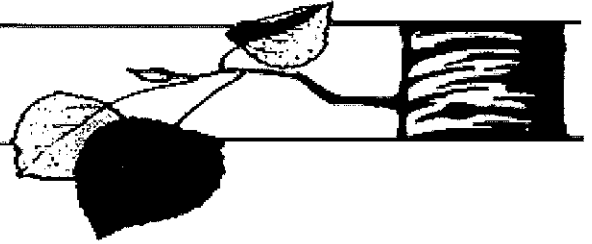


Puzzle Parts, LLC
840 Beltline Road, Suite 202, Springfield, OR 97477
(541) 746-8444 * Fax (541) 746-2590



September 14, 2016

Linda Pauly
City of Springfield
Planning Department
225 Fifth Street
Springfield, OR 97477

Dear Ms. Pauly,

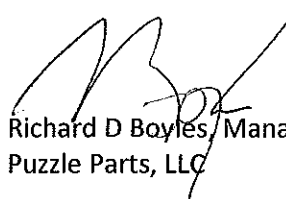
Re: Support for Springfield UGB Expansion

I am the Managing Member of Puzzle Parts, LLC which is the owner of property in the north Gateway area proposed for inclusion an expanded Urban Growth Boundary. I was unable to attend the public hearing on September 12. I would like to take this opportunity to express support for the proposed UGB expansion and in particular for expansion in the north Gateway area. I have previously indicated my group's support, but wish to reiterate our position.

Most fundamentally, the City is required by law to periodically assess inventory and demand for land to be used for industrial purposes and to designate lands in sufficient quantity to meet the projected 20 year demand. The City has been engaged in this work for many years at this point and invested a tremendous amount of staff time and public money in this process, not to mention the time spent by our elected officials in guiding the process. As an interested observer, I have noted the meticulous and painstaking approach that City staff and officials have taken to prepare the demand estimates and to evaluate the most feasible locations for the required expansion. I have noted the many opportunities for citizen involvement. We are in full support of the proposal for UGB expansion presented September 12th.

While we are in full support of the plan as presented, it is my observation that the proposal is the result of a political process as well as a planning process. Planners and the cities they work for are forced to consider from which quarter appeals are likely to come and to adapt good planning to minimize the likelihood of appeal and in particular the likelihood of a successful appeal. It is my belief that in response to this dynamic, demand projections underestimate the actual likely demand. Not providing adequate land for future business and employment growth will guarantee that Springfield will not grow to its full potential. Therefore, I urge that as the adoption process moves forward, no further compromise be made with respect to the demand estimates.

Respectfully,


Richard D Boyles, Managing Member
Puzzle Parts, LLC

Date Received: 9-19-16
Planner: LP