

**PAULY Linda**

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**From:** Tom Scates <cheapscales@hotmail.com>  
**Sent:** Wednesday, March 04, 2015 7:27 PM  
**To:** PAULY Linda  
**Subject:** UGB Vision

Hello Linda,

First thanks for including me in the College View UGB discussion.

After the Feb 25th, meeting I realized most people mentioned what they don't want to see and endorse making sure nothing changes in the proposed UGB except to drive JCI out. I thought about my vision for what the area should become. 15 years ago, I worked for a local manufacturer of steel products. My position was purchasing manager. Not only did I have to get several million pounds of steel into the plant, I had to arrange getting product out. Trucks were the most efficient method of transport. Getting them in and out of our plant posed challenges due to the location of the plant.

I thought any business in the UGB proposal that required transport of raw and finished material by truck may pose a challenge. The 30th. Ave. on and off ramps pose problems due to sharp turns. I see College View Road as a real challenge for large trucks. That area may be better suited for smaller trucks. Trucks supplying any business, such as JCI, are better accessed from Goshen. The next thought was, OK we have trucks coming in, how do we get them turned around headed back to Goshen? Using Goshen for access also keeps trucks generally away from the area most people view as the gateway to Mount Pisgah.

Next I was thinking of what business would I like to see in the UGB. Wouldn't it be nice to one or two story nicely designed buildings, properly landscaped, that presented a campus style look. Maybe walking or bicycle paths connected to/by mini parks or at least park benches.

This would give off street parking and perhaps area to get transport trucks area to turn around. There could be administrative type building in front with warehouse and shipping toward the rear.

The next morning I finished reading the Tadzo report and went OH MY GOSH. These folks get it. The report states what I envision. That's why you are the planners and get paid the big bucks to plan.

I would like to see a business presentation like Northwest Stamping or JCI or Walsh Trucking. All are well kept and appear to present a clean caring business.

I do not care for the tin buildings now located on Franklin Blvd. between Seavey Loop and Goshen.

Please let me know if I can help in any way.

Thank you.

Tom Scates  
Twin Buttes Rd.

Date Received: 3-5-15  
Planner: LP







I am a life-long Eugene/Springfield resident and a rural residential property owner in the Springfield 2030 Urban Growth Boundary (UGB) Study area. I am submitting this document so my perspective on the proposed UGB changes and the process for reviewing those changes can go on record.

Up to this point, there has been a great deal of public attention given to the neighbors just outside of the UGB study area, in the Seavey Loop area. As the result of a comprehensive and successful campaign launched by the "Stop Seavey Loop Industrial Zone," conversation regarding effects of proposed changes concerning non-business residents has focused almost solely on residents outside the study area.

I think it is important to listen to what Seavey Loop neighbors have to say. The College View/South Franklin Study Area Working Group is providing a very productive and necessary venue for that. For the purpose of obtaining a vision from a broad perspective of nearby land owners and community partners, the group seems to be attaining and possibly exceeding its directive.

What the group is failing to do, in my opinion, is obtain the perspectives and visions of rural residential property owners *within* the proposed study area. The working group contains only one rural-residential property owner from the UGB study area, my neighbor Tom Scates.

While I applaud Tom for stepping forward to provide input in this process, the voice of one person is hardly representative of the many private property owners for whom changes in the Springfield Urban Growth Boundary could profoundly impact their way of lives.

As one of those individuals, I am now deeply frustrated with this process. I feel that the City of Springfield has another obligation, beyond asking for a vision from this working study group.

It has an obligation to make a diligent and concerted effort to bring together the property owners within the proposed study area. It needs to give those property owners the same opportunity it has given property owners outside the proposed study area—a chance to discuss how they feel about the emerging themes.

I want to thank Tom Skates, John Helmer, and Gayle Landt. Each of these individuals offered to bring my vision to the group for consideration in the final recommendations to the City of Springfield. Tempting as that offer is, in accepting it I would be doing a disservice to all my fellow property owners.

I would be settling. I would have the opportunity to speak, but others would not. The City of Springfield needs to ask the people most affected by a new urban growth boundary exactly

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what their visions, goals and future plans are, so that each owner has an opportunity to speak and voice their concerns.

The City of Springfield needs to encourage and facilitate collaboration between the College View/South Franklin Study Area Working Group and the people who have the most at stake, those private property owners within Springfield 2030 Urban Growth Boundary (UGB) Study Area.

My vision is an immediate one. It is a vision of a process that allows all property owners an opportunity for participation in creating their own "initiated plan amendment or zoning proposals"\* for meeting the goals and objectives of the Springfield 2030 Urban Growth Boundary Study.

Who could possibly be more motivated to create a successful vision of the future than the people who will be most touched by it?

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\*Springfield 2030 Comprehensive Plan Economic Element, Draft 5, page 2, "The Economic Element"

**PAULY Linda**

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**From:** Penhallegon, Ross <ross.penhallegon@oregonstate.edu>  
**Sent:** Friday, February 27, 2015 2:51 PM  
**To:** PAULY Linda  
**Subject:** RE: Reminder: UGB working group meets tomorrow at 2

Linda,

We kind of discussed the Seavey Loop vision at the last meeting.

Part of the vision: As land is developed around the Seavey farming area and the Mt. Piscah/Buford Park area; that this area is a high value cultural and community centered area; with world class soils; and that all efforts be made to preserve these valuable assets.

Even though much of this area is in the flood plane, I believe that a vision statement is needed for future reference.

Good meeting.

I have to be in San Diego next week. Please send me the meeting notes.

Thanks.  
Ross

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**From:** PAULY Linda [lpauly@springfield-or.gov]  
**Sent:** Tuesday, February 24, 2015 2:43 PM  
**To:** RUST Mark E; Betsy Schultz; Corbin McBride; Dan Kuske; Gayle Landt; HELTON David I; Jeff Schwartz; Jim Straub; John F. Helmer; MILLER Keir C; Nicole Ankeney; Normandy Helmer; REESOR David; Rob Castleberry; Penhallegon, Ross; RUST Mark E; Tom LoCascio; Tom Scates  
**Cc:** haworthc@lanecc.edu; Brett Rowlett; Chris Orsinger ([director@bufordpark.org](mailto:director@bufordpark.org)); Dan Terrell; MCKINNEY Lydia; TAYLOR Becky  
**Subject:** Reminder: UGB working group meets tomorrow at 2

Just a reminder that the working group will be meeting tomorrow. We hope to see you then.

**College**

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## **View/South Franklin Study Area Working Group Visioning Workshop #3 Shaping the Future**

**Wednesday, February 25, 2015 – 2:00 to 3:30 PM**  
**Springfield City Hall Library Meeting Room, 225 5<sup>th</sup> Street, Springfield**

<b>Feb. 25</b>	<b>Workshop #3 Shaping the Future</b> <ul style="list-style-type: none"><li>• Vision and goals statements to address environmental, social, economic, land use compatibility, transportation, infrastructure concerns</li><li>• Viable commerce and industry types and land uses consistent with visions and goals</li></ul>
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**Date Received:** 2-27-15  
**Planner: LP**

