

-116

March 16, 2010



City of Springfield
Development Services Department
225 5th Street
Springfield, Oregon 97477

Attn: Springfield Planning Commission
Lane County Planning Commission

Re: Joint Public Hearing
Amendments to the Eugene-Springfield Metro Plan
(Springfield LRP 2009-00014 and Lane County PA 09-6018)
Amendments to the Springfield Development Code
(Springfield LRP 2009-00015)

Dear Commissioners,

I am speaking to you tonight as a professional land use planner and as a 30-year Springfield resident.

Last month I provided testimony regarding the sufficiency of buildable lands, in particular residential lands. Again – if there is insufficient supply, we'll be limiting choice, driving up prices and causing folks to look elsewhere – further afield. We'd be practicing the antithesis of Smart Growth.

Tonight, I'd like to offer testimony in support of both UGB expansion and the protection of agricultural lands. Yes, we can do both.

In a nutshell, I am recommending that we expand the UGB, for reasons previously cited. And while doing so implement measures to protect High Value Farmland. How could we do that? Here's a short list of procedures:

1. Identify currently classified High Value Farmland.
2. Acknowledge that much of that classification stems from efforts over 80 years ago, and from efforts that were remotely conducted, i.e. from aerial photography.
3. Establish procedures for property-specific soil investigations to update the soil classification database.
 - a. First, we listen to those who are farming the land.
 - i. We heard testimony last month that much of our nearby agricultural land is highly braided – i.e., large, uninterrupted areas of high value soil are limited. Much of what is classified as high value farm land is actually shallow and cobbly.
 - b. And second, we obtain site-specific soil investigations where needed.
4. Then, for those areas of confirmed high value farm land, we implement an agricultural overlay zone.

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What's an Agricultural Overlay Zone? In this instance:

1. It's to provide opportunities for close in viable farming operations to continue.
2. Yes there'd be limitations – noise, dust, chemicals.
3. But the benefits!
 - a. UGB land for when it's needed.
 - b. In the mean time:
 - i. Close in food production.
 - ii. Opportunities for small scale farming opportunities.
 - iii. Educational opportunities for children and families.
 - iv. Locally produced, organic produce.
 - v. Farmer's market support.
 - vi. Job preservation, job creation.
 - vii. Preservation of open space.
 - viii. Preservation of riparian habitat.

We'd not be blazing a new trail – protecting Ag Lands while expanding the UGB. It is occurring elsewhere and we – Springfield and Lane County both – could benefit from learning from those other communities. Specifically I offer for your review, the following material:

1. The August/September 2009 issue of "*Planning*", published by the American Planning Association. A special issue about urban farming.
2. An article titled "*Food For Thought*", an excerpt from the August 13, 2009 issue of The Register-Guard. We already have urban farming in Springfield.
3. An assortment of articles regarding the City of Damascus and its proposal to include an *Urban Agriculture* land use designation in its comprehensive plan.

It can be done. We can plan for our future and accommodate agricultural uses – at the same time, in the same place. It'd be really cool.

Again, thank you for your consideration of this, and other, testimony.

Sincerely,



Richard M. Satre, AICP, ASLA, CSI, President
Satre Associates, P.C.