
AGENDA ITEM SUMMARY

Meeting Date: 5/5/2014
Meeting Type: Work Session
Staff Contact/Dept.: Linda Pauly/ Len Goodwin/DPW
Staff Phone No: (541)726-4608
Estimated Time: 60 minutes
Council Goals: Mandate

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: SPRINGFIELD 2030 URBAN GROWTH BOUNDARY (UGB) STUDY: COUNCIL DISCUSSION AND RESULTS OF STAKEHOLDER OUTREACH (METRO PLAN AMENDMENT FILE NO. LRP 2009-00014)

ACTION REQUESTED: Review *Results of Stakeholder Outreach* (ATT 1-A) and discuss the Springfield 2030 Plan, potential UGB expansion areas and options for growth.

ISSUE STATEMENT: At Council's request, staff compiled a summary document *Results of Stakeholder Outreach* to present comments received about Springfield's UGB study (ATT1- A). The summary organizes input from stakeholders by study area and organizes other public comments about the potential UGB expansion by topic. The City Council's 2030 Plan UGB proposal and the final UGB may include land within the five study areas or other lands identified through the 2030 Plan process, consistent with the prioritization requirements of ORS 197.298 and the Oregon Land Use Goal 14 Administrative Rule.

ATTACHMENTS:

1. Council Briefing Memo with Attachments
2. Study Area Maps

**DISCUSSION/
FINANCIAL
IMPACT:** This is the second of a series of Council Work Sessions to discuss potential UGB expansion areas and options for growth to meet the City's commercial and industrial land needs. At the first session the Council received information to compare the probable costs of providing urban levels of service to the five study areas. Another work session is scheduled for May 12, 2014.

At the July 8, 2013 Work Session, the Council packet included a log of public comment received in response to a focused stakeholder outreach conducted by staff May-June 2013. The log listed comments by date received. At Council's request, staff has organized these comments and other comments received since then, by study area to aid the Council in their discussion and consideration of options for expanding the UGB.

Staff encourages Council to request any additional information that may be helpful, and when convenient, to continue a conversation among the members of the Council to reach a consensus on what parcels the Council wishes to include in a proposed expansion. Staff will be available to provide any technical information Council may need to facilitate that discussion.

MEMORANDUM

City of Springfield

Date: 5/5/2014
To: Gino Grimaldi
From: Len Goodwin, DPW Director
Linda Pauly, DPW Principal Planner
Subject: SPRINGFIELD 2030 URBAN GROWTH
BOUNDARY STUDY: RESULTS OF
STAKEHOLDER OUTREACH AND
SUMMARY OF PUBLIC INVOLVEMENT
(METRO PLAN AMENDMENT FILE NO. LRP
2009-00014)

**COUNCIL
BRIEFING
MEMORANDUM**

ISSUE:

At Council's request, staff compiled a summary document *Results of Stakeholder Outreach* to present comments received about Springfield's UGB study (Exhibit A). The summary organizes input from stakeholders by study area and organizes other public comments about the potential UGB expansion by topic. The City Council's 2030 Plan UGB proposal and the final UGB may include land within these five study areas or other lands identified through the 2030 Plan process, consistent with the prioritization requirements of ORS 197.298 and the Oregon Land Use Goal 14 Administrative Rule.

**COUNCIL GOALS/
MANDATE:**

Council Goals: Mandate

Oregon Statewide Planning Goals require cities to maintain a 20-year commercial and industrial land supply.

DISCUSSION:

Results of the Focused Stakeholder Outreach

Beginning in April 2013, staff conducted a focused outreach to property owners of lands being considered for potential expansion of Springfield's UGB. A letter, 11 x 17" color maps, staff's contact information and an invitation to provide input were mailed to property owners within five study areas: North Gateway, North Springfield Highway, Mill Race/ South 28th, Mahogany Lane and Seavey Loop. Since then, staff has conducted a series of meetings and presentations to neighborhoods groups upon request (Mahogany Lane and Seavey Loop Neighbors), met with individuals, and communicated through telephone and email to get input from stakeholders, service providers and affected agencies. The City has also received letters that contain additional information and comments about the study areas and about the UGB study in general (Exhibit B). Service provider comments were previously provided to the Council in the April 28, 2014 Work Session AIS packet.

EXHIBITS

1. Results of Stakeholder Outreach (Exhibit A)
2. Letters received (Exhibit B)
3. Summary of the 2030 Plan Public Process (Exhibit C)

Results of Stakeholder Outreach

Springfield 2030 Refinement Plan - UGB Study

This summary of input was prepared at the request of the City Council. It includes comments and other information received that are specific to a particular study area in response to a letter mailed by City staff in May 2013 to property owners and residents within five study areas. It does not constitute a summary of all public input received through the 2030 Plan process (File No. LRP 2009-00014).

Comments marked with an * are staff's brief summaries of letters, email or other documents received. Letters are included in Attachment I-B. Complete documents are available upon request.

| North Gateway Study Area | |
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| Name | Comments (date and form of contact) |
| Walter & Sandra Johnson | <p>* In favor of being included in UGB. Large tracts and few land owners. Lived on land 67 years. Area is well suited to accommodate employment and warehousing. Has farmed all the tillable land within the area (including Wicklund, Knox/Puzzle Parts, Johnson and Duce properties, approx. 140 acres. Has spent several thousand hours tilling, irrigating, planting and harvesting on these properties. Soils are varied. "While these soils could produce crops for some time to come, all properties within the area have significant restrictive characteristics which limit the types of crops which our climate allows...as well as restricting productivity (and thus profitability) of those crops the soils still support.</p> <p>Economic viability is essential for sustainable agricultural use, and I believe approximately 50% of the North Gateway soils are incapable of supporting reasonably profitable agronomic returns." Coarse sandy soils or surface rock, competitive weed species, and extra costs associated with more frequent irrigations and expensive fertilization procedures to achieve acceptable results. "The poorer production soils are scattered throughout the various properties in such a way as to make it unfeasible to merely avoid tilling and planting these zones. I have been leasing additional land with better soil characteristics all my life as a way to stay in business, together with using N.G. Area soils as judiciously as possible but with very limited selected crops. The easiest way to deal with the issues the soils present has been to no longer lease them."</p> <p>"Competition for water will increase in the future. Higher water inputs on the Area soils will become more of an issue as time passes."</p> |

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| | <p>Floodplain: “My observations over the past 60 years: There has been a natural deepening and widening of the McKenzie River channel in our area, and is capable of carrying more water than 50 years ago. Dams have been constructed. The last 100 year flood event in 1996 did not inundate the Area except in the floodway located on the Wicklund property, and allowed a slight amount to cross our land as well. A small berm of 2 feet by 40 feet long would have prevented water from entering our land.”</p> <p>“The Area could remain in farming until needed for other uses.” (2-16-14 letter)</p> <p>“Best land is west of I-5. He has a retail operation so he can make it. Yield is low. (telephone 3-25-14)</p> <p>Difficult to farm their 17 acres, poor soil, very rocky, growing pumpkins there (7-1-13 telephone)</p> <p>Army Corps of Engineers placed rip rap in the 1950’s and had to revisit the area to add more rip rap 25 years later because it was undercut by the river. (JPC public hearing 3-16-10)</p> |
| <p>Steven Pickert</p> | <p>* Not outright opposed to inclusion in UGB but has concerns: Doesn’t support add’l development of agricultural land, we may need it someday. There appears to be a number of parcels within current UGB that could be revitalized – consider these before taking more ag land out of production effects on his property taxes if land brought into UGB – “will I be taxed off my property?” (1-21-14 email)</p> |
| <p>Earle D. Wicklund</p> | <p>* Dorcas L. Wicklund Living Trust supports including the large 110 acre parcel located at 3951 Maple Island Farm Road in the UGB. Parcel is singularly owned.”The coarse alluvial nature of the earth makes it impossible to generate profitable crop yields to sustain reasonable expenses.” (1-15-14 letter)</p> <p>*Submitted letter dated July 8, 2013 to share information about “what a commercial development within the North Gateway flood plain might look like,” and included illustrated development concepts for his property.</p> <p>Submitted a second email: “To meet future development on the Wicklund Trust’s flood plain if we assume it receives a Campus Industrial zoning that today carries a 30% landscape requirement. Very expensive when owner/users look to keep their respective costs per square foot competitive in the market place. However, if the UGB expands to the McKenzie River then we could orient the buildings as seen on the attachments earlier today not back from the Floodway line rather at the Floodway line. From the Floodway line to the river that</p> |

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| | <p>lower valued land could then meet landscape requirements since no improvements can be built in the Floodway while street alignments would then be closer to the Maple Island Slough. You might want to discuss that tonight in the work session.</p> <p>As of right now, we are thinking the Floodway would be an excellent location for Nursery stock, sawdust jogging paths and an outdoor amphitheater. “(7-8-13 letter, 7-30-13 email)</p> <p>“Since the Wicklund property’s floodplain designation has constraints I feel quick and accurate reaction to questions or issues raise by the City in the future is vital to bringing jobs to the community in the shortest period of time.” (6-12-13 email)</p> <p>Discussed flood plain issue. Recommended we look at Creekside in Beaverton, Tualatin Commons developing in flood plain. Cleanwater Services vegetated the Fanno Creek floodway. 1996 flood water on his site was groundwater, rise in water table. (6-18-13 email)</p> <p>*Jordan Schrader submittals for this property 2-18-09, 2-23-09 include agronomic suitability analysis by NW Ag Consulting (file 5)</p> |
| Richard Hunsaker | <p>“The Know property is owned by Puzzle Parts LLC (Richard Boyles, Alan Evans and myself. It is located just north of the cruise line call center and is 72 acres in size. It abuts Wicklund parcel and the Johnson parcel and is bordered by the McKenzie River to the NE. It is an area proposed for inclusion into the UGB and subject to future annexation. (5-31-13 email)</p> <p>Will submit historic photos of river channel.</p> <p>Interested in donating land for bike/ped connectivity if land added to UGB (6-5-13 email)</p> |
| Jamie Porter, Superintendent Rainbow Water District | <p>Partners with SUB to provide water service system. Include I-5 wells site in UGB.</p> |

North Springfield Highway/ N. 52nd Study Area

| Name | Comments (date and form of contact) |
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| Arlene Dietz, Rice Farms | Owns about 75 acres, currently a productive hazelnut orchard, off of High Banks Road. Most lucrative and productive orchards. Are restoring and improving the orchards now. Concerned that raising land in N Gateway would impact flooding east of river where they live. Tax impacts? Their shops, etc. are already in UGB. Also owns a new orchard at Harvest Lane. (email and met w staff 5-7-13) |
| Sarah Miller | Owns land east of the study areas. Thinks the area is good for business. Has live there 50 years. 1996 flood was the biggest she has seen. Pro business. (7-22-13 email) |

Mill Race/South 28th Study Area

| Name | Comments (date and form of contact) |
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| Tim Marshall, Knife River | Interested in following process Add to interested parties list (4-29-13 email) |
| Stephanie Booth Songchild | Owns 10 ac parcel, lots of noise, trucks, SUB, Knife River, mill and junkyard activity. "Not viable as a neighborhood or as EFU anymore." Light industrial OK with them, they would sell and move. Shared anecdotal info. (6-6-13 telephone) |

| Mahogany Lane/South Jasper Study Area | |
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| Name | Comments (date and form of contact) |
| Mike Kelly | <p>Yes, the owners in the Mahogany Lane Study Area are definitely interested in discussing the possible inclusion of our properties into an Urban Holding Area. When the City was undergoing its “needs” study several years ago, the Mahogany owners jointly hired Rick Satre to put together a development plan for our area. It contains our proposal for annexation (at the time) and likely would be useful for your current study process. In summary, it highlighted area attributes including:</p> <ol style="list-style-type: none"> 1. Over 600 acres were, at that time, under joint development agreement. This would need to be updated but I do not believe anything has changed. 2. The average property size was well in excess of 20 acres 3. Our area has excellent access/egress with Jasper Road being a State Highway under County control and the new Bob Straub Expressway. 4. A sanitary trunk sewer line has recently been installed in our area. 5. Rail Service is available 6. Jasper Road has two primary inter- state Telecommunication Cables within its R/W 7. The Mahogany Lane Study site sits just across the street from the Jasper Natron Development Area 8. The property owners have committed to making a storm drainage easement available from Jasper Road all the way to the Willamette River for drainage from lands in the city to the north 9. There are sufficient swales, sloughs and large irrigation ponds to allow any created storm water to be retained or detained on site. <p>Beyond listing area attributes, the study detailed soil types for the various properties, location of wetlands, flood ways, flood plains, a proposed street layout, etc.(4-27-13 email)</p> <p>Submitted a Flood Certification document dated 1997 showing that his home structure is not located in the flood plain. Some neighbors would “welcome some higher density residential development mixed in with future industrial development.” (6-25-13 emails)</p> |
| Margaret and | Had wetland surveyed, will send map to staff. House is 5” above flood elevation. |

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| <p>William Nagel</p> | <p>Worked with staff Hopkins re 2011 UGB line. 1965 Palaniuk property “water didn’t come in.” (4-3-13 telephone)</p> |
| <p>Randy Hledik Wildish</p> | <p>Her parcel is split by the existing UGB. Requested info re line location. (8-26-13 telephone) Interested in possibility. Protect ability to mine sand and gravel. Concerned about including land for parks and open space. Nature Conservancy does not own 8.2 and 7.5 ac parcels as shown on map, see 18020900 TL900, Wildish owns. (5-3-13 email)</p> |
| <p>Melissa Olson, The Nature Conservancy</p> | <p>Communications to correct TNC ownership of parcels shown in map (email, telephone 5-8-13)</p> |
| <p>Neighborhood Meeting 6-19-13</p> | <p>Staff was invited to a neighborhood meeting hosted by Mike Kelly to discuss the UGB study. Attendees who signed in: Phil Velie, rep. McDougal Bros. Reesa Wills, rep. Lloyd and Ireta Whiteaker Richard Randle Grant Spies Mike Kelly Randy Hledik All owners of northern portion of study area (Whiteaker family reps, McDougal rep, Spies, Kelly) are in favor of the UGB expansion including their land and would be willing to transact in planning period. Wildish want to retain potential to mine sand and gravel on their land. Richard Randle intends to keep farming and wants to expand his operations. Stahlbush lease fields, grows wheat, corn, pumpkins. Kelly and Spies have letters from FEMA re flood elevations. “Rivulets” of flood water go through McDougal site. (meeting 6-19-13)</p> |
| <p>Richard and Chris Holmes</p> | <p>Grant property on Mahogany Lane (5 ac + 15 ac) is in foreclosure, they are in favor of UGB and willing to transact in the future when they get it back. Please send notice of hearing.</p> |

| Seavey Loop Study Area | |
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| Name | Comments (date and form of contact) |
| Bill Kloos | <p>*(2-7-14 email with link to his firm's website and all supporting exhibits) filed on behalf of his client Johnson Crushers International. "Letter and exhibits A through M, explain why the Seavey Loop area must be elevated to the first priority of land in the city's review of expansion options. It must be first, whereas the most recent staff recommendation would make it last." "I will mail the city the entire package on CD for inclusion in the record." "JCI and a number of other existing industrial and commercial uses inhabit the Seavey Loop area, are contiguous to the existing UGB, have all the basic infrastructure needed for an urban level of use, and have been chafing for years under rural Lane County regulations that effectively stifle their potential growth and production of jobs." Documents are posted on Mr. Kloos' firm's website: http://www.landuseoregon.com/projects/project-springfield-ugb-expansion-for-goal-9/</p> |
| Jim Straub | <p>*(7-26-13 letter) Managing member of Oak Management LLC and Straub Family Trust, who own several parcels in the study area. Supports expansion. Combined parcels in their ownership form one of the larger contiguous parcels. Five tax lots total 59.18 contiguous acres. Owned since 1958. "Have attempted to farm, but parcels are not high value farm land, yielding only a single crop of hay each year. They are, however, mostly flat." The properties have several valuable easements on them, which the owners have maintained over the years in anticipation of possible future development. These non-exclusive access and utility easements serve any of the properties. Attended Seavey Neighborhood meeting on 6-4-13. "While there is clearly a vocal minority opinion in opposition to the UGB expansion, I did not get the impression that opposition to the UGB expansion was the majority opinion." Was disturbed by an article in the RG that interviewed only one neighbor. Did not get the impression that the majority opinion was in opposition to the UGB expansion. "It makes no sense to us to use high value farmland when we have so many parcels... that are not high value farmland." (letter 7-26-13)</p> |
| Tom Scates | <p>*Supports including his property in UGB (34009 Twin Buttes Rd), believes it would make a good access to the southern portion of the study area. (5-22-13 email)</p> |
| Laura Strother (Strother Trust) | <p>Why is their entire acreage not shown on map? Land is wet with creek</p> |
| Randy Jones Johnson Crushers | <p>Very interested Wants to expand operations and cannot. 18.8 ac + owns land in the "wedge" (5-3-13 email, telephone)</p> |

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| International | <p>John Helmer</p> <p>Melissa Olson Willamette Confluence Restoration Coordinator Nature Conservancy</p> | <p>Seavey Loop Neighbors group organizer Supportive of process. Has email list, group meets occasionally Invited staff to neighborhood meeting (5-4-13 Email, phone) Q re ownership of parcels</p> |
| <p>Minx Ravenwood and Ira Towell</p> <p>Jim Evonuk, Scott and Mary Moore, John Helmer, Normandy Helmer, Chris Orsinger, Dan Menk, Larry Norris, Paul Rea, Bill and Beki Montgomery, Ronald and Darlene Gilman, Mary Chalmers Oak Management , Rob Castleberry, Cristman Lumsden, Minx Ravenwood, Ralph and Dani Zack, Charlotte Helmer, Tom LoCascio</p> | <p>Asked for criteria used to determine which areas are “Employment Opportunity” sites and asked is there is a definition of “Employment Opportunity” sites. (5-16-13 email)</p> <p>Names of “Seavey Loop Neighbors” group who signed in at a meeting organized by John Helmer, hosted by Scott and Mary Moore at their “Me and Moore” Farm. Mr. Helmer invited staff to the meeting. (6-4-13). Most attendees are property owners in the study area and in the vicinity of the study area, and some are property managers associated with Buford Park/Mt Pisgah. Not all attendees signed in, spoke or submitted comments at the meeting.</p> <p>Many expressed opposition to UGB expansion. Themes: Development threatens agricultural community and natural resource protections. Keep Seavey Loop agricultural. Land to produce local food is necessary in our vision for the future.</p> <p>The Straub family/Oak Management (owns 50 acre site) is interested in the long term (20 years out) and have cross easements in place to connect their property holdings to infrastructure for future development.</p> <p>Some attendees submitted individual comment cards at the meeting: Chris Orsinger, Executive Director Friends of Buford Park and Mount Pisgah: “Thank you for coming. Friends of Buford Park and Mt Pisgah board of directors have not taken a position on the proposed UGB expansion. It is likely that we would support protection of floodplains and farmlands.</p> <p>Bill and Beki Montgomery: “We don’t think that more commercial and industrial development makes sense in the Seavey Loop area for ecological and economic reasons. We urge the City of Springfield to not encourage further development in this area.”</p> | |

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| | <p>Anonymous: "Thank you for coming to speak with us. You mentioned that the cities are required by Oregon Law to prove that they have the capacity to meet projected growth estimates for housing, employment, etc. Is there a similar mandate which requires the City to provide local food sources to a % of the population? Maybe a better vision for us in our future."</p> <p>Tom LoCascio, Site Manager Mt Pisgah Arboretum: "Strongly opposed to any development which threatens agricultural community, Nature Conservancy goals and the Howard Buford Recreation Area."</p> <p>John F. Helmer: "I am not in favor of the UGB expansion to the Seavey Loop area."</p> <p>Cindy and Dan Menk: "Are adamantly opposed to the proposed expansion to the Springfield UGB to the Seavey Loop Area. We recently chose to construct our home in this area and do not wish to see Businesses in "our" backyard – as well as all the resulting traffic. We would like to be kept informed on all aspects of this planning decision."</p> <p>Straub family: Owns 50+ acres and access easements. Has interest in being included in UGB.</p> <p>John F. Helmer: "I am not in favor of the UGB expansion to the Seavey Loop area."</p> |
| <p>Jim Straub</p> | <p>Gave staff a map showing cross easements on their property holdings and a contact phone # for Willamette Water Company (DPW front counter 6-5-13)</p> |
| <p>Cristman Lumsden</p> | <p>*Had to leave meeting early to take son home to bed. "We (Kate and I) are opposed to the expansion. We feel the cost outweighs the gains. Seavey loop is special and best kept family farm/ agricultural. It sounds like larger plots near Jasper make far more sense for future development." (6-6-13 email)</p> |
| <p>Jeff Demers Willamette Water Company</p> | <p>Staff telephoned Mr. Demers, asked him to reviewed the 2/17/2010 testimony submitted by Mr. Kloos; directed him to a web link of the testimony document; and asked him to review and provide any update to describe the water service in the area. Mr. Demers replied by email "I have had an opportunity to review the letter Bill Kloos submitted on behalf of Willamette Water Co in 2010 and can advise there are no updates to submit into the record." (6-21-13 email)* see excerpt from 2/17/2010 in ATT 1-B.</p> |
| <p>Jeff Elliot, President Johnson Crushers International</p> | <p>Very favorable to including their land in the UGB to expand their 270-employee company. 5-year company plan would add 125 new jobs. Will send a follow up letter. He needs a 15-20 ac site/30,000 sq. ft. bldg., room for outdoor storage of heavy equipment, rental fleet parking. (6-25-13 telephone)</p> <p>*JCI's main facilities are across Franklin Blvd to the Northwest and adjacent to subject property at 86470 Franklin. Supports inclusion of subject property TL 18-03-11-30-03500 the UGB. JCI is in the business of engineering, manufacturing, marketing, selling, supplying aftermarket parts and service for a product line of rock crushing and screening equipment. Its products are sold worldwide to the mining, construction, energy</p> |

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| | <p>and recycling industries. Currently employs some 270 people with an annual payroll and benefits in excess of \$19 million, pays \$131,330 in property taxes. Wants to add 125-140 labor and professional positions. This requires facility expansion and capital improvements. Wants to maintain a single campus.(6-28-13 letter)</p> |
| <p>David Wolting Captain, Goshen Fire District & Pleasant Hill FD</p> | <p>*Concerned about city taking part of Goshen Fire District response area. District is in the process of spending 1.4 million on infrastructure. (7-3-13 email) Question about annexation of Franklin Blvd, concerns about change to fire district if Seavey included in UGB. Clearwater Landing area is served by Pleasant Hill FD. (7-11-13 telephone)</p> |
| <p>Tom Miller</p> | <p>Lives on 1/2 acre. Against being included in UGB, doesn't want his taxes raised. (7-13-13 telephone)</p> |

| General Comments - All Study Areas & 2030 UGB Study in General | |
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| Name | Comments (date and form of contact) |
| Mia Nelson 1000 Friends | Concerned about no work session on EOA, will appeal if we go forward as is, says assumptions are not justified, says land need is not supported by the data in the EOA, supports historic pattern, ref'd letter October 10, 2012 re job densities. (5-28-12 meeting with staff) *(10-10-12 letter) |
| State agency staff team | Developing in flood plain increases cost and risk for developers; it's hard for these sites to compete with sites elsewhere not in flood plain. Concurred with staff's recommended areas. Springfield's natural assets are economic assets. Grow in ways that promote our unique assets. Don't leave out the wetlands and riparian areas when you draw the line, developers will need places to mitigate impacts on site. Look at South Albany study. Mill Race/So. 28 th could be an attractive "tech park" near the open space amenity of the Middle Fork Path. Agrees with implementing highest standards for ultra low impact development. Concurs that Puget Sound standards are a good model to look at as we write ours. (meeting 6-26-13) |
| | Gary Van Huffel & Sierra Gardner, Oregon Business Development Department (Business Oregon) Kirk Jarvie, Department of State Lands (DSL) Tom Hogue, Department of Land Conservation and Development (DLCD) |
| Sandy Lindstrom Industrial Development Regional Manager Union Pacific Railroad | Most potential for future industrial growth with freight rail transportation service: areas with existing track and siding: I.P. site, Jasper Natron site (North of Straub Parkway/Jasper Rd intersection), Mill Race/So. 28 th , south of South A St. (meeting 6-27-13) |
| George Grier | Concerned about cost of extending infrastructure to new areas (7-9-13 telephone); requested copy of 7-22-13 powerpoint presentation (email 7-23-13). |
| Jeff Ziller & Brian | *ODFW 9-20-13: Protect and enhance fish and wildlife habitats for use and enjoyment by present and future |

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| <p>Wolfer District Fish Biologist, Joy Vaughan Land Use and Waterways Alteration Coordinator Oregon Dept. of Fish and Wildlife</p> | <p>generations; ODFW Sensitive Species List, federal Endangered Species Act: Spring Chinook salmon, Bull trout, Oregon chub are known to use aquatic habitat adjacent to locations under consideration for UGB expansion; Avoid reducing the river’s ability to interact with the flood plain, maintain riparian vegetation and habitat connectivity; other Sensitive Species, many non-listed fish and wildlife species and sensitive bird roosting sites such as heron rookeries may be impacted by growth decisions. (9-20-13 letter)</p> <p>Mahogany/South Jasper study area: potential to reconnect old river channel, there could be Oregon chub in the side channel habitat. Diversion at south end is unscreened, so fish are present. Blue Water ponds would make a great public park for family fishing.” (meeting 8-7-13)</p> |
| <p>Bob Keefer Vince Martorello Willamalane</p> | <p>Please include the entry to Ruff Park in UGB. Provided input on proposed plan designations and proposed zoning of Willamalane’s sites (7-24-13 meeting, 9-5-13 email)</p> <p>* There are five (5) parks currently outside the existing UGB that Willamalane is interested in having included within the UGB. These parks are:</p> <ol style="list-style-type: none"> 1. Weyerhaeuser-McKenzie Natural Area Park (Tax Lots 17022900002901, 17023000000401). These tax lots are approximately 55 acres in size; 2. Jack B. Lively Memorial Park (Lively Park) (Tax Lot 17022700001101). This park is a community park and is approximately 32 acres in size; 3. Ruff (Wallace M Jr.) Memorial Park (Tax Lots 17022700001502, 1702341115500). This park is a special use park and is 9.79 acres in size; 4. Clearwater Park (Tax Lots 1802080000300, 1802080000400, 1802080000500, 1802080000600). This park is a special use park and is approximately 66 acres in size. 5. Georgia-Pacific Park (Tax Lot 18020600004501, 1802070000801—on their map. There are more TL’s ... are these only ones that need to move into the UGB?). This park is approximately 125 acres in size and is classified as a natural area park. It is jointly owned by SUB, City of Springfield and Willamalane. Plans include developing the Mill Race Path through the park, connecting to the Middle Fork Path. A majority of Georgia-Pacific Park is already located within the UGB. Of the 125 acres, approximately 12 acres is outside the UGB. The Comprehensive Plan, and agreements with SUB and the City, calls for the joint development of a management plan and master plan for the park. Having the entire park included in the UGB will facilitate a joint management approach to the park. <ul style="list-style-type: none"> • By including these properties within UGB, the City is increasing Willamalane’s service area within the UGB and within the City’s jurisdiction, which is consistent with Willamalane being the park and recreation service provider for the City. |

| | <ul style="list-style-type: none"> • By incorporating both Clearwater Park and all of Georgia-Pacific Park into the UGB, the City of Springfield incorporates a regional path system within its jurisdiction. The Middle Fork Path and the Mill Race Path (once completed), will be an eight mile multi-use path that connects downtown to the Middle Fork Willamette River • The City is bringing into its jurisdiction an increased amount of natural area parks that offer the community the opportunity to access nearby waterways, unique vegetative habitats, and an expanding network of trails and paths. • The UGB line truncates several of these Parks: Lively, Ruff, G-P ... moving the UGB so that the entire park is within City of Springfield's jurisdiction makes sense for land use and park management considerations (or something) • Once within the UGB, it is anticipated that the public safety of the parks may increase since the City of Springfield will have jurisdiction over these parks and could provide for quicker response time for emergency services compared to County enforcement and emergency services. (11-26-13 email) | | | | | | | | | | | | | | | | |
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| <p>Mark Rust Lane County Administration & Economic Development</p> | <p>In materials for 7-22 meeting, didn't see discussion about the statutory priorities in terms of what land gets considered first for UGB expansion. Has there been an evaluation done in terms of the prime agricultural soils that are present within each area? Any information on these issues would be greatly appreciated. (7-19 email)</p> | | | | | | | | | | | | | | | | |
| <p>Bruce Pokarney Oregon Department of Agriculture</p> | <p>Staff requested employment data and information re typical site characteristics for food processing industries in Oregon. Provided staff with more contacts and emailed links to reports. (8-2-13 email, telephone)</p> | | | | | | | | | | | | | | | | |
| <p>Springfield Utility Board</p> | <p>*Requests inclusion of SUB's properties in the UGB. SUB owns 172.8 ac in the South Mill race area, not including the 120 acres owned jointly with City and Willamalane. Willamette Well field and Slow sand Treatment facility, their new corrosion control facility, outdoor pipe storage and indoor equipment storage. Anticipates construction of new facilities in this area.</p> <p>The table below compares the three areas relative to their hydrogeologic connection to Springfield's drinking water sources:</p> <table border="1" data-bbox="1203 390 1409 1627"> <thead> <tr> <th></th> <th>Most Sensitive Time-of-Travel Zone (TOTZ)</th> <th>Affected Well(s)</th> <th>Impact to Surface Water Intake?</th> </tr> </thead> <tbody> <tr> <td>North Gateway</td> <td>0 - 1</td> <td>1-5 wells (owned and operated by Rainbow Water District)</td> <td>No</td> </tr> <tr> <td>South Millrace</td> <td>0 - 1</td> <td>Willamette Wellfield</td> <td>No</td> </tr> <tr> <td>Mahogany Lane</td> <td>1 - 5</td> <td>Willamette Wellfield</td> <td>Yes</td> </tr> </tbody> </table> | | Most Sensitive Time-of-Travel Zone (TOTZ) | Affected Well(s) | Impact to Surface Water Intake? | North Gateway | 0 - 1 | 1-5 wells (owned and operated by Rainbow Water District) | No | South Millrace | 0 - 1 | Willamette Wellfield | No | Mahogany Lane | 1 - 5 | Willamette Wellfield | Yes |
| | Most Sensitive Time-of-Travel Zone (TOTZ) | Affected Well(s) | Impact to Surface Water Intake? | | | | | | | | | | | | | | |
| North Gateway | 0 - 1 | 1-5 wells (owned and operated by Rainbow Water District) | No | | | | | | | | | | | | | | |
| South Millrace | 0 - 1 | Willamette Wellfield | No | | | | | | | | | | | | | | |
| Mahogany Lane | 1 - 5 | Willamette Wellfield | Yes | | | | | | | | | | | | | | |

| | |
|----------------|--|
| | <p>SUB is concerned about protecting Springfield's drinking water quality and quantity and cautions that "the UGB proposal should include careful consideration of how to promote a new development landscape that is highly protective of our drinking water" such as low-impact development standards and "looks forward to collaborating with the City to design development standards for these areas that will mitigate against potential adverse impacts to the drinking water supply." (9-10-13 letter)</p> |
| Richard Boyles | Interested in discussing redesignation of the Patrician site (4-14 telephone) |
| John Lively | Requested update on UGB study schedule. Rep. Johnson Crushers International (4-17-14 telephone) |

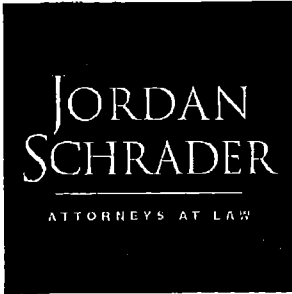
Previous Requests (pre 2013) to Include Other Sites in UGB

| Name | Comments (date and form of contact) |
|--|--|
| Ralph Wheeler | 3840 Hayden Bridge 1.5 ac (testimony 4-7-09) (file #5) |
| Greg Harmon | 30 acres in Gateway area south of Beltline (testimony 2-24-09) (file #5) |
| Michael Farthing | Rep. Gordon Webb, asked to consider 18-02-02 TL400 and 18-02-01 TL 100 for residential expansion, large areas of moderate slopes, poor soils, access to Straub Parkway, single ownership (6-1-09) |
| Randy Hledik | Consider land SE of Area 7 Clearwater, considerate amount of dry land. (open house 5-18-09) |
| Anonymous | Potential to expand commercial development at Marcola Rd/Camp Creek. (open house 5-18-09) |
| Anonymous | East Springfield- logical extension of Thurston. (open house 5-18-09) |
| Randy Hledik | Consider Wildish lots except 1401; mix of flood plain and not; logical addition to UGB; new access road to property from Jasper Rd.; was built in addition to access from Mahogany Lane; consider for residential, commercial or industrial use. (4-24-09 email)(file 6) |
| Anonymous | Infill Clearwater/Mahogany; go all the way to the river so City can control over Greenway, sloughs, riparian areas and other natural resources. Easy to serve w public services. Opportunity to protect riverfront; willing property owners. (7-17-09 open house) |
| Anonymous | "The Elbow" poor soils, mod slopes, Webb single owner, access to Straub, Steep areas further east. Better forest land is inside UGB. Outside UGB is "scrub" neither good farm or forest. 50-70 ac "ideal for residential development." |
| Dwight Purdy, rep. Springfield School District | Asked to bring the district's 19-acre Clearwater property into the UGB to allow it provide for a new school to serve the Jasper- Natron area. (Minutes JPC hearing 3-16-10) |

Previous General Comments - All Study Areas & 2030 UGB Study in General

| Name | Comments (date and form of contact) |
|--|--|
| LandWatch Lane County Robert Emmons, LandWatch Lane County | Protect large employment sites from subdivision and rezoning; use higher jobs/acre in EOA to allocate more jobs to redevelopment; Why use scarce land for warehouse and distribution? (staff was invited to 6-17-09 LW meeting) (Minutes JPC hearing 3-16-10) |
| Anonymous | North Gateway Study Area: "Don't dilute the growth potential at RiverBend and Gateway Campus Industrial" (5-18-09 open house comment card) |
| Mia Nelson | Job density issue is a policy choice. Asked if it wise to use the last of Springfield's buildable land for such a low job density requirement. (Minutes JPC hearing 3-16-10) |
| George Grier Lane CO Farm Bureau | Served on the CIBL Stakeholder Committee and SDC CAC. Springfield had experienced growth during the last 20 years that it was unlikely to see again. Much of the remaining land was in flood plain or agricultural land. Concerned that agricultural land continued to be developed as food security and food safety issue grew. Urged commissioners to look at all alternatives to protect agricultural land before increasing the UGB. It did not make sense to move to constrained areas in the flood plain because it was expensive to provide urban services and the City did not have the resources to do so. It made more sense to develop within the existing UGB. (Minutes JPC hearing 2-17-10) |
| Tom Bowerman | Represented property owners owning 400 acres of land. Agrees with testimony of 1000 Friends and George Grier. Advocates for preservation of what was in place. His children moved to smaller communities because Eugene-Springfield was too big for them. Some people moved elsewhere to avoid sprawl, and it had crossed his mind as well. Mr. Bowerman compared Corvallis downtown to Springfield downtown and suggested Corvallis was more vibrant and he attributed that to public policy. He believed the result would be lower property values if resource lands were impinged upon. (Minutes JPC hearing 3-16-10) |
| Rick Satre | In favor of the UGB expansion and protection of agricultural lands which he believed could occur at the same time. Asked commissions to consider implementing measures to protect high value farmland where it occurred |

| | |
|--|---|
| | <p>within the UGB expansion areas. He suggested that could be accomplished with the application of an agricultural overlay zone. Acknowledged the existing soils information data bases and the fact that many soil areas designated high value were not necessarily so. Recommended the City could create measures where property-specific data updates could occur appropriately. (Minutes JPC hearing 3-16-10)</p> |
|--|---|



VIA E-MAIL & FIRST CLASS MAIL

March 5, 2010

JORDAN SCHRADER RAMIS PC

City of Springfield Planning Commission
c/o Linda Pauly, City of Springfield Community Development
225 Fifth St
Springfield OR 97477

Re: Inclusion of Wickland Property in the Springfield UGB Formation
Our File No. 50068-36936

Dear Ms. Pauly:

DAMIEN R. HALL

Admitted in:
Oregon and California

Direct Dial
(503) 598-5535

E-mail
damien.hall@jordanschrad.com

This firm represents the Wicklund Trust and its Trustee, Mr. Earle Wicklund. The Trust owns property that is currently located outside of the Eugene Springfield UGB, but is under consideration for inclusion within the Springfield UGB when it is formed. The Trust's property is located within the area designated as the North Gateway Employment Opportunity Area ("NGA"). This letter and supporting documentation explain why the NGA and Trust property achieve the City's employment and job creation objectives, meets the applicable legal requirements for inclusion into the UGB, and requests that the Springfield Planning Commission request the inclusion of the NGA into the Springfield UGB.

A. The suitability of the NGA Land justifies its inclusion in the UGB

The land priority statutes are not as rigid as some have suggested. In fact, the Goal 14 locational factors justify including the NGA land, despite arguments about statutory priorities.

While the City is required to consider statutorily defined land priorities in conducting its alternative analysis, the legislature and courts have indicated that Goal 14 locational factors can and should defeat land priorities so that local governments are able to bring the most quality suitable land into a UGB, even if it is not the highest priority in quantity. See City of West Linn v. LCDC, 201 Or App 419, 440, 119 P3d 285 (2005). On this subject, the Court of Appeals held that,



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JORDAN SCHRADER RAMIS, PC
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“ORS 197.298(1) expressly provides that the priorities that it describes apply in addition to any requirements established by rule addressing urbanization such as the locational factors of Goal 14. As a result, that other high priority land may exist somewhere else adjacent to the UGB does not necessarily mean that the land will be adequate to accommodate the locational considerations of Goal 14. In other words, the statutory reference to ‘inadequate’ land addresses suitability, not just quantity, of higher priority land.” *Id.* (emphasis added).

As City Staff has described in greater detail, ORS 197.298 establishes a priority of lands suitable for consideration in UGB expansions, that informs the alternatives analysis required by OAR 660-024-0060, and which the Commission is currently undertaking. However, a local government can promote lower priority land for UGB inclusion ahead of higher priority in instances where the lower priority land is more suitable for specified objectives of the local government or the Goal 14 urbanization criteria. OAR 660-024-0060(1)(e), (5); ORS 197.298(3). The Court of Appeals more recently clarified its stance on the matter stating that “ORS 197.298(3) relaxes the prioritization requirements in certain circumstances,” and that “The ranking of land under ORS 197.298(1) is a function of its prior classification as urban reserve land, exception land, marginal land, or resource land, as well as the application of the qualitative factors under Goal 14 and ORS 197.298(3).” *Hildenbrand v. City of Addair Village*, 217 Or App 623, 633, 635, 177 P3d 40 (2008).

B. The NGA land is more suitable than other lands with different statutory priority.

Here, the NGA should be included in the UGB ahead of higher priority lands because it is more suitable to meeting the Goal 14 objectives than the other employment opportunity areas. As you can tell from the above referenced holdings of the Court of Appeals, the City should be considering the suitability of each of the employment opportunity areas under Goal 14 criteria and ORS 197.298(3), on equal footing with the land priority designation. Inclusion of the NGA into the UGB is consistent with the Goal 14 objective of providing for the orderly and efficient transition to urban land use, to accommodate urban population and employment, to ensure efficient use of land, and to provide for livable communities.

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At section F-14 of the most recent version of the *Draft Refinement Plan*, dated January 29, 2010, staff indicates the four specific Goal 14 criteria to be considered in the alternatives analysis. The criteria are listed as 1-4 below and the ways in which the NGA and Trust property comply with each are bulleted.

1) Efficient Accommodation of identified land needs

- NGA was identified by the Technical Advisory Committee as one of the three employment opportunity areas best suited for employment and large sites. *Draft 2030 Refinement Plan*, section F-17.
- The NGA is the most suitable of the employment opportunity areas to support the needed building types identified by the economic opportunities analysis. The NGA is “highly suitable” for Warehousing and Distribution, General Industrial, Office, and Other Services, as well as being “somewhat suitable” for retail. Other than the NGA, each employment opportunity area is unsuitable for at least one of the identified building types, with most being unsuitable for two or three building types. Also, no employment areas other than the NGA is highly suitable for more than two of the identified building types. *Draft 2030 Refinement Plan*, Table 2, section F-10-12.
- The NGA is adjacent to and directly accessible from I-5, therefore inclusion would provide for efficiency of access to transportation facilities from the NGA, and a more livable community for employees who would commute to and from there. *Draft 2030 Refinement Plan*, Map 9, section F-19.

2) Orderly and economic provision of public facilities and services

- The NGA is adjacent to the UGB and within the Metro Plan Boundary, therefore inclusion would provide for an efficient extension of public services and utilities. *Draft 2030 Refinement Plan*, Map 9, section F-19.

JORDAN SCHRADER RAMIS PC
ATTORNEYS AT LAW

City of Springfield Planning Commission

March 5, 2010

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- The NGA has is adjacent to and directly accessible from I-5, therefore inclusion would provide for efficiency of access to transportation facilities. *Draft 2030 Refinement Plan, Map 9, section F-19.*
- There is existing sewer in close proximity to the NGA, allowing for the orderly and efficient extension of sewer facilities the area. *Draft 2030 Refinement Plan, Table 1, section F-8.*
- The Fire Department has indicated that urban levels of service can be easily provided to the NGA, under both the current fire department deployment and if the station is relocated as proposed. This allows for the efficient and orderly extension of fire, life and safety facilities to the NGA. *Draft 2030 Refinement Plan, section F-34.*

3) Comparative environmental, energy, economic and social consequences

- Only the portions of the Wicklund property that are directly adjacent to the McKenzie River have the required characteristics to be considered a wetland. Therefore, riparian setbacks are sufficient to protect the wetland portion of the property if included in the UGB. A copy of the Raedeke and Associates report from an on-site investigation of the Wicklund property is attached hereto as Exhibit A.
- The Wicklund property is not high value farm land because it does not consist of predominantly high value soils as described in ORS 215.710(3) and OAR 660-033-0020(8). The report of Agronomist Tom Thomson is attached hereto as Exhibit B.

4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

- The Wicklund property is hemmed in by the McKenzie River, I-5 and commercial and industrial development. Exhibit B.
- The Wicklund property could be easily absorbed into the Springfield UGB without adversely affecting the agricultural economy of the surrounding area. Exhibit B.

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ATTORNEYS AT LAW

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While the legislature and courts have made it clear that the rational inclusion of suitable lands should trump a rigid adherence to the land priority criteria, to include lower priority land requires heavily fact driven findings. In as much as my client or I can assist the City to obtain additional information as needed to make such a finding, we are more than willing. Please feel free to contact me directly with any questions or concerns that are raised by this letter or the attached supporting reports.

For the above stated reasons we reiterate our client's request that the North Gateway Employment Opportunity Area be included into the Springfield UGB. And should inclusion of the NGA in its entirety not be found preferable, the inclusion of the 110 acre Wicklund property is requested.

Sincerely,

JORDAN SCHRADER RAMIS PC

Damien Hall by Jennifer De Gregorio

Damien R. Hall

Enclosures

cc: Earle Wicklund

Bill Monahan

COPY

From: Earle Wicklund [wicklund_associates@comcast.net]
Sent: Thursday, February 12, 2009 12:02 PM
To: 'Chad Egge'
Cc: Bill Monahan
Subject: Chad Egge RE: Wicklund Property analysis by Agronomist Tom Thomson

Chad,
Thank you for your comments regarding Mr. Thomson's agricultural report.

Earle Wicklund

From: Chad Egge [mailto:eggeseed@gmail.com]
Sent: Thursday, February 12, 2009 10:35 AM
To: Earle Wicklund
Subject: Re: Wicklund Property analysis by Agronomist Tom Thomson

To whom it may concern:

I have been farming the Wicklund Trust property since 2005.

I have considered the report on the property prepared by Northwest Agricultural Consulting, and I agree with the conclusions reached by Tom Thomson in the report.

Chad Egge

Egge Farms

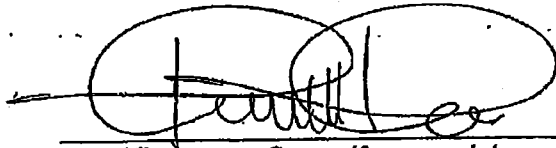
2/16/2009

NORTHWEST AGRICULTURAL CONSULTING

Agronomic Suitability Analysis of Wicklund Trust Property located in Lane County, Oregon and described as Section 15, T17S, R3W, WM also designated as Tax Lot 1703154000400.

PREPARED BY:

Northwest Agricultural Consulting
1275 Oak Villa Road
Dallas, Oregon 97338
503-623-0468 Phone/FAX



Tom Thomson - Owner/Agronomist
ARCPACS Certified Professional Soil Scientist No. 24781

1-27-09

Date



Agronomic Suitability Analysis of Wicklund Trust Property.

INTRODUCTION:

Mr. Earle Wicklund, a representative of the Wicklund Living Trust, is making application for the inclusion of a parcel of property owned by the Trust into the Urban Growth Boundary (UGB) of the City of Springfield, OR. The property is located in Lane County, Oregon and described as Section 15, T17S, R3W, WM also designated as Tax Lot 1703154000400.

The property is approximately 110 acres of which 70 acres are tillable with the remainder as follows: 20 acres forest or slough, 3 acres orchard, 10 acres pasture, and the remaining 7 acres are homestead and roadway.

This report is in support of the application by the Wicklund Living Trust and contains data collected from a site investigation as well as data from various sources substantiating the conclusions required by the City.

METHODS:

An on-site investigation was carried out at the site on October 31, 2008. A thorough physical examination of the property included a review of topography, slope and aspect, and other physical characteristics of the site as well as vegetation currently on the subject property and surrounding properties.

Inferences made as to agronomic practices and cropping sequences are based on my experience as a farmer and agronomic consultant. Soils information was obtained from the Soil Survey of Lane County issued in 1981 by the U. S. Department of Agriculture Natural Resources Conservation Service. Acreages of the soil series were obtained from the USDA Web Soil Survey at (<http://websoilsurvey.nrcs.usda.gov/app>). Economic information was obtained from the Oregon State University Enterprise Budget Sheets and Chemeketa Community College Farm Business Management Program Annual Reports. GIS programs were used to generate maps and interpretations for this evaluation.

NARRATIVE

Characteristics of Subject Property:

The subject property is located on the south bank of the McKenzie River northeast of the intersection of Interstate 5 and Beltline Road. The site is essentially flat ground bounded by commercial and industrial development to the south and west and the river.

The subject property currently is and has been a working farm for many years. The property has the family home and outbuildings on the southern portion. The Wicklund family grew many crops in years past but settled on green beans which were utilized in their spiced

bean business which were sold nationally. The spiced bean company closed its doors in January 2008 when it no longer could compete with rising costs associated with buying the raw product necessary for its spiced bean process. Crops previously grown on this property have included Blue Lake green beans pole and bush varieties, wheat, kale, ryegrass, dill, etc.

The property is currently leased on a cash rent annual lease to Chad Egge of Egge Farms who farms the 70 tillable acres of the parcel. Mr. Egge currently grows perennial ryegrass for seed.

The remaining 40 acres are composed of alluvial sand and gravels which are not conducive to agricultural activity due the lack of water and nutrient holding capacity.

Characteristics of Adjacent Lands:

The following analysis is based upon the area in the northeast corner of the I-5/Beltline Road intersection and bounded by the McKenzie River on the northwestern side in Section 15:

East: The McKenzie River bounds the property which prevents any access to lands across the river.

South: Commercial and industrial development bounds the property to the south and restricts any expansion of farming activities in that direction. There are some small parcels to the southeast which are farmed similar to the subject property which are also farmed by Mr. Egge.

North and West: The area to the north and west consists of small farmed parcels interspersed with a nursery and some wooded areas. Sprague Road provides access to the other side of I-5. The Trust has no easement with adjacent property owner, Mr. Walt Johnson, to its NW corner however historically the Trust has had verbal permission to use the access if necessary. Interstate 5 is approximately 1000 feet to the west of the property and restricts access to lands on the other side.

Relationship between Subject Property and Adjacent Land:

The area surrounding the subject property has been in agricultural use for many years and over the last 15 years urban development encroached on the area. Many acres in the area were devoted to cannery crops such as beans, beets and corn. However, growers lost a market when the cannery closed. The few growers with the ability to add value to their crops were able to stay in business. The construction of the Mall and residential construction in the southeast corner of the Beltline/I-5 intersection served to quicken the pace of the development on the east side of I-5. Also, the landscaped Roundabouts and the large

amount of traffic on these roads at all hours of the day serve to not only impede the flow of agricultural implements but also create some safety concerns for their operators.

Although the subject property is currently being utilized for commercial farming purposes, that use is rapidly changing and its value diminished. New commercial construction is underway adjacent to the property and more to come as evidenced by numerous for sale signs on vacant and unused land.

Although an EFU designation protects the land for farm use, that designation is not a measure of economic viability. Although the land was farmed by the Wicklund family for many years, economic profitability came via a value added enterprise operated on the farm. Once the market for that business ended in 1985, they were unable to maintain profitability and would have needed to expend a significant amount of money to upgrade equipment to modern standards.

The Wicklund family has grown Blue Lake Pole green beans (1952 to 1977) and Blue Lake bush beans (1978 to 1985). In 1986 the property was leased to various local farming operations such as Jon Jaqua, Doug Siefert and Chad Egge.

Currently, the landowners receive \$4500.00 per year rent for the land from the lessee, Egge Farms. This works out to approximately \$75 per acre in rent for the fillable acres and no income for the rest of the parcel. Mr. Egge farms approximately 1200 acres under various leases which affords him economies of scale that would otherwise not be available to an individual operator attempting to farm the 70 acres alone. Thus, the parcel is uneconomical to farm by itself.

Many factors affect production of grasses grown for seed in the Willamette Valley. However, the three main factors which largely determine yields of grasses grown for seed are 1) the species-specific genetics of the crop which determines their hardiness, 2) the type of soil and its condition, and 3) the wide variation in weather during the growing season – mainly February through June. The Willamette Valley is quite notable for offering a favorable climate for grass seed production; however the vagaries of weather within any given growing season largely determine the seed production capacity of the plant for that year. Thus, the range in yield of tall fescue could genetically be anywhere from 500 to 2000 pounds per acre depending on whether it was a forage or turf type, early or late bloomer, etc. However, for any given variety of tall fescue the yield range for that variety may be 900-1100 pounds with the actual yield dependent on all factors impinging on the plant during the crop year.

Mr. Egge has stated intermediate ryegrass produced about 1400 pounds per acre on this site but previous experience with this crop in other locations often resulted in yields of greater than 2000 pounds per acre. As intermediate ryegrass currently (2008) is sold at \$0.38 per pound the 600 pound per acre yield deficit resulted in a \$228.00 per acre reduction in gross profit. After deducting fixed and variable costs, the expected net profit would at 1400 lbs is 64% less per acre than expected. As the enterprise budget was written

In 2000, a reasonable allowance for inflationary pressure on seed, fertilizer, fuel, etc must be made which would alter the above assumption of profit.

Overseeding of golf courses and pastures and new lawns for houses are typical markets for this seed. The current national economic crisis has resulted in lowered demand for grass seed at all levels and many seed companies have not shipped any seed in many months. Lack of sales depresses farm prices which results in further erosion of profit. One may assume that Mr. Egge might try to only farm land which offers the best yields at the least cost. Incidental factors besides crop inputs which may affect that decision are distance to market, ease of access to the property, etc.

Thus, considering current as well as future market and input cost conditions, the removal of this property from agricultural production would most likely have no effect on the profitability of Egge Farms. However, its loss would have some, as yet unknown, impact on the two smaller properties to the north and south which are also farmed by Mr. Egge.

Existing Adjacent Uses:

The City of Springfield's city limits and Urban Growth Boundary abut the subject property on the south. As noted above the predominate use of the land in the area surrounding the subject property is industrial and commercial use with residential use

Existing Public Facilities and Services (water and sewer lines etc):

The Trust has grandfathered water rights to the McKenzie River in addition it has three drinking water wells on the property. Based on the commercial and industrial development on adjacent lands to the south, it is clear that those properties are served by urban level public facilities, utilities and services.

Neighborhood and regional characteristics:

As noted above, the predominate land use in the area is commercial industrial with some residential uses interspersed. Lands not occupied by some form of dwelling or business seem to be evenly split between idle properties with for sale signs or those with some form of agricultural enterprise.

Natural or man-made features or other impediments separating the Subject Property from adjacent resource land , such as roads, water courses, utility lines, rights of way, that effectively impede practicable resource use of all or part of the Subject Property:

As noted above, the McKenzie River and Interstate 5 which, along with the heavy development to the south, create access barriers to and from the property

Other relevant factors:

Soils:

The main soil types on this parcel are those found near and in the flood plain of larger rivers. The property is a remnant island formed in an oxbow of the McKenzie River. The Newberg-Camas-Cloquato Association is formed upon level and well to excessively drained flood plains. The soils are of alluvial origin and contain a large proportion of sand and gravel indicative of those origins.

The Lane County Soil Survey lists the following agricultural uses for these soils: small grains, grass and legumes for seed, hay, pasture, berries, and timber. Crops previously grown on the property have included green beans, wheat, kale, ryegrass, dill, and perennial ryegrass. Because of the high risk associated with raising berries, melon and potatoes, the Trust opted never to engage in those enterprises.

The following table summarizes the characteristics of the soils:

Table 1. Soil characteristics within the subject property.

| Soil Series | Symbol | Area(%) | Capability Class |
|---------------------------|--------|---------|------------------|
| Camas gravelly sandy loam | 22 | 14.5 | IVw |
| Fluvents | 48 | 35.1 | VIIw |
| Newberg fine sandy loam | 95 | 44.9 | IIw |
| Riverwash | 114 | 5.4 | VIIw |

NOTE: The soils percentages were calculated from a downloaded image from Lane County Maps which was digitized in GIS to estimate the percentage of soils within the taxlot.

The property does not qualify as High Value Farmland as defined in the LCDDC administrative rule OAR 660-033-020(8) and ORS 215.710(3), because only 45% of the soil qualifies as high value (Newberg fine sandy loam). For this reason, the subject property should be given higher priority in the UGB amendment process than other resource land that is high value farmland, under state law (ORS 297.298(4)).

The fluvents and riverwash soils occupy the actively developing floodplains immediately adjacent and within present stream channels. These areas contain large amounts of sand and gravel which contributes to the excessive drainage of these soils.

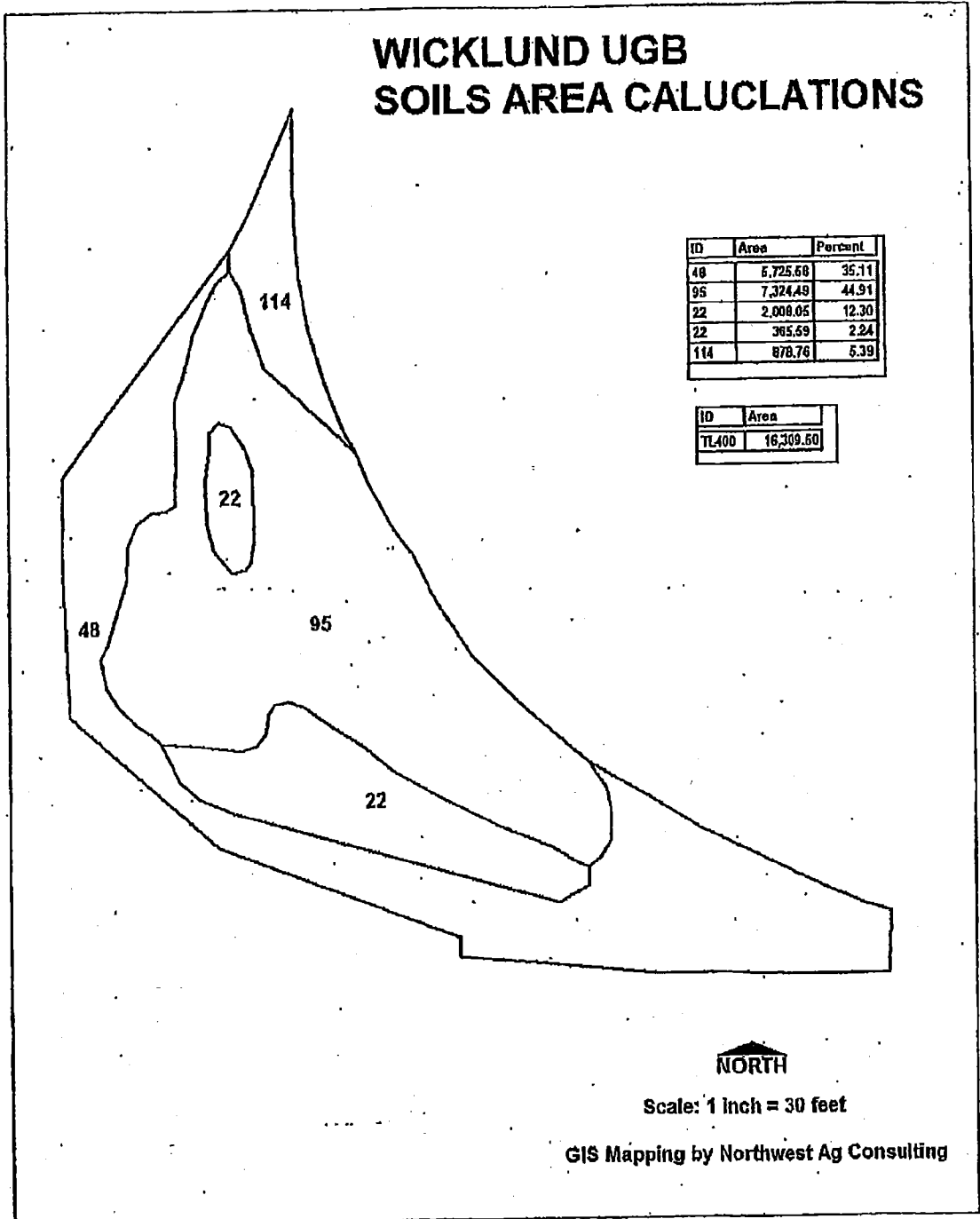
As can be seen in the above table, the main limiting factor for this property is wetness, usually due to a seasonally high water table due to the proximity of the river. The lower lying Newberg soils regularly flood while the Camas soils flood only in times of very high water.

The main problem with the soils from an agronomic perspective is the coarse texture of the soils which limits their water holding capacity. Fine sands, sands, and gravels have the capability to grow some good crops if irrigations is properly applied.

CONCLUSIONS:

The Wicklund Trust Property consists of soils which are not High Value Farmland as defined by LCDC rule, and has been shown to be difficult to farm due to increasing urbanization which makes access to the property for large farm equipment difficult. The property is hemmed in by the McKenzie River, Interstate 5, and commercial/industrial development.

Considering the characteristics of the subject parcel, the characteristics of adjacent lands, and the relationship between the two, this property could easily be absorbed into the UGB of Springfield without adversely affecting the agricultural economy in the area and ought to be given a higher priority than lands better suited to agricultural enterprises.



Christine Lundberg/city council/Mayor
Greg James , Chair planning commission
777 Pearl St
Eugene, OR 97401

February 16, 2014

I ,Walter Johnson, together with my wife Sandra Johnson are property owners in the "North Gateway Area" proposed for inclusion in the revised UGB in Springfield.

We are both in favor of expansion of the city in this area for several reasons as follows:

- 1) The North Gateway Area has large tracts and few landowners all of which are willing to see growth happen in our area.
- 2) I have lived on this land my entire 67 years, observed the two cities add nearly 200,000 residents in that time. The need will be there for employment and warehousing in the near future, and this Area is well situated to accommodate such use.
- 3) Concern with regards to agriculture and its potential removal from our Goal 5 resource inventory is an issue I can address from unique personal experience. I have farmed all the tillable land within the Area , which includes Wicklund, Knox(now Puzzle Parts), Johnson, and the Duce properties, approximately 140 acres.
 - a) I have spent several thousand hours tilling,irrigating,planting,and harvesting on these properties. The soils represented thereon possess considerable variation. The conclusion I bring for your consideration is this: while these soils could produce crops for some time to come, all properties within the N.Gateway Area have significant restrictive characteristics which limit both the type of crops which our climate allows(and other soils can sustain),as well as restricting productivity (and thus profitability) of those crops the soils still support.
 - b) Economic viability is essential for sustainable agricultural use, and I believe approximately 50% of the North Gateway Area soils are incapable of supporting reasonably profitable agronomic returns.
 - c) This incapacity for reasonable economic returns is directly related to coarse sandy soils, or surface rock, presence of competitive weed species which cannot be eradicated or controlled within most cropping options, and extra costs associated with more frequent irrigations and more expensive fertilization procedures to achieve acceptable results. The poorer production soils are scattered throughout the various properties in such a way as to make it unfeasible to merely avoid tilling and planting these zones.
 - d) I have been leasing additional land with better soil characteristics all my life as a way to stay in business, together with using the N.G. Area soils as judiciously as possible with very limited selected crops. The easiest way to deal with the issues the soils present has been to no longer lease them.

Date Received: 3-4-14
Planner: LP

- 4) Competition for water will increase in the future. Higher water inputs on the Area soils will become more of an issue as time passes.
- 5) The Area lies within a floodplain. My observations over the past 60 years :
There has been a natural deepening and widening of the McKenzie River channel in our area, and is capable of carrying more water than 50 years ago. dams have been constructed . The last 100 year flood event in 1996 did not inundate the Area except in the floodway located on the Wicklund property, and allowed a slight amount to cross our land as well. A small berm of 2 feet by 40 feet long would have prevented water from entering our land.
- 6) The Area could remain in farming until needed for other uses

We hope the foregoing will be of assistance in your decision making process.

Regards,

Walter and Sandra Johnson



January 17, 2014

Re: Springfield Refinement Plan Project &
Proposed Urban Growth Boundary Change

Dear Ms. Pauly,

This is in response to your letter dated April 26, 2013. I own property in the North Gateway area that is being studied for expansion of the urban growth boundary. Although I am not outright opposed I do have some concerns that I would like to have considered.

First I do not support additional development of agricultural land, we may need it someday. There appears to be a number of parcels within the current boundary that could stand to be revitalized. Although they might not meet the 20+ acre sites I believe these parcels should be considered for development/redevelopment prior to taking more agricultural land out of production.

My second concern is what will I be paying property taxes on, commercial property or agricultural property? In your letter you state that the land would stay in agricultural use until the owner requests annexation. Does this mean the land will be taxed as agricultural until that time? Will I be taxed off my property? If I am to be taxed at a commercial value as soon as the property is included in the urban growth boundary I would be very much opposed to the proposed change.

Thank you for the opportunity to participate in your planning efforts.

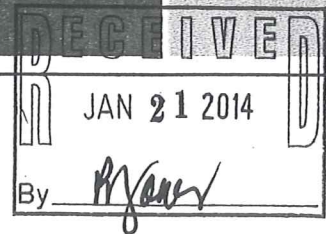
Sincerely,

Steven Pickert

Property owner

89800 Sprague Road

Date received: 1-21-14
Planner: LP



January 15, 2014

Ms. Christine Lundberg, Mayor
Mr. Greg James, Planning Commission Chair
CITY OF SPRINGFIELD
225 Fifth Street
Springfield, OR 97477

Re: North Gateway Area

Dear Madam Mayor/Chair James;


On behalf of the Dorcas L. Wicklund Living Trust ("Trust"), property owner in what's more commonly referred to by the City of Springfield as the "North Gateway Area", it is our intent by this letter to support the City's proposed modification of its Urban Growth Boundary (UGB) to include the large 110 acre parcel of real estate located at 3951 Maple Island Farm Road, Springfield, OR 97477 which is singularly owned.

As stewards of the property for over 6 decades the real estate's highest and best use as agriculture has long since past. The coarse alluvial nature of the earth makes it impossible to generate profitable crop yields to sustain reasonable expenses.

The Trust's real estate is a logical addition to complement the City's *Commercial Industrial Buildable Lands 2030 Refinement Plan*. It ideally complements the City's cluster development scheme with long range costs associated with infrastructure de minimis to the enormous sources of revenue to be collected in real property taxes, utilities, income taxes and goodwill associated with jobs created.

I strongly support the City's proposed modification to the Urban Growth Boundary to include property owned by the Trust.

Respectfully,


Earle D. Wicklund
Attorney in Fact/Trustee
Dorcas L. Wicklund Living Trust

EDW/jdc

C: Amy Sowa
Brenda Jones

Date Received: 1-21-14
Planner: LP

PAULY Linda

From: Earle Wicklund [wicklund_associates@comcast.net]
Sent: Tuesday, July 30, 2013 4:29 PM
To: PAULY Linda
Subject: North Gateway Urban Growth Boundary study area

Linda,

With regard to the FLOODWAY, I cannot find where lands designated Floodway are restricted from use to meet landscape requirements on contiguous FLOODPLAIN. About the only restriction I find is the 75' setback from the river as mandated by FEMA. Has the City held internal discussions about this concept as a way to increase USEABLE land for CIBL purposes?

For the past approximate 6 years I have watched you navigate through the arduous 2030 Refinement Plan's public process and concluded there will come a time when you wish you could go back and amend a decision without once again holding a required public hearing. Case in point; landscape requirements. It is for this reason I ask, would it not make sense to move the UGB line all the way to the river with a Rider, the City can consider the floodway to meet landscape requirements for the floodplain.

I believe this is an important topic of discussion as suitable land for development is limited in the North Gateway area and makes sense to maximize developable land by reducing landscape requirements. This is not to mean we do away with landscaping, quite the contrary, a beautiful development can occur by taking that which some might consider a blight and turn it into a feature, such as Beaverton, OR did in its Creekside development off Nimbus Avenue.

Look forward to your feedback.

Earle Wicklund

Trustee and Attorney in Fact
Wicklund Living Trust
3951 Maple Island Farm Road
Springfield, OR 97477

P: 503-641-3062 | F: 503-641-0980 | Cell: 503-887-0058
Email: wicklund_associates@comcast.net

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Date Received: 8-5-13
Planner: LP

PAULY Linda

From: Earle Wicklund [wicklund_associates@comcast.net]
Sent: Monday, July 08, 2013 7:08 AM
To: PAULY Linda
Subject: Linda Pauly Work Session 7.8.2013
Attachments: Wicklund Living Trust Linda Pauly July 8.2013 UGB work session.pdf

Linda,

Please find attached information from the Trust's perspective that I should think will address floodplain issues for those who have no real estate development or construction background. Flood plain lands have been developed since the first settlers arrived in America and in Oregon. As history proves all of Eugene was once underwater which is why Eugene Skinner built his home on Skinner Butte after native Kalupuya Indians warned him of Willamette River Floods. Today the City remains dry because of innovative flood plain engineering.

Should you have any questions please do not hesitate to contact me.

Earle Wicklund

Trustee
Wicklund Living Trust
3951 Maple Island Farm Road
Springfield, OR 97477

Lincoln Tower - 10260 SW Greenburg Road, Suite 400
Portland, OR 97223-5514
P: 503-641-3062 | F: 503-641-0980 | Cell: 503-887-0058

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Date Received: 7-8-13
Planner: LP



WICKLUND LIVING TRUST

July 8, 2013

Ms. Linda Pauly
 Planning Supervisor
 Community Planning & Revitalization
 225 5th Street
 Springfield, OR 97477
 541.726.4608
 lpauly@ci.springfield.or.us

Ms. Pauly:

As City and County prepare for their Joint Public hearing November 4, 2013 I would like to share for your consideration what a commercial development within the North Gateway flood plain might look like. Please see the attached site plan. Also included are a few building exteriors.

QUESTION: If land is raised above base flood plain elevations would they then be eligible for Industrial Lands Certification? The Wicklund Trust Property Base Flood Elevation ("BFE") as provided by the US Department of Homeland Security is 427.50' for structures. One structure is ½ foot above while another is a couple of feet below. The BFE for the Trust's NW corner of the property and contiguous to Puzzle Parts property is unknown. Perhaps the City has data it can share on this subject. Raising property above BFE is a straightforward process. Construction companies do this every day. As you will note from the site plan attached, the Wicklund Trust development is not within 75' of the McKenzie River. In fact with the extension of Corporate Way through its property, future improvements may even be 100' from the Floodway line. This orients a building some 500' from the McKenzie River. The Trust feels at least 50 acres of its property can be used for industrial/commercial development in conjunction with the September 2009 COMMERCIAL and INDUSTRIAL BUILDABLE LANDS INVENTORY and ECONOMIC OPPORTUNITIES ANALYSIS by ECONorthwest. Improvements such as multi-story office and hospital buildings and flex industrial buildings are all believed to be in compliance with City desired Cluster Development activity and would compliment the Trust property nicely.

1996 flood maps may appear to show the Trust property underwater. However, the Trust recently had the property studied by Radeke Associates. Albeit not engineers, rather biologists, they conclude given reasonable access by way of Corporate Way and Maple Island Road through the slough habitat area the site could easily be accessed as it lacked at least one criteria necessary to be considered wetland with no evidence of flow through the slough to or from the Mckenzie River nor is there a continuous ordinary high water mark indicating the slough would be navigable. There is no Mckenzie river infall but an Army Corps of Engineers outfall exists at the NW corner of the property. ½ of the Trust's Mckenzie River frontage has Army Corps of Engineer revetment.

To dispel 1996 satellite imagery during the McKenzie River's highest river level since 1964 the Trust property saw its subsurface water table rise. That rise combined with rainfall gives the illusion the property is flooded. Once the rain stops the rain water subsides back underneath the surface as a result of its coarse alluvial composition. These waters dissipate within hours.



The Wicklund property is not high value farm land because it does not consist of predominantly high value soils as described in ORS 215.710(3) and OAR 660-033-0020(8) and a report by agronomist Tom Thomson supports the Trust's assertion.

Under OAR 660-033-020(8) and ORS 215.710(3) the subject property does not fall under "High Valued Farm Land" because (i) less than 45% of the property is classified high value; (ii) contains large amounts of sand and gravel which contributes to the excessive drainage of these soils, (iii) seasonally high water table due to proximity of the river and (iv) the coarse texture of the soils which limits water holding capacity. A recent 2009 professional Agronomic Suitability Analysis of Wicklund Trust Property supports the above.

ANCEDOTAL:

As one of North Gateway Region's 50+ acre contiguous land owners perhaps some anecdotal storm water background might prove helpful as you prepare for your July 8, 2013 work session.

Prior to construction of PEACE HEALTH's Sacred Heart Hospital its land was owned by the Connelly family who grew bulbs, such as tulips and daffodils. When there was a high water breach of McKenzie River banks at Riverbend the Peace Health property would flood and many of the bulbs found their way down a natural ditch now called International Way.

Prior to the purchase of approximately 30 acres and construction of Sony's Disc Manufacturing plant at 123 International Way in 1994, *now occupied by Peace Health's OML medical laboratory*, and Shorewood Packaging's purchase of 14.10 acres (*555 International Way*) diagonally northwest across International Way from Sony in 1995 a natural storm water ditch meandered through north gateway. Adjacent property owners to the ditch were; Larry Brabham, Harold Rice, Paul Koppe, and Harry Mersdorf. The high water would flow west down the ditch towards the now Eugene Register Guard property more commonly referred to as 3500 Chad Drive west of I-5 freeway. The elevation of the OML plant is at approximately 435' feet above sea level while the Register Guard's property is approximately 425'.

In approximately 1995 the City of Springfield constructed International Way filling in the natural ditch. A year later the Trust understands Mr. Thomas Costabile, Senior Vice President of operations for the Sony Disc Plant threatened legal action against City Engineers because his plant flooded in the 1996 flood. Sony discovered the City storm water system was not adequate to discharge water into the McKenzie River while the river's banks were swollen. So where did the water go? It went where it always did, down International Way toward Sony's plant backing up through the storm water pipes.

The Trust believes steps were taken shortly after Mr. Costabile's complaint to mitigate future Sony storm water flooding by adding improvements upstream along Peace Health's Riverbend property and Baldy View Lane. The point here is, a solution was found.

Why the history lesson? The City's engineering department does an excellent job working off engineered drawings but in Sony circumstance not the best job using historic and anecdotal information from local property owners. As the City now begins to look to the EcoNorthwest Economic Analysis as it relates to commercial industrial buildable lands (CIBL) the Trust is optimistic its property will contribute significantly toward meeting City future CIBL land needs.



In addition, The Trust believes its real estate will have little impact on “AS IS” channel and riparian area improvements for water quality along Maple Island Slough as the Wicklund’s property has its own natural storm water *outfall* dynamic already with the McKenzie River bordering its property to the north and the Maple Island Slough to the south. Downstream properties will not be impacted by Trust impervious surfaces as the Maple Island Slough and McKenzie River will discharge all of its storm water. In addition, there is no access from the McKenzie River at the Trust’s NE property corner as it is 13’ above the current river table to the Maple Island Slough. In fact a forest abuts the Trust’s eastern property line providing amazing stability to the property. Because of the unique characteristics of the Wicklund Trust Property’s storm water will have little to no impact on the hydrologic regime for both flow and volume. Below I will discuss bridge mitigation over the slough that may play an important role in your overall Storm water Management Plan and provide the “AS IS” benefit the Trust now enjoys with the Maple Island Slough to extend to adjacent property owners to the south.

In the “*Storm water Management Plan Addendum 1*”, it states downstream property owners must accept water that naturally comes to their land from above. The Wicklund Trust property with the forest to its east and slough to its south has never been influenced by upstream property owners, in part because of the aforementioned ditch (now International Way) and the Maple Island Slough. Even with International Way’s construction the 1996 flood waters that impacted Sony’s property did not impact the Trust’s property. Other than Shorewood Packaging and perhaps Royal Caribbean no water discharges from “upstream property owners” onto the Wicklund property. Shorewood has what appears to be an 8” man made storm water line discharging water into the Maple Island Slough and Royal Caribbean has more of a canal feature engineered through City of Springfield land.



John Hammer property. (See Next Page)

A large bioswale designed to remove silt and pollution from surface runoff water was constructed by City engineering in about 1995 and is situated just east of Corporate Way and south of the Trusts property. To date it handles very little storm water from adjacent property. The Maple Island Farm Road that now crosses the slough and leads to the Wicklund Trust’s 110 acres will surely act as a dam to waters discharged into the slough to the east of the bridge/road should that bioswale become active. The SOLUTION would be an immediate construction of a bridge similar to that now seen at 42nd and Industrial Avenue in Springfield and constructed to accommodate the Mt Hood Beverage building on the



Page 4 of 4



With regard to the aforementioned bioswale, little water is seen in it at this time as no impervious surfaces exist today that would otherwise discharge storm water into it and subsequently into the Maple Island Slough east of the Wicklund bridge. The Trust feels the solution would be to add two bridges similar to that seen above, one at Corporate Way and the other at Maple Island Road (*a City of Springfield Planned alignment*).

As you will also see on attachments there are ways to mitigate water on Flood Plain and Creekside Business Center in Beaverton, OR is a perfect example. Fanno Creek is a significant tributary that runs along Creekside through the City of Tualatin, Oswego Lake in Lake Oswego and discharges into the Willamette River.

Should you have any questions please do not hesitate to contact me.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Earle D. Wicklund'.

Earle D. Wicklund
Trustee
Wicklund Living Trust

C:
Wicklund Living Trust
Jordan Schrader
Richard Satre

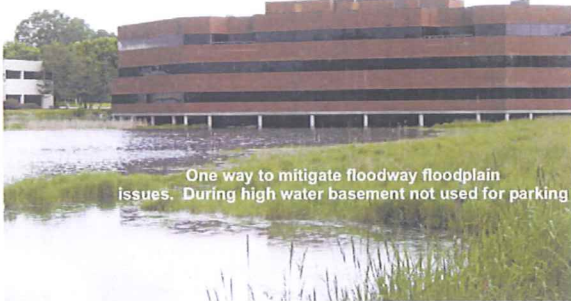
Wicklund Trust Property

Puzzle Parts



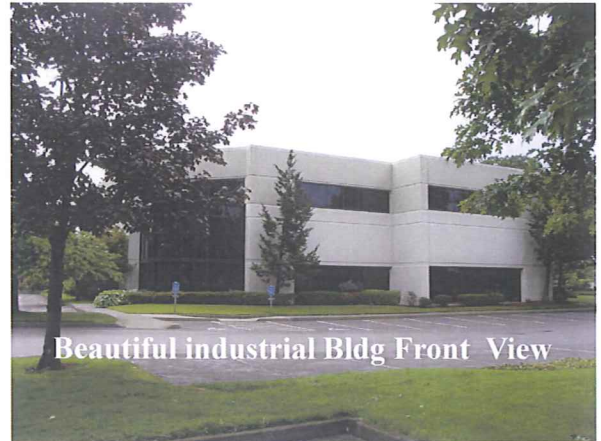
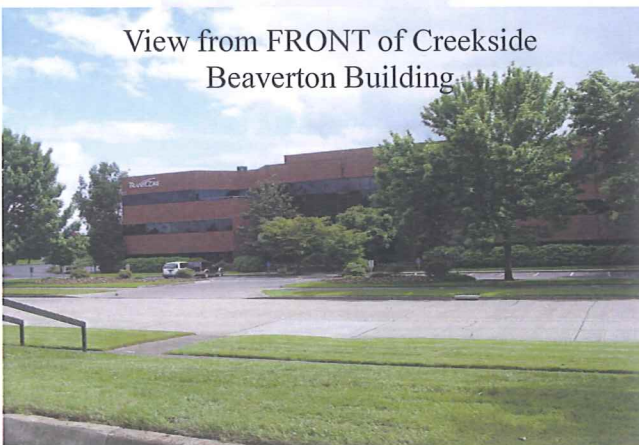
Wicklund Trust Property
3951 Maple Island Farm Road
Springfield, OR 97477

View from REAR of
Creekside Business Center
Beaverton Building



One way to mitigate floodway floodplain issues. During high water basement not used for parking

View from FRONT of Creekside
Beaverton Building



Beautiful industrial Bldg Front View



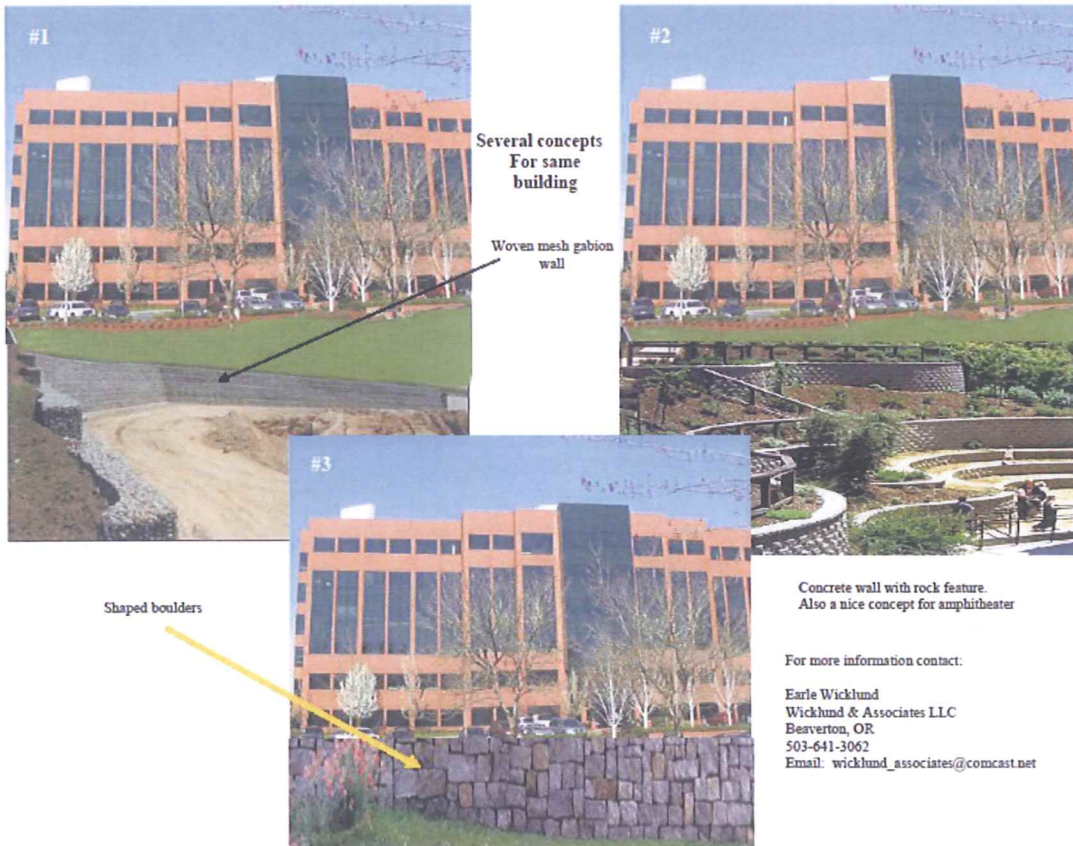
View from rear of Industrial building



Using natural topography
for additional parking



Gabion Wall used to mitigate Flood Plain issues



PAULY Linda

From: Earle Wicklund [wicklund_associates@comcast.net]
Sent: Monday, July 08, 2013 3:59 PM
To: PAULY Linda
Subject: Floodway used for landscape requirements Linda Pauly Work Session 7.8.2013

Linda,

Thank you.

You got me thinking about landscape requirements. To meet future development on the Wicklund Trust's flood plain if we assume it receives a Campus Industrial zoning that today carries a 30% landscape requirement. Very expensive when owner/users look to keep their respective costs per square foot competitive in the market place. However, if we the UGB expands to the McKenzie River then we could orient the buildings as seen on the attachments earlier today not back from the Floodway line rather at the Floodway line. From the Floodway line to the river that lower valued land could then meet landscape requirements since no improvements can be built in the Floodway while street alignments would then be closer to the Maple Island Slough. You might want to discuss that tonight in the work session.

As of right now, we are thinking the Floodway would be an excellent location for Nursery stock, sawdust jogging paths and an outdoor amphitheatre.

Earle

From: PAULY Linda [<mailto:lpauly@springfield-or.gov>]
Sent: Monday, July 08, 2013 11:43 AM
To: 'Earle Wicklund'
Subject: RE: Linda Pauly Work Session 7.8.2013

Thank you. I've added this into the record.

Linda

Linda Pauly, AICP
Principal Planner
City of Springfield
(541) 726-4608 Fax (541) 726-3689
<http://www.springfield-or.gov/dpw/ComprehensivePlanning.htm>



From: Earle Wicklund [mailto:wicklund_associates@comcast.net]
Sent: Monday, July 08, 2013 7:08 AM
To: PAULY Linda
Subject: Linda Pauly Work Session 7.8.2013

Linda,

Please find attached information from the Trust's perspective that I should think will address floodplain issues for those who have no real estate development or construction background. Flood plain lands have been developed since the first settlers arrived in America and in Oregon. As history proves all of Eugene was once underwater which is why Eugene Skinner built his home on Skinner Butte after native Kalupuya Indians warned him of Willamette River Floods. Today the City remains dry because of innovative flood plain engineering.

Should you have any questions please do not hesitate to contact me.

Earle Wicklund

Trustee
Wicklund Living Trust
3951 Maple Island Farm Road
Springfield, OR 97477

Lincoln Tower - 10260 SW Greenburg Road, Suite 400
Portland, OR 97223-5514
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Johnson Crushers International, Inc.

June 28, 2013

Ms. Linda Pauley
Project Manager, Principal Planner
City of Springfield
Development and Public Works Department
225 Fifth St.
Springfield, OR 97477

RE: Springfield 2030 Refinement Plan Project & Proposed Urban Growth Boundary Change
Subject Land: Tax lot 18-03-11-30-03500

Dear Ms. Pauley,

Johnson Crushers International, Inc. (JCI) owns 18.8 acres that is located within the area identified as potential UGB expansion area – Seavey Loop. This is tax lot 18-03-11-30-03500. JCI’s main facilities are across Franklin Blvd to the North West and adjacent to subject property at 86470 Franklin Blvd, Eugene, OR 97405. The purpose of this letter is to express our desire that the subject land be included in the UGB expansion.

JCI is a wholly owned subsidiary of Astec Industries, Inc. (ASTECC). JCI is in the business of engineering, manufacturing, marketing, selling, supplying aftermarket parts and service for a product line of rock crushing and screening equipment. Its products are sold worldwide to the mining, construction, energy, and recycling industries. JCI currently employs some 270 people with an annual payroll and benefits in excess of \$19 million. JCI pays property taxes in the amount of \$131,330.

Our business plan for the next 5 years includes adding 125 – 140 labor and professional positions. If we accomplish our plan, it will require facility expansion and capital improvements. JCI’s main facilities wouldn’t support that growth and additional land for factory expansion is most likely required. Our preference would be to maintain the business on a single campus.

I look forward to the opportunity to testify at the upcoming public hearing on November 4, 2013. If you have questions, please feel free to contact me.

Sincerely,

Jeff Elliott
President, JCI, Inc.

- cc: Christine Lundberg, Springfield Mayor
- Gino Grimalkin, Springfield City Manager
- Len Goodwin, Development and Public Works Director
- Sid Liken, Chair, Lane County Board of Commissioners
- Matt Laird, Lane County Land Management Division Manager

Date Received: 7-10-13
Planner: LP

MAIN OFFICE
800-314-4656 / 541-736-1400
FAX: 541-988-9401

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800-314-4656
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PARTS DEPARTMENT
888-474-0115
FAX: 541-988-9487

SERVICE DEPARTMENT
866-875-4058
FAX: 541-988-9501

86470 Franklin Boulevard, Eugene, OR 97405 USA

LAW OFFICE OF BILL KLOOS, PC

OREGON LAND USE LAW

375 W. 4th STREET, SUITE 204
EUGENE, OR 97401
TEL (541) 954-1200
FAX (541) 343-8702
E-MAIL BILLKLOOS@LANDUSEOREGON.COM

February 17, 2010

City of Springfield and Lane County Planning Commissions
City of Springfield Planning Department
225 Fifth Street
Springfield, Oregon 97477

Re: Springfield 2030 Refinement Plan

Dear Planning Commissioners:

We represent the Willamette Water Company in the Springfield 2030 Refinement Plan proceedings and submit this letter and attached exhibits for entry into the record. The Willamette Water Company supports Concept 1, which proposes to expand the Springfield urban growth boundary (UGB) to include 235 suitable acres for employment use (420 total acres) in the Seavey Loop/Goshen area.

The Willamette Water Company

The Willamette Water Company is a Public Utilities Commission (PUC) regulated, quasi-municipal utility established in 1972. It currently serves domestic, commercial, industrial and public/institutional customers in the greater Goshen area. A map of the Willamette Water Company service area is attached hereto as Exhibit A. The current service area for the Willamette Water Company is heavily in commercial and industrial use, with non-residential customers accounting for approximately 70 percent of water usage and sales revenue. Its top customers include the BPA Alvey electrical substation, Emerald Peoples Utility District, JCI Fabricators and Conc Lumber.

The existing water distribution system in the Seavey Loop/Goshen area is robust. It is composed of approximately 40,000 feet of ductile iron main pipeline, varying from 20 inches to 6 inches in diameter. A map showing the diameters of the Willamette Water Company's water system is attached as Exhibit B. Ductile iron pipe provides a service life of over 90 years. The approximate age of the current system is 32 years. The system currently has 171 service meters, ranging in size from ¾ inch to 8-inch. There are also 47 fire hydrants, which are utilized by the Goshen Fire Department. A map showing the hydrant and valve locations for the Willamette Water Company's system is attached as Exhibit C. The system is gravity fed by the Eugene Water and Electric Board's Bloomberg Reservoir, with an overflow elevation of 700 feet.

The Willamette Water Company currently has a 4 CFS water right on the McKenzie River. While this water right is ample to supply the projected 40 year demand in the current service area, Willamette Water has applied for an additional 34 CFS water right on the McKenzie River to supply safe drinking water to an expanded service territory in the southern Willamette Valley.

The City of Springfield and Lane County Planning Commissioners
 February 17, 2010
 Page 2 of 6

The current population of approximately 23,000 in this expanded service area is projected to grow to about 51,000 over the next 40 years. This population increase, combined with poor water quality and low water production in the area, will result in a high demand for a source of clean, treated surface water. The Willamette Water Company is positioned to fulfill this need.

As is evident from the above, Willamette Water Company has existing infrastructure in place to provide water service to the Seavey Loop/Goshen area under consideration for inclusion into the City of Springfield's UGB.

The Seavey Loop/Goshen Area Contains the Only Exception Lands Dedicated to Employment Use and is the Highest Priority Land for Inclusion into the UGB.

As staff has explained throughout the IIB 3337 process, Goal 14 and the Oregon Revised Statutes prescribe a precise hierarchy regarding the priority of land types that can be included within a proposal to expand an urban growth boundary.

ORS 197.298 sets out both the priority and the permitted exceptions for including lands within an urban growth boundary.¹ The highest priority land for consideration is land designated urban

¹ ORS 197.298 Priority of land to be included within urban growth boundary provides:

"(1) In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary except under the following priorities:

"(a) First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.

"(b) If land under paragraph (a) of this subsection is inadequate to accommodate the amount of land needed, second priority is land adjacent to an urban growth boundary that is identified in an acknowledged comprehensive plan as an exception area or nonresource land. Second priority may include resource land that is completely surrounded by exception areas unless such resource land is high-value farmland as described in ORS 215.710.

"(c) If land under paragraphs (a) and (b) of this subsection is inadequate to accommodate the amount of land needed, third priority is land designated as marginal land pursuant to ORS 197.247 (1991 Edition).

"(d) If land under paragraphs (a) to (c) of this subsection is inadequate to accommodate the amount of land needed, fourth priority is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both.

"(2) Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.

"(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

"(a) Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;

"(b) Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or

"(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion

The City of Springfield and Lane County Planning Commissioners
 February 17, 2010
 Page 3 of 6

reserve land. Since the City of Springfield has no urban reserve land, the city must move to the next highest priority land as prescribed by ORS 197.298(1)(b). The second priority land is land that is adjacent to the UGB that is acknowledged as an exception area or as nonresource land.

Of the areas under consideration for UGB expansion, the Seavey Loop/Goshen area is the only area that includes exception land planned for employment uses and is the area that has the highest concentration of exception land of all types. In short, if any area is brought into the City of Springfield to meet the identified employment land need, it must be land in the Seavey Loop/Goshen area.

While ORS 197.298(3)(c) allows for a city to include land of lower priority in conjunction with land of higher priority for the purposes of maximizing land use efficiency, the statute does not readily allow a city to skip higher priority lands to include lower priority lands instead. This point was made clear in DLCD's recent order to the City of Bend regarding its proposed UGB expansion. That order is attached hereto as Exhibit D (The full 156 page order is provided with the original of this letter; copies include only the cover page). In that order, DLCD concluded that the methodology and approach used by the City of Bend improperly excluded a substantial amount of land planned and zoned as exception lands in favor of including large amounts of lower priority lands. Exhibit D, page 115 of 156. As the LCDC order for Bend demonstrates, the hurdle for bypassing higher priority lands altogether in favor of lower priority lands is extremely high.

The Joint Planning Commissions should recommend that the Springfield City Council and the Lane County Commissioners include all of the acknowledged exception lands in the Seavey Loop/Goshen area, as well as those lower priority lands that will provide for maximum efficiency in providing services to those exception lands, in the new City of Springfield UGB.

Concept 1 is an efficient and defensible approach to fulfilling the City's employment land needs.

The Commercial and Industrial Buildable Lands Study/Goal 14 Analysis (CIBL) indicates that the City of Springfield needs an additional 640 acres of employment land to meet its needs over the next twenty years. With the guidance of the technical committee, staff and EcoNorthwest have developed three concepts as to how this need can be met. These three concepts are presented in the staff report.

The Willamette Water Company urges the Planning Commissioners to recommend adoption of Concept 1. It represents an efficient and defensible approach to fulfilling the City's employment land needs.

As noted above, the Seavey Loop/Goshen area represents the only area for consideration that

of lower priority lands in order to include or to provide services to higher priority lands."

The City of Springfield and Lane County Planning Commissioners
 February 17, 2010
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includes exception land planned and zoned for employment (commercial and industrial) use and contains the largest area of exception land under consideration. It is the highest priority land for consideration and must be brought into the city if the city expands at all. The question is, how much land should be brought in?

The three concepts contain two different proposals for UGB expansion into the city. Concepts 2 and 3 envision bringing in a total of 260 acres to acquire 90 acres suitable for development. Those concepts include only exception lands in the Seavey Loop/Goshen area, which results in a jigsaw puzzle configuration of parcels.

Concept 1 envisions bringing in a total of 420 acres to provide 235 acres suitable for employment land use. Consistent with the principles set forth by ORS 197.298(1) and (3), Concept 1 includes lower priority lands entirely surrounded by exception lands or areas that will allow for the maximum efficiency of land uses in order to provide facilities and services to the exception lands in the area. As you can see from the graphic for Concept 1, it fills in the gaps of the puzzle.

Because the City of Springfield must include the Seavey Loop/Goshen area in any UGB expansion, it represents responsible planning and governance to do it in the most efficient manner possible. The way to do that is by recommending that the City Council and County Commissioners adopt Concept 1. It represents an efficient and defensible decision.

One final point should be made about the Seavey Loop/Goshen area. Map 9 from the staff report, entitled "Study Area Summaries," at page 647 of the staff report indicates that the Seavey Loop/Goshen area (Area 9/10) consists of 1,791 acres/399 tax lots. While the initial study area may have been that large, the Willamette Water Company is concerned that persons may believe that the entire area is under consideration for UGB expansion. It is not. There is no way the city could justify bringing in the large areas of farmland on the eastern portion of the study area.

Only the areas envisioned by the three proposed concepts represent defensible UGB expansion decisions, and of the three, Concept 1 is the best.

The Public Facilities and Services Analysis in the Staff Report is Misleading. There are Existing Water and Fire Services Available in the Seavey Loop/Goshen Area.

The staff report for this hearing contains information prepared by the public works staff regarding the Goal 14 Boundary Location Factor 2, which requires consideration of the orderly and economic provision of public facilities and services. That information is misleading.

The information provided in the staff report assumes that it is the City of Springfield and the Springfield Utility Board that is to provide the public facilities and services. So, for example, the Seavey Loop/Goshen area is identified as having no existing water service. See Section F-28, Staff Report p. 656. As this letter explains above, that is a factually incorrect statement.

Importantly, the assumption made in the city's analysis – that the city can and should limit its

The City of Springfield and Lane County Planning Commissioners
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Page 5 of 6

review of public facilities and services to those that it provides – is not defensible. Again, the DLCD's order in the Bend case provides guidance on this issue. In the Bend proceeding, the city established review criteria that required lots to be serviceable by "city" water and sanitary services and is within the regional stormwater plan service area. DLCD commented that the serviceable criteria was permissible "except for the limitation to *city* facilities" for the sanitary systems. See Exhibit D, page 118, Table 3. A notation referring to the analysis for the sanitary facilities was made for the water and stormwater facilities.

In short, the appropriate consideration is whether public facilities and services can be provided to an area in an orderly and economic manner, not whether "city" facilities and services can be provided. Here, the Joint Planning Commissions and the local governments should know that the Seavey Loop/Goshen area considered for inclusion into the Springfield UGB already has existing water and fire services.

As discussed above and shown in Exhibits A through C, the Willamette Water Company has the existing infrastructure in place to provide water to the entire area considered for inclusion into the UGB. The Planning Commissioners should understand that water is not a "constraint" for the Seavey Loop/Goshen Area (see Staff Report p. 656, F-28), and will not be "difficult" to provide water services to (see Staff Report p. 661, F-33).


The case is the same for fire and life safety issues. Attached hereto as Exhibit E is a diagram showing the Goshen Fire Department service area. That diagram shows that the Seavey Loop/Goshen areas considered for inclusion into the City of Springfield are currently provided with fire and emergency services. There is no reason why these services could not be continued into the near-term future. There is no basis to conclude that fire services are constrained or difficult to provide for this area.

It is also worth noting that the staff report discusses the fact that Springfield fire services will need to expand to serve the southern Glenwood area as it develops. Any expansion plans that include the full Glenwood area can readily incorporate services to the Seavey Loop/Goshen area. In the mean time, public fire and emergency services already exist for the area and can efficiently be continued into the near-term future.

We urge the Joint Planning Commissions to recommend adoption of Concept 1 to the Springfield City Councilors and Lane Planning Commissioners.

Thank you for your consideration.

Sincerely,

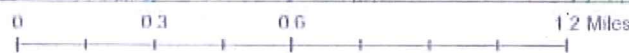
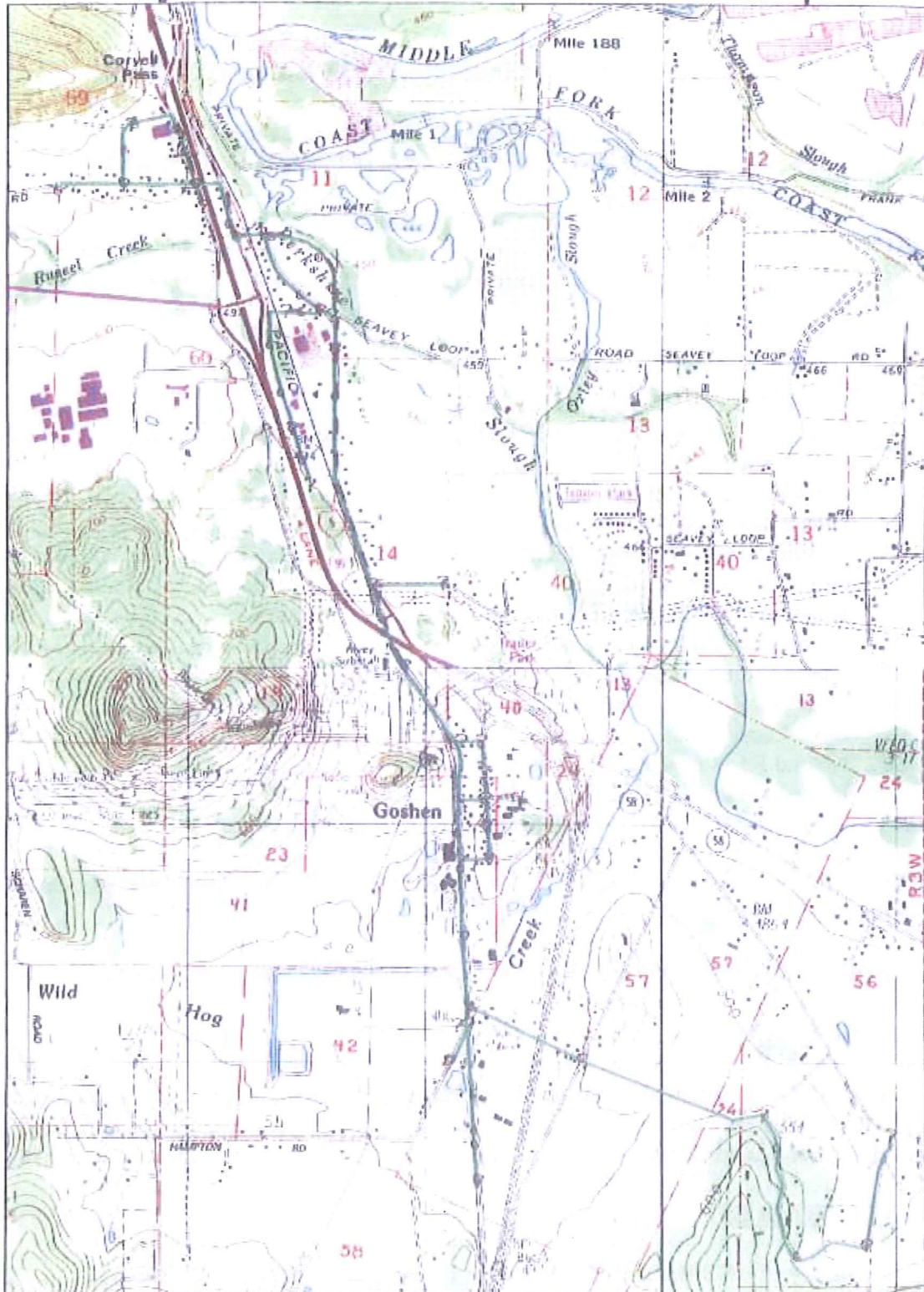

Bill Kloos

The City of Springfield and Lane County Planning Commissioners
February 17, 2010
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Exhibits

- Exhibit A Map – Willamette Water Company Service area
- Exhibit B Willamette Water Company Pipe Size Map
- Exhibit C Willamette Water Company Hydrant and Valve Location Map
- Exhibit D DLCDC Order 001775 – Report on Bend and Deschutes County's Amendment
to the Bend Urban Growth Boundary (cover only, full copy provided to staff)
- Exhibit E Map showing the Goshen Fire Department Service Area

Hydrant and Valve Location Map EXHIBIT C



- 6 Hydrants
- ? 6 Valves
- ? 8 Valves
- ? 10 Valves
- ? 12 Valves
- ? 16 Valves
- 20' sewer connection
- System Mainline

Intended map use is for approximate valve locations and reference purposes only and should not be used for mainline locating. The map producer assumes no responsibility or liability for map accuracy or item location discrepancies.

EXHIBIT D

DEPARTMENT OF LAND CONSERVATION & DEVELOPMENT

**REPORT ON BEND AND DESCHUTES COUNTY'S
AMENDMENT TO THE BEND URBAN GROWTH BOUNDARY**

DLCD ORDER 001775

January 8, 2010

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EXHIBIT A: Excerpts from the July 7, 1981 LCDC Compliance Acknowledgment Order for the Bend comprehensive plan

EXHIBIT B: April 14, 2005 staff report to LCDC regarding UGB location factors

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PAULY Linda

From: Bill Kloos <billkloos@landuseoregon.com>
Sent: Friday, February 07, 2014 12:26 PM
To: Mary Bridget Smith (mbs@emeraldaw.com); CLARK Andy; Emily Jerome (emily@speerhoyt.com); PAULY Linda; MILLER Keir C
Cc: Jeff Elliott (jelliott@jcieug.com); MOTT Gregory; Bill Kloos
Subject: RE: Springfield Commercial Industrial UGB Expansion

Linda et al:

The letter and all the supporting exhibits are now posted on our website – here: <http://www.landuseoregon.com/projects/project-springfield-ugb-expansion-for-goal-9/>

Bill Kloos
Law Office of Bill Kloos, PC
375 W. 4th Avenue, Suite 204
Eugene, OR 97401
Phone: (541) 343-8596
e-mail: billkloos@landuseoregon.com
Web www.LandUseOregon.com

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From: Bill Kloos
Sent: Thursday, February 06, 2014 2:44 PM
To: Mary Bridget Smith (mbs@emeraldaw.com); Andy Clark (Andy.CLARK@co.lane.or.us); Emily Jerome (emily@speerhoyt.com); Linda Pauly (lpauly@springfield-or.gov); Keir.miller@co.lane.or.us
Cc: Bill Kloos; Jeff Elliott (jelliott@jcieug.com); Greg Mott (gmott@ci.springfield.or.us)
Subject: Springfield Commercial Industrial UGB Expansion

Mary Bridget and Linda:

I understand that, in light of the recent Court of Appeals decision in the matter of the Woodburn UGB expansion, that the city is slowing, just a bit, its consideration of the alternatives for expanding the UGB for Industrial and Commercial lands, and, therefore, there will not be hearing at the end of February.

Attached is a letter related to that topic, filed on behalf of our client, Johnson Crushers International. The letter, and supporting exhibits A through M, explain why the Seavey Loop area must be elevated to the first priority of land in the city's review of expansion options. It must be first, whereas the most recent staff recommendation would make it last.

The letter and supporting exhibits are lengthy. I will mail the city the entire package on a CD for inclusion in the record. I will also promptly post the letter and all the exhibits on my office website – here: <http://www.landuseoregon.com/projects/>

JCI and a number of other existing industrial and commercial uses inhabit the Seavey Loop area, are contiguous to the existing UGB, have all the basic infrastructure needed for an urban level of use, and have been chafing for years under rural Lane County regulations that effectively stifle their potential growth and production of jobs. We trust that, based on the attached letter, the city will conduct its final review of candidate expansion areas applying the mandatory state priorities, and conclude the Seavey Loop area must be the first priority for expansion.

Bill Kloos
Law Office of Bill Kloos, PC

Date Received: 2-7-14
Planner: LP

375 W. 4th Avenue, Suite 204
Eugene, OR 97401
Phone: (541) 343-8596
e-mail: billkloos@landuseoregon.com
Web www.LandUseOregon.com

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PAULY Linda

From: Tom Scates [cheapscales@hotmail.com]
Sent: Wednesday, May 22, 2013 10:30 AM
To: PAULY Linda
Subject: Urban Growth Boundary Change

Hello Ms. Pauly,

I have reviewed the packet you recently sent to me.

I live in the Seavey Loop/Goshen area.

I believe Springfield should grow in this area.

I am "for" including my property in the UGB.

I believe my property maybe a good access to the southern portion of the study area.

I would like to be notified about processes, meetings or any other discussions about this area.

Thank you for your time.

Tom Scates
34009 Twin Buttes Road
Eugene, Oregon 97405
Tax Lot 1803140002400
Cell 541 913 0562

PAULY Linda

From: Chief David A. Wolting [goshenfire@comcast.net]
Sent: Wednesday, July 03, 2013 5:00 PM
To: PAULY Linda
Cc: STEWART Faye H; GROVES Randall B
Subject: RE: Seeking Fire District's comments on the Springfield UGB Expansion Study

Linda

I am looking for some answers and clarifications. It has come to my attention that the City of Springfield now has police and fire jurisdiction on Franklin Blvd. to the I-5 NB on ramp. I found this out as a result of NOT being dispatched to a significant MVA call.

Please help me to understand how it is that the city can simply come in and "take away part of my response area" I know there is conversation regarding expanding the UGB but I was under the impression that it was in the "planning" stages.

I am concerned that the city can simply come in and take part of my area. My district is in the process of spending 1.4 million dollars on our infrastructure, I am beginning to think we should wait and turn the keys over to the city. Why wasn't I notified of this?

Please help of direct me to someone that can help me better understand this process so that I can explain it to my board of directors. Can I take over the city of Eugene?

Kindest Regards,

Chief David A. Wolting

GOSHEN FIRE DISTRICT
 85880 First Street
 Eugene, Oregon 97405
goshenfire@comcast.net
 541-747-3104

PLEASANT HILL FIRE DISTRICT
 36024 Hwy 58
 Pleasant Hill, Oregon 97455
chief@pleasanthillfire.org
 541-747-8016



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From: PAULY Linda [mailto:lpaul@springfield-or.gov]
Sent: Thursday, June 27, 2013 11:00 AM
To: 'goshenfire@comcast.net'
Subject: Seeking Fire District's comments on the Springfield UGB Expansion Study

Chief Wolting,

Thank you for speaking with me yesterday regarding Springfield's study of possible locations to expand the City's Urban Growth Boundary.

July 26, 2013

Jim Straub
 Oak Management LLC
 Straub Family Trust
 1603 Oak Street
 Eugene, OR 97401

Mayor Christine Lundberg, City of Springfield
 Councilor Sean VanGordon, City of Springfield
 Councilor Hillary Wylie, City of Springfield
 Councilor Sheri Moore, City of Springfield
 Councilor Dave Ralston, City of Springfield
 Councilor Marliee Woodrow, City of Springfield
 Councilor Bob Brew, City of Springfield
 225 Fifth Street
 Springfield, OR 97477

Dear Mayor Lundberg and Springfield City Council:

My name is Jim Straub, and I'm contacting you in regards to the proposed expansion of the Springfield Urban Growth Boundary (UGB). I am a managing member of Oak Management LLC and Straub Family Trust, who own several parcels within the proposed expanded UGB, including parcels that when combined form one of the larger contiguous parcels within the Seavey Loop area proposed UGB. For your reference, these parcels are:

| | | |
|------------------|---------------|---|
| Map: 18-03-11-30 | Tax Lot: 3900 | 3.1 Acres |
| Map: 18-03-11-0 | Tax Lot: 1600 | <u>3.77 Acres</u> |
| | | 6.87 Contiguous Acres Total (SW corner of Franklin Blvd & Seavey Loop) |
| Map: 18-03-14-10 | Tax Lot: 300 | 38.12 Acres |
| Map: 18-03-14-10 | Tax Lot: 1400 | 5.11 Acres |
| Map: 18-03-14-10 | Tax Lot: 1305 | <u>15.92 Acres</u> |
| | | 59.15 Contiguous Acres Total |

Oak Management LLC and Straub Family Trust have owned these parcels since 1958, and although we have attempted to farm this property, the parcels are just not high value farmland, yielding only a single crop of hay each year. They are, however, mostly flat. The properties also have several valuable easements on them, which Oak Management LLC and Straub Family Trust have carefully maintained over the years in anticipation of possible future development of the properties. The easements are non-exclusive for access and utilities, serve any of the properties and are not exclusive to tax lots. These easements are:

| | | |
|------------------|---------------|---|
| Map: 18-03-14-10 | Tax Lot: 300 | 60 foot easement from Seavey Loop to the North, leading to the middle/East of this parcel |
| Map: 18-03-14-10 | Tax Lot: 1305 | 20 foot easement from Franklin to the West, leading to the property |

Map: 18-03-14-10

Tax Lot: 1400

60 foot easement from Franklin to the West,
leading to the property

I recently attended the Seavey Loop neighborhood meeting on June 4th facilitated by Springfield Planner Linda Pauly and read the Register-Guard article of July 21st regarding the proposed UGB. It was the Register Guard article, in fact, that moved me to write. While there is clearly a vocal minority opinion in opposition to the UGB expansion, I did not get the impression from the neighborhood meeting that opposition to the UGB expansion was the majority opinion. In fact, I was disturbed that the Register-Guard interviewed only one neighbor, who owns only a single five acre parcel (misquoted in the article as owning 25 acres), and suggested that an opinion in opposition to the UGB expansion was the opinion commonly held by owners within the proposed expansion of the UGB.

I and the owners of Oak Management LLC and Straub Family Trust are in favor of the proposed UGB expansion and will absolutely support the city's efforts to complete this expansion. We have retained multiple easements to our properties over the years with the specific expectation of such an expansion and subsequent development. Additionally, we would even consider removing the two single family dwellings on the properties in order to support development of the parcels if this met future development goals.

We completely support the city's goal of putting land to its best possible use. It makes no sense to us to use other property, some of which is potentially high value farmland, when we have so many parcels within the proposed UGB expansion which are not high value farmland and which might be put to its best use within the goals of the expanded UGB. Please feel free to contact me with any questions or to discuss this matter further.

Thank you,



Jim Straub
Oak Management LLC
Straub Family Trust
541-912-6979



October 10, 2012

Linda Pauly
 Principal Planner
 City of Springfield
 225 Fifth Street
 Springfield, OR 97477

Re: Proposed UGB expansion

Dear Linda:

Following is our focused review of the September 2009 draft *Springfield Economic Opportunities Analysis (EOA)*, along with suggestions for how Springfield could move forward with a 50-100 acre industrial UGB expansion that 1000 Friends would support.

NEED DETERMINATION

The EOA’s fundamental weakness is extremely low assumed job densities. For example:

| | |
|--|--------------------------|
| Industrial on sites over 20 acres..... | 0.8 jobs per acre |
| Industrial overall | 1.5 jobs per acre |
| Retail overall..... | 11.3 jobs per acre |
| Office overall | 14.8 jobs per acre |
| Average for all new employment..... | 7.9 jobs per acre |

These job densities are plainly unreasonable. Springfield has already achieved job densities far in excess of these assumptions. For example, while the EOA proposes an overall job density of just 7.9 employees per acre, Springfield’s current job density is *three times* higher, at 24 employees per acre.¹

The low employment densities lead to absurd results. For example, the EOA claims that 500 acres of large-lot industrial land are needed for just 375 workers. The EOA offers no explanation or facts to support these outcomes.

The authors of the EOA were aware of the difference between Springfield’s historic job densities and what was ultimately proposed. Table C-10 on page 141 identifies the number of needed sites that would be needed based on “historic employment patterns.” The final line, however, presents a range of needed sites that is far greater than Table C-10’s tally, both for every specific site size and in aggregate. This overage is carried over into Table C-11. The following table summarizes

¹ See the attached Springfield EOA Job Density Analysis for details.

the substantial differences between the “historic employment pattern” and the EOA’s presumed future need.

| | SITE SIZE | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|
| | <1 | 1 to 2 | 2 to 5 | 5 | 20 to 50 | >50 |
| Table C-10 “Historic Pattern” | 181 | 38 | 30 | 20 | 2 | 2 |
| Table C-11 Assumed Future Need | 225 | 60 | 48 | 30 | 5 | 3 |
| Increase From “Historic” | 124% | 158% | 160% | 150% | 250% | 150% |

The EOA offers no evidence in support of such a dramatic departure from the Table C-10 determination. We urge the city not to proceed with the Table C-11 proposal.

Instead, we recommend that the city pursue more the reasonable Table C-10 site needs determination. This would still be an aggressive departure from past trends, and would still result in a much higher land need determination than current trends indicate is necessary. Despite Table C-10’s “historic employment pattern” label, as the attached Springfield EOA Job Density Analysis shows, the job density that would result from Table C-10 is only 13 jobs per acre, much lower than Springfield’s current 24 jobs per acre.

While we do have concerns about Table C-10’s conclusions, in the interests of compromise, we are willing to support a site needs determination that is consistent with Table C-10.

SUPPLY DETERMINATION

There appears to be an error in Table 5-1. As shown below, this table claims there are five 5-20 acre parcels, one 20-50 acre redevelopable parcel, and nothing over 50 acres:

Table 5-1. Comparison of vacant land supply and site needs, industrial other employment land, Springfield UGB, 2010-2010

| | Site Size (acres) | | | | | |
|---------------------------------|-------------------|--------|--------|---------|----------|-----------------|
| | Less than 1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | Greater than 50 |
| Buildable Land Inventory | | | | | | |
| Vacant | | | | | | |
| Industrial | 72 | 24 | 20 | 12 | 0 | 0 |
| Commercial and Mixed Use | 104 | 14 | 6 | 4 | 0 | 0 |
| Redevelopable | | | | | | |
| Industrial | 122 | 28 | 31 | 5 | 1 | 0 |
| Commercial and Mixed Use | 305 | 20 | 15 | 0 | 0 | 0 |
| Total Buildable Sites | | | | | | |
| Industrial | 194 | 52 | 51 | 23 | 1 | 0 |
| Commercial and Mixed Use | 409 | 34 | 21 | 4 | 0 | 0 |

However, as shown below, Table 2-10’s tally of redevelopable land shows eleven 5-20 acre parcels, two 20-to-50 parcels, and one 50+ acre parcel:

Table 2-10. Buildable acres in potentially redevelopable tax lots by plan designation and parcel size, Springfield UGB, 2008

| Plan Designation | Lot Size (Buildable Acres) | | | | | | | 10.00-19.99 | 20.00-50.00 | 50+ | Total |
|-----------------------------------|----------------------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|--------------|-------|
| | <0.25 | 0.25-0.49 | 0.50-0.99 | 1.00-1.99 | 2.00-4.99 | 5.00-9.99 | | | | | |
| Total Acres | | | | | | | | | | | |
| Industrial | | | | | | | | | | | |
| Campus Industrial | 0.2 | 0.5 | 1.9 | 3.4 | 5.0 | 0.0 | 0.0 | 0.0 | 0.0 | 11.0 | |
| Light Medium Industrial | 3.9 | 10.0 | 10.6 | 12.4 | 36.3 | 19.4 | 0.0 | 0.0 | 0.0 | 92.7 | |
| Heavy Industrial | 1.4 | 2.8 | 9.7 | 24.5 | 53.7 | 32.7 | 22.4 | 0.0 | 89.5 | 236.7 | |
| Special Heavy Industrial | 0.0 | 0.0 | 0.0 | 1.7 | 0.0 | 0.0 | 12.4 | 63.2 | 0.0 | 77.4 | |
| Subtotal | 5.5 | 13.3 | 22.2 | 42.0 | 95.0 | 52.1 | 34.9 | 63.2 | 89.5 | 417.7 | |
| Commercial | | | | | | | | | | | |
| Commercial | 7.6 | 13.7 | 21.8 | 12.7 | 22.6 | 0.0 | 0.0 | 0.0 | 0.0 | 78.4 | |
| Community Commercial | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| Major Retail Center | 1.5 | 1.8 | 0.9 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 4.3 | |
| Subtotal | 9.1 | 15.5 | 22.8 | 12.7 | 22.6 | 0.0 | 0.0 | 0.0 | 0.0 | 82.7 | |
| Mixed Use | | | | | | | | | | | |
| Commercial Mixed Use | 9.6 | 7.8 | 14.3 | 10.0 | 8.9 | 0.0 | 0.0 | 0.0 | 0.0 | 50.6 | |
| Light Medium Industrial Mixed Use | 0.1 | 0.3 | 0.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.1 | |
| Medium Density Res Mixed | 0.4 | 0.3 | 2.5 | 1.2 | 9.2 | 0.0 | 0.0 | 0.0 | 0.0 | 13.5 | |
| Mixed Use | 1.5 | 2.2 | 2.8 | 3.8 | 12.4 | 0.0 | 0.0 | 0.0 | 0.0 | 22.7 | |
| Subtotal | 11.6 | 10.5 | 20.2 | 15.0 | 30.5 | 0.0 | 0.0 | 0.0 | 0.0 | 87.9 | |
| Total | 26.2 | 39.4 | 65.2 | 69.7 | 148.1 | 52.1 | 34.9 | 63.2 | 89.5 | 588.2 | |
| Number of Tax Lots | | | | | | | | | | | |
| Industrial | | | | | | | | | | | |
| Campus Industrial | 1 | 1 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 8 | |
| Light Medium Industrial | 38 | 26 | 14 | 9 | 13 | 3 | 0 | 0 | 0 | 103 | |
| Heavy Industrial | 22 | 6 | 12 | 16 | 16 | 5 | 2 | 0 | 1 | 80 | |
| Special Heavy Industrial | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 | 4 | |
| Subtotal | 61 | 33 | 28 | 28 | 31 | 8 | 3 | 2 | 1 | 195 | |
| Commercial | | | | | | | | | | | |
| Commercial | 70 | 37 | 31 | 9 | 6 | 0 | 0 | 0 | 0 | 153 | |
| Community Commercial | | | | | | | | | | | |
| Major Retail Center | 17 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | |
| Subtotal | 87 | 43 | 32 | 9 | 6 | 0 | 0 | 0 | 0 | 177 | |
| Mixed Use | | | | | | | | | | | |
| Commercial Mixed Use | 69 | 22 | 21 | 7 | 3 | 0 | 0 | 0 | 0 | 122 | |
| Light Medium Industrial Mixed Use | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | |
| Medium Density Res Mixed | 2 | 1 | 3 | 1 | 2 | 0 | 0 | 0 | 0 | 9 | |
| Mixed Use | 11 | 7 | 4 | 3 | 4 | 0 | 0 | 0 | 0 | 29 | |
| Subtotal | 83 | 31 | 29 | 11 | 9 | 0 | 0 | 0 | 0 | 163 | |
| Total | 231 | 107 | 89 | 48 | 46 | 8 | 3 | 2 | 1 | 535 | |

Source: City of Springfield GIS data; analysis by ECONorthwest
 Note: Buildable acres includes "constrained" acres and "unconstrained" acres
 Note: Acres may not sum to tenths due to rounding errors.

Below is a comparison of the corrected Table 5-1 land supply determination and the Table C-10 "Historic" site needs. There is a surplus in every category except the >50-acre size range.

| | SITE SIZE | | | | | |
|--------------------------------------|-----------|--------|--------|----|----------|-----|
| | <1 | 1 to 2 | 2 to 5 | 5 | 20 to 50 | >50 |
| Table C-10 "Historic Pattern" | 181 | 38 | 30 | 20 | 2 | 2 |
| Corrected Table 5-1 Supply | 603 | 86 | 72 | 27 | 2 | 1 |

If the city determines that the needed >50-acre site cannot be created via assembly of smaller sites, then we would support expansion of the UGB to provide that site, up to a maximum of 100 acres.

ADDITIONAL CONSIDERTIONS

First, the city should focus its planning and funding efforts on the industrial site that can be most easily served with infrastructure. Public facilities must be provided to the new site in a timely

manner, in order for this expansion to be genuinely helpful to Springfield's land supply. Our experience has been that industrial sites without available services are not attractive in the market. Failure to serve industrial land also sets the stage for conversion to other uses. After many years without an industrial buyer, frustrated property owners may subsequently request redesignation to a more marketable use, such as residential.

Springfield should also ensure that the large site is protected from future divisions. Springfield already has enough employment land in terms of acreage. Since the purpose of the UGB expansion would be solely to provide a large site, the site must be preserved for that use. It could take decades for this large site to develop; the city should not allow an impatient landowner to split the site in the interim. This protection is especially critical in light of Springfield's constrained future land supply. There will not be a lot of options for replacing large industrial sites that are lost to poorly planned development.

Finally, the city should remember that if the new industrial site develops quickly, that use would be important substantive evidence that can be used to justify another expansion to replace the site. In addition, work is underway now to reform UGB expansion rules to make it easier to create and maintain a perpetual regional supply of large industrial sites. Pursuing a more modest – but defensible – UGB expansion now does not tie the city's hands regarding future expansions. The city may revisit its *EOA* at any time.

Thank you for the opportunity to provide these comments.

Sincerely,



Mia Nelson
Willamette Valley Advocate
1000 Friends of Oregon
220 East 11th Avenue, Suite 5
Eugene, OR 97452
541.520.3763

Attachment: Springfield EOA Job Density Analysis

Cc: Ed Moore, DLCD

SPRINGFIELD EOA JOB DENSITY ANALYSIS

| FORECASTED JOBS, Table C-9 | <1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | >50 | TOTAL |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Warehousing/Distribution | 46 | 21 | 9 | 221 | 41 | 12 | |
| General Industrial | 141 | 161 | 167 | 168 | 20 | 302 | |
| Office | 1024 | 448 | 400 | 645 | 338 | 632 | |
| Retail | 143 | 65 | 116 | 76 | 535 | 576 | |
| Other Services | 817 | 451 | 460 | 869 | 520 | 752 | |
| TOTAL FORECASTED JOBS | 2171 | 1146 | 1152 | 1979 | 1454 | 2274 | 10176 |

| SITES NEEDED, Table C-11 | <1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | >50 |
|---------------------------|------------|-----------|-----------|-----------|----------|----------|
| Warehousing/Distribution | | | 3 | 5 | 1 | |
| General Industrial | 5 | 7 | 10 | 11 | 3 | 3 |
| Office | 100 | 20 | 20 | 5 | 1 | |
| Retail | 70 | 15 | 10 | 4 | | |
| Other Services | 50 | 18 | 5 | 5 | | |
| TOTAL SITES NEEDED | 225 | 60 | 48 | 30 | 5 | 3 |

| AVERAGE SITE SIZE, Table S-3 | <1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | >50 |
|------------------------------|-----|--------|--------|---------|----------|-----|
| Warehousing/Distribution | 0.5 | 1.5 | 3 | 15 | 50 | 100 |
| General Industrial | 0.5 | 1.5 | 3 | 15 | 50 | 100 |
| Office | 0.3 | 1.5 | 3 | 15 | 40 | 50 |
| Retail | 0.3 | 1.5 | 3 | 15 | 40 | 50 |
| Other Services | 0.3 | 1.5 | 3 | 15 | 40 | 50 |

| ACREAGE NEEDED (computed) | <1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | >50 | TOTAL |
|-----------------------------|-----------|-----------|------------|------------|------------|------------|-------------|
| Warehousing/Distribution | 0 | 0 | 9 | 75 | 50 | 0 | |
| General Industrial | 3 | 11 | 30 | 165 | 150 | 300 | |
| Office | 30 | 30 | 60 | 75 | 40 | 0 | |
| Retail | 21 | 23 | 30 | 60 | 0 | 0 | |
| Other Services | 15 | 27 | 15 | 75 | 0 | 0 | |
| TOTAL ACREAGE NEEDED | 69 | 90 | 144 | 450 | 240 | 300 | 1293 |

| JOBS PER ACRE (computed) | <1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | >50 | OVERALL |
|------------------------------|-------------|-------------|------------|------------|------------|------------|------------|
| Warehousing/Distribution | ** | ** | 1.0 | 2.9 | 0.8 | ** | 2.6 |
| General Industrial | 56.4 | 15.3 | 5.6 | 1.0 | 0.1 | 1.0 | 1.5 |
| Office | | | | | | | 14.8 |
| Retail | | | | | | | 11.3 |
| Other Services | | | | | | | 29.3 |
| AVERAGE JOBS PER ACRE | 31.7 | 12.7 | 8.0 | 4.4 | 6.1 | 7.6 | 7.9 |

| | | | | | | | |
|---|-------|--|--|--|--|--|---------------|
| 2008 SPRINGFIELD EMPLOYMENT, Table C-2 | 41133 | | | | | | ^ |
| 2008 DEVELOPED EMPLOYMENT LAND, Table 2-5 | 1710 | | | | | | |
| 2008 JOBS PER ACRE (computed) | 24 | | | | | | ←-----COMPARE |

| USING CLAIMED "HISTORICAL" SITE NEEDS | <1 | 1 to 2 | 2 to 5 | 5 to 20 | 20 to 50 | >50 | TOTAL |
|---------------------------------------|-----------|-----------|-----------|------------|-----------|------------|------------|
| AVERAGE SITE SIZE | | | | | | | |
| Average of industrial/commercial | 0.4 | 1.5 | 3 | 15 | 45 | 75 | |
| Need per historical, Table C-10 | 181 | 38 | 30 | 20 | 2 | 2 | |
| TOTAL ACRES NEEDED | 72 | 57 | 90 | 300 | 90 | 150 | 759 |
| Resulting OVERALL EPA | 30 | 20 | 13 | 7 | 16 | 15 | 13 |

Still much lower than existing 24 EPA ^

From: [MUELLER Will](#)
To: [PAULY Linda](#)
Cc: [MUELLER Will](#)
Subject: Springfield UGB Employment Land Suitability Analysis_LTD Ranking
Date: Friday, June 28, 2013 11:33:46 AM
Attachments: [Spfld UGB Employment Land Suitability LTD Analysis_130628.docx](#)

Linda:

Thanks for giving Lane Transit District staff the opportunity to review and rank the areas being considered in the City of Springfield's UGB Employment Land Suitability Analysis. The filled-in template with LTD staff comments is attached.

First, a couple of overarching comments:

- The connecting roadways & streets within the areas would be constructed by the city to standards that support LTD's transit buses including sufficient lane width, intersection curb radii, and sidewalk width at prospective bus stops to meet whatever ADA standards are in effect at the time of construction (currently minimum 8-foot sidewalk width at bus stops).
- The intensity of development, employee parking provisions, and the project developer's decision to utilize (or not) LTD's group pass program will go a long way to determining the ultimate transit modal split to be expected from these employment centers and whether or not LTD would provide service to these areas.

~ will

Will Mueller

Lane Transit District
Service Planning Manager
P: 541-682-6194 | C: 541-501-7559 | F: 541- 682-6111
Contact us at ltd.org

Be kind, for everyone you meet is fighting a hard battle. ~ Plato



Oregon

John A. Kitzhaber, MD, Governor

Department of Fish and Wildlife

Springfield Field Office
 3150 East Main Street
 Springfield, OR 97478
 (541) 726-3515
 FAX (541) 726-2505
www.dfw.state.or.us

September 20, 2013

Linda Pauly, Project Manager
 City of Springfield
 225 Fifth Street
 Springfield, OR
 97477



RE: Springfield 2030 Refinement Plan Project and Proposed Urban Growth Boundary Change

Dear Ms. Pauly:

Thank you for providing the Oregon Department of Fish and Wildlife (ODFW) with the opportunity to comment on the City of Springfield's 2030 Refinement Plan Project and Proposed Urban Growth Boundary Change. ODFW appreciates the ability to provide input about potential impacts to fish and wildlife based on the various proposals under consideration for expansion and anticipates providing further input as prospective locations for urban growth expansion are refined.

ODFW's mission is to protect and enhance Oregon's fish and wildlife and their habitats for use and enjoyment by present and future generations (ORS 496.012). In support of this mission, ODFW's Fish and Wildlife Habitat Mitigation Policy (OAR 635-415-0000 through 635-415-0025) provides guidance in evaluating the potential impacts of development actions on fish and wildlife habitat. In addition, ODFW will also reference Oregon's Statewide Planning Goals and Guidelines to frame comments where applicable for fish and wildlife resources.

ODFW maintains a Sensitive Species List which identifies naturally reproducing fish and wildlife species, subspecies or populations facing threats to populations and/or habitats. The list includes species listed under the federal Endangered Species Act (ESA) and may be used to maximize effectiveness of conservation actions. Spring Chinook salmon, bull trout and Oregon chub are known to use aquatic habitat adjacent to some of the locations under consideration for urban growth expansion. These species are listed on ODFW's Sensitive Species List, and under the federal ESA. Other state sensitive species that may be affected by Springfield's proposed urban growth boundary expansion include, but are not limited to, coastal cutthroat trout, western brook and Pacific lamprey, western pond turtle, northern red legged frog, acorn woodpecker, white-breasted nuthatch, and western grey squirrel. In addition, many non-listed fish and wildlife species, as well as sensitive bird roosting sites such as heron rookeries, may be impacted by the City of Springfield's growth decisions, and as such should be considered.

As part of this process, Goal 5 habitat protection standards should be maintained. Rather than address site-specific concerns for locations that may not continue to be considered for expansion, ODFW has some general comments at this time. These recommendations include but are not limited to:

1. *Avoid reducing a river's ability to interact with its floodplain.* Rivers are dynamic systems and move within their floodplains over time. When the ability of a river to move within its floodplain is reduced or eliminated as a result of bank protection (riprap or levee construction, for example), the ability of the river to provide complex habitats necessary for diverse life histories of various organisms is diminished. When these habitats are already limiting for species, additional impacts may have permanent, long-term deleterious effects upon these species.
2. *Maintain riparian vegetation along the river's edge.* Riparian vegetation can shade the river, thus reducing water temperatures. Vegetation can also reduce flood impacts by slowing water velocities during high water events. This vegetation can capture nutrients and provide habitat and forage for fish and wildlife at various flows.
3. *Maintain habitat connectivity.* By providing habitat linkages or corridors, wildlife species may have the opportunity to continue to derive benefit from remaining habitat. Nearby intact habitats may remain functional if connectivity to other intact habitats is maintained.

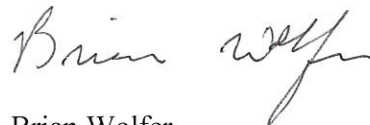
As mentioned above, these comments and recommendations are broadly applicable to resource protection. As the City narrows its selection for urban growth boundary expansion, ODFW looks forward to additional opportunities to provide input into this process. Please do not hesitate to contact ODFW local or headquarters staff to discuss any questions you might have.

Thank you for this opportunity to consider Oregon's fish and wildlife resources as part of your growth process.

Sincerely,



Jeff Ziller
District Fish Biologist
South Willamette Watershed District
Springfield Field Office
Jeffrey.S.Ziller@state.or.us



Brian Wolfer
District Wildlife Biologist
South Willamette Watershed District
Springfield Field Office
Brian.H.Wolfer@state.or.us



Joy Vaughan
Land Use and Waterway Alterations Coordinator
Salem Headquarters Office
Joy.R.Vaughan@state.or.us

cc: Ed Moore, DLCD

PAULY Linda

AG

From: Bruce A Pokarney <bpokarney@oda.state.or.us>
Sent: Tuesday, August 20, 2013 2:39 PM
To: PAULY Linda
Subject: Lane County ag stats
Attachments: 11 LANE.pdf; cp41039.pdf

Hi Linda,

Attached are two snapshots of Lane County agriculture– one from the US Census of Agriculture and the other from an OSU database. These provide just a little bit of production value information and will serve best to give you a glimpse of what kind of ag is taking place in your county. I recommend a conversation with the two ODA employees I mentioned:

Jim Johnson, land use specialist, <jjohnson@oda.state.or.us> or 503-986-4706
Jerry Gardner, business development manager, <jgardner@oda.state.or.us> or 503-872-6608

I will try to contact Jim this afternoon and have him call you, but if you don't hear from him in a timely fashion, either contact him directly or let me know.

Hope this helps.

bp

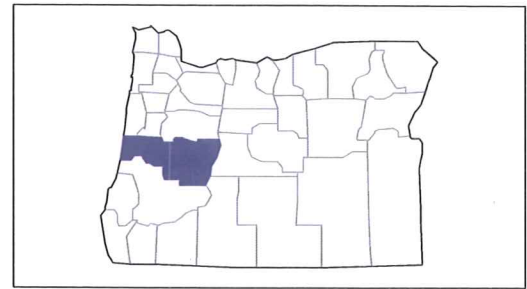
Bruce Pokarney
Director of Communications
Oregon Department of Agriculture
(503) 986-4559 office
(503) 799-9297 cell
bpokarney@oda.state.or.us

Web: <http://oregon.gov/ODA>
Follow us on Twitter <http://twitter.com/ORagriculture>

Subscribe to ODA's news releases and "Story of the Week": send a message to agnews-subscribe@oda.state.or.us. You'll receive a message asking you to reply to confirm your subscription.

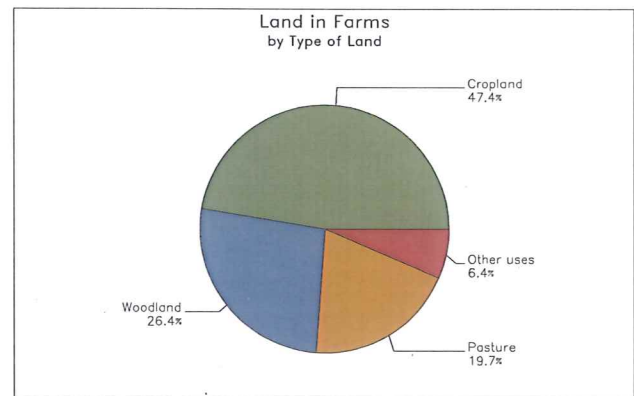
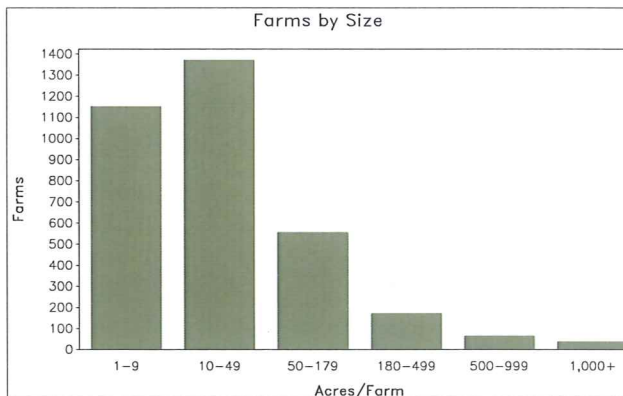
2007 CENSUS OF AGRICULTURE

County Profile



Lane County Oregon

| | 2007 | 2002 | % change |
|--|---------------|---------------|----------|
| Number of Farms | 3,335 | 2,577 | + 29 |
| Land in Farms | 245,531 acres | 234,807 acres | + 5 |
| Average Size of Farm | 74 acres | 91 acres | - 19 |
| Market Value of Products Sold | \$131,089,000 | \$87,824,000 | + 49 |
| Crop Sales \$92,446,000 (71 percent) | | | |
| Livestock Sales \$38,644,000 (29 percent) | | | |
| Average Per Farm | \$39,307 | \$34,080 | + 15 |
| Government Payments | \$759,000 | \$674,000 | + 13 |
| Average Per Farm Receiving Payments | \$5,343 | \$7,404 | - 28 |



United States Department of Agriculture
National Agricultural Statistics Service

www.agcensus.usda.gov

2007 CENSUS OF AGRICULTURE

County Profile

Lane County – Oregon

Ranked items among the 36 state counties and 3,079 U.S. counties, 2007

| Item | Quantity | State Rank | Universe ¹ | U.S. Rank | Universe ¹ |
|---|----------|------------|-----------------------|-----------|-----------------------|
| MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000) | | | | | |
| Total value of agricultural products sold | 131,089 | 11 | 36 | 659 | 3,076 |
| Value of crops including nursery and greenhouse | 92,446 | 11 | 36 | 421 | 3,072 |
| Value of livestock, poultry, and their products | 38,644 | 11 | 36 | 976 | 3,069 |
| VALUE OF SALES BY COMMODITY GROUP (\$1,000) | | | | | |
| Grains, oilseeds, dry beans, and dry peas | 1,523 | 18 | 31 | 1,863 | 2,933 |
| Tobacco | - | - | - | - | 437 |
| Cotton and cottonseed | - | - | - | - | 626 |
| Vegetables, melons, potatoes, and sweet potatoes | 5,743 | 14 | 33 | 301 | 2,796 |
| Fruits, tree nuts, and berries | 13,811 | 11 | 34 | 120 | 2,659 |
| Nursery, greenhouse, floriculture, and sod | 32,810 | 6 | 33 | 105 | 2,703 |
| Cut Christmas trees and short rotation woody crops | 3,655 | 6 | 26 | 16 | 1,710 |
| Other crops and hay | 34,904 | 6 | 36 | 49 | 3,054 |
| Poultry and eggs | 12,794 | 4 | 36 | 511 | 3,020 |
| Cattle and calves | 9,895 | 16 | 36 | 1,203 | 3,054 |
| Milk and other dairy products from cows | 11,135 | 8 | 32 | 441 | 2,493 |
| Hogs and pigs | 300 | 7 | 36 | 1,138 | 2,922 |
| Sheep, goats, and their products | 1,833 | 4 | 36 | 60 | 2,998 |
| Horses, ponies, mules, burros, and donkeys | 928 | 6 | 36 | 232 | 3,024 |
| Aquaculture | 1,101 | 4 | 29 | 195 | 1,498 |
| Other animals and other animal products | 658 | 10 | 33 | 307 | 2,875 |
| TOP CROP ITEMS (acres) | | | | | |
| Field and grass seed crops, all | 39,089 | 6 | 28 | 7 | 931 |
| Forage - land used for all hay and haylage, grass silage, and greenchop | 33,097 | 11 | 36 | 608 | 3,060 |
| Hazelnuts (Filberts) | 3,698 | 5 | 17 | 5 | 342 |
| Cut Christmas trees | 3,668 | 5 | 26 | 13 | 1,756 |
| Vegetables harvested for sale | (D) | 15 | 32 | 380 | 2,794 |
| TOP LIVESTOCK INVENTORY ITEMS (number) | | | | | |
| Broilers and other meat-type chickens | 581,193 | 3 | 33 | 372 | 2,476 |
| Layers | 93,402 | 4 | 36 | 398 | 3,024 |
| Pullets for laying flock replacement | (D) | 3 | 35 | (D) | 2,627 |
| Cattle and calves | 22,657 | 19 | 36 | 1,303 | 3,060 |
| Sheep and lambs | 20,830 | 3 | 36 | 51 | 2,891 |

Other County Highlights

| Economic Characteristics | Quantity | Operator Characteristics | Quantity |
|---|----------|---|----------|
| Farms by value of sales: | | Principal operators by primary occupation: | |
| Less than \$1,000 | 1,427 | Farming | 1,249 |
| \$1,000 to \$2,499 | 605 | Other | 2,086 |
| \$2,500 to \$4,999 | 436 | Principal operators by sex: | |
| \$5,000 to \$9,999 | 282 | Male | 2,404 |
| \$10,000 to \$19,999 | 197 | Female | 931 |
| \$20,000 to \$24,999 | 73 | Average age of principal operator (years) | 57.6 |
| \$25,000 to \$39,999 | 68 | All operators by race ² : | |
| \$40,000 to \$49,999 | 22 | American Indian or Alaska Native | 38 |
| \$50,000 to \$99,999 | 79 | Asian | 21 |
| \$100,000 to \$249,999 | 61 | Black or African American | 14 |
| \$250,000 to \$499,999 | 32 | Native Hawaiian or Other Pacific Islander | 9 |
| \$500,000 or more | 53 | White | 5,384 |
| Total farm production expenses (\$1,000) | 130,004 | More than one race | 75 |
| Average per farm (\$) | 38,982 | All operators of Spanish, Hispanic, or Latino Origin ² | 76 |
| Net cash farm income of operation (\$1,000) | 10,914 | | |
| Average per farm (\$) | 3,273 | | |

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.

(D) Cannot be disclosed. (Z) Less than half of the unit shown.

¹ Universe is number of counties in state or U.S. with item. ² Data were collected for a maximum of three operators per farm.



SPRINGFIELD UTILITY BOARD

MAIN OFFICE 250 A Street, PO Box 300 Springfield, OR 97477-0077 Tel 541.746.8451 Fax 541.746.0230 www.subutil.com

September 10, 2013

The Honorable Christine Lundberg, Mayor of Springfield
and Members of the Springfield City Council
City of Springfield
225 Fifth Street
Springfield, OR 97477

SUBJECT: CITY OF SPRINGFIELD PROPOSED UGB EXPANSION

Dear Mayor Lundberg and Members of the City Council,

As the City of Springfield evaluates its options for expanding the urban growth boundary (UGB), I would like to provide you with a brief summary of SUB's view of the expansion proposal. SUB has two primary interests related to the proposed UGB expansion. The first is the inclusion of SUB-owned property into the expanded Springfield UGB. The second relates to protection of our drinking water sources. I will address each of these interests separately.

Inclusion of SUB-Owned Properties in Springfield UGB

SUB owns 172.8 acres within the South Millrace potential UGB expansion area, not including the 120-acre property jointly owned by SUB, the City of Springfield, and Willamalane. SUB's properties include our existing Willamette Wellfield and Slow Sand Treatment Facility, our new corrosion control facility, outdoor pipe storage, and indoor equipment storage.

As SUB grows, both to meet demand and to address regulatory requirements, we anticipate construction of new facilities on our South Millrace properties. The Willamette Wellfield currently accounts for approximately 40% of SUB's total water supply, and we expect that percentage to increase as we expand our surface water capacity. Possible future uses of our properties include additional equipment and materials storage, new or expanded treatment facilities, new or expanded intake structures, new wells, fencing, and above-ground distribution facilities. In general, we plan to continue to use both our developed and undeveloped properties for the full range of land uses associated with the collection, treatment, and distribution of drinking water.

We believe that including SUB's properties in the City UGB will provide SUB and the City another tool for working and planning together efficiently to serve the people of Springfield. We appreciate the time that City of Springfield staff has devoted to helping us evaluate the UGB expansion proposal. Based on our conversations, it appears that SUB will be able to carry out its development plans for its South Millrace properties within the framework of the Springfield Development Code; therefore, SUB requests that the City of Springfield approve inclusion of SUB-owned properties in the UGB expansion.

Protection of Drinking Water Sources in UGB Expansion Areas

The three expansion areas that City staff is recommending for consideration—Mahogany Lane, South Millrace, and North Gateway—are all within Springfield's Wellhead Protection Area (WHPA). The prospect

of converting hundreds of undeveloped acres within the WHPA presents a major change to the landscape that currently surrounds much of Springfield’s drinking water source.

The table below compares the three areas relative to their hydrogeologic connection to Springfield’s drinking water sources:

| | Most Sensitive Time-of-Travel Zone (TOTZ) | Affected Well(s) | Impact to Surface Water Intake? |
|----------------|---|--|---------------------------------|
| North Gateway | 0 – 1 | 1-5 wells (owned and operated by Rainbow Water District) | No |
| South Millrace | 0 – 1 | Willamette Wellfield | No |
| Mahogany Lane | 1 - 5 | Willamette Wellfield | Yes |

Both the North Gateway and South Millrace areas include 0 – 1 year TOTZs, highly sensitive portions of the WHPA where contamination has the potential to reach a well in less than a year. The Mahogany Lane area, which includes a 1 – 5 year TOTZ, is just upstream of SUB’s intake on the Middle Fork Willamette River. In this area the travel time of any contamination that reaches the river, either through stormwater discharge or spills directly to the river, has a travel time of less than one hour to SUB’s intake.

In addition to protecting our drinking water sources from contamination or degradation, SUB is concerned about protecting water quantity. In fact, quality and quantity go hand-in-hand when it comes to delivering superior drinking water to our community. Springfield’s wells are recharged (or replenished) by precipitation that filters through the ground and into the aquifer. The proposed UGB expansion areas all occur in critical recharge areas for Springfield’s wells. When land surfaces convert from pervious to impervious, precipitation runs off and has less opportunity to infiltrate, reducing the amount of water that reaches the aquifer. When stormwater runoff does infiltrate, it can carry a load of contaminants with it.

I raise these concerns about the potential impacts to water quality and quantity not to caution the City against expansion but to explain why we believe that the UGB expansion proposal should include careful consideration of how to promote a new development landscape that is highly protective of our drinking water. SUB was pleased to hear from City planners that they are addressing this concern by evaluating options for low-impact development (LID) standards. Within a LID framework, for example, we could implement stormwater management that promotes infiltration of clean stormwater on a broad scale. SUB looks forward to collaborating with the City to design development standards for these areas that will mitigate against potential adverse impacts to the drinking water supply.

SUB supports the City of Springfield’s effort to create new employment areas for our community. We recognize that the City will inevitably grow to fill its space between the rivers, which means developing in critically sensitive drinking water protection areas. SUB does have outstanding questions about potential proposals that might otherwise limit SUB’s ability to efficiently maintain and invest in utility infrastructure to serve the needs of the Springfield community. SUB is confident that, working together as we have in the past, we can ensure that Springfield’s new development brings opportunity, maintains our community’s high quality drinking water, and continues to provide SUB the ability to provide cost effective services.

Sincerely,



Jeff Nelson
General Manager

cc: Linda Pauly, City of Springfield

Willamalane Park and Recreation District Parks Inclusion in Springfield's Urban Growth Boundary

Willamalane Park and Recreation District (WPRD) is designated in the Eugene-Springfield Metropolitan Area General Plan as the park and recreation service provider for Springfield and its urbanizable area. Willamalane owns 783 acres of land (recent acquisitions not included), 37 facilities, seven community recreation and support facilities, and three undeveloped properties in the greater Springfield area.

The planning area for Willamalane's 20-year Park and Recreation Comprehensive Plan is generally defined by Springfield's urban growth boundary (UGB). There are a few minor exceptions to this circumstance where the district boundary is outside the UGB. In those cases the planning area is defined by the district boundary. In addition, the district's boundary generally coincides with the Springfield city limits, but there are some instances where the district boundary is outside the city limits and UGB both. It should be noted that developed areas annexed by the City of Springfield are automatically annexed to the District.

Community Needs Assessment

As part of the update to Willamalane's Park and Recreation Comprehensive Plan (Comprehensive Plan) an extensive community needs assessment was completed (refer to Appendix A of the Comprehensive Plan). The Community Needs Assessment included public involvement activities such as surveys and workshops in which community input was solicited from a range of cohort groups. Information on parks and facilities, recreation services, and maintenance and operations was gathered to identify future needs for park and recreation services and infrastructure to meet a growing population.

The district population forecast is the same as the forecast used by the City of Springfield for the residential, commercial, and industrial buildable lands study. Over the next 20 years, the population is projected to increase by 22 percent within the Willamalane planning area. As such, WPRD will have to increase services, parks and facilities just to maintain the current level of service for the planning area.

WPRD uses a parkland standard of 14.00 acres per 1,000 residents. Based on this standard, 160 additional acres of parkland are currently needed. By 2030, that total increase to 364 acres. The future parkland need of approximately 364 acres includes 68 acres of Neighborhood Parks, 102 acres of Community Parks, and 194 acres of Natural Area.

Recent Planning Activity

WPRD has recently developed Quartz Park, in the Jasper-Natron area of south east Springfield. The land is owned by Springfield Public Schools. The site is a future location of a school and the park will be co-managed by the school district and Willamalane once the school is constructed. Until then, Willamalane has sole management responsibility. Quartz Park is approximately 3.5 acres in size and is classified as a Neighborhood Park. This past spring, WPRD acquired Pacific Park in north west Springfield, and plans to develop approximately 3.27 acres of the land acquired into a Neighborhood Park. The remaining portion will stay undeveloped and assist with storm water conveyance. The development plans will be consistent with the standards for a neighborhood parks and will include such amenities as a playground, basketball court, seating areas, and interior concrete pathways.

Urban Growth Boundary

There are five (5) parks currently outside the existing UGB that Willamalane is interested in having included within the UGB. These parks are:

1. Weyerhaeuser-McKenzie Natural Area Park (Tax Lots 17022900002901, 1702300000401). These tax lots are approximately 55 acres in size. The City of Springfield transferred this property to WPRD in October of 2013. This natural area is one of a few locations in Springfield that offers potentially ADA accessibility to the McKenzie River. Currently the site is improved with an informal parking area, an internal access road and bridge, and a well field operated by Springfield Utility Board. Willamalane has plans to improve the area with a formal parking area and universal access to the water. These plans are consistent with the McKenzie River Oxbow Natural Area Master Plan (the master plan for this natural area). This plan was approved by the City of Springfield on June 18, 2001.

WPRD has plans to complete restoration of the property consistent with recommendations in the Oxbow Natural Area Master Plan. In addition, the use of this property as a natural area park and creating an accessible connection to the McKenzie River is consistent with the WPRD's Comprehensive Plan and its Community Needs Assessment.

2. Jack B. Lively Memorial Park (Lively Park) (Tax Lot 1702270001101). This park is a community park and is approximately 32 acres in size. A portion of the park is currently outside the UGB. The park is improved with SPLASH, a regional recreational pool facility, a playground, basketball court, sand volleyball court, walking trails, two picnic shelters and a dog park. The tax lot proposed to be included in the UGB is 9.74 acres in size and currently contains soft-surface walking trails, a footbridge, and the north portion of the dog park, consistent with the 2005, Lively Park Master Plan. WPRD does not have any plans to further develop this area.

The existing trail system on the 9.74 acre parcel is consistent with the Jack B. Lively Memorial Park Master Plan and the WPRD Comprehensive Plan and Community Needs Assessment to provide additional opportunities for walking.

3. Ruff (Wallace M Jr.) Memorial Park (Tax Lots 1702270001502, 1702341115500). This park is a special use park and is 9.79 acres in size. It is located at 1161 66th Street in the Thurston area of Springfield. The park can be accessed from 66th Street and via a pedestrian path from Jacob Lane, which is to the south of the park. The park is currently improved with walking trails, extensive planting of Magnolia trees, and a foot bridge over Cedar Creek. In the spring of 2013 WPRD acquired Tax Lot 1702341115500, which is 6.1 acres in size and is south of the existing Ruff Park.

Although WPRD does not currently have plans to develop this newly acquired land, any future development within the park, including the panhandle portion will be consistent with the park standards for special use parks per the WPRD Comprehensive Plan and the Ruff Park master plan. Currently the park serves the residents within Levi Landing subdivision, which is immediately south of the park and within the UGB. Since Ruff Park serves the residents in the UGB, it should be in the UGB

4. Clearwater Park (Tax Lots 1802080000300, 1802080000400, 1802080000500, 1802080000600). This park is a special use park and is approximately 66 acres in size. The Park has been undergone many changes in the last 3-5 years. It was recently upgraded with a new boat ramp/landing, parking,

restroom, park host site, and soft surface trails. The inlet and new channel for the Springfield Mill Race was developed in 2010. It is also the eastern trailhead for the 4-mile Middle Fork Path. Future use in the park is planned to include archery range, 9-hole disc golf, a nature play-ground, and additional soft surface trails.

The park offers a place for recreating with family and friends and connecting with nature. The combination of the Middle Fork Willamette River, Springfield Mill Race and their diverse habitat types, presents an opportunity to enhance natural areas, water quality and wildlife habitat while concurrently providing outdoor education and recreation amenities for the people of Springfield. This is a unique destination in south Springfield.

Georgia-Pacific Park (Tax Lot 1802060004501, 180207000801—on their map. There are more TL's ... are these only ones that need to move into the UGB?). This park is approximately 125 acres in size and is classified as a natural area park. It is jointly owned by SUB, City of Springfield and Willamalane. Plans include developing the Mill Race Path through the park, connecting to the Middle Fork Path. A majority of Georgia-Pacific Park is already located within the UGB. Of the 125 acres, approximately 12 acres is outside the UGB. The Comprehensive Plan, and agreements with SUB and the City, calls for the joint development of a management plan and master plan for the park. Having the entire park included in the UGB will facilitate a joint management approach to the park.

Besides developing a portion of the Mill Race Path within Georgia-Pacific Park, Willamalane has no additional development plans. Willamalane staff has conceptualized this area for soft surface trails, and habitat restoration. This is a unique destination in south Springfield. By including this entire property in the UGB, the City is increasing Willamalane's service area within the UGB and within the City's jurisdiction, which is consistent with Willamalane being the park and recreation service provider for the City.

Conclusions

- By including these properties within UGB, the City is increasing Willamalane's service area within the UGB and within the City's jurisdiction, which is consistent with Willamalane being the park and recreation service provider for the City.
- By incorporating both Clearwater Park and all of Georgia-Pacific Park into the UGB, the City of Springfield incorporates a regional path system within its jurisdiction. The Middle Fork Path and the Mill Race Path (once completed), will be an eight mile multi-use path that connects downtown to the Middle Fork Willamette River
- The City is bringing into its jurisdiction an increased amount of natural area parks that offer the community the opportunity to access nearby waterways, unique vegetative habitats, and an expanding network of trails and paths.
- The UGB line truncates several of these Parks: Lively, Ruff, G-P ... moving the UGB so that the entire park is within City of Springfield's jurisdiction makes sense for land use and park management considerations (or something)
- Once within the UGB, it is anticipated that the public safety of the parks may increase since the City of Springfield will have jurisdiction over these parks and could provide for quicker response time for emergency services compared to County enforcement and emergency services.

The public record for the 2030 Plan and UGB study is lengthy. Complete documentation of public input received through the multi-year process conducted 2008-2014 is available upon request, including:

Public Input from the 2010 Joint Planning Commissions Public Hearing on 2030 Plan

In February-May 2010, the Springfield and Lane County Planning Commission conducted a public hearing on the 2030 Plan, including three early concepts for expanding the UGB. The following summary lists the testimony received related to the UGB study areas and the commercial and industrial land supply. Some testimony addressed other issues and aspects of the 2030 Plan proposals.

February 2, 2010 Minutes

February 17, 2010 Minutes and Testimony:

- Johnson
- Kloos – Home Builders
- Leno
- Light
- Spickerman
- Kloos
- Cosette Rees
- Richard Satre

March 16, 2010 Minutes

- Michael Reeder representing Amigos III 3-16-10
- Michael Reeder representing Rosboro 3-16-10
- 1000 Friends 3-14-10
- DLCDC 3-14-10
- Michael Reeder representing Amigos III – letter to Greg Mott
- Cynthia Pappas
- George Grier
- Dwight Purdy – Springfield School District #19
- Wicklund Trust 3-16-10
- Robert Emmons, LandWatch 3-16-10
- Rick Satre 3-16-10
- Donald Grant
- Kenneth Schmidt
- Tom Bowerman

April 20, 2010 Minutes and Testimony

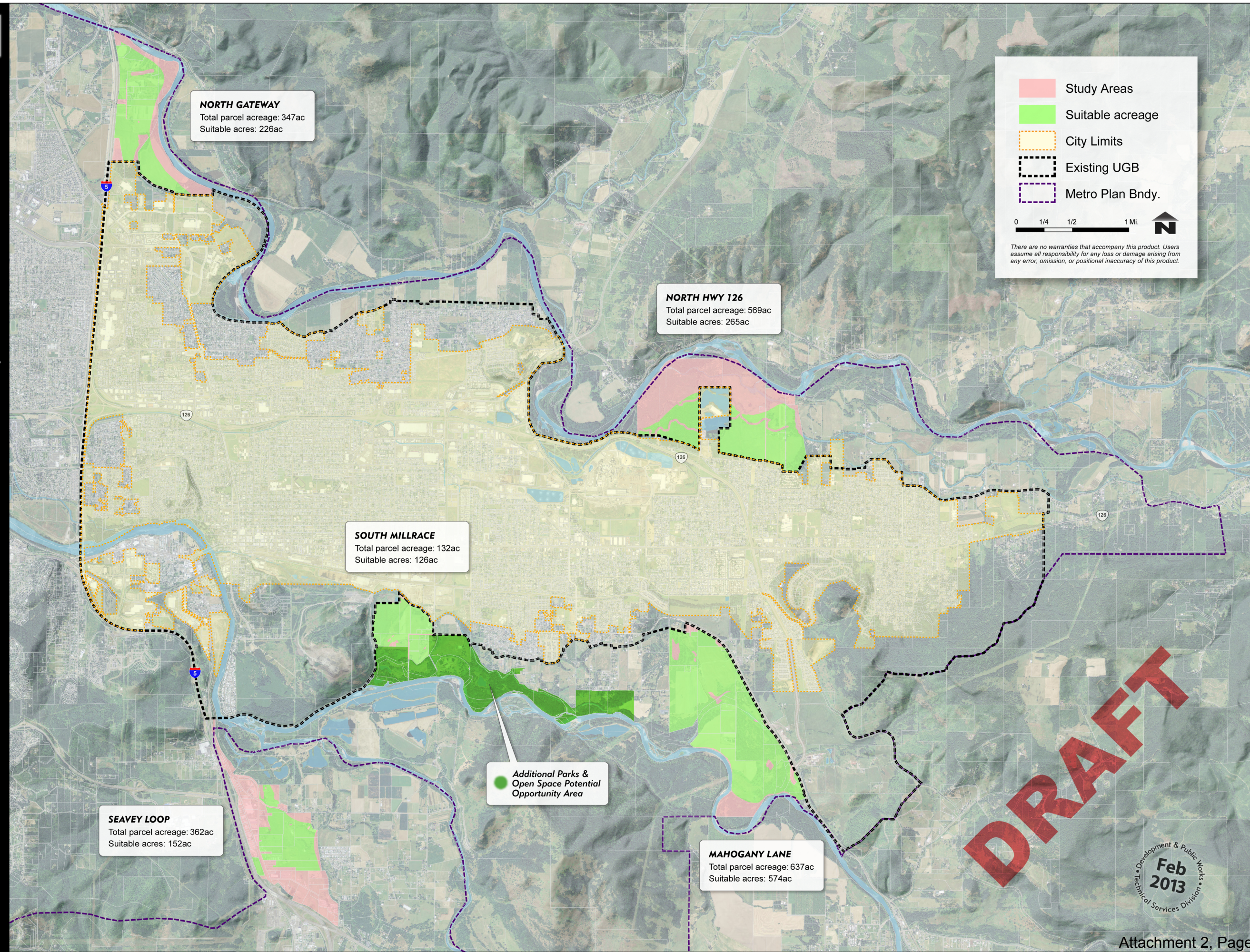
- Steve and Sheri Tofflemoyer
- Greg Harmon
- Ralph Wheeler
- Jennifer Gericke
- Sandra and Walt Johnson
- Hugh & Phyllis Miller
- Eugene & Emma Murr
- Gregory & Lorrissa Leno
- Frank M Light
- Walter Johnson

- Marcia L Sexton
- Ralph Wheeler
- Richard and Rit Proulx
- Mike Miller
- Randy Hledick
- Michael E Farthing for Gordon Webb
- Jordan Schrader for Wicklund Trust
- Raedeke Associates for Wicklund Farm Property
- Earle Wicklund
- Jeff De Franco for Springfield School District
- James W Spickerman for Puzzle Parts LLC
- Michael A Kelly
- Ed Moore, DLCD
- Ted Corbin for Springfield Historic Commission
- Bill Kloos for Willamette Water Company
- Mia Nelson, 1000 Friends of Oregon
- Arnold Gallager Percell Roberts and Potter –post hearing testimony of Rosboro

Public Input from Open Houses

Public Input from 2009 and 2010 PC and CC Hearings on Draft CIBL Study

Public Input from 2008-2009 CIBL Stakeholder Committee Process, Community Development Workshop and Community Development Survey

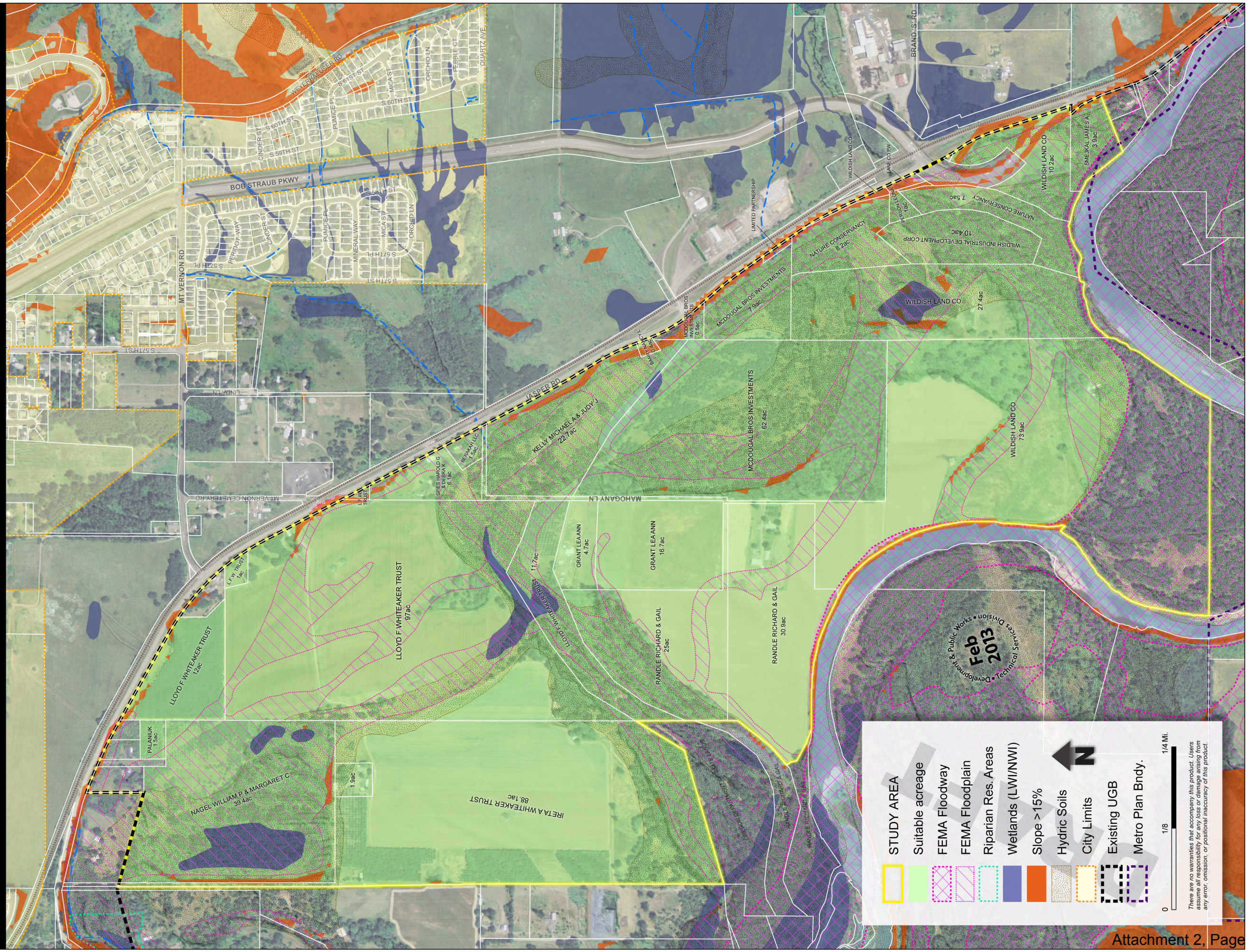


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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - Mahogany Lane



STUDY AREA

- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope > 15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.

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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - North Gateway



STUDY AREA

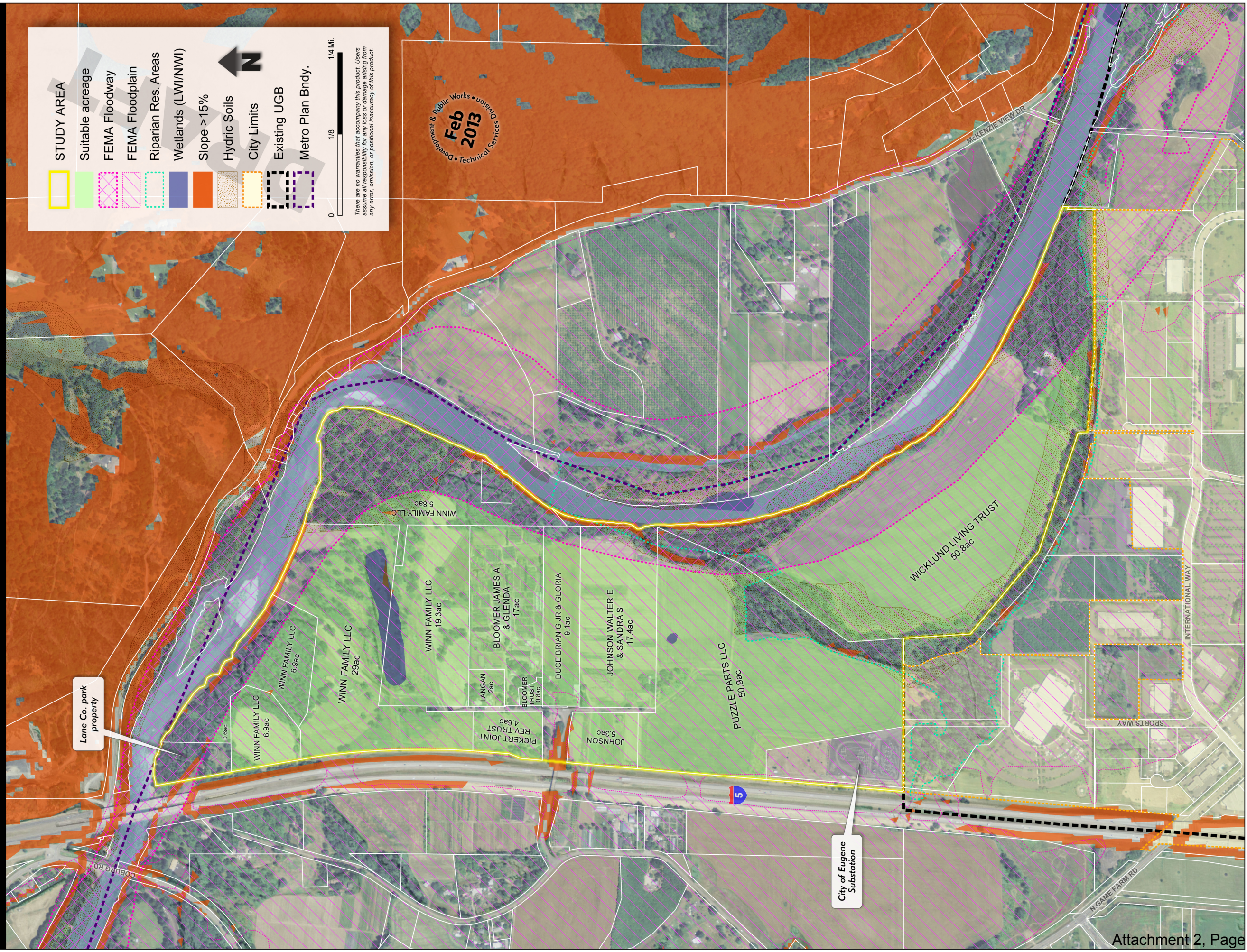
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope > 15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.

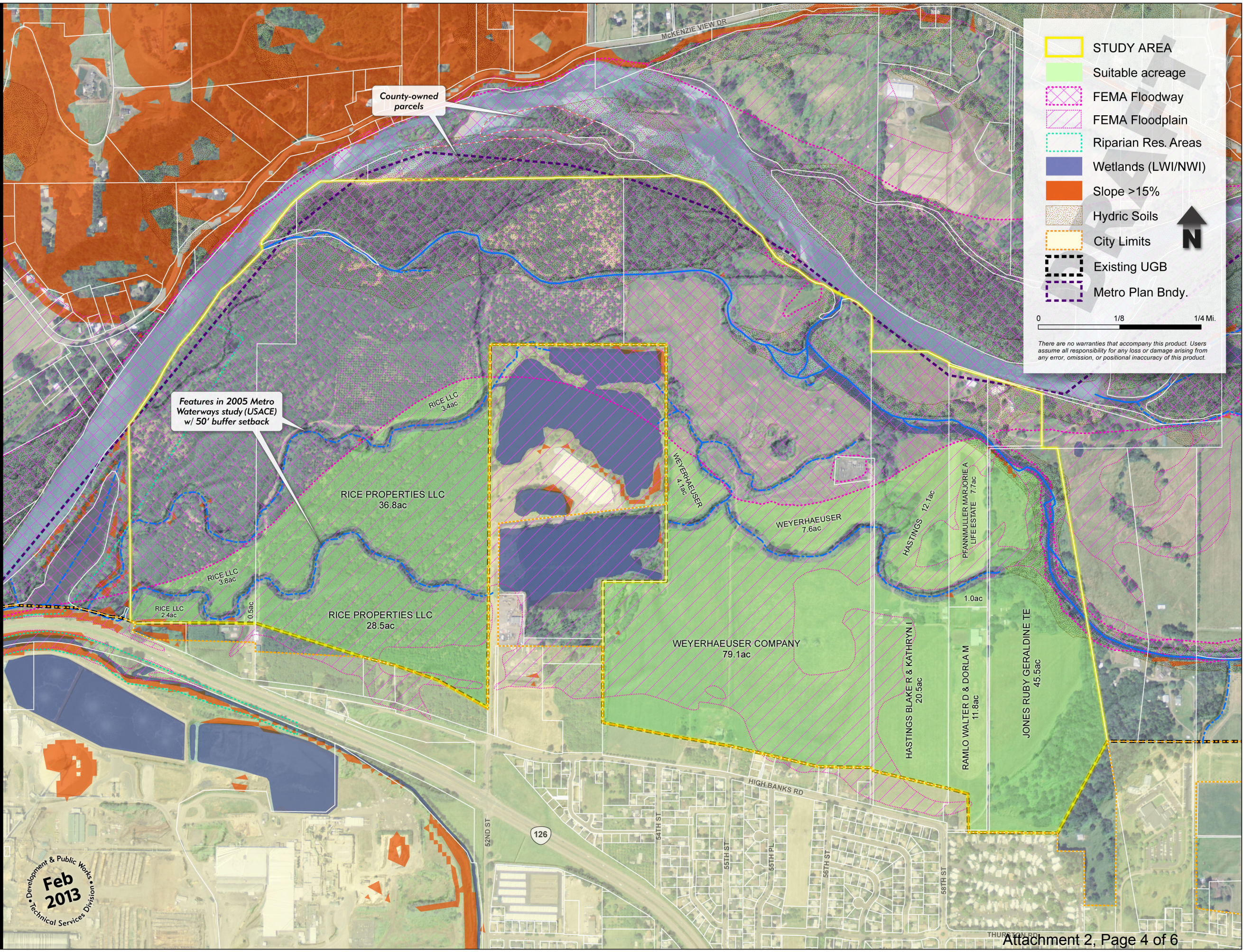
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Features in 2005 Metro Waterways study (USACE) w/ 50' buffer setback

County-owned parcels

- STUDY AREA
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope >15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.

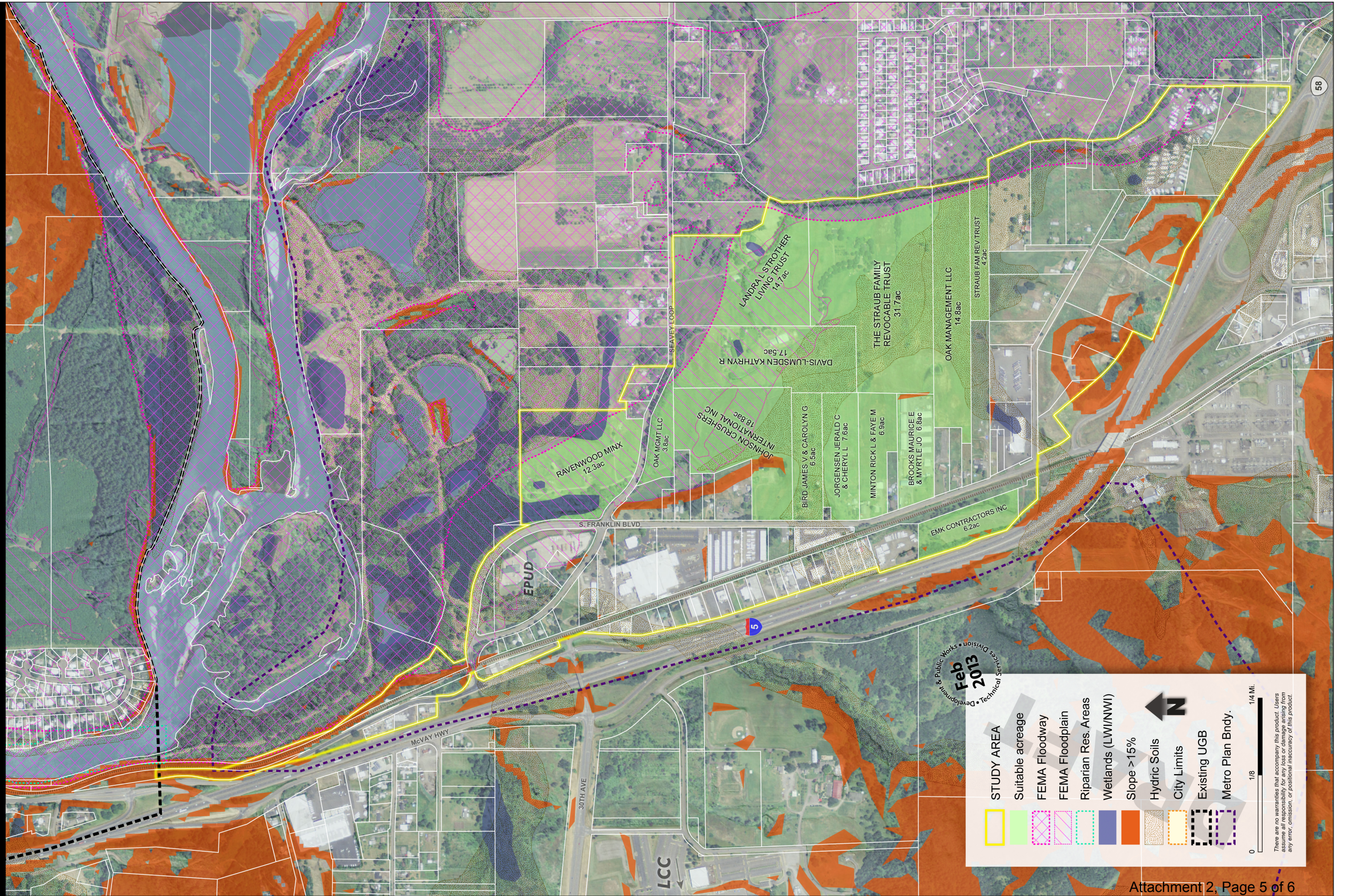
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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - Seavey Loop



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STUDY AREA

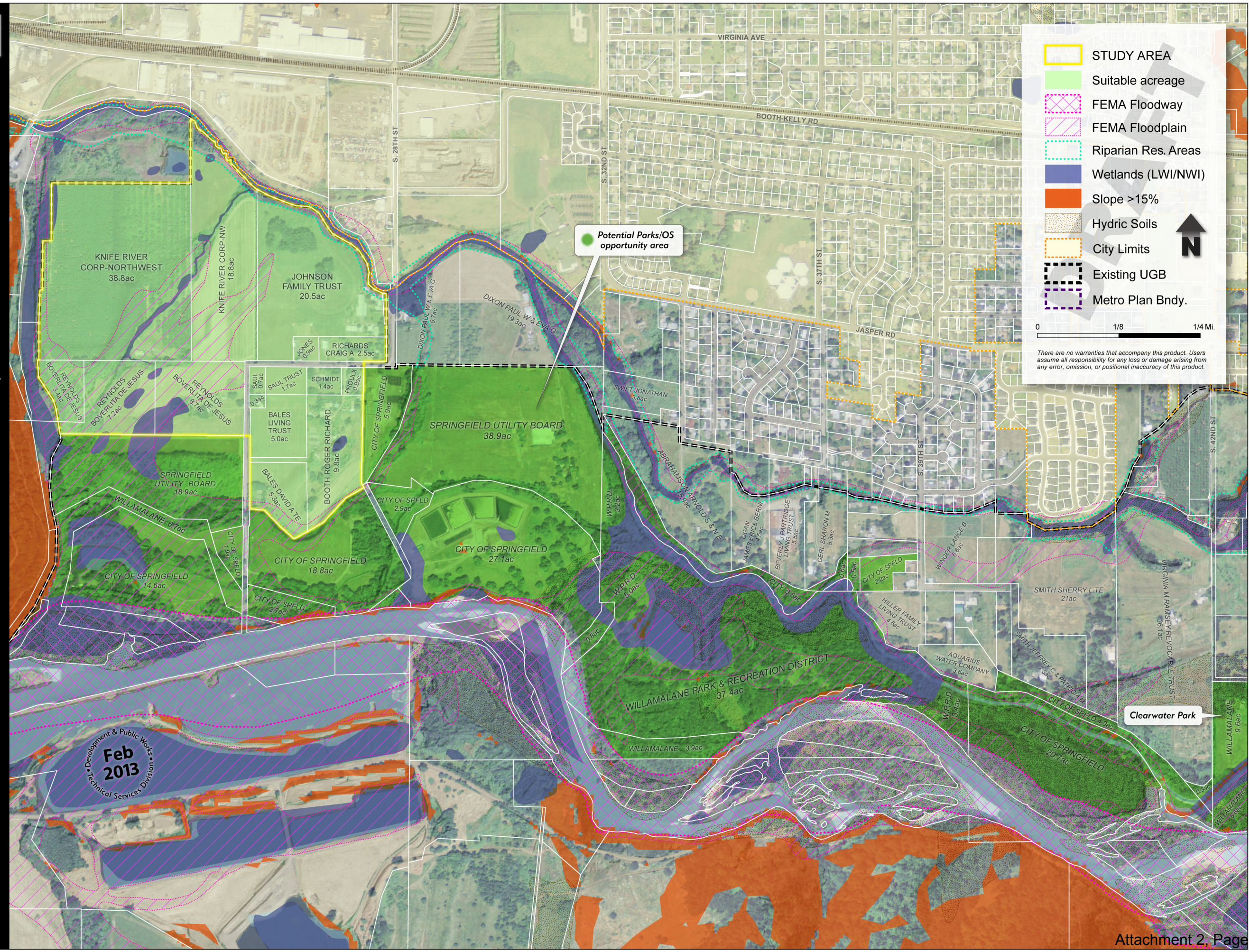
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope > 15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.

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SPRINGFIELD 2030 REFINEMENT PLAN: Potential UGB Expansion Areas - South Millrace



- STUDY AREA
- Suitable acreage
- FEMA Floodway
- FEMA Floodplain
- Riparian Res. Areas
- Wetlands (LWI/NWI)
- Slope >15%
- Hydric Soils
- City Limits
- Existing UGB
- Metro Plan Bndy.



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Clearwater Park