



February 17, 2010

Date Received: 2-25-2010 *BJ*
Planner: BJ *@ 8:29 am*

To Whom It May Concern:

My name is Mike Miller and I am owner of 2828 Hayden Bridge Road, a 20 acre parcel that runs north from Hayden Bridge Road to the McKenzie River, I also own interest in 3330 Hayden Bridge Road that is an 88 acre parcel that runs north to the River.

I am writing this for written testimony that I believe the City of Springfield should move the UGB North to the McKenzie River. I believe it makes sense for the UGB to extend North to the McKenzie River from River Bend to Hayden Bridge as there are many locations along the way that are not located in the flood plan or floodway. I also feel that the ground that is in the flood plan can still provide public benefit thru proper planning if it were in the City of Springfield's UGB, for many reasons including River access points, open spaces, possible golf courses, convention centers or what use Residential, Commercial, land or open space may be needed.

The McKenzie River is our asset to the City of Springfield and Springfield should carry long term jurisdiction to the banks of the McKenzie River. If the city does not extend the UGB to the banks of the McKenzie, when opportunity arises for the city to benefit from the McKenzie River the city will be unable to take advantage of the McKenzie River.

I urge the City to expand the UGB at least from the 2100 block of Hayden Bridge East to Hayden Bridge, also the Residential Land study is ridiculously misleading and not correct. As a Real Estate Broker the market needs large lots, small lots, hill lots and level lots. The large portion of the land in the land study is not developable or has significant development problems. Please disregard this residential land study and do a non-bias accurate responsible study.

Thank you,



Mike Miller
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