

Summary of Input from Stakeholder Working Group Process by Member Category

Seavey Loop area residents – outside of the College View Study Area

John Helmer. Lived in the neighborhood 27 years, on the border of the study but not in it. Interested in what this means regarding the value of their property. He's a big fan of Springfield but would like to see Springfield grow in natural ways. Also thinks overtime there will continue to be a real gem of a place — the recreation area, Nature Conservancy and the surrounding farms – serving as a “central park” of the region.

- There is a remarkable level of agreement about where that gateway to Pisgah is, but even if we could draw that line and all say this is perfect, and Springfield could say that's where the UGB should be, what keeps it from spreading from there.
- This is a great process. Still doesn't know how what we're doing is going to make a difference.
- There needs to be a way to look farther out and say we can do this but we can also find a long term way to preserve what we value in this other area. One of the things that would help a lot of people out would be (and may be outside the scope of what the City of Springfield can do) is when the line is drawn the City can also put a rule and insuring there is some kind of buffer there – something that helps insure that line doesn't get moved in another 20 years. They can have a vision to look beyond the boundaries of the UGB and look a little farther out in the future. Maybe a very narrow UGB makes sense – but is that just creep having been established and then it grows and grows for many years. Is there a rule for the City of Springfield to help make that happen or is it just Springfield is going to define the boundaries and this is what they care about end of story. He thinks it takes community and takes the two cities and county and thinking about things like reserves and trusts and if Springfield is solely interested in getting what it needs to fulfill this function it's not very satisfying at some level.
- One of the issues is the impact on the property value of properties that are not within the UGB but are adjacent. If you have a residence it makes a difference to the value of that residence. Like looking at the back of a Walmart.

Rob Castleberry. Has lived adjoining the study area for almost 35 years. Has operated his own business from there in a rural residential setting and has been involved in various neighborhood activities including Friends of Buford Park and Mt. Pisgah Arboretum over the years trying to protect the livability. Rob values very highly the open space and proximity to the park. Sees possibilities for connectivity to ridgeline trails and to Willamalane's activities on the other side of the river and also feels very protective of the farm community and what's there in terms of residential.

- Feels the gateway to Mt. Pisgah is when you're approaching the trestle and Franklin/Seavey Loop, but as you are coming back he thinks what's happening to the west and south is significant to your experience. What's done to buffer is important. Looks at map and sees the industrial area comes up to where a lot of people are living in the trailer park (Hoya, Roble) and the neighborhood there. Concern is these people think they are living in the Seavey Loop area what will they think of living next to industrial?
- Has concerns on what the impacts of industrial areas have been, and the effectiveness of monitoring and enforcement of environmental restrictions. What kind of assurances could we have about impacts of this industrial zone from an air quality standpoint?

- When having visitors from out of town he wants to show them a special place – Pisgah is a tremendous asset in that way in terms of our showcasing our special qualities and letting people experience what is special about this place.
- When would design review and criteria kick in?
- Prefers “employment” to “industrial” and prefers employment intensive uses vs. warehouses, etc. He is concerned about parking lots.

Normandy Helmer. Along with her husband John own a small farm on Seavey Loop. She is active in Friends of Buford Park and the arboretum and has always valued the natural area around them. She patronizes all the local farmers, have livestock of their own, and two kids. She is really interested in seeing the values of the Seavey Loop area and Mt. Pisgah parks protected for the generations to come.

- Our neighborhood has this amazing parkland resource. It bothers her to not have a way for all those invested to come together to really integrate the UGB goals and vision with the Seavey Loop neighborhood goals and vision, then the parkland goals and vision, and County goals and vision. It shouldn't be on the backs of a few landowners to be running around at meetings.

Farmers and agricultural businesses in the Seavey Loop area

Gayle Landt, Ag business. Agriculture business owner of 33 acres on South Seavey Loop. Her business plan for investing in property and being able to keep it really depended on the rural character of Seavey Loop. She boards horses and one reason is close proximity to urban areas.

- Is there a precedent to be met for zoning it that is binding so that over time the area is able to maintain the kinds of restrictions that you assume. There are precedents for people such as conservation easements that are something that seems to hold up over time even though all kinds of things can change around it. If later we were able to think of ways that some of the land in the UGB could be developed and used and there could be restrictions on pollution, emissions, etc., how durable could an agreement be if we really looked at that?
- Will it be urban with 15 stories or urban with 3-4. She realizes that industrial means development and hardscape and parking lots, cement and all.
- If you have a vision statement it may be useful 20 years from now as people try to figure out what the rules are going to be and why.
- Some buildings have plants all over them, that would be interesting to see.

Ross Pennhallegon, OSU Extension Agent, Agriculture expert.

- How effective is Exclusive Farm Use? It used to be extremely strong and if that is the case, to him, here's the line (referring to the UGB map), here is the good ag land, here's Buford park – you don't touch it forever. That becomes the critical portion that's fairly agreeable. But where the line is drawn it becomes arguable. How do we make this “fence” that it cannot be crossed. As the UGB expands how do we get insurance because this is some of the best soil in the world.
- Soils were surveyed in 1952. He said the soil survey is 99.5% accurate – he hasn't seen one inaccuracy in 30 years. Ours is amazingly accurate.

College View Study Area Commercial and Industrial Businesses

Jeff Schwartz, President Johnson Crushers. Understands there's opposition and concerns about their potential expansion. Is concerned about what people think of his operation, how to make it better.

- They are physically constrained on their existing site. In 2012 they had to restripe parking lot to fit everyone in.
- Doesn't have plans for their EFU parcel. But if it were zoned differently he has considered possibility of putting an admin. building or parking across the street (on the EFU parcel), so he could expand on the existing site.
- Interested in how the UGB expansion will affect his business the value of JCI property.
- He is responsible to help feed the 270 families that work there.
- I-5 is a must for his business.
- Hwy 58 is nice to have but not a must have.
- It's very hard to find reasonably priced 10-20 acre property on I-5. It doesn't exist.
- They have to store materials and goods off site, increasing their cost \$1500 each time.
- Open to any ideas. The closer they are to the existing site the better. The more they have to relocate, the farther they have to go the harder it will be. Doesn't want to leave Lane County.
- They strictly monitor their emissions and have a person dedicated to that now. We fall well below the permissible limits now.

Dan Kuske, Latus (was appointed but unable to participate in SWG). By phone he told staff he wants to expand his business.

College View Study Area property owner large EFU parcels

Jim Straub. Represents the Straub Family Trust as well as Oak Management LLC and third generation property owner in that area. The family started collecting property in the Seavey Loop area over 60 years ago and resided there in various form and functions. He and his father were raised there and parents still reside on one of the larger parcels. Only have about 50ish acres or so that is included in this study.

- he always traditionally considered the gateway to Pisgah to be at the intersection at Seavey and Franklin on the NE side – he owns the land there on the corner where the welcome sign is. The house burned down in '83 and they chose not to rebuild. Idyllic setting and last remaining oak trees - it's very picturesque.
- By Walsh and Brooks- he doesn't really connect that to Mt. Pisgah. It is what it is. That whole corridor there – he doesn't see that as that Gateway. Doesn't see further industrialization of that area as conflicting with what he sees as the gateway to Pisgah.
- People visualize industrial as being a smokestack basically but what he was hearing Linda saying and asked whether an example that has been in the news lately, like a call center, would that fit into this niche perhaps.
- He is hearing that the local area neighbors want to preserve the gateway access, scenic corridor, and Seavey Loop. Also he sees that conservations easement as being a buffer because there are neighbors that are worried about creep; if they allow the UGB to come to this area now what's to say 15 years from now they don't slowly start creeping into the area that we see as the scenic corridor. But within that area that UGB if it were agreed upon could expand too is looking at what the allowable uses would be that fits the character of the neighborhood. Smokestacks is something nobody wants to necessarily see but if there was some type of commercial enterprise that people could agree upon that would be compatible maybe that's workable.
- Likes the idea of the vision statement because it starts a path. You may not have the manpower, funding, resources to implement that vision right now. In politics there is that rule you can't legislate future legislation. But vision statements get around that; says this is the collective view

of what we would like to see this area become. He sees that if there is a vision statement for Seavey Loop/Buford Park area that tells people in the future of what we hoped would be here and of what the general population would like to see so if there was the opportunity 5 years from now to pass a bond measure to obtain more property to expand the park that fits the vision and that becomes an action item. He finds this very intriguing and we can't necessarily solve all the problems today as a single group but if we can provide input in a vision statement that creates a lasting impression and gives people in future generations to look back upon and perhaps get some direction from.

- If land was within the UGB then Willamalane passes a bond measure and they have money set aside for open space or park space. There's all sorts of different options have popped up in different scenarios that could come to fruition.
- Closer to Seavey Loop his recent purchase of 25 acres is Type 2 soils. It's planted right now in grass seed and growing well if they can keep the geese off of it. The stuff south of that Carl Druse - a farmer who lives on the loop -has been farming all his life. He's been trying to farm this land for him for 30 years. He said, Jim it's a waste of diesel. I can't get anything to grow out there without pumping fertilizer and a lot of it. He's talked to Ross a number of times about his different parcels of Ag land over the years for advice about what he should do, fertilizers, etc.– he can't pay farmers to farm this for him. How does he use this land and Ross gave him some excellent resources in how to reach out to different farmers and different venues and how to make it appealing to them, but it's difficult to own land and not let it go fallow.
- All you have to do is look across the river and see about the public input process and how effective that can be to alter a proposed development plans. He's said he has seen many things that have come out of the Springfield office that once they have a public hearing about it the neighbors will impact what the future design of it. There are all sorts of processes that can influence what the eventual design is and he thinks the hard thing is us looking at what current industries need but looking out 20 or 30 years from now. Back then we could envision what's happening now. Who would have thought of a green roof on an industrial building back then?
- Having a long vision statement that incorporates the values of this entire area and that allows the public to rally behind some funding source to preserve that area would be useful. This is less risk than if Evonuk plunks down a few houses.
- He reviewed the proposed Ag zone. To justify this to the state the City needs large parcels for large campus style businesses. They want a contiguous tract of 50 acres or more. They don't want him to chunk it off. Won't want him to sell off 7 acres in the middle of it. But they are willing to consider design standards.
- Vision statement is like a will. Once we're gone, it tells what the intent was...what we like, what we value.
- If I were to intensively farm my land it would impact far more than anything Jeff (JCI) would do. If a Symantec type use went in, the codes are much more restrictive. Farming it – he can put straight urea and phosphorus on it.

College View Study Area ag property owner Rural Residential

Tom Scates. Lives within the proposed urban growth boundary at the south end of Twin Buttes Road and main reason for being here is to find out what other people were thinking about. He too was originally was interested because there was an awful lot of information out there that he felt might be misinformation. He came to be part of the meeting to find out why he thought was misinformation. Like to be corrected or if he is right then ok. Would like to know what's going on. Say we're in the system

economically for him so go for it – build up out there. His land isn't good for much of anything except for growing grass.

- He agrees with the folks on Seavey Loop and Pisgah area that that needs to be preserved but at the same time Springfield has to grow somewhere. This looks like a reasonable area to come to, it would serve their purposes because it's the state government that says to have UGB enlarged; how it progresses he doesn't know. He agrees no one is going to know what's going to happen in 50 years down the road. People down the road – it will be left to them so how do you protect that. Doesn't think you can go out 50 or 20 years and say this is the way it's going to be – should be this is the way we think it's going to be because in your politics you could get a whole one side change the other.
- Is there anything that would prevent a high rise building of some sort in this UGB.
- One thing he noticed on the soils diagram is that his property has hard rock on the surface. How does he get to that #3 soil? That's part of the reason why he is for this is because we know that he doesn't have very good soil, so in a way he is sacrificing his area to protect better quality soils in your area.
- He'd like to see something prettier than tin buildings.

Lane Community College

Corbin McBride

LCC Student/ Springfield resident. A student at LCC in the watershed and science program. Loves the area.

- Thinks the gateway to Mt Pisgah area starts at the gas station on College View

Real estate professional

Betsy Schultz, Springfield Board of Realtors. Realtors care deeply about homeownership and protecting private property rights and also want to see Springfield be a thriving community.

- from east Springfield McKenzie side, entrance into the area is confusing and she always gets lost
- Following up on conversation she had with Commissioner Stewart about his thoughts of having a greenspace or some sort of buffer she is curious what would that look like and how would it impact future growth in the area or keep future growth from happening.

Buford Park/Mt. Pisgah

Tom LoCascio. Site manager for Mt. Pisgah Arboretum and caretaker of the park. He is also a local property owner on Seavey Loop Road. Has been involved with organizations that have been trying to put together a place that really vibrates a lot of the Oregon values that he thinks people who move here find important and cherish. As a community we've been able to preserve that little iconic piece of Oregon. His experience with industrial land is it tends to be the worse – the most polluting, have the most impact on the place and quite often are not very pretty places. People can start off with a lot of good intents but in the end when the economy changes or things turn, history speaks for itself.

- starting right at the train trestle bridge BRING side/Turtle Flats/Confluence he thinks there is going to be a lot of public things happening around that area within the next 10-20 years.
- The experience of leaving the park and heading west on Seavey Loop and what it would be like to look out over Franklin, you'd be looking into that whole industrial zone. Right now is very

open and pastoral. all of that ground drains right into all the channels and places where people irrigate from now. Realizes that water quality is something that is monitored but you can't say that putting in more pavement and industry and every level of truck pollution and everything that goes with it is all going that way, it is going to have an impact visually and environmentally.

- it's a thin strip with already active commercial businesses, there isn't much industry along it. He said he could see commercial activity there. This is where he feels really challenged in finding compromise here. Just doesn't seem like the laws fit a model that really can take it all in.
- Wonders when City says industrial zone what does that mean? Is that smokestacks or is it a whole food processing plant? How much parking capacity needed? You talked about allowable emission, why would I want any emissions in the neighborhood I live or grow food in. If we could start to take a scalpel and really look at that, maybe there is hope. But without that it would be silly to say industrial zone is great.
- If we looked at this area as a kind of the "Central Park" of our region with the amount of growth that we are seeing happening in Springfield, Eugene, Goshen, Pleasant Hill and Creswell - all these cities surround Pisgah. So if we really could have the vision to recognize that if we could cultivate that and put together a smart plan about how our communities interact with that space people will look back at this planning process and say "Wow, those guys had the right vision, they really made it happen." If you want to start talking about economic drivers that kind of plan will really bolster all of these communities and the people who live in it and that's the kind of vision he wants to see.
- It's frightening to him that we focus on a need right now but Springfield is going to come back in a year or so and say we need more residential land and then farmland might look desirable so it's a complicated thing.
- He is having a really hard time finding how to engage in a productive discussion when knowing that in order to say okay this could work if we had this kind of industry but yet if somebody comes along 5 or 10 years from now and makes another proposal that could totally change it.
- What he has heard is Seavey Loop area is mostly floodway – really not going to put too many houses on it. What he's heard is industrial land we're talking about a little spit which really is not that many acres that College View Rd and a portion of Hwy 99 up to Goshen.

Willamalane

Nicole Ankeney. Willamalane's vision is parks and recreation and open space.

- Right now Willamalane District does not enter that area; the only thing they have in their comprehensive plan now is the potential study of a future bike/pedestrian bridge which would only be the joining of agencies to figure out if, how, and where.
- Presented maps from Willamalane Comprehensive Plan. She pointed to multi- use path and trail projects that Willamalane has in its 20-Year Comprehensive Plan. She spoke about the bridge that connects the Middle Fork Path and Mt. Pisgah. Willamalane will need team-up with other agencies to see if the bridge is feasible and if so, where it should go, and does it work environmentally. They are also looking at bringing in a path on the south side of the river in the Glenwood area. Finally a bridge connecting Glenwood with Dorris Ranch however currently there is no funding for these projects but still need to do long-range planning.
- The Willamalane boundary is not directly tied with the UGB however it is directly tied with annexation. If the UGB did occur and one of the land owners decided to sell and go ahead and annex that property would automatically get put into the Willamalane boundary.

Lane County Planning Staff

Mark Rust. Provide info about the existing county zoning and the answered questions about the County's Goshen G.R.E.A.T. plan.

- Gateway to Pisgah is when you turn off Franklin and on to Seavey Loop Rd. Thinking about it from the I-5 perspective driving down I-5 and looking off to that direction Pisgah can be seen. What really hits him is how developed and industrialized that corridor is. For the last 5-6 years having driven the southern part of Franklin Blvd. down to Goshen and back up through there it feels like together with the freeway and power lines and railroad and development that is there it is very impacted. It's not until he turns on to Seavey Loop that he feels that transition into farm land and getting into the rural part of the land.
- Floodplains and floodways are also big drivers from his perspective of what could potentially be developed. Right now there is a federal lawsuit and it's only going to get more complicated and difficult to develop in the floodplain.
- Identifying acceptable types of uses that could be allowed in the corridor, he prefers the term "employment land" rather than "industrial land." Employment land can mean different types of employment, different types of uses. It might be different employment types of opportunities in this corridor that don't qualify in other people's minds as industrial that can create jobs or utilize land in a way that doesn't impact the area as negatively as a smoke stack kind of development that people might really fear for polluting.
- There is definitely a precedent (for zoning) as Linda mentioned about the Glenwood area – they created a very custom zone for fitting within what their vision was for Glenwood. In terms of their ability there is always a process to propose to change a zone or allowable uses in a zone. That wouldn't be as rigorous as UGB expansion process but it would go out for public notice, there would be public hearings, opportunity for appeals etc. Not only can you specify what you would allow but also what would not be allowed.
- The Rural Commercial (RC) zone is essentially an urban commercial zone now. New code regulations can make it look a lot better over time.

DLCD staff

Ed Moore. Explained the Goal 14 process and responded to questions about urban and rural reserves.

ODOT staff

David Helton. ODOT does not have any specific plans for any improvements in this portion of I-5 or the associated roadways so he doesn't have much to say in terms of ODOT's future vision for the area. He noted that as transportation planners we look to the local governments – in this case the cities and the county – to establish the land uses that will be allowed in the area and then ODOT plans the transportation system to serve those land uses.

- Thinks not many people connect College View area with Pisgah very much. Didn't realize it was there because he always went to Pisgah. Didn't associate College View with Mt. Pisgah.
- ODOT doesn't have any detailed plan for changes to any of the state facilities in that area. The law requires that if the City is going to have to bring this area in it will have to look at transportation demand that will be generated as it develops plan for transportation system. That detailed planning doesn't have to be done until after they bring that land into the area.

- As far as he knows the City has not done detailed planning nor has ODOT, but their preliminary conclusion from experience at looking at these types of things is ODOT doesn't think that this expansion area by itself is going to generate the need to make major improvements on I-5 or the interchanges. They know congestion can be an issue especially when LCC is in session, and ODOT would expect much of the traffic particularly in the southern end of the expansion area would be using the interchange at Goshen which does not have a capacity constraint.

SWG Resource Group and Guests

LRAPA

Merlyn Hough, Director of LRAPA office in Springfield and Jo Niehaus. Merlyn has also commented on some UGB concerns of boundary expansions under considerations by the City of Eugene and South Eugene and Lane Community College. In addition to stringent pollution controls on industrial sources that LRAPA is directly involved with they also have an interest in efficient transportation systems so people have choices walking, biking, driving, transit and making sure those are friendly places which ever mode people choose.

- The requirements for a new facility are stricter than what is required to retro-fit existing facilities. Any new facility would be required to put on best available control technology so emissions would be lower for a new industry compared to a comparable existing one. He explained ss JCI increased its production over time the amount of painting they were doing and solvent evaporates as part of that process crept above the threshold that a permit was required and JCI did not apply for a permit when that first happened. They were reporting their emissions and that's where it was identified that they crept above the threshold where they should have applied for a permit. Actually USEPA and LRAPA were involved and the settlement dealt with all of that. Since that time he believes that JCI has reduced their emissions by going to other paints and solvents so that they would be below that threshold. The way the permit works is once you are required to have a permit you are always required to have it. JCI is still required to have a permit. There were fines involved.
- The compliance people in their office consider JCI to be a model permittee, they are on top of it and communicating frequently and we consider that an unfortunate historical event.

Max Hueftle.

- Air quality has typically more stringent requirements for industry and residential use – backyard burning and home heating. Industrial would have additional controls and more monitoring if located in UGB.

Friends of Buford Park

Chris Orsinger, Director. Submitted maps and a report with information about about the Confluence Area.

College View Study Area property owner Rural Residential

Cecile Haworth. Property owner with husband in the proposed UGB study area, near Tom Scates. They are living on property that husband grew up on and his parents owned. Cecile grew up in Eugene so she's had the opportunity to see lots of change and feels that planned and controlled change is preferable so she is very interested in this process. Also feels there has been a lot of misinformation that she's heard since the process began and she is confused about what the truth is. She also feels like from the

beginning of the process it sounded like the land would not necessarily have to be used for industrial purposes so she is thinking that there is a possibility to allow for growth but not necessarily industrial.

- She thinks that one thing that could be done is to buffer people on the residential area on the other side of the slough. Right now there is a wonderful lining of trees and blackberries - habitat for wildlife and if that was left intact that would do so much for the people on the other side of the slough. As property owners on the west side of the slough we don't even have a sense of who is there other than that little tiny glance into that mobile home park.
- Every one of these pieces of property is owned by someone and she feels like this group is making the decision about them without their input. She sees the possibility that the UGB has changed – she's living there. Somebody comes next to her and puts up some industry. Her vision is no industry on her property. Has no doubt that someday the UGB will change and people will come in and buy it.
- In her vision, last summer she was at Peaceheath RiverBend. And was standing on the 3rd floor and could look across the river she saw people bucking hay and it was so comforting to her and put her at ease. That's her vision for her property - that we can get somebody in there – medical facility, research institute etc., where they keep the property intact, none of us have to worry about it being sub-divided into individual parcels where we are living next door to a tire factory or something, where the character of our community is intact. She worries about the right of individuals to buy up the property because they are going to be individual parcels. Anything could happen unless in the vision everybody comes together to put forth a vision that she thinks by and large would be the same vision as the vision here. We are all living there because of the environment and landscape. We want to maintain the character of it – do not want it to affect our neighbors because what she knows what it's like to have an industry right down the street.

Lane Community College rep

Main-McVay Transit Study SAC rep

Brett Rowlett. Government and Community relations for LCC

Lane County Transportation Planning staff

Lydia McKinney/Becky Taylor

Willamette Water Company

Dan Terrell, Attorney. Law office of Bill Kloos representing the Willamette Water Company. He is here because they have water lines and would likely be providing water service to any future development in the area. Personally he is also a Springfield resident and is hoping his City can find a way to go through this process once and do it right. Unfortunately there are certain constraints but he hears everyone at the table wanting to find a good workable solution that works for everyone within the legal frameworks.

- Wanted to add a point that he thinks one of the concerns people have is – is there a hard line that gets drawn and basically what this process is doing is drawing a hard line for the next 20 years. This process comes back again in 20 years and the City will have to justify everything again. But once this line gets drawn, that is it for the next 20 years.

KEY POINTS FOR COUNCIL ABOUT THE PROCESS

- SWG members were not aware of how “industrial” land is defined and what uses fall under the category of industrial land. Staff provided the definition from Statewide Planning Goal 9, Economic Development. The rule identifies “industrial and other employment” opportunities

that are what industrial land means. And other employment as defined in the Organ Administrative Rule (660-009-0005) is “all non-industrial employment activities including the widest range of retail, wholesale, service, non-profit, business headquarters, administrative and governmental employment activities that are accommodated in retail, office and flexible building types. Other employment uses also include employment activities of an entity or organization that serves the medical, educational, social service, recreation and security needs of the community typically in large buildings or multi-building campuses.”

- SWG members were not aware of the existing Lane County zoning in the study area or the uses currently permitted in the RI, RC, RR, RPF and EFU zones
- SWG members were not aware of how the annexation process works.
- ODOT staff said: “ODOT’s preliminary conclusion from experience at looking at these types of things is ODOT doesn’t think that this expansion area by itself is going to generate the need to make major improvements on I-5 or the interchanges. They know congestion can be an issue especially when LCC is in session, and ODOT would expect much of the traffic particularly in the southern end of the expansion area would be using the interchange at Goshen which does not have a capacity constraint.”