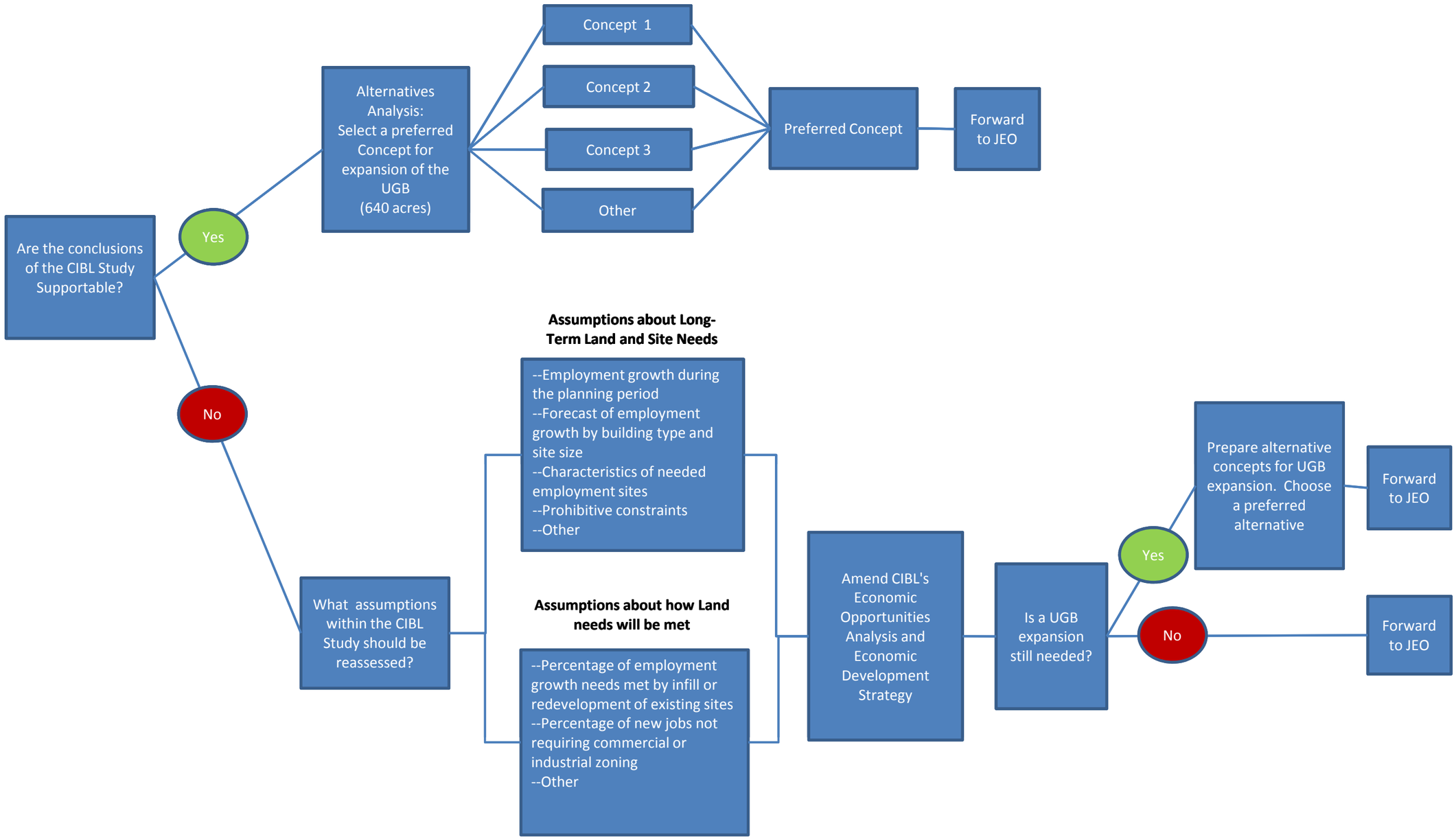Springfield UGB and Commercial/Industrial Buildable Lands Study (CIBL)