

# **West Pisgah Community**

## **Vision and Strategies Summary Report**



March 2019

# Acknowledgments

## Round Table Participants

A special thank you to the following individuals who volunteered to serve on the West Pisgah Community Round Table and dedicated time, ideas, insight into this visioning effort. The content of this summary report is based on a compilation of Round Table and community input and does not represent the opinion or endorsement by any one individual. Round Table members included:

- Amanda Gilbert (Coast Fork Willamette Watershed Council) \*
- Derek Hansen (resident, farmer)
- Charlotte Helmer (resident, historic restoration professional) \*
- John F. Helmer (resident) \*
- Leda Hermecz (owner of 100 Mile Bakery)
- Gayle Landt (land owner, equestrian)
- Charles Little (resident, farmer)
- Robin Meacher (McKenzie River Trust) \*
- Glen Miller (resident, farmer)
- Mary Moore (resident, farmer)
- Greg Nieckarz (resident)
- Chris Orsinger (Friends of Buford Park & Mount Pisgah) \*
- Jared Pruch (Rogue Farm Corps) \*
- Jim Straub (land owner)

\* *Indicates those Round Table members who also volunteered to serve on the project Steering Committee. The Steering Committee was responsible for providing regular input on the effort, recruiting Round Table members, reviewing draft materials, and helping set agendas for the Round Table meetings.*

## Project Team

- Jeff Krueger (JK Environments, facilitation and report production)
- Laurie Krei (Friends of Buford Park & Mount Pisgah, project support)
- Catia Juliana (Friends of Buford Park & Mount Pisgah, project support)

## Thanks to Meyer Memorial Trust

This effort would not have been possible without funding assistance from [Meyer Memorial Trust](#) (MMT) as part of its Willamette River Initiative. MMT is currently supporting numerous efforts to improve the quality of the Willamette River as one way they hope to make a significant difference in improving the lives of Oregonians.

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## Appendices

- A. West Pisgah Community Survey Results

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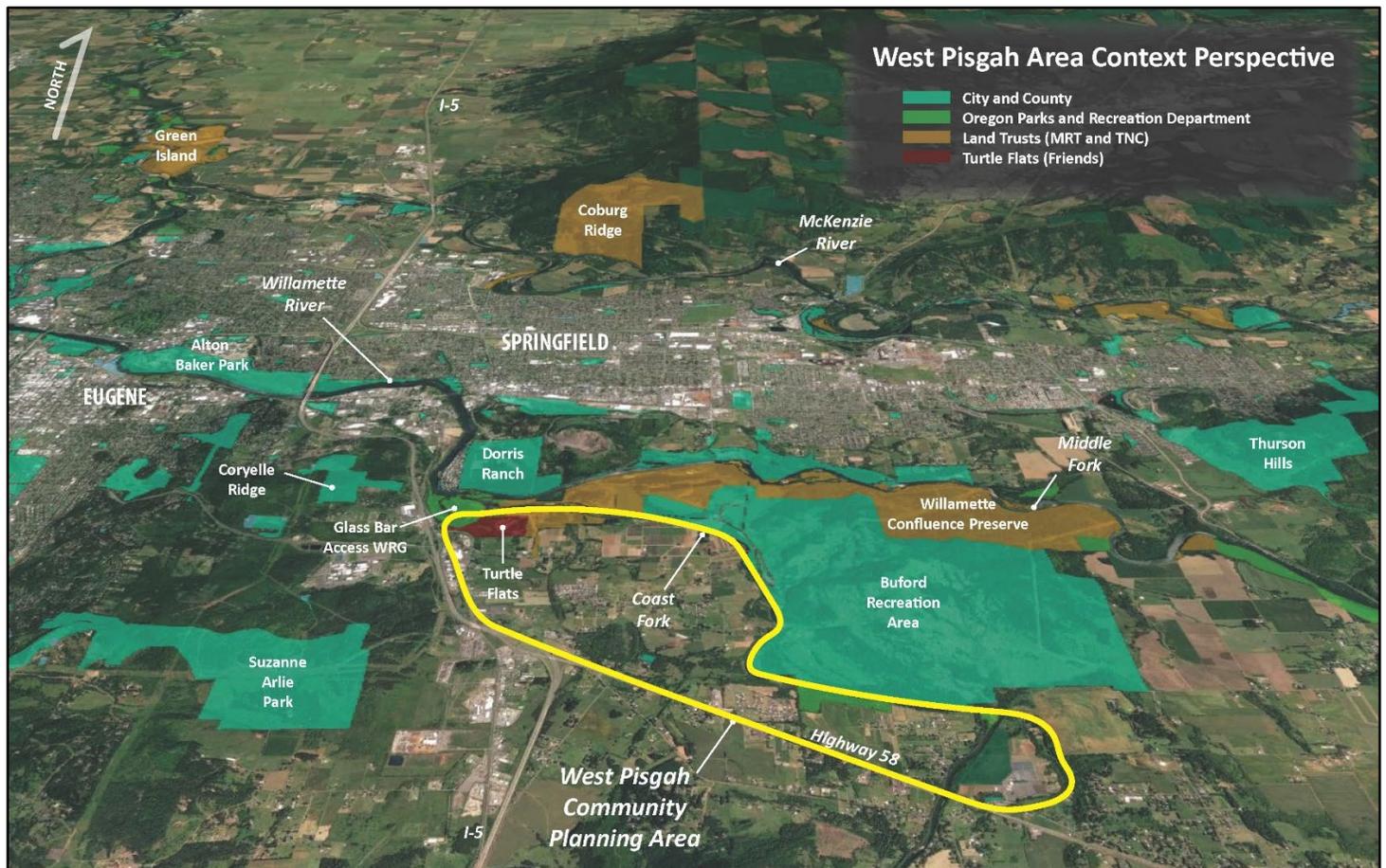
# Introduction and Background

## Introduction

The West Pisgah Community is located in the lower Coast Fork Willamette River watershed in Lane County, Oregon (see map) and includes what is commonly referred to as the Seavey Loop neighborhood. Known for its productive agricultural landscape and popular produce stands and U-pick farms, this area also serves as a scenic gateway to Lane County's popular 2,215-acre Howard Buford Recreation Area. The *West Pisgah Community* term was suggested by a local resident and Steering Committee member and is defined as the 2,400-acre area bound by the Coast Fork Willamette River to the north and east, Highway 58 to the south, and the railroad tracks and I-5 to the west (outlined in yellow in the aerial context perspective below). Much of this area is situated within the 100-year floodplain of the Coast Fork Willamette River. The predominant Lane County zoning designations are for exclusive farm use or low density rural residential uses.

Like many agricultural areas in the Willamette Valley located near urban centers, the West Pisgah community has experienced increased congestion and development pressure over the past several decades. A 2013 proposal to expand Springfield's urban growth boundary (UGB) into the western edge of the West Pisgah Community and rezone lands for industrial development caused many residents and park visitors from nearby urban areas to unite in opposition. Some 60 residents endorsed a short vision statement for the area. The UGB expansion proposal was ultimately dropped in 2015, and residents report that the process deepened relationships and brought the community closer together, and generated the shared community vision to inform a more proactive approach to protecting the livability of the area.

Figure 1: West Pisgah Community Area Perspective



## Background

In response to a desire by neighbors to have a stronger role in influencing development of the region, Friends of Buford Park & Mount Pisgah secured a planning grant in 2017 from Meyer Memorial Trust to help articulate a desired future for the area. The McKenzie River Trust and Coast Fork Willamette Watershed Council were invited to participate because these non-profit agencies could potentially assist interested land owners in the future.

This community planning effort was initiated in Fall 2017. A group of 14 volunteer stakeholders consisting of area residents, land owners, business owners, and non-profit representatives volunteered to serve on a “Round Table” panel for this process. The Round Table gathered a total of six times during this process to learn about topics such as zoning, transportation options, and agricultural trends, as well as participating in discussions about what makes this area special to them and visioning exercises to help articulate a long-term desired condition. Additionally, neighbors and other interested parties were invited to group presentations, small-group “listening sessions,” and asked to provide ideas through an online survey which received over 50 responses.



*West Pisgah area with the Coast Fork Willamette River (left) and Mount Pisgah in the distance (photo by RaptorViews)*

## Report Purpose and Organization

This report documents the steps of this planning effort and captures consistent themes expressed by Round Table members, neighbors, and other interested parties during this process. The Round Table sought to develop a vision that reflected the diverse community input it received. This report includes five topic-specific “vision elements” to describe a positive long-term vision for the West Pisgah Community. For each vision element, the Round Table drafted, reviewed, and refined specific strategies and suggested actions. As this vision is “non-regulatory,” future implementation of the strategies and suggested actions will depend on voluntary action by willing land owners, either independently or in collaboration with other landowners and/or partner agencies.

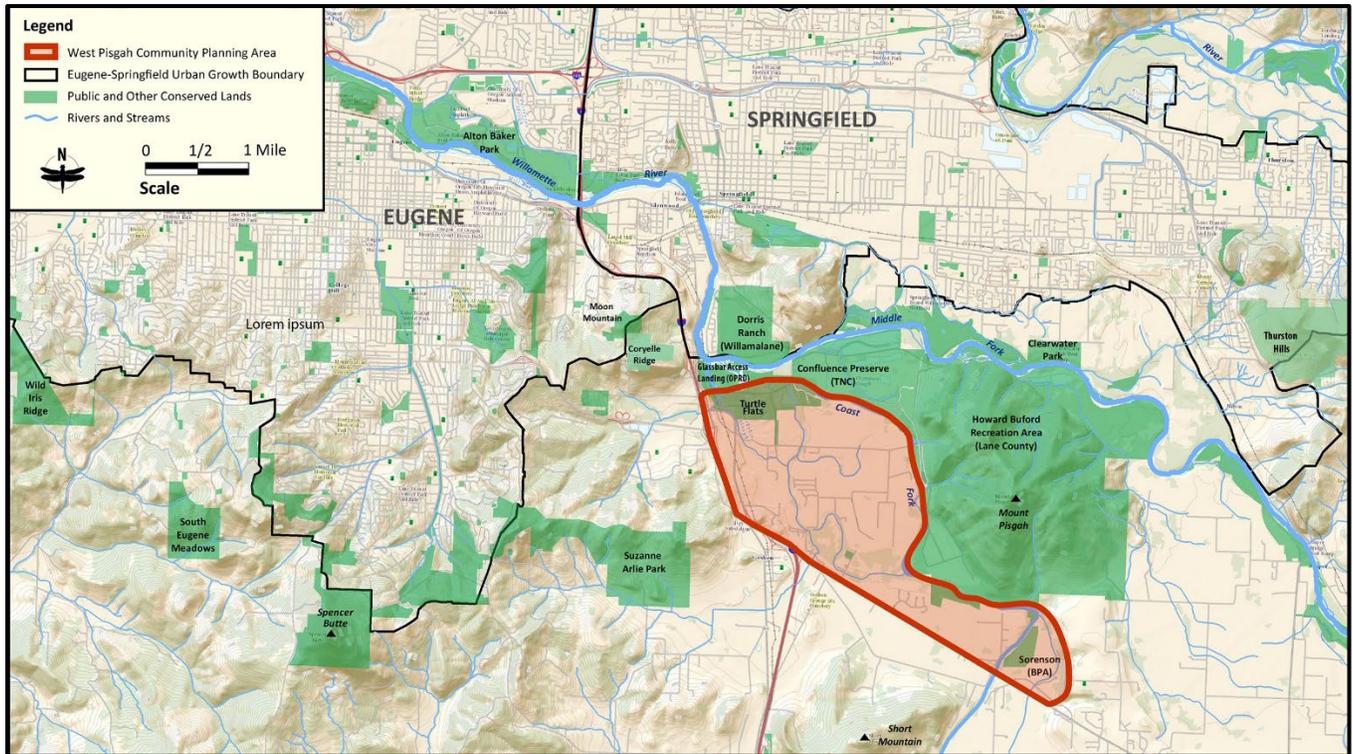
## Vision Elements

The strategies and actions in this report are organized around the following five vision elements:

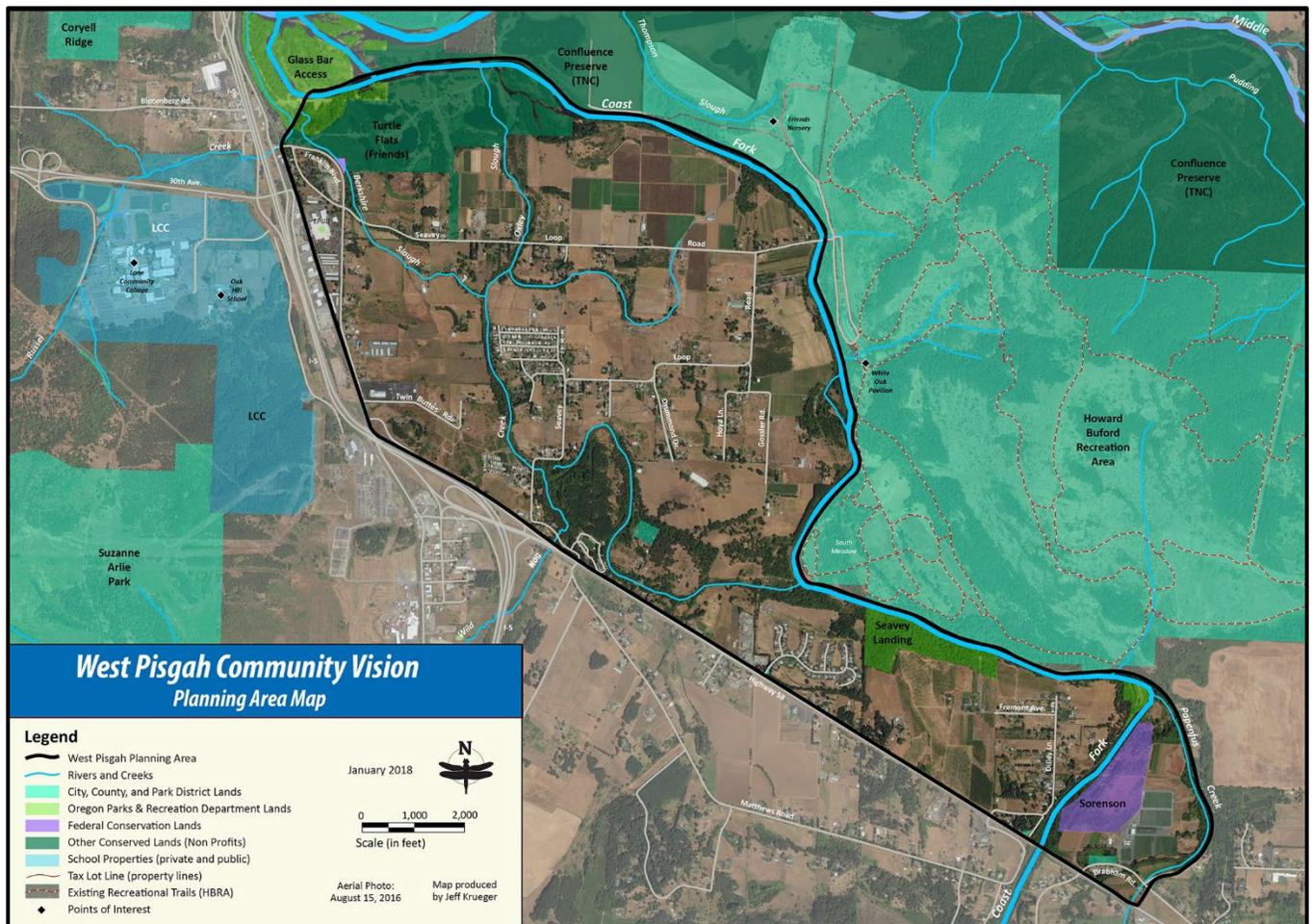
- 1. Celebrating Heritage**
- 2. Supporting Local Agriculture**
- 3. Enhancing Water Quality and Habitats**
- 4. Managing Transportation**
- 5. Strengthening Community Ties and Identity**

Each Vision Element includes a list (toolbox) of voluntary strategies and actions landowners and area partners could implement to help make the vision a reality.

**Figure 2: West Pisgah Planning Area Location Map**



**Figure 3: West Pisgah Area Context Map**



# West Pisgah Community Snapshot

## Historical Perspective

Prior to Euro-American settlement of the Willamette Valley in the mid-1800s, the lower Coast Fork area contained broad expanses of riparian forests and associated sloughs and floodplain situated within large expanses of open prairie and oak savanna. It is known that this valley landscape was managed by native Americans for many thousands of years through use of frequent seasonal burning of understory vegetation. It is believed that this practice maintained desirable conditions for hunting, gathering, and possibly travel. The first land surveys of the area conducted by the federal government's General Land Office in the 1850s made note of the vegetation communities present (example right). This historical vegetation pattern is shown in the map below.

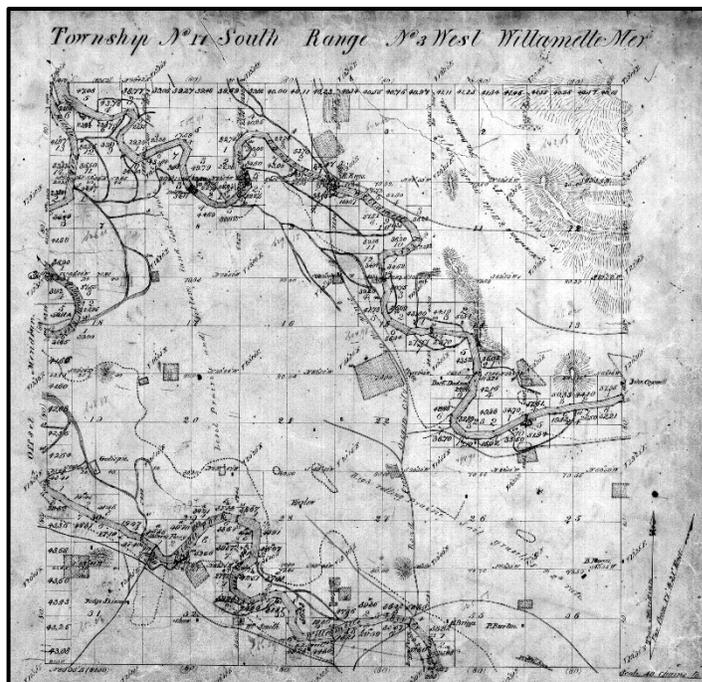
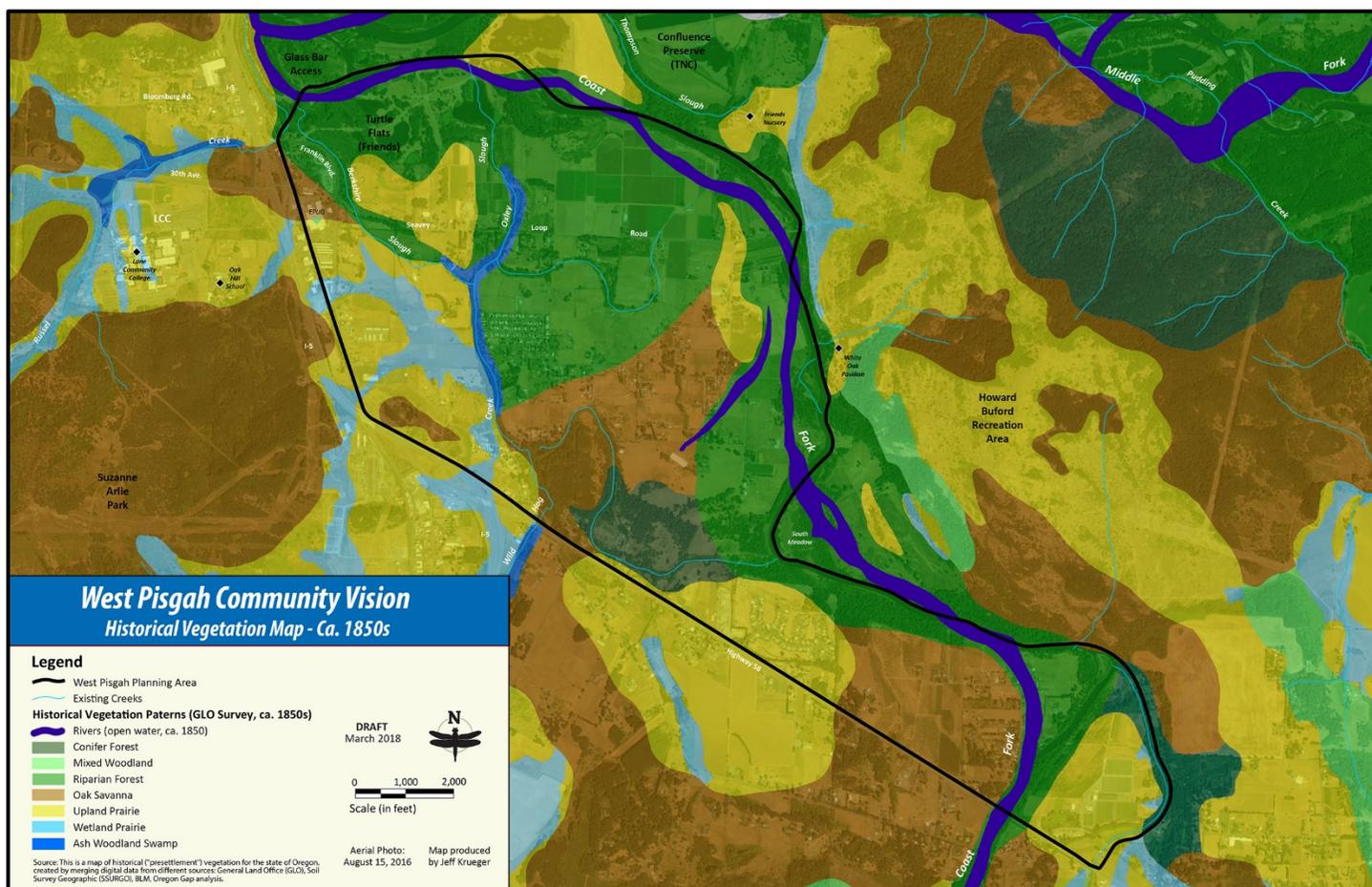


Figure 4: 1853 Land Survey of West Pisgah Area

Figure 5: Historical Vegetation Map (Ca. 1850s)



## Historical Photos

*Photos provided by Jamie Kienzel to the Friends of Buford Park & Mount Pisgah.*

*John Seavey farming with horses (date unknown)*



*Seavey-Kienzle Barn (1952)*



*Coast Fork flood just before the bridge washed out (1955)*



## Agricultural Uses

The West Pisgah area hosts a diverse mix of agricultural uses that is contained within the relatively compact area, taking advantage of the high-quality agricultural soils found in this area. Common crops include vegetables, fruit and nut orchards, corn, flowers, hops, and berries along with a variety of small-scale livestock operations. Several properties in the area have been farmed by the same family for many decades.



*Agricultural lands and Coast Fork Willamette River viewed from Mount Pisgah (looking west)*

### Figure 6: Agricultural Trends and Statistics for Lane County

The following data for agricultural trends in Lane County was provided by Rogue Farm Corps and Oregon State University Extension Service:

- Average age of farmers: 60.1 years (59.6 years statewide).
- Total farms: 2,660 (up 3% between 2002 and 2012).
- Acres in agricultural use: 219,625 acres (7.3% of the county land area).
- Agricultural uses: Field and grass seed crops (45%), forage (31%), wheat and grain (9%), orchards (6%), Christmas trees (3%), mint (2%), vegetables (2%), berries (0.4%), other (1%).
- Average appraised value per acre: \$6,824 (an increase of 17% since 2002).
- Irrigated land: 9% of the agricultural land (a decrease of 6% since 2002).
- Farm size: The only category of farm size that increased number was the smallest (0 to 9 acres) category, which increased by 26.5%. Farms in the 500- to 999-acre category decreased by 28%.
- Net cash income: per farm was \$3,944 on average, an increase of 56% since 2002. Only 30% of farms had a net cash gain, and of these farms, the average gain was \$45,898, much lower than the state average of \$102,725.

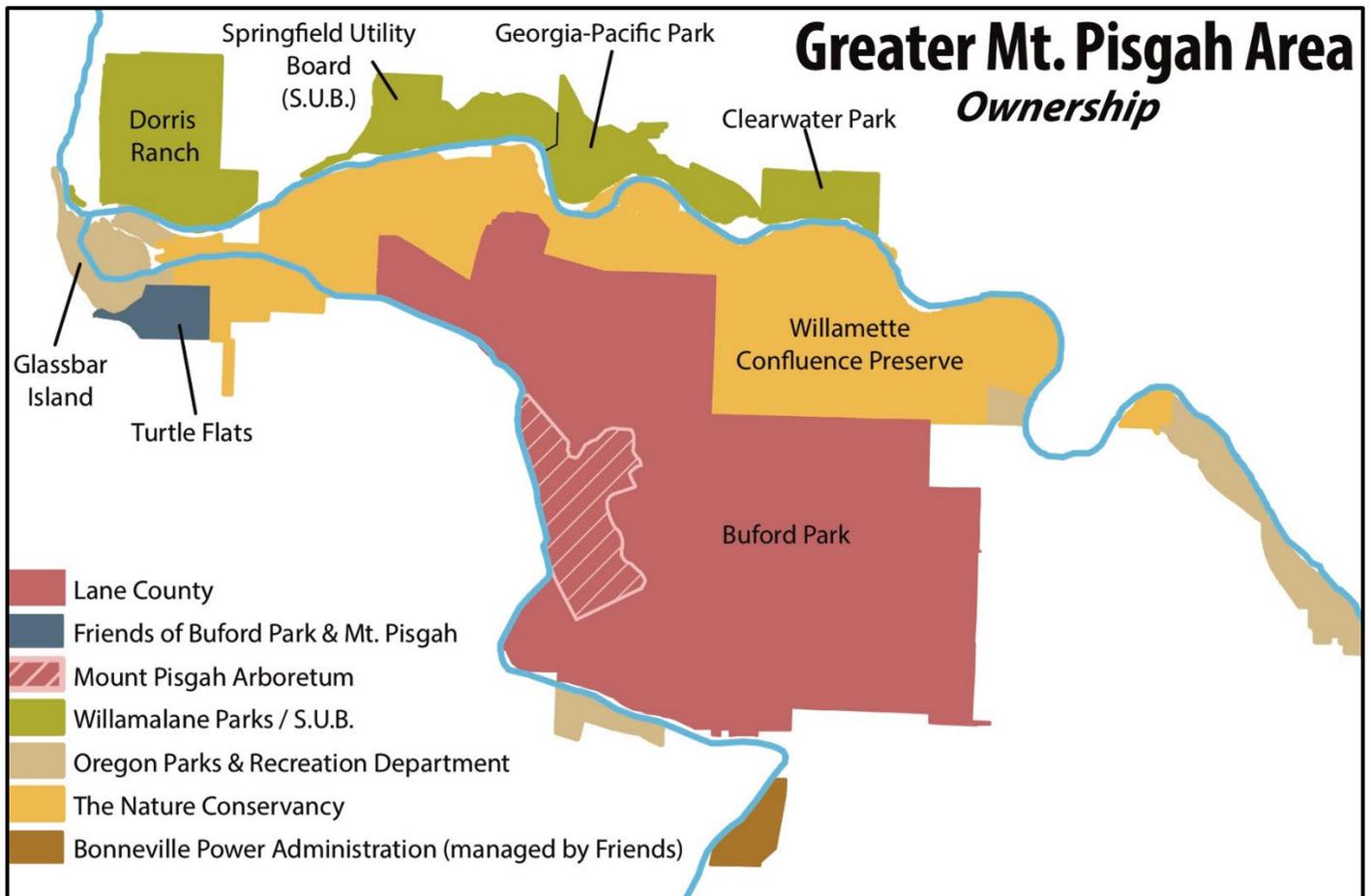
## Adjacent Parks and Natural Areas

The West Pisgah area is situated adjacent a large area of contiguous protected open space along the Coast and Middle Forks of the Willamette River totaling more than 4,000 acres. This includes, Lane County's 2,363-acre Howard Buford Recreation Area, The Nature Conservancy's 1,305-acre Willamette Confluence Preserve, Friends of Buford Park & Mount Pisgah's 62-acre Turtle Flats, Oregon Parks and Recreation Department's 107-acre Glass Bar Access and 36-acre Seavey Landing Greenway properties, Bonneville Power Administration's 42-acre Sorenson Parcel, and Willamalane Park and Recreation District's 277-acre Dorris Ranch. This block of conserved land frames the West Pisgah Community from the north and west. Berkshire and Oxley Sloughs and Wild Hog Creek pass through the agricultural landscape on their way toward the Coast Fork Willamette River.



*View from the Buford Park (looking west)*

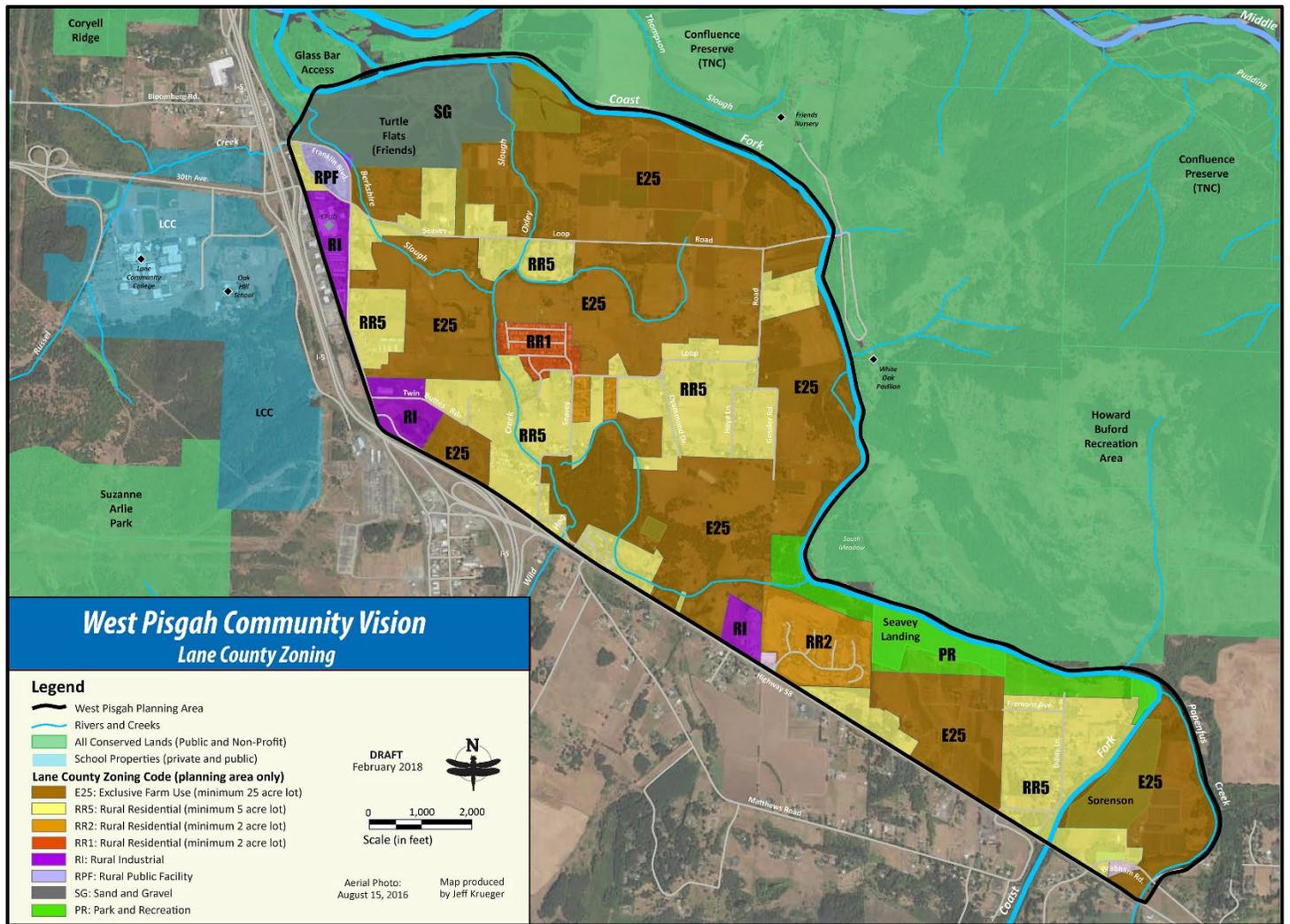
**Figure 7: Greater Mount Pisgah Area Parks and Natural Areas Ownership (2019)**



## Land Use and Zoning

Although agricultural uses dominate the West Pisgah area, residential development of varying densities are also dispersed across the landscape. The current Lane County zoning code designates much of this area for Exclusive Farm Use (1,134 acres with a minimum lot size of 25 acres) and Rural Residential acres (575 acres with a minimum lot size of 5). Lesser amounts of small lot rural residential zoning and rural industrial zoning are present, but this generally reflects existing built land uses. Because the planning area is situated outside of both Eugene and Springfield’s urban growth boundaries, urban density development is not currently allowed in the area.

Figure 8: Lane County Zoning Map



## Community Identity, Pride, and Concerns

Residents and land owners of the West Pisgah area express a strong bond with the heritage and the landscape of this area and are proud to have a connection to this place. During this visioning process, community members were asked to articulate what made this area special to them and why they live here. These responses were compiled during visioning efforts with the Round Table group and from community members through the survey (see Appendix A to view survey results). Common responses included:

- Beautiful rural/country setting
- Solitude and quiet agricultural setting
- Rich heritage
- Close proximity and access to the city
- Family and community ties
- Good relationships with neighbors
- Locally-owned working farms
- Quality of life
- Family farms
- Views and proximity to nature
- Access to fresh locally grown produce
- Livestock and ability to travel the neighborhood by horseback
- Peaceful and quite
- Proximity to parks and natural lands
- Clean water, soil, and air
- Access to nearby trails

## Neighborhood Concerns and Neighborhood Challenges

During this process, a number of concerns were expressed by Round Table members and area residents through the survey. Common concerns expressed included:

- Development pressure due to proximity to nearby cities
- Loss of working farms and farmland
- Increased traffic volumes and high speeds along Seavey Loop Road
- Unsafe roads for bicyclists, walkers, and horseback riders
- Pollution and loss of habitat
- An influx in cannabis cultivation and related odor
- Expansion of urban or industrial development in the area
- Impacts of large events held at Buford Recreation Area
- Crime and disaster preparedness
- Potential loss of agricultural lands to development or non-agricultural uses
- Outside influences (people telling neighborhood what to do)
- Unrealized economic development potential
- Lack of services (police/fire/transit)

# Vision Elements and Toolbox of Implementation Strategies and Actions

The vision presented on the following pages is the culmination of visioning exercises conducted with the Round Table group and input from community members. A total of five topic-specific “vision elements” were developed to help capture what makes this community special and describe a desired long-term vision for the West Pisgah Community. The elements are written to capture the most commonly expressed themes, but cannot be expected to represent every resident or landowner.

Each vision element is supported by a set of potential implementation strategies. These are intended to provide options for working toward implementation of the vision element and are non-regulatory and based on voluntary participation by area residents and land owners.

## The Five Vision Elements:

1. Celebrating Heritage
2. Supporting Local Agriculture
3. Enhancing Water Quality and Habitats
4. Managing Transportation
5. Strengthening Community Ties and Identity

## Vision Element 1: Celebrating Heritage

The West Pisgah area has a rich human history that includes Native American habitation and management of the land, early pioneer homesteads, and diverse agricultural practices that contribute to this community’s unique identity and sense of place. Documenting, sharing, and celebrating this rich history helps current and future generations understand and appreciate the area’s unique heritage and honor past endeavors.

## Toolbox of Voluntary Strategies and Actions:

### **Strategy 1.1: Compile, distribute, and display information documenting the rich history of the area.**

- **Suggested Action:** Collect and digitally document photos of the people, landscape, and architecture of the area. Photos could be provided by current and past residents and be scanned and returned to their owner. Collection could be done through targeted outreach efforts to long-time residents or brought to area events such as neighborhood celebrations or public events for scanning.
- **Suggested Action:** Record oral histories of residents and Tribal representatives. This could be done through outreach to long-time residents and at advertised events.
- **Suggested Action:** Establish a partnership with the University of Oregon, Lane Community College, and other nearby educational institutions to document area history and catalog historical photos and oral histories in an organized fashion.
- **Suggested Action:** Compile, distribute, and display information documenting the rich history of the area. This material could be housed in digital form on a web site and/or in the form of physical displays or print materials.

*Also, see related farmland preservation strategies under Vision Element 2 below.*

## Vision Element 2: Supporting Local Agriculture

Working farms and a diversity of agricultural practices have flourished in the West Pisgah community for generations, providing a local agricultural base, economic vitality, jobs, and cultural connection to the land. Young farmers are welcomed and supported. Farms grow and market crops best suited to local soil and site conditions, available labor force, and profitability. A diverse range of farming practices reflects the area's people and variable conditions and includes wholesale off-farm crop sales, on-farm direct sales to consumers, livestock grazing, horse boarding, and other possible uses allowed under current zoning.

### Toolbox of Voluntary Strategies and Actions:

**Strategy 2.1. Preserve agricultural character of the community by supporting viable working farms that contribute to local economic vitality and offer a source of healthy locally-grown produce to nearby markets.**

- **Suggested Action:** Make information about business viability training available to area farmers.
- **Suggested Action:** Advance opportunities for direct-to-consumer sales such as farmer's markets, farm-to-table, community supported agriculture, and agritourism.
- **Suggested Action:** Encourage local and state agencies to promote produce and farm product processing facilities.
- **Suggested Action:** Encourage production of "added value" (for example: processing, packaging, preserving, etc.) farm products such as hard cider, roasted hazelnuts, and flowers.

**Strategy 2.2: Support beginning farmers and ranchers through informational workshops, training, and farm equipment sharing.**

- **Suggested Action:** Host information about workshops and training opportunities and advertise via neighborhood newsletters, emails, or fact sheets. These may include services provided on a regular basis to youth through FFA & 4H, to young adults through internship opportunities at OSU and community colleges, and through hands-on training provided by local organizations, such as Rogue Farm Corps, Huerto de la Familia, and the OSU Small Farms and extension programs.
- **Suggested Action:** Develop opportunities for aspiring farmers to access affordable land, through incubator farm lease programs, mentorship programs, or creative land sharing arrangements.
- **Suggested Action:** Develop a program that connects beginning farmers with farm cooperatives that share equipment and storage facilities among multiple farmers. Explore development of a local farm-stay program or businesses.

**Strategy 2.3: Encourage and support long-term preservation of key agricultural lands and continued agricultural production.**

- **Suggested Action:** Provide information about the new Oregon Agricultural Heritage Program available to area landowners. This program, established by the Oregon Legislature in 2017, will assist Oregon farmers and ranchers to develop conservation plans for their property and establish conservation easements or succession plans to ensure that land remains in agricultural production.
- **Suggested Action:** Work with interested land owners to establish conservation easements or covenants to preserve lands for future agricultural production. This action may provide financial benefits to land owners as well as greater long-term certainty to the community.
- **Suggested Action:** Encourage non-profit organizations such as land trusts and government agencies to assist interested landowners with durable protection of key agricultural properties for farmland preservation.

#### Strategy 2.4: Provide information and resources to help local farmers with farm succession planning.

- **Suggested Action:** Connect local farmers with available resources and expertise to help them make strategic decisions about succession planning. Assistance could include financial advice, private legal counsel, and through programs such as OSU Extension Service, Small Business Development Centers, International Farm Transition Network, etc.

#### Figure 9: Resources for Succession Planning for Agricultural Land Owners

The following links provide resources to assist with succession planning for agricultural land owners:

- **Lane Small Business Development Center:** Based at LCC, this program offers a multitude of support services for small businesses, from start-up to established.
- **Austin Family Business Program** offers classes and resources, including a list of attorneys, accountants and more.
- **Ties to the Land** is curriculum for family farm and forest succession that is taught periodically. A free workbook is available via their web site.
- **Northwest Farm Credit Services** offers farm succession counseling to its customers for a fee.
- **Oregon State Bar** has a referral service to connect you with an attorney in your area. Call 503-684-3763 or visit their web site.
- **Coalition of Oregon Land Trusts'** website provides information and tools for land conservation and Oregon's community of land trusts (nonprofits that buy or accept donations of land or conservation easements).
- **Oregon Farm Link** connects beginning farmers and ranchers with land holders to help Oregon grow the next generation of family farmers.
- **Oregon Agricultural Heritage Program** provides voluntary incentives to farmers and ranchers to support practices that maintain or enhance both agriculture and natural resources, such as fish and wildlife on agricultural lands.

### Vision Element 3: Enhancing Water Quality and Habitats

Many residents of the West Pisgah area depend on wells for drinking water. Protecting water quality is essential for the health of the community. The area also provides essential habitat features for many native fish and wildlife species, including backwater sloughs, riparian forests, and wetlands. The community values these natural resources and strives to contribute to their overall health and function.

#### Toolbox of Voluntary Strategies and Actions:

##### **Strategy 3.1: Protect ground and surface water quality.**

- **Suggested Action:** Provide resources to residents to test septic systems, especially for those whose properties are within the 10-year floodplain. Partner with DEQ, EWEB, and other entities to offer low-cost septic testing to identify if repairs are needed.
- **Suggested Action:** Provide technical assistance to interested farmers who wish to reduce reliance on pesticides in agricultural practices via partnerships with organizations such as U.S. Natural Resources Conservation Service, Upper Willamette Soil and Water Conservation District, Oregon Tilth, and others.
- **Suggested Action:** Provide assistance to interested landowners to help enhance riparian vegetation along waterways and sloughs to provide shading, filtration, and habitat benefits.

**Strategy 3.2: Support efforts by land owners to enhance, restore, and maintain native habitats on private lands.**

- **Suggested Action:** Provide technical assistance to interested land owners to help them improve habitat function of their lands. Voluntary actions could include assessment of habitat values, recommendations for habitat improvements.
- **Suggested Action:** Provide technical assistance to agricultural land owners to help integrate habitat features that benefit pollinator species, such as native bees, butterflies, and hummingbirds. Actions could include creation of pollinator gardens and integration of nectar producing native flowers into the agricultural landscape in areas such as hedgerows, drainage swales, and into the understory of orchards and vineyards.
- **Suggested Action:** Monitor and increase the number of large trees along the river to provide shade and habitat benefits for fish and to provide nesting and perching opportunities for birds such as osprey, eagle, and great blue heron.
- **Suggested Action:** Initiate habitat preservation efforts on private lands in partnership with interested landowners where opportunities exist, including securing long-term conservation status of these lands where appropriate. Efforts could focus on preserving sloughs, wetlands, and large blocks of high-quality habitat in the area.
- **Suggested Action:** Work with the Oregon Weed Board (Oregon Department of Agriculture), Natural Resource Conservation Service, Coast Fork Watershed Council, and other entities to identify and manage noxious invasive species.

**Unique or at-risk fish and wildlife species found in the West Pisgah Area**

- Chinook salmon
- winter steelhead
- Pacific lamprey
- Western pond turtle
- Northern red-legged frog
- Osprey
- Oregon chub
- river otter
- white breasted nuthatch
- vesper sparrow
- Western meadowlark

**Invasive Plant Species of Concern**

Some of the invasive species that are, or could be, a major threat to native habitat in the West Pisgah area include English ivy (*Hedera helix*), butterfly bush (*Buddleja davidii*), traveler's-Joy (*Clematis vitalba*), Scotch broom (*Cytisus scoparius*), yellow flag iris (*Iris pseudacorus*), water primrose (*Ludwigia hexapetala*) and Armenian blackberry (*Rubus armenicus*).

**Vision Element 4: Managing Transportation**

As the region's population increases, transportation issues become more apparent and impact the rural character and agricultural practices. Potential changes should positively contribute to the livability, scenic quality, and economic success of the West Pisgah area. Transportation improvements are guided by community values of improved safety and security, lower speeds, reduced traffic, preservation of rural character, and improved options (bikes, pedestrians, equestrians, transit, event shuttles, etc.) for those that are unable or choose not to drive.

**Toolbox of Voluntary Strategies and Actions:**

**Strategy 4.1: Provide input on public planning efforts related to travel options including driving, walking, biking, horseback riding, etc.**

- **Suggested Action:** Request that Lane County Transportation Division and other transportation planning partners allow broad participation of community members in future transportation planning efforts in the West Pisgah area. Future facilities should be sited to avoid negative impacts to adjacent private lands and habitats while providing a safe and enjoyable user experience.

- **Suggested Action:** Through future transportation efforts, explore the feasibility of cross-river connections for non-motorized transportation. Options to assess could include a bridge or seasonal ferry for pedestrians and bikes. A direct connection between the metro area and Buford Recreation area could potentially help reduce the number of auto trips on Seavey Loop Road. Future cross-river access should avoid negative impacts to adjacent private lands, natural resources, and safety.

**Strategy 4.2: Retain the “rural feel” of Seavey Loop Road while accommodating safe travel for bikes, pedestrians, and equestrians within a parallel system.**

- **Suggested Action:** Coordinate with Lane County Transportation staff to proactively provide neighborhood feedback on future transportation projects proposed for the West Pisgah area to ensure the rural character of the community is considered and that ongoing agricultural activities can be accommodated.
- **Suggested Actions:** Encourage neighbors and frequent visitors to drive within speed limits.

**Strategy 4.3: Support shuttle service and/or improved public transit to the popular Howard Buford Recreation Area from nearby designated parking areas at LCC and Pleasant Hill School. Shuttles could run during peak use periods (such as the summer, weekends, and holidays) or on a more regular basis, depending on levels of use. Shuttles would help reduce auto traffic volumes along Seavey Loop Road, as well as providing an alternative mode for those unable to drive.**

- **Suggested Action:** Encourage Mount Pisgah Arboretum and other event hosts to expand shuttle services.
- **Suggested Action:** Encourage Lane Transit District to explore future transit connections to the Howard Buford Recreation Area to provide non-auto option for accessing the area and to help reduce automobile traffic on local roads.

**Strategy 4.4: Increase use of alternative access points to Howard Buford Recreation Area as a way to help reduce traffic congestion along Seavey Loop Road.**

- **Suggested Action:** Encourage Lane County Parks, Friends of Buford Park & Mount Pisgah, and Mount Pisgah Arboretum to provide public information about alternative park access points, such as the east trailhead near Pleasant Hill.

## Vision Element 5: Strengthening Community Ties and Identity

The West Pisgah area is a tight knit community where neighbors know each other, help one-another in times of need, and gather to celebrate their friendships and community. These relationships are maintained and strengthened through informal community gatherings, regular communication, and shared community improvement efforts.

### Toolbox of Voluntary Strategies and Actions:

#### **Strategy 5.1: Hold community gatherings to build relationships, share news, celebrate, and discuss neighborhood issues and improvements.**

- Suggested Action: Hold regular (quarterly or biannual) community gatherings at nearby venues, such as EPUD, Pleasant Hill Community Center, or the Arboretum's White Oak Pavilion.

#### **Strategy 5.2: Provide a platform for regular communication by neighbors.**

- Suggested Action: Maintain and expand the community email list. Identify a community resident to be a point of contact for neighborhood updates.
- Suggested Action: Maintain a web-based platform for neighborhood news, communication, and calendar of events. Example: [RiverCal and Siuslaw Vision](#) web site.
- Suggested Action: Develop a web site and/or use social media platforms to allow residents to announce community events, discuss issues, promote community improvements, relay interesting wildlife sightings, and share photos.

#### **Strategy 5.3: Highlight and celebrate neighborhood identity**

- Suggested Action: Maintain or improve existing Seavey Loop gateway signage that welcomes visitors and defines the area as a unique community.
- Suggested Action: Work with land owners along Seavey Loop Road to showcase the agricultural practices and history of the area. This could include crop signage, displays of antique tractors and farm implements, and interpretive signage.

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# APPENDIX A

## West Pisgah Community Survey Results

### **Survey Background**

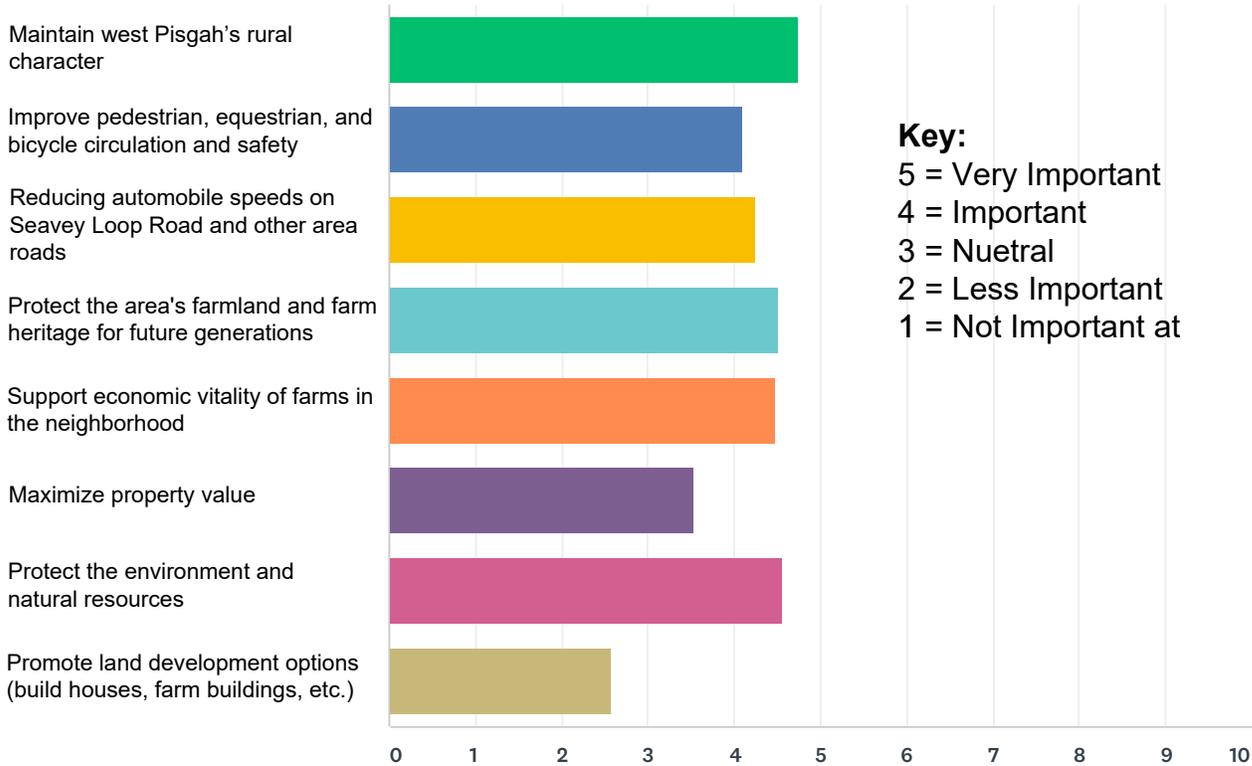
A community planning effort was initiated in January 2018 with the goal of working with community members to identify a desired future for the area to the west of Mount Pisgah (Seavey Loop area). To support this effort, a survey was developed to help gain a better understanding for community preferences, concerns, and ideas. The survey, which was developed using the *Survey Monkey* web platform, was activated on August 22, 2018. The survey was promoted through several emails sent to a neighborhood email distribution list and word of mouth from Round Table members. A total of 52 responses were received and the survey was closed on September 24, 2018. It is important to note that this survey produced what is referred to as a “convenience sample” (interested parties responding) and was not designed to provide random sample, statistically valid data. All survey responses received are listed in this summary report as submitted (unedited).

**September 26, 2018**



# Q1 Please indicate the importance you would assign to each issue below.

Answered: 52 Skipped: 0



	VERY IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	NOT IMPORTANT AT ALL	TOTAL	WEIGHTED AVERAGE
Maintain west Pisgah's rural character	82.69% 43	11.54% 6	3.85% 2	1.92% 1	0.00% 0	52	4.75
Improve pedestrian, equestrian, and bicycle circulation and safety	44.23% 23	36.54% 19	9.62% 5	3.85% 2	5.77% 3	52	4.10
Reducing automobile speeds on Seavey Loop Road and other area roads	55.77% 29	26.92% 14	7.69% 4	5.77% 3	3.85% 2	52	4.25
Protect the area's farmland and farm heritage for future generations	75.00% 39	13.46% 7	5.77% 3	0.00% 0	5.77% 3	52	4.52
Support economic vitality of farms in the neighborhood	62.75% 32	29.41% 15	3.92% 2	0.00% 0	3.92% 2	51	4.47
Maximize property values	17.31% 9	34.62% 18	34.62% 18	11.54% 6	1.92% 1	52	3.54
Protect the environment and natural resources	75.00% 39	15.38% 8	3.85% 2	1.92% 1	3.85% 2	52	4.56
Promote land development options (build houses, farm buildings, etc.)	5.88% 3	9.80% 5	37.25% 19	29.41% 15	17.65% 9	51	2.57

## Q2 Please describe why do you live in this neighborhood?(answer in a few words or a short sentence)

Answered: 51 Skipped: 1

#	RESPONSES	DATE
1	Beautiful rural setting, close to two vibrant cities and a major university, in an exceptionally livable part of the world	9/26/2018 6:20 AM
2	Enjoying the beautiful country and farms	9/25/2018 2:11 PM
3	Enjoy the country living close to the cities of Eugene & Springfield.	9/24/2018 7:27 AM
4	We love the farm and wilderness surroundings	9/23/2018 8:39 PM
5	Beautiful land close to trails	9/23/2018 8:10 PM
6	I am a farmer	9/23/2018 12:15 PM
7	Lucky to have family property	9/23/2018 10:07 AM
8	For the beauty, solitude, quality of life	9/23/2018 8:53 AM
9	To live in rural Oregon close to the urban areas of Eugene and Springfield.	9/23/2018 8:51 AM
10	It's rich heritage of rural farm life	9/23/2018 7:51 AM
11	rural character close to town, wildlife, night skies, mt pisgah	9/23/2018 7:35 AM
12	Quiet agricultural setting, beauty, near parks and trails	9/21/2018 2:19 PM
13	rural character, neighbors, beauty of Mt. Pisgah	9/20/2018 10:48 AM
14	We love being in a rural setting that is close to town, as well as close to a larger recreational area.	9/18/2018 11:34 AM
15	I farm the land	9/16/2018 6:34 PM
16	I appreciate the wildlife, community feel, rural and natural environment	9/16/2018 5:11 PM
17	I love the rural feeling and access to hiking in nature	9/16/2018 12:41 PM
18	Great soil and access to Pisgah	9/16/2018 12:17 PM
19	Live next door to family and good neighborhood	9/15/2018 8:45 PM
20	Blissful rural quieter slower lifestyle with lots of Nature.	9/15/2018 7:32 PM
21	not in a city	9/15/2018 2:00 PM
22	It's pretty and close to town, and on the river with good soil and water.	9/15/2018 1:25 PM
23	We like the rural atmosphere and it's closeness to Mt Pisgah, yet only 10 mins to town.	9/15/2018 12:23 PM
24	5 acres with garden and play area for grandkids, but close to town	9/15/2018 11:19 AM
25	it is a unique place defined by it's proximity to natural spaces and farms	9/15/2018 9:53 AM
26	NA	9/15/2018 9:44 AM
27	Close to the city yet in the country.	9/15/2018 8:53 AM
28	Close to town but was inexpensive to buy	9/6/2018 5:25 PM
29	Rural, close to park yet close to Eugene and Springfield	9/2/2018 9:06 AM
30	Wanted to get out into the country and be further away from neighbors	8/31/2018 11:32 AM
31	family homestead since 1910	8/31/2018 6:33 AM
32	home with elbow room close to town. But now that we live here, we love the closeness to nature and Pisgah (hiking, running, swimming) and fresh farm foods across the street practically. We love being just outside the rat race.	8/30/2018 9:16 PM

## West Pisgah Community Survey

33	rural setting, access to park and natural lands	8/30/2018 5:33 PM
34	I love the sense of community and that everyone is looking out for each other as well as the beauty and nature	8/30/2018 1:25 PM
35	Rural feeling and close to town. We love our horses.	8/30/2018 10:12 AM
36	I don't like living in a city	8/29/2018 7:50 PM
37	Space, quiet, close to town.	8/29/2018 7:31 PM
38	Close in country	8/29/2018 5:10 PM
39	Family Farm	8/29/2018 2:27 PM
40	Heritage, rural setting that's still close to town, natural beauty	8/29/2018 1:12 PM
41	It had good property values and a rural feel, but was close to town	8/29/2018 1:03 PM
42	Heritage, peaceful, close in.	8/29/2018 12:55 PM
43	Convenient location, close to Eugene and Springfield, semirural atmosphere.	8/29/2018 10:01 AM
44	It's fairly quiet. Close to both downtown Eugene and Springfield. Like the rural nature.	8/29/2018 9:55 AM
45	To live rurally. To get away from density. I do not like the idea of an outsider getting a grant regarding our neighborhood. Since we live here it should be our decision as to the scope and involvement of a business person that isn't a resident. I don't want improvements that cause MORE traffic from autos. Enough is enough. I believe that FBPs need to move their Business operation to Turtle Flats- property that is owned by said director. As it stands the FBPs seem more like enemies than friends. The use of sprays, clearing massive amounts of underbrush and enlarging the size of the Nursery feels hostile not embracing. I don't want wider roads rather lower speed limits, or a roundabout or speed bumps. Keep SeVey Loop out of the hands of business and government.....	8/29/2018 9:37 AM
46	Close to town, but in the country, rural/heritage farms.	8/28/2018 11:54 PM
47	Rural area. Convenient location. Unique.	8/28/2018 11:39 PM
48	It's rural, beautiful, quiet and peaceful	8/28/2018 9:07 PM
49	I grew up here and have come and gone over the years, yet still consider it to be home	8/28/2018 8:53 PM
50	Farm zone, park.	8/28/2018 8:46 PM
51	Beauty of countryside, bird life, large garden area, breathing space from neighbors.	8/28/2018 8:30 PM



### Q3 What do you consider to be the best characteristic of this neighborhood?(answer in a few words or short sentence)

Answered: 51 Skipped: 1

#	RESPONSES	DATE
1	Quiet rural and river setting surrounded by conservation land and low-impact recreation	9/26/2018 6:20 AM
2	Open spaces and peaceful	9/25/2018 2:11 PM
3	Privacy of country living combined with friendly & caring neighbors.	9/24/2018 7:27 AM
4	Its pastoral and natural character	9/23/2018 8:39 PM
5	Views and proximity to nature	9/23/2018 8:10 PM
6	Farms along coast fork, Buford Park	9/23/2018 12:15 PM
7	Close rural	9/23/2018 10:07 AM
8	Rural character	9/23/2018 8:53 AM
9	It's rural nature.	9/23/2018 8:51 AM
10	Quiet farm land	9/23/2018 7:51 AM
11	the open spaciousness, night sky and relative quiet	9/23/2018 7:35 AM
12	Neighbors	9/21/2018 2:19 PM
13	rural pasture and farmland	9/20/2018 10:48 AM
14	rural atmosphere, recreational opportunities, proximity to town	9/18/2018 11:34 AM
15	Agrarian heritage	9/16/2018 6:34 PM
16	Wildlife, farm animals, rural environment	9/16/2018 5:11 PM
17	Nature. Beautiful. Rural	9/16/2018 12:41 PM
18	The river	9/16/2018 12:17 PM
19	We watch out for each other	9/15/2018 8:45 PM
20	Buford Park/Mt. Pisgah, Nature Conservancy areas	9/15/2018 7:32 PM
21	Rural	9/15/2018 2:00 PM
22	Agricultural yet close to town	9/15/2018 1:25 PM
23	Rural atmosphere	9/15/2018 12:23 PM
24	rural feeling	9/15/2018 11:19 AM
25	fields	9/15/2018 9:53 AM
26	less pavement, more animals and trees	9/15/2018 9:44 AM
27	Country living.	9/15/2018 8:53 AM
28	mix of comercial and home buisness	9/6/2018 5:25 PM
29	rural, agricultural, open space plus nearby parks	9/2/2018 9:06 AM
30	That I am not right next to neighboring houses	8/31/2018 11:32 AM
31	community feeling and communication	8/31/2018 6:33 AM
32	Nature/animals/birds, and farms designed to provide food for our community, and connectedness with the email group etc. Community is important to us.	8/30/2018 9:16 PM
33	neighbors communicate	8/30/2018 5:33 PM

## West Pisgah Community Survey

34	The working farms that are contributing to our community and to Eugene	8/30/2018 1:25 PM
35	Open fields. Mt. Pigsah. Rural yet close to town.	8/30/2018 10:12 AM
36	Good neighbors	8/29/2018 7:50 PM
37	Nature & people in harmony	8/29/2018 7:31 PM
38	Near Mt pisgah	8/29/2018 5:10 PM
39	Rual Life	8/29/2018 2:27 PM
40	The farms and makers and close-knit neighborhood community.	8/29/2018 1:12 PM
41	Close to town	8/29/2018 1:03 PM
42	The right amount of space.	8/29/2018 12:55 PM
43	Scenic and easy access to urban areas	8/29/2018 10:01 AM
44	Close to Mt. Pisgah and family farms/produce.	8/29/2018 9:55 AM
45	The farms.	8/29/2018 9:37 AM
46	Farms, Arboretum, nature conservancy all in one place!	8/28/2018 11:54 PM
47	Rural. Convenient location. Unique.	8/28/2018 11:39 PM
48	Peaceful	8/28/2018 9:07 PM
49	Occupant-owned farms with commercial stands/ u-pick and natural public parks.	8/28/2018 8:53 PM
50	Farm zone, park.	8/28/2018 8:46 PM
51	Good agricultural land and produce opportunities . Peaceful setting yet close to town.	8/28/2018 8:30 PM

## Q4 What do you consider to be the biggest challenge the area faces? (answer in a few words or short sentence)

Answered: 51 Skipped: 1

#	RESPONSES	DATE
1	Cities growing near by and the need to protect the area for both residents and visitors.	9/26/2018 6:20 AM
2	Facing the challenges of development, both industry and new housing.	9/25/2018 2:11 PM
3	Growth and Cannabis demanding and driving-up prices for land.	9/24/2018 7:27 AM
4	Accommodating the traffic coming through the area.	9/23/2018 8:39 PM
5	Traffic. "Riff raff" from close promising to freeway.	9/23/2018 8:10 PM
6	development - new homes, new infrastructure, land use changes	9/23/2018 12:15 PM
7	Increase in traffic and development	9/23/2018 10:07 AM
8	Commercialization and damage to land, water , and agricultural resources	9/23/2018 8:53 AM
9	Development and encroachment from the cities urban growth boundaries.	9/23/2018 8:51 AM
10	Pushing to incorporate our neighborhood into the city	9/23/2018 7:51 AM
11	conversion to residential neighborhoods	9/23/2018 7:35 AM
12	Urban growth pressure, loss of prime farm land	9/21/2018 2:19 PM
13	intense development	9/20/2018 10:48 AM
14	lack of public transportation and safe bicycle routes	9/18/2018 11:34 AM
15	Urban development	9/16/2018 6:34 PM
16	Development, including congestion, speeding vehicles, trash	9/16/2018 5:11 PM
17	Land usage	9/16/2018 12:41 PM
18	Pollution	9/16/2018 12:17 PM
19	Maintaining rural atmosphere	9/15/2018 8:45 PM
20	Development by money/profit/business interests	9/15/2018 7:32 PM
21	Development	9/15/2018 2:00 PM
22	Environmental zealots that wish to restrict commercial production agricultural practices.	9/15/2018 1:25 PM
23	That Springfield or Eugene will take us over for development.	9/15/2018 12:23 PM
24	keeping things as they are	9/15/2018 11:19 AM
25	maintaining it's existing character while staying useful to its inhabitants	9/15/2018 9:53 AM
26	Human beings	9/15/2018 9:44 AM
27	Building/ development	9/15/2018 8:53 AM
28	People infringing (trying to tell me what I can do with my land based on there percieved set of values) on my property rights, and the right for me to make a profit.	9/6/2018 5:25 PM
29	development pressures	9/2/2018 9:06 AM
30	Lack of services - police / fire	8/31/2018 11:32 AM
31	abuse by nonresidents	8/31/2018 6:33 AM
32	Unsafe road for biking (we can't use LTD buses because we can't safely bike to the bus stop so we are stuck driving) and the possibility of industrial development (pollution and traffic and sounds) thus loss of community and natural feel.	8/30/2018 9:16 PM

## West Pisgah Community Survey

33	encroaching urban development	8/30/2018 5:33 PM
34	too much growth and development	8/30/2018 1:25 PM
35	Dwindling horse property. Speedy cars on Seavey Loop.	8/30/2018 10:12 AM
36	dividing up small farms	8/29/2018 7:50 PM
37	Government interference, developers, noise	8/29/2018 7:31 PM
38	Lack of pride of home ownership (ugly trailers and shoddy homes)	8/29/2018 5:10 PM
39	Development	8/29/2018 2:27 PM
40	Encroaching industrial and commercial development. Farm-based economic activity is great, but would hate to see unrelated industry come in.	8/29/2018 1:12 PM
41	Enviormentalists and do-gooders trying to push their ajenda on us normal folks.	8/29/2018 1:03 PM
42	Increasing traffic and noise.	8/29/2018 12:55 PM
43	A core group of newcomers trying to limit change or growth, now that the're here.	8/29/2018 10:01 AM
44	Expansion of the urban growth boundary, industrialization, potential sewer line to Goshen.	8/29/2018 9:55 AM
45	Overuse of Park. Speeding cars. Litter.	8/29/2018 9:37 AM
46	cities wanting to re-zone/develop/industrialize	8/28/2018 11:54 PM
47	Proximity to town. Property values entice development.	8/28/2018 11:39 PM
48	Keeping urban sprawl out of the area	8/28/2018 9:07 PM
49	Develpoment pressure and potential annexation from Springfield, also loss of family-owned farms	8/28/2018 8:53 PM
50	external development forces	8/28/2018 8:46 PM
51	Commercual marijuana growing, industrial development.	8/28/2018 8:30 PM

## Q5 What resources or activities would you like to see offered in the neighborhood and why?

Answered: 49 Skipped: 3

#	RESPONSES	DATE
1	Disaster preparedness, social events that allow neighbors to know each other, a website that summarizes information about the area, a mechanism for welcoming new neighbors, a regular way to determine and advocate for what most neighbors want for the area.	9/26/2018 6:20 AM
2	More hiking trails in Turtle Flats area.	9/25/2018 2:11 PM
3	Septic system health & Disaster preparedness.	9/24/2018 7:27 AM
4	Bicycle paths and public transportation to provide safer and lower impact means for people to visit the Buford recreation area and Mt. Pisgah Arboretum.	9/23/2018 8:39 PM
5	Not sure	9/23/2018 8:10 PM
6	resources to protect the farmland and prevent development	9/23/2018 12:15 PM
7	Speeding traffic enforcement	9/23/2018 10:07 AM
8	A way to walk or bicycle to Eugene from here	9/23/2018 8:53 AM
9	I do NOT want to see bike lanes added to the roadway. That will increase the road width and encroach onto many property owners along the loop. It will probably also increase the speeds of certain drivers that would now have more pavement to take corners faster. The majority of the bikes that we see are from folks from the city and not of those that live here. Slowing down the traffic would make it safer.	9/23/2018 8:51 AM
10	Neighborhood watch. To cut down on thievery and vandalism	9/23/2018 7:51 AM
11	wider shoulders on the roads	9/23/2018 7:35 AM
12	Neighborhood council or organization to represent interests and share news. Facebook page?	9/21/2018 2:19 PM
13	information and collaboration structure for developing dry land farming	9/20/2018 10:48 AM
14	Better bus service and a bike path. Use of public transportation is important, as well as safety on the road.	9/18/2018 11:34 AM
15	Agricultural tourism	9/16/2018 6:34 PM
16	Much lower speed limits and signs to remind drivers to use extra caution around horses and wildlife, fines for littering, installation of cameras if patrols are unfeasible	9/16/2018 5:11 PM
17	Preserve nature walks, talks & experiences	9/16/2018 12:41 PM
18	Bike lanes	9/16/2018 12:17 PM
19	I already participate in the activities I like such as ride my horse and walk my dogs at Pisgah	9/15/2018 8:45 PM
20	walk/bike-only trails connecting along/across river for nature-loving. This would be a benefit to city by attracting visitors and tourists in a healthy way.	9/15/2018 7:32 PM
21	a walking/bike path	9/15/2018 2:00 PM
22	Multipoint park access with expanded pedestrian, bicycle, and equine accommodations. This would reduce traffic on Seavey Loop Road caused by single point park entry and promote public safety and decrease the impact on the West Pisgah neighborhoods.	9/15/2018 1:25 PM
23	Continued That horseback riding and hiking.	9/15/2018 12:23 PM
24	not much needed	9/15/2018 11:19 AM
25	Community picnics	9/15/2018 9:53 AM
26	Promote the farmers. Keep land grabbers at bay.	9/15/2018 9:44 AM

## West Pisgah Community Survey

27	None, leave it alone.	9/6/2018 5:25 PM
28	more neighborhood security	9/2/2018 9:06 AM
29	Natural gas - wider roads with dedicated bike paths	8/31/2018 11:32 AM
30	Desperately I would like a safe bike path!!! I'd love to put up a free little library somewhere. I'd love more neighborhood events like potlucks in the fall (friendly contests for zucchini dishes, Salsa, and apple recipes). And I'd also love To have an opportunity to learn some gardening hints and skills from experienced gardeners. IE how to get rid of the gophers!	8/30/2018 9:16 PM
31	more active engagement between neighbors and the park	8/30/2018 5:33 PM
32	Mt Pisgah with hiking, trails, horseback riding and small events that currently take place are perfect for our area. I do not think our roads/land can with stand additional activities	8/30/2018 1:25 PM
33	Safer walking down Seavey Loop to Pigsah.	8/30/2018 10:12 AM
34	none, leave the neighborhood alone.	8/29/2018 7:50 PM
35	No more than what is there now. Would like to see enforcement of off-leash dogs. Can't walk my dog at the park anymore because of loose dogs/harassment.	8/29/2018 7:31 PM
36	No opinion	8/29/2018 5:10 PM
37	neighborhood gatherings	8/29/2018 2:27 PM
38	A bike and walking path on Seavey Loop would be nice.	8/29/2018 1:12 PM
39	I would like less. Your just stirring the pot and pissing people off.	8/29/2018 1:03 PM
40	Nothing comes to mind.	8/29/2018 12:55 PM
41	Public sewer and water to control pollution	8/29/2018 10:01 AM
42	Continued updates on issues concerning the Seavey Loop[ area, so that neighbors can keep informed.	8/29/2018 9:55 AM
43	None. Zero. It's fine the way it is.	8/29/2018 9:37 AM
44	Nature park and conservation support, improvements for pedestrian/bike connections--promotes a cleaner tourism and active healthy lifestyle.	8/28/2018 11:54 PM
45	Socials. Builds community.	8/28/2018 11:39 PM
46	More farmers markets	8/28/2018 9:07 PM
47	Multi-use paths for walking, bikes, and horses on the south aide of the river with connections to Springfield (but maybe not for vehicles). This would encourage people to enjoy the neighborhood at a slow pace, and make the parks more accessible without increasing vehicle traffic.	8/28/2018 8:53 PM
48	None. We are self sufficient and do not desire any additionally activities beyond the half million visits to the park each year already	8/28/2018 8:46 PM
49	A safe shoulder for bicycle and walking. An Ltd bus stop with regular service on the east side of the freeway on Franklin blvd near the shell station.	8/28/2018 8:30 PM

## Q6 What other ideas, thoughts, concerns, or suggestions about the future of the neighborhood would you like to offer?

Answered: 35 Skipped: 17

#	RESPONSES	DATE
1	I am concerned about the management of HBRA, Willamette Confluence Preserve, and Turtle Flats. I would like to see these lands preserved for habitat, environmental qualities, and low impact recreation. People too often see these areas and get ambitious ideas about development. The management of these resources will hugely impact the quality of our neighborhood and the experience visitors will have when visiting the area.	9/26/2018 6:20 AM
2	Keep this beautiful country safe from development and protect our environment.	9/25/2018 2:11 PM
3	Plan for sustainable growth.	9/24/2018 7:27 AM
4	This is a beautiful place and I'm willing to invest time and money into preserving and improving it.	9/23/2018 8:39 PM
5	Traffic traffic traffic... speed.	9/23/2018 8:10 PM
6	Less development of pisgah	9/23/2018 10:07 AM
7	Thank you	9/21/2018 2:19 PM
8	We have a culture of support for preserving the rural culture and rural land use--continue to support this!	9/20/2018 10:48 AM
9	There are properties that have been essentially left abandoned, and have attracted squatters and thieves. I'd like these properties cleaned up or sold to the county, demolished if necessary, and resold to responsible property owners.	9/16/2018 5:11 PM
10	Possibly limited camping at Buford. More bike & hiking trails	9/16/2018 12:41 PM
11	Can't think of anything at this time	9/15/2018 8:45 PM
12	Help farms preserve their heritage and continue to provide foods. Continue to support the park and Nature Conservancy areas.	9/15/2018 7:32 PM
13	It important to keep the five acres zoning	9/15/2018 2:00 PM
14	Put birth control in the water. Reduce outside influences on West Pisgah property owners	9/15/2018 1:25 PM
15	Not sure if a bike bridge at Nature Conservancy Land would be a good idea. Easier access might be good but it would make it easier for undesirables to get over here.	9/15/2018 12:23 PM
16	More regular round table sessions, to keep everyone involved and at the table.	9/15/2018 9:44 AM
17	No industrial Pisgah!	9/2/2018 9:06 AM
18	I would like to see allot of the properties cleaned up - remove garbage from fields - burn piles that have been in place for multiple years - generally make the area look more appealing	8/31/2018 11:32 AM
19	Could we do something to promote Seavey Loop farm to table for eugene/Springfield? Like tour of the farms event...folks can come visit each of the farms on one special day that provide Upick or farm stands and learn when and what we have to offer...promote this incredible community resource.	8/30/2018 9:16 PM
20	A concern that I see is the amount of cars that are starting to park along the road on both sides of Seavey Loop and the amount of trash that is being dumped along our roads. Also, there seems to be a large increase of drug deals going on along our roads.	8/30/2018 1:25 PM
21	Remove the marijuana farm and the people that leave garbage on the side of the road. I think they are connected.	8/30/2018 10:12 AM
22	I have lived here since 1964, and have seen many changes, which none have improved it.	8/29/2018 7:50 PM

## West Pisgah Community Survey

23	Make all of Seavey Loop 40 mph, have Animal Control or counterpart interact with people & loose dogs who act like it's an off-leash dog park. It's a real problem at Pisgah. Keep the peace & quiet in the neighborhood as intended.	8/29/2018 7:31 PM
24	I hate how there is not better marking out on Hwy 58 west bound where traffic often gets in Seavey Loop turn lane but blows through the intersection, through LTD pick up area and is very dangerous.	8/29/2018 5:10 PM
25	Threat of over development	8/29/2018 2:27 PM
26	None other than concern that this area should retain its agricultural and residential identity, while remaining a destination for outdoor recreation and farm direct economic activity.	8/29/2018 1:12 PM
27	Stop promoting things at Pisgha and the Arboretum. Your loving the area to death, and the increased traffic is the biggest detriment to the area.Pisghas growth is the biggest negative to the neighborhood by far.	8/29/2018 1:03 PM
28	My current greatest concern is that the local park seems bent on increasing visitation. The continually increasing park visits are creating more hazardous conditions for pedestrians, bike and horse riders and locals who use the road.	8/29/2018 12:55 PM
29	It would be a big improvement to connect South East Springfield to Seavey Loop, to reduce traffic on Seavey Loop.	8/29/2018 10:01 AM
30	See first answer.	8/29/2018 9:37 AM
31	Concern: NO SEWER or GAS pipelines in this area! Development will destroy the rural and clean environment of this area.	8/28/2018 11:54 PM
32	Speed limits lowered	8/28/2018 9:07 PM
33	I hope that the neighbors will not prioritize high property values. Although high property values do serve the families that already own land in this neighborhood, they do not offer any benefit to the next generation that will keep Seavey Loop alive and maintain its character. Please keep this area livable and accessible.	8/28/2018 8:53 PM
34	The neighborhood is autonomous and does not require external perspectives Despite your good intentions your initiative may not be welcomed by the residents.	8/28/2018 8:46 PM
35	Regular neighborhood get together.	8/28/2018 8:30 PM