

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

Dear Ms. Pauly,

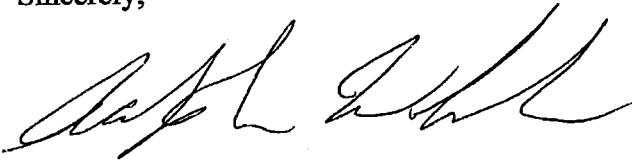
Please place this and the attached items of request into the public record for the current Urban Growth Boundary rezoning Review Process. We have been requesting rezoning consideration for our property at 3840 Hayden Bridge Road, in Springfield for eighteen years now. See letter attached. It is lot 103, just east of our home at 3840 Hayden Bridge Road in Springfield – see attached map.

It has not been farmed for more than 20 years, we have owned it that long. Because it is only 1.5 acres, it could be considered low, or no, value farm land. It has no farm deferral on it, and is “land adjacent to an urban growth boundary” on two sides as defined by ORS.197.298.

There would be no effect or changes to be made to area Public Facilities because of rezoning this parcel. Water, gas, and electric are already laid to the property. And change of zoning for this property does not require submission to LCDC because it is less than 50 acres.

Please rezone this property to RESIDENTIAL by taking into the UGB, so that we may get highest and best use from this currently unutilized parcel.

Sincerely,



Ralph Wheeler  
3840 Hayden Bridge Road  
Springfield, OR 97477

February 17, 2010

Phone is 541-747-3012

17-02-19-41

FEB 17 2010  
4:30 KR

City of Springfield  
Director of Development Services  
225 Fifth St.  
Springfield, OR 97477

1/24/92

delivered  
1/24/92  
to Planning &  
the Mayor

Dear Sir,

My wife & I own land along Hayden Bridge road in Springfield which is divided by the Urban Growth Boundary. We would like to build a home for ourselves on the non-Springfield side of the UGB line. We can't do that currently because of zoning. Can you help? We would like to see all of this property taken in by the City of Springfield so we could utilize it fully.

If now or in the future the City or your office is contemplating making ~~any~~<sup>any</sup> land use or Urban Growth Boundary changes or appeals in the Hayden Bridge area in which our property could be included we would be appreciative.

Our land is at 3840 Hayden Bridge road, is contiguous, and about 2.13 acres in size. The property map numbers are; 17, 02, 19, 4, 1, 103 + 200.

If you should need more information please call us at home 344-1120, or call Myrn at work 485-277.

Ralph & Myrna Wheeler  
2004 Brewer Ave.  
Eugene, OR 97401

Sincerely,

Ralph A. Wheeler  
FEB 17 2010  
4:30 KR

Mark Metzger- Urban Planner  
The City of Springfield  
225 Fifth Street  
Springfield, OR 97477

April 7, 2009

Re: Urban Growth Boundary Modification Planning

Dear Mr. Metzger;

Thank you for spending time talking with me at the recent public hearing on the Springfield Urban Growth issues. It was nice to meet you.

I introduced you to the land issue that my wife and I have here on Hayden Bridge Road. To be short, we have a lot that is 1.5 +/- acres that is zoned for farming. It is sided on two sides by the UGB and it is inside the City of Springfield metro boundary. It has not been farmed since we have owned it and that is about 20 years. It no longer has a farm tax deferral on it and is a field that we mow about 4 times a year.. It is basically a big back yard for our house.

The property was originally zoned for farming because part of it was below the flood zone level that is acceptable for building. That is no longer the case as this lot has received substantial elevation modification through permitted fill via Lane County permits. These permits are public record and are reviewable at Lane County. We have placed about 2,000 yards of fill on this property to bring it up to a substantially higher elevation which we believe makes it a potentially very usable residential property. The soil has been smoothed and is ready to be built upon. Also, we had utilities stubbed to this property when we built our home at 3840 Hayden Bridge Road some 16 years ago. Because the property is so small, it is likely that it will never be used as farm land ever again as the economies of scale make it non profitable to work raising crops or animals. I believe that the highest and best use of this land would be as residential property.

We are asking that this property be placed inside the Urban Growth Boundary of the City of Springfield as soon as possible. I have included maps of the lot for your convenience. Please feel free to review the property at any time during daylight hours, and I would be more than happy to answer any questions. My phone number is 747-3012.

Thank you for considering this.

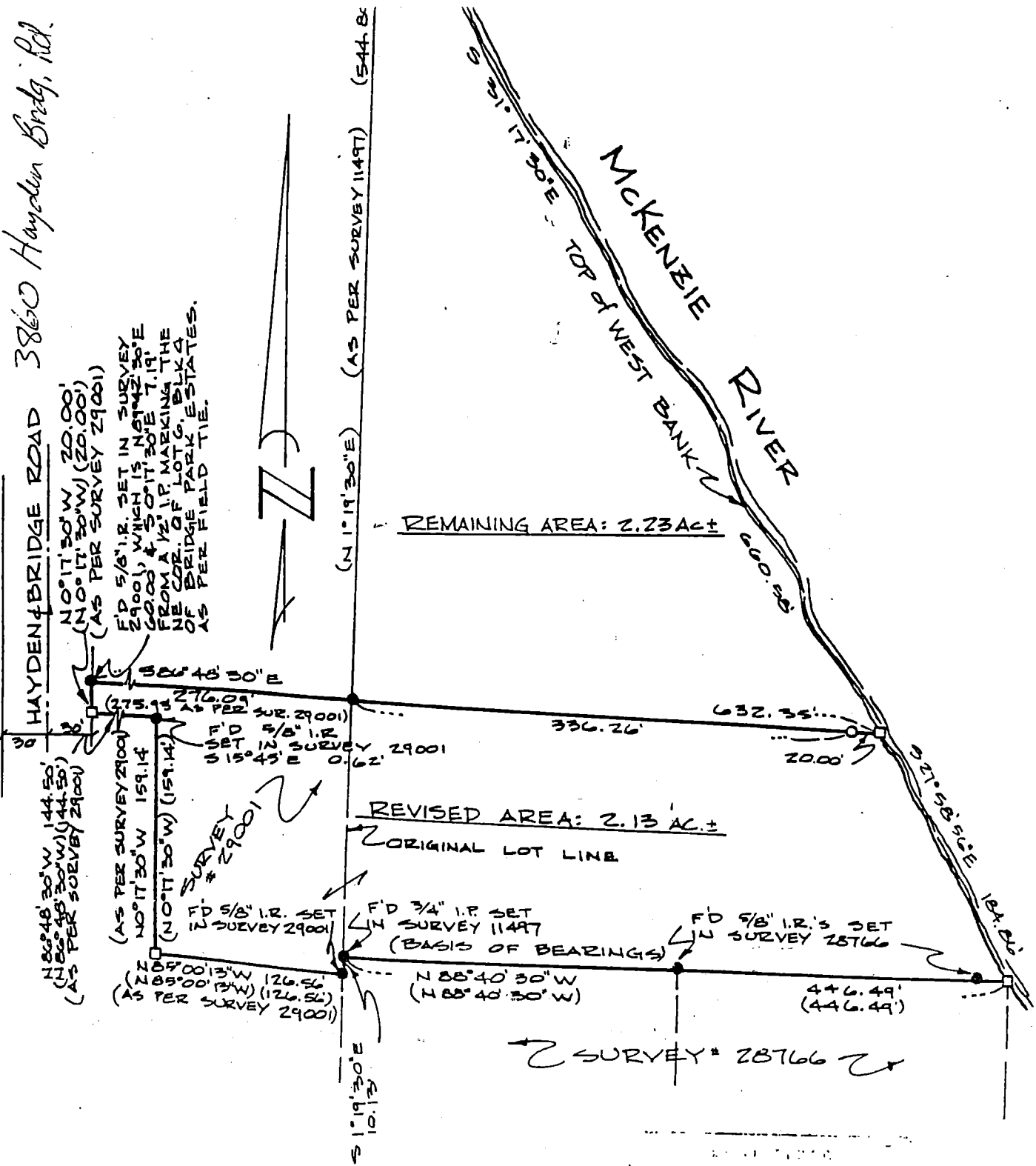
Sincerely,

Ralph Wheeler  
3840 Hayden Bridge Road  
Springfield, OR 97477

FEB 17 2010

4:30 KR

HAYDEN BRIDGE ROAD 3860 Hayden Brdg, Rd.



**BOUNDARY LINE ADJUSTMENT**  
for  
**TERRY HENDERSON**

SE 1/4 SEC. 19, T17S, R3W, W.M.  
SPRINGFIELD, LANE COUNTY, OREGON

- = FOUND MONUMENT
- = SET 5/8" x 30" IRON ROD WITH PLASTIC
- ⊖ = CAP MARKED "P.L.S. 655"
- (---) = RECORD DATA
- ⊠ = COMPUTED POINT, NOT SET

**NARRATIVE:** THE PURPOSE OF THIS SURVEY WAS TO EXTEND THE EAST BOUNDARY OF SURVEY 29001 TO THE RIVER. MONUMENTS FROM SURVEYS 29001 & 28766 WERE USED TO PROVIDE CONTROL. OUR NEW NORTH LINE IS AN EASTERLY EXTENSION OF THE NORTH LINE OF SURVEY 29001.

*[Signature]*  
TERRY HENDERSON

FEB 17 2010  
4:30 PM