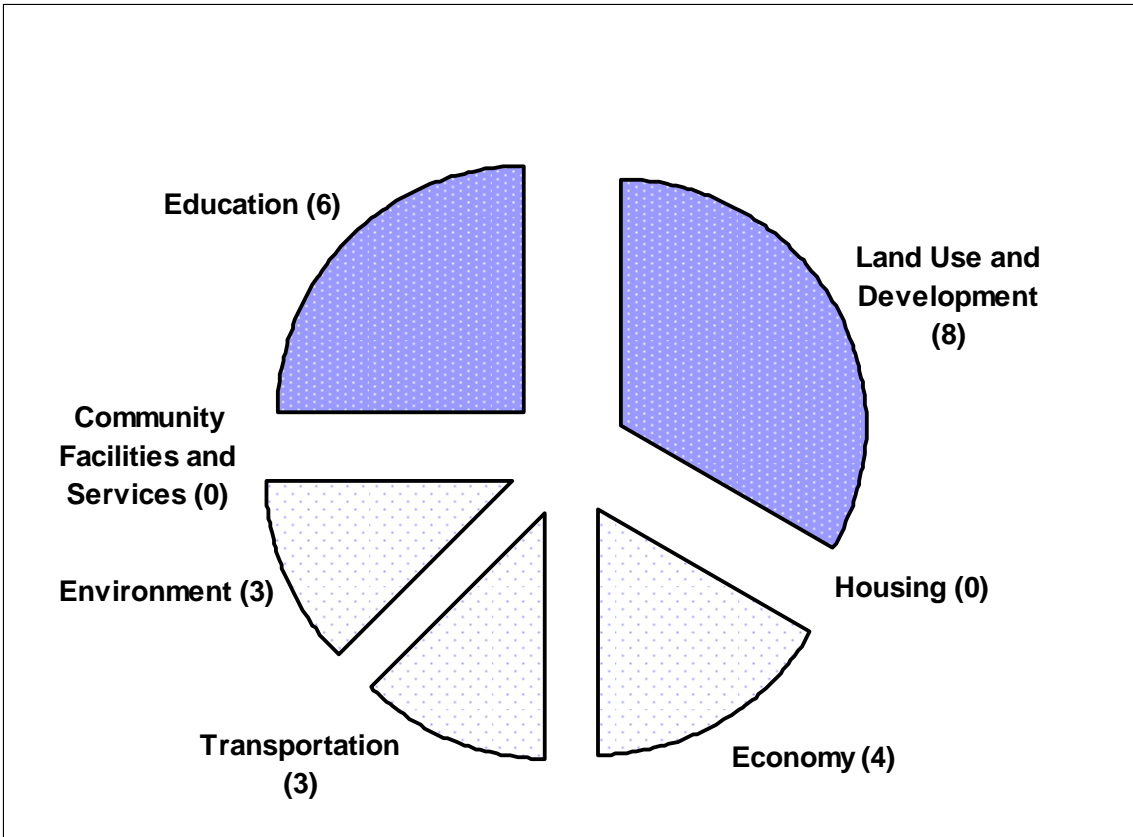


Figure 4: Most Important Regional Goals, Citizen Panel (8 Total)

HOW SHOULD WE GROW?

Meeting participants rated the Compact Growth Scenario highest as their starting point for their future community. This preference clearly reflects a consensus among participants that Waltherville remain rural in nature with growth going primarily to the metro area. The total scores (cumulative ratings) for the three scenarios were:

- Compact Urban Growth Scenario (157)
- Satellite Communities Growth Scenario (101)
- Rural Growth Scenario (73)

There were no significant differences between the preferences of the General Participants and the Citizen Panel, except that the Citizen Panel was even stronger in their support for the Compact Urban Growth Scenario relative to the other two (Table 1).

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

General Participants	Citizen Panel
Compact Urban Growth Scenario (102) Satellite Communities Growth Scenario (77) Rural Growth Scenario (59)	Compact Urban Growth Scenario (55) Satellite Communities Growth Scenario (24) Rural Growth Scenario (14)

WHAT ACTIONS ARE NEEDED TO PROTECT OUR QUALITY OF LIFE?

Participants were asked to identify actions to address the negative impacts of growth for each regional goal, starting with the regional goals most important to the group. To provide a measure of community consensus, participants were then asked to indicate whether they disagreed with any of the actions. The Appendix contains the verbatim *Facilitation Notes by Table*.

This section presents a summary of actions for each regional goal. For consistency among reports, the goals are presented in all reports in the same order as in the newspaper insert. The top goals for the community are noted in the headings. Action statements were placed in all categories where they could apply, so that some actions appear more than once. Only actions that were agreed-to at the tables are included in the summary. Where at least one person disagreed with an action and it was not resolved during the meeting, the action is reported in the Appendix, but not in the summary below.

Land Use and Development (One of Three Top Goals)

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Most growth and largest UGB expansion in Eugene and Springfield (metro cities)
- Most compact development at urban densities (about 7 dwelling units/acre (in metro cities))
- High access to local goods and services in metro cities
- Rural development about the same as today

Actions to Protect Quality of Life:

- Use good zoning to allow livable spaces.
- The land use process needs to be overseen more; be more translucent; address the lack of support for increased density in urban areas; provide notice to a wider area of surrounding land owners; involve property owners in zone changes; and be flexible.
- Pass laws, especially to preserve natural areas, that are sustained and not repealed.
- Educate citizens so that the rural, quiet setting of the countryside is retained; the environment is preserved; and negative impacts of growth on quality of life are addressed.
- Ensure consistency in development. If growth comes, it needs to fit the area, also increase services.
- Limit clear-cutting in view of the Hwy (vs. trees as crop)
- Provide cluster housing with surrounding open space.
- Connect land use (density) to water availability.
- Focus on high density development within the city limits – build with greenspace
- Do not allow high density or growth in Waltherville or in McKenzie Valley
- Centralize nodes shown in the Satellite Scenario.

Housing

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Diverse, affordable housing in metro cities and starter homes in small cities
- Outlying small cities would be bedroom communities

Actions to Protect Quality of Life:

- Provide affordable housing for children and a diversity of housing types, even in rural areas, to diversify the population

- Provide housing that is compatible with the rural area.
- Allow higher density housing in the metro UGB.
- Accommodate people's different needs
- Do not allow high density housing, especially in Waltherville and provide cluster housing with surrounding open space.
- Connect housing density to water availability.

Economy

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Attracts variety of firms to metro cities
- Job creation, expansion and more redevelopment in metro cities
- Rural economy about the same as today

Actions to Protect Quality of Life:

- Encourage diverse industries (diversify economy) to create stability and eliminate down-turns
- Allow manufacturing of goods in rural area.
- Support existing businesses
 - Losing jobs in rural areas
 - Need jobs for children
 - Preserve uniqueness of rural communities
- Increase youth involvement in local community – job opportunities (figure out ways to do this)
- More jobs (call centers, etc.)
- Alternative fuel station needed
- Need community medical clinic – service and jobs
- Help people with small agricultural business – greenhouses, nurseries, cottage industry
- More advertisement about Lane Community College programs

Transportation (One of Three Top Goals)

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Improvements likely to freeway, all state highways, and Clearlake Road
- Enhanced regional commuter services likely

Actions to Protect Quality of Life:

- Build, improve, and maintain roads to accommodate growth. Major infrastructure improvements will be needed in order to handle future volumes of traffic. No matter where people live, they will want to use arterial roads to access outside of the region and recreational areas. Transportation needs to support the economy. Once roads can handle traffic, development will occur.
- Build roads with aesthetic appeal.
- Provide more road turnouts.
- Build one road that handles all high-speed traffic and commercial traffic.
- Improve public transportation (monorail) – “Don’t wait as long as Seattle did”
- Retain McKenzie Hwy as a Scenic Hwy.
- Preserve natural views along hwy (buffer zones)
- Improve safety of roads. Increase police patrols and budget more money for patrols. Institute a maximum speed limit that is enforced (55 for cars, 50 for trucks). Survey people to find out what speed limit they want.

Environment

Regional Goal

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

Compact Urban Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Preserve attractiveness of the area, quality of life.
- More public parks
- Improve air quality monitoring (pooling in Southern Willamette Valley) – cars and burning. Air quality is affected by increased population. Increase restrictions for cars (e.g., smog device).
- Do not build on flood plain and redefine the flood plain.
- Promote alternative energy services
- Keep river clean, full of fish.

Community Facilities and Services

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Higher capital cost due to the cost of utility lines to Alvadore and Pleasant Hill
- Highly efficient, reliable service delivery, predictability of supply and cost

Actions to Protect Quality of Life:

- Maintain existing quality of public services and facilities.
- Use high density development in metro cities to keep the cost of services down.
- Improve fire and police response; increase police patrols; increase budget for patrols.

Education (One of Three Top Goals)

Regional Goal

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

Compact Urban Growth Scenario Impacts

High enrollment increases in Springfield 19, Pleasant Hill, Bethel and Eugene 4J Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

Actions to Protect Quality of Life:

- Build new schools; expand existing facilities in urban areas. Compact Urban Growth Scenario is hardest on rural schools.
- Fund schools differently. Use all lottery money for schools. Change property tax rules. Funding is a state level issue.
 - Many small schools are better option (especially young)
 - Helps economy, provides resources
- Increase vocational training in schools, to have options other than college. Modify “No Child Left Behind Act” to allow for changes

WHERE SHOULD WE GROW?

Region 2050 Waltherville meeting participants were asked to identify preferred areas for growth in the community. Participants made these suggestions after looking at the Alternative Growth Scenario Map of their table’s highest rated Alternative Growth Scenario. Again, proposed map changes were voted on by participants to provide a

measure of community consensus. All verbatim comments are reported in the facilitation notes in the Appendix.

Compact Urban Growth Scenario Map Changes

- Do not make major changes to current zoning in rural area near Walterville.
- Increase commercial zoning in Blue River/Vida to support new business.
- Maintain riparian areas.
- Potentially use agriculturally marginal lands for residential uses. Land for small business/agriculture in keeping with the community
- Allow cities to expand and address concerns if designed correctly (8000 acres).
- Preserve natural areas and rural lands.
- Maintain buffers between communities.
- Develop public transportation where densities are high enough to support it. Provides greater access to arts, culture, and a cosmopolitan setting.
- Keep mixture of land uses shown in map.
- Minimize the amount of additional housing in rural area.

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Walterville Grange Community Meeting: Design Your Future

Thursday, July 14, 2005, 5:30 – 8:30 p.m.
Walterville Grange
39259 Camp Creek Road, Walterville

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

AGENDA

- | | | |
|----|--|-------------|
| 1. | Greetings and Table Assignments | 5:30 |
| 2. | Welcome
<i>Faye Stewart, Lane County Commissioner</i> | 5:45 |
| 3. | Rural Growth Issues
<i>Faye Stewart, Lane County Commissioner</i> | 5:50 |
| 4. | Region 2050 and <i>Design Your Future</i> Process
<i>Carol Heinkel, Region 2050 Project Manager</i> | 6:00 |
| | Question and Answer | 6:20 |
| 5. | Small Group Discussions <ul style="list-style-type: none">• Facilitation Process• Build Your Future Community and Protect Quality of Life | 6:30 |
| | 10 MINUTE BREAK | 7:30 |
| | <ul style="list-style-type: none">• Draw Your Preferred Growth Scenario• Report on highlights of discussion – Facilitators | |
| 6. | Wrap-Up
<i>Carol Heinkel, Region 2050 Project Manager</i>
<i>Faye Stewart, Lane County Commissioner</i> | 8:20 |

July 7, 2005

Dear Rural Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Thursday, July 14 from 5:30-8:30 in the Walterville Grange. This meeting is an opportunity for rural community members to become engaged in a critical dialogue about growth and its implications for the rural communities in this area and the surrounding region. At the meeting, you will be asked to give your opinion on three very important questions:

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

Meeting Preparation

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

Thank you again for agreeing to participate in this important exercise. I look forward to seeing you on July 7.

Sincerely,

Faye Stewart, Lane County Commissioner

About the Community Meeting and Region 2050

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

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

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

**REGION 2050 PRE-REGISTERED AND
PARTICIPANTS IN WALTERVILLE MEETING
WALTERVILLE GRANGE
JULY 14, 2005 (2 PAGES)**

✓ Indicates Participation in Meeting

General Participants

✓ Megan Brick

Ben Bruce

✓ Bob Byers

✓ Marcene Christiansen

✓ Jeff Dehne

Joanne Garner

✓ Melissa Kies

✓ Marla Konish

✓ Sana Krusoe

✓ Jim and Boana McLeod

✓ Donald McOliver

Steve Peterson

Steffany and Martin Schmitt

Michael and Gena Staton

Denise Walters

✓ Betty Weaver

Citizen Panel

✓ Dan Brooks

Susan Bruce

✓ John Cossey

Barbara Emashowski

Citizen Panel (continued)

✓ Colleen Fitzgibbons

✓ Linda Fleming

Wade Gibson

Becky Holmes

✓ Mary Jane Jewett

✓ Gary Koehler

Debra Langeliers

Ross Leavitt

Bob McDonald

Bruce Morgan

✓ June Nishi

John Osburn

Alan Petersen

✓ Paul Roche

Teresa Smallwood

Edward Wright

Population and Housing Densities in Year 2000 and in Three Alternative Growth Scenarios

	Compact Urban Growth Scenario				Satellite Communities Growth Scenario		Rural Growth Scenario	
	2000 Population	2000 Net Units Per Acre	2050 Population	Net Units Per Acre	2050 Population	Net Units Per Acre	2050 Population	Net Units Per Acre
UGBs								
Eugene	160,514	6.0	252,689	7.4	212,248	7.0	193,393	6.9
Springfield	61,989	6.4	112,103	7.1	83,800	7.2	84,102	7.1
Coburg	969	4.8	5,827	8.1	5,984	8.1	5,878	8.2
Cottage Grove	8,890	5.0	16,148	6.7	26,501	6.8	14,723	6.7
Creswell	3,909	4.9	14,920	6.3	22,858	6.8	5,795	5.6
Junction City	5,858	6.3	9,128	6.7	12,524	6.1	8,465	6.3
Lowell	857	3.6	2,368	3.7	2,845	3.6	2,359	3.7
Oakridge	3,246	3.5	7,895	6.1	13,939	5.8	7,136	5.3
Veneta	2,755	4.0	14,110	5.3	24,016	5.9	10,002	5.0
Westfir	287	2.5	546	3.7	564	3.9	544	3.7
Growth Centers								
Pleasant Hill	543	0.4			11,777	6.6		
Goshen	230	0.2			10,180	9.9		
Alvadore	309	0.7			16,027	6.3		
Total UGBs/Growth Centers	249,274	3.5	435,734	7.1	443,263	6.9	332,397	6.8
Total Rural	56,733	0.4	27,766	0.3	20,237	0.2	131,103	0.5
Regional TOTAL	306,007	1.4	463,500	5.3	463,500	3.1	463,500	1.7

Employment and Employment Densities in Year 2000 and in Three Alternative Growth Scenarios

			Compact Urban Growth Scenario		Satellite Communities Growth Scenario		Rural Growth Scenario	
	2000 Employment	2000 Emp Per Acre	2050 Employment	Net Emp Per Acre	2050 Employment	Net Emp Per Acre	2050 Employment	Net Emp Per Acre
UGBs								
Eugene	88,743	14.1	117,346	15.1	88,833	13.3	100,307	14.1
Springfield	22,488	7.1	42,092	12.7	39,101	11.4	43,189	12.2
Coburg	3,717	7.9	5,340	17.8	5,293	17.7	5,468	18.9
Cottage Grove	3,305	4.9	10,852	18.8	12,883	16.3	11,247	19.6
Creswell	1,054	5.8	9,686	20.8	14,503	17.7	7,694	19.5
Junction City	3,148	10.8	10,157	10.7	13,367	16.8	11,448	15.6
Lowell	157	6.8	289	19.7	1,135	21.5	930	21.3
Oakridge	711	2.8	3,218	10.0	6,798	10.5	4,960	12.2
Veneta	620	5.2	5,240	19.5	10,207	21.6	5,797	18.5
Westfir	4	0.3	95	7.7	94	7.7	97	7.7
Total UGBs								
Growth Centers								
Pleasant Hill					2,313	22.0		
Goshen					6,853	14.6		
Alvadore					2,937	20.7		
Total UGBs/Growth Centers	123,947	9.9	204,316	14.6	204,316	13.9	191,137	14.2
Total Rural	10,684		10,684	5.8	10,684	5.0	23,863	5.2
Regional Total	134,631		215,000	13.1	215,000	12.5	215,000	12.2

**Acres in Urban Growth Boundaries and Rural Areas in
Year 2000 and in Three Alternative Growth Scenarios**

	Compact Urban Growth Scenario				Satellite Communities Growth Scenario			Rural Growth Scenario*		
	2000 UGB	2050 UGB	Additional Acres From 2000	% Increase From 2000	2050 UGB-Growth Center Area	Additional Acres From 2000	% UGB Increase From 2000	2050 UGB	Additional Acres From 2000	% Increase From 2000
UGBs										
Eugene	28,398	36,457	8,059	28%	31,588	3,190	11%	30,853	2,455	9%
Springfield	11,939	17,480	5,541	46%	13,740	1,801	15%	13,740	1,801	15%
Coburg	451	1,045	594	132%	1,118	667	148%	1,056	605	134%
Cottage Grove	2,226	2,544	318	14%	3,582	1,355	61%	2,380	154	7%
Creswell	994	1,737	743	75%	2,899	1,905	192%	1,201	207	21%
Junction City	1,685	2,219	534	32%	2,390	705	42%	1,909	224	13%
Lowell	412	453	41	10%	573	161	39%	490	78	19%
Oakridge	1,188	1,255	67	6%	2,499	1,311	110%	1,375	187	16%
Veneta	1,386	1,900	515	37%	3,041	1,655	119%	1,562	177	13%
Westfir	169	218	49	29%	218	49	29%	218	49	29%
Growth Centers										
Pleasant Hill					1,235	1,235				
Goshen					1,157	1,157				
Alvadore					1,704	1,704				
Total UGBs/Growth Centers	48,849	65,309	16,460	34%	65,745	16,896	35%	54,785	5,937	12%

**Walterville Community Meeting
Facilitation Notes by Table**

Table #1 Notes

Number of Participants at table: 8

Three Most Important Regional Goals

- Land Use and Development
- Economy
- Education

Notes:

- If you live on Hwy 126, transportation is important
- Educational issues are present and schools are good facilities due to enrollment
- Rural areas are losing economy
- Want to keep the feeling in nature
- Economy needs to support the people who live within them
- Maintain property values with land use development
- Diversify economy
- Transportation along Hwy 126 is a problem
- Land use is very important
- Important to have reasonable long-term plan
- Education is the key to our economy
- Land use and development: rural development is a concern
- Nothing can occur in the future without education

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (55 points)
2. Satellite Communities Growth (24 points)
3. Rural Growth (14 points)

Actions to Protect Quality of Life

Land Use and Development

- Land division needs to be overseen more
- Have land use and development processes more translucent
- Address urban residents' lack of support for anti-density/NIMBY
- Create roads to handle growth
- Consistency in development
- Educate citizens and get input on development and land use

Education

- Urban scenario is hardest on schools: build new schools; expand existing facilities in urban areas
- Fund schools differently – funding is a state level issue

Transportation

- No matter where people live, they will want to use arterial roads to access outside of the region and recreational areas
- Transportation needs to support economy
- Will need major infrastructure improvements in order to handle future volumes of traffic
- Once roads can handle traffic, development will occur
- Don't just build roads; build roads with aesthetic appeal
- Build one road that handles all high-speed traffic and commercial traffic
- Need to improve public transportation (monorail) – “Don't wait as long as Seattle did”

Economy

- County needs to bring in diverse industries (diversify economy) to create stability and eliminate down-turns
- We can manufacture goods here
- Support existing businesses

Growth Scenario Map Comments

- Blue River/Vida – needs more commercial zoning to support new business
- Maintain riparian areas
- Potentially use agriculturally marginal lands for residential uses

Table #2 Notes

Number of Participants at table: 6

Three Most Important Regional Goals

- Land Use & Development
- Environment
- Transportation

Notes:

Land Use and Development

- Avoid looking like Southern California
- Need some control to provide services
- Retain rural, quiet setting, wildlife
- Way to preserve environment and help economy
- Dictates quality of life, growth has negative effect

Economy

- Losing jobs in rural areas
- Need jobs for children
- Preserve uniqueness of rural communities

Education

- Many small schools are better option (especially young)
- Helps economy, provides resources

Environment

- Attraction to area
- Air quality affected by more population
- Quality of life

Housing

- Affordable for children
- More types available even in rural areas to diversify the population

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (37 points)
2. Compact Urban Growth (34 points)
3. Rural Growth (26 points)

Actions to Protect Quality of Life

Land Use and Development

- Limit clear-cutting in view of Hwy (vs. trees as crop)
- Ability to provide services (fire, police response)
- Provide cluster housing with surrounding open space
- Create laws that don't change on whim (especially to preserve natural areas)
- Involve owners in zone changes
- Be flexible
- Increase area of notice to surrounding land owners
- Connect land use (density) to water availability

Transportation

- Retain McKenzie Hwy as Scenic Hwy
- Preserve natural views along hwy (buffer zones)

Environment

- More public parks
- No cutting of old growth trees *
- Better air quality monitoring (pooling in Southern Willamette Valley) – cars and burning
- Restrictions for cars (smog device)

Compact Urban Growth Scenario Map Comments

- Need good zoning to allow livable spaces
- Cities expand and address concerns if designed correctly (8000 acres)
- Preserve natural areas and rural
- Prevent one community flowing into another
- Could develop public transportation (densities allow)/arts/culture cosmopolitan setting

Satellite Communities Growth Scenario Map Comments

- Like small communities
- Preserves privacy, solitude
- Large enough towns to have productive economy
- Serves rural and compact (provides relief)
- Cities get too dense (traffic/move out)
- Jobs and services dispersed
- Preserves some natural areas/open space
- May not provide scale to create jobs

Rural Growth Scenario Map Comments

- Variety of housing
- Not comfortable saying “I’ve got mine.”
- Need more opportunity for others
- Cluster development and other options

Current zoning map: allow cluster residential

Table #3 Notes

Number of participants at table: 9

Three Most Important Regional Goals

- Land Use and Development
- Transportation
- Education

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (68 points)
2. Satellite Communities Growth (40 points)
3. Rural Growth (33 points)

Actions to Protect Quality of Life

Land Use and Development

- Focus on high density development within the city limits – build with greenspace
- Improve roads
- Don’t want high density or growth in Walterville or in McKenzie Valley
- If growth occurs would like to see it in Walterville and not impacting farmland *
- Don’t want to see growth in Walterville
- If growth comes, it needs to fit the area, also increase services

Transportation

- Need safe roads
- Need road turnouts
- Transportation needs to serve the people – more service
- Repair roads / maintain roads
- Need a maximum speed limit that is enforced (55 for cars, 50 for trucks)
- More police patrols – budget more \$ for patrols
- Survey people to find out what speed limit they want

Education

- Maintain quality of school, use businesses to support *
- Use all lottery money for schools
- More vocational training in schools, options other than college – modify No Child Left Behind Act to allow for changes
- Change property tax rules

Economy

- Increase youth involvement in local community – job opportunities (figure out ways to do this)
- More jobs (call centers, etc.)
- Alternative fuel station needed
- Need community medical clinic – service and jobs
- Help people with small agricultural business – greenhouses, nurseries, cottage industry
- More advertisement about LCC programs

Community Facilities & Services

- Maintain existing quality
- Use high density development to keep the cost of services down

Environment

- Do not build on flood plain
- Redefine the flood plain
- Consider flood plain
- Promote alternative energy services
- Keep river clean, full of fish

Housing

- Housing that fits the area
- Centralize (satellite) current nodes
- Higher density housing in UGB
- Accommodate people's different needs
- No high density housing especially in Walterville

Zoning Map Comments

- Keep mixture of land use
- Minimize the amount of housing addition
- Land for small business/agriculture in keeping with the community
- Don't want major changes to current zoning