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June 1, 2009

HAND DELIVERED

Springfield Planning Commission
Residential Lands Study Stakeholders
City of Springfield
225 Fifth Street
Springfield, OR 97477

**Re: Residential Land Needs Analysis
Study Area 11**

Dear Commissioners and Stakeholders:

This office represents Gordon Webb with regard to your consideration of the City's projected need to add 423 acres to its residential lands inventory. Mr. Webb owns nearly 600 acres in the Jasper-Natron area of which approximately 280+ acres is presently located outside the City's Urban Growth Boundary (UGB). Several maps depicting Mr. Webb's ownership and the location of the UGB are attached as Exhibit "A". With a degree of hope and optimism, we have identified the portion of his ownership that is presently outside the UGB as "Opportunity Area 11" on the map that shows the other opportunity areas.

The purpose of this letter is to introduce you and City staff, including the Technical Advisory Committee, to Mr. Webb's property, i.e. Opportunity Area 11, for inclusion within the UGB. We understand that over the next several months, the City, through your respective groups and eventually the City Council, will be reviewing reports and analysis prepared by ECONorthwest which assesses the need for additional land to accommodate the City's projected population growth for the next 20 or more years.

According to a January 15, 2009 memo from Bob Parker of ECONorthwest to the Commercial and Industrial Buildable Lands (CIBL) Stakeholder Committee, "10 employment opportunity sites" were identified by the Technical Advisory Committee to accommodate future industrial and commercial growth. Somehow, over the succeeding months, those sites, or at least some of them, become candidates for accommodating the projected need for additional residentially-designated acreage. However, this seems to have occurred without any meaningful or studied input from the Residential Lands Stakeholder group or any other kinds of public input. It just happened and now the process in moving into the public phase without the kind of

Date Received:
Planner: LP

6-2-09

deliberation and study that has been made by the CIBL Stakeholders towards assessing the needs of the City for identifying additional commercial and industrial lands. We are not complaining, we just want to be part of that process.

Now is the time to conduct the same level of scrutiny for potential residential sites for meeting the projected short fall. We strongly believe Mr. Webb's property is a prime candidate to be considered for expansion of the UGB to meet some of the anticipated need for residential lands for the next 20 years.

Over the next two months, I will be submitting more detailed information about Mr. Webb's property and why it should be considered for urban growth. For now, it is important to note that there is anywhere from 100 to 140 acres of gently-sloped land located east of the Weyco road that contains low-value resource soils. The new Bob Straub Parkway bisects his property that is inside the UGB. It provides direct access to I-105 and the rest of the Metro Area including downtown Eugene, the U of O, the Riverbend medical facility and I-5. The entire Jasper-Natron area has been made readily accessible to the rest of the Eugene-Springfield metropolitan area by the construction of this transportation facility. Already the Springfield School District has approached Mr. Webb about an elementary school site and we believe other public agencies are considering the area for location of service infrastructure, e.g. fire station and parks. Residential growth has and will continue to occur in this area. The Parkway stimulates that growth because of the easy access to I-105 that it provides.

There is also logic and symmetry for expanding the UGB to include all of Mr. Webb's ownership. The present UGB (segment G-H) through his property consists of two straight lines that extend northeast from the Weyco road to what was believed to be the top of the ridgeline for the Thurston Hills. It then extends easterly along a tax lot line. These lines do not follow a ridgeline, a property boundary, a powerline or any other geographic, topographic or other natural feature. It goes through Mr. Webb's property without any practical reason or justification.

The matrix in the Metro Plan of factors for determining the location of the UGB for its different segments identifies three factors for Segment G-H:

- protect forest lands
- ridgeline drainage basin
- orderly and economic public services.

For the most part, these factors either do not apply or were never relevant to this particular segment. Forest lands are marginal in the area. Public services are rapidly being extended to the entire Jasper-Natron area, e.g. sewer along Jasper Road and the Bob Straub Parkway. The ridgeline was only a factor for the north-facing slopes above Main Street but the line as presently

Springfield Planning Commission
June 1, 2009

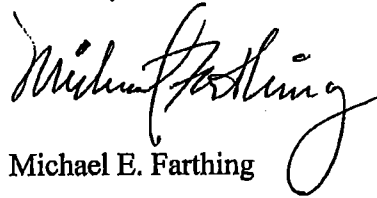
Page 3

drawn is anywhere from 50 to 100 feet from the ridgeline. In short, the present line had little substantive basis when it was first drawn and has even less today. It creates two awkwardly-shaped parcels inside the UGB while leaving the majority of the Webb ownership outside the UGB. It is illogical on paper and on the ground it makes even less sense.

For now, we want to introduce you to Mr. Webb's property and request that you give it serious consideration for expansion of the UGB to meet the City's projected shortfall in its residential lands inventory. As with all sites, there are limitations, most notably areas of steep slopes. However, even these areas can become an attribute when used as open space in conjunction with planned residential development as with MountainGate. The point is that Mr. Webb's property offers a single large, vacant lot under single ownership with immediate access to the rest of the community.

We look forward to the next several months of study, discussions and public review.

Sincerely,



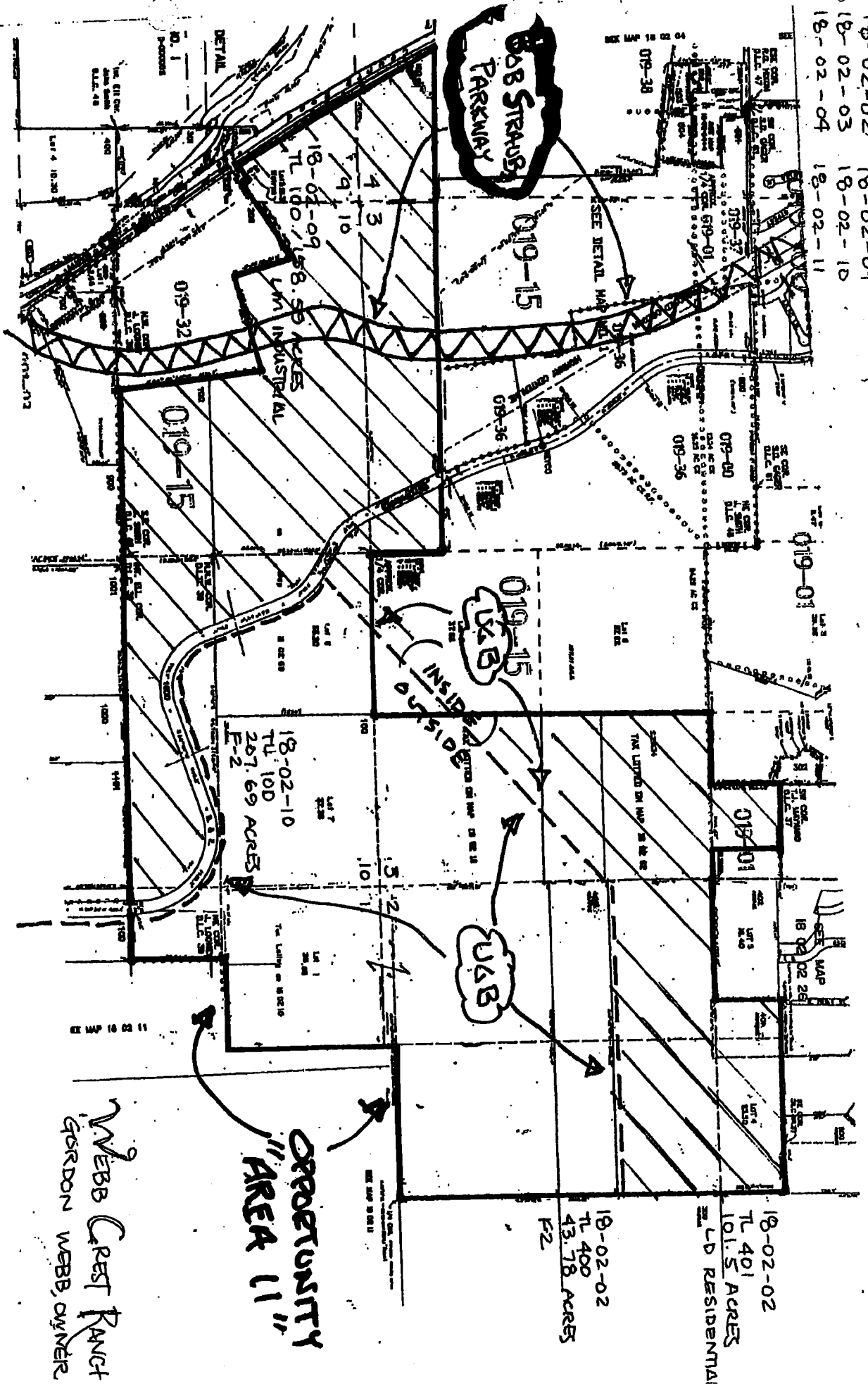
Michael E. Farthing



MEF/mg

Enclosure

cc: Gordon Webb
Larry Olsen
20 Copies (Staff, Commission and RLS)

18-02-02 18-02-09
 18-02-03 18-02-10
 18-02-04 18-02-11



 AREA OF WEBB PROPERTY
INSIDE UGB
 AREA OF WEBB PROPERTY
OUTSIDE UGB

Ex A-1

Webb Crest Ranch
 Gordon Webb, Owner

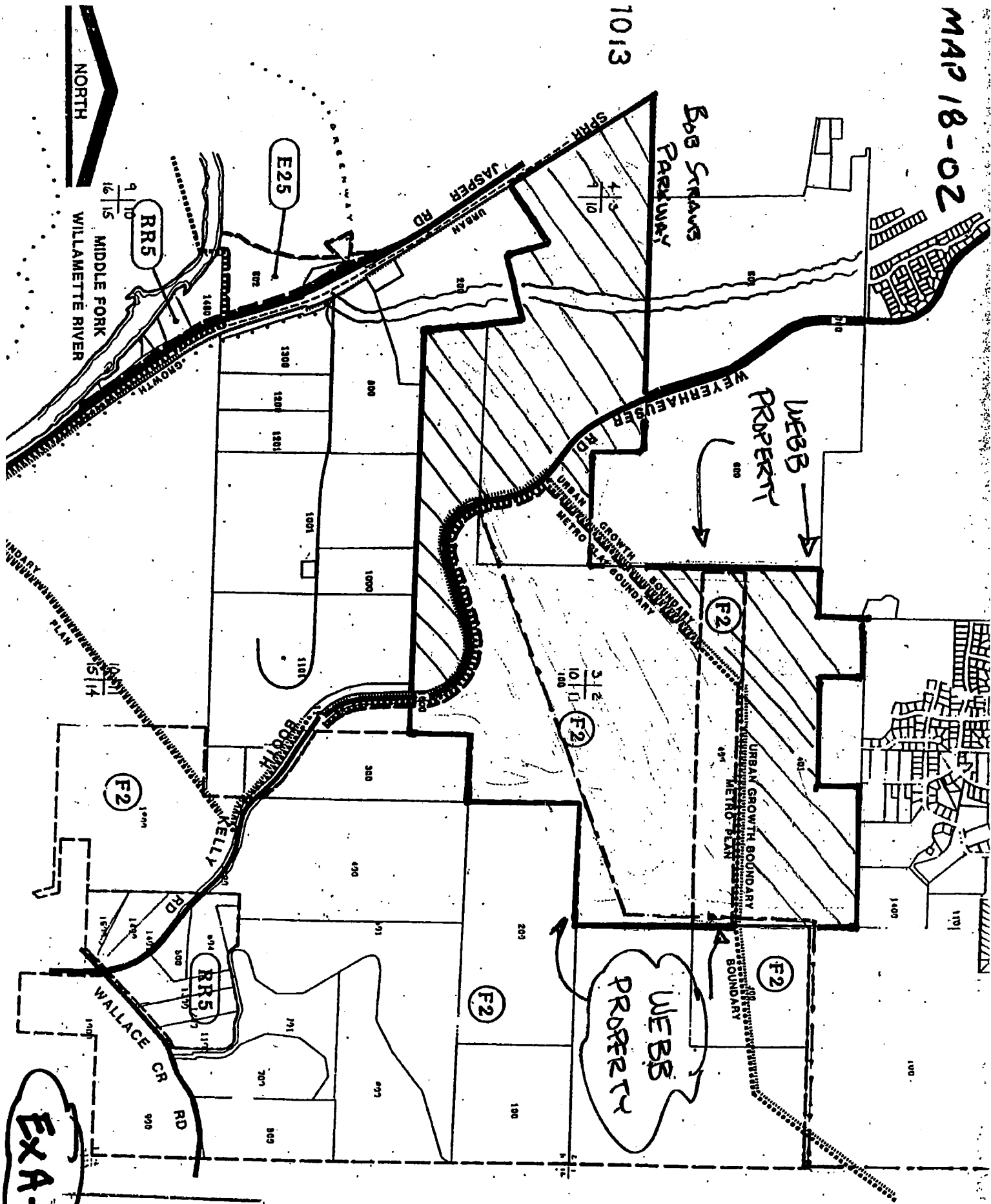
OPPORTUNITY
 "AREA 11"

18-02-02
 TL 400
 43.78 ACRES
 F-2
 LD RESIDENTIAL

**Map 9: Study Area Summaries
City of Springfield, Oregon**

Note: Boundaries are provisional and subject to change. This map does not constitute an official map of the City of Springfield, Oregon. It is provided for informational purposes only and does not constitute an offer of any financial product or service. The City of Springfield, Oregon, is not responsible for any errors or omissions on this map. The City of Springfield, Oregon, is not liable for any damages, including consequential damages, arising from the use of this map. The City of Springfield, Oregon, is not responsible for any damages, including consequential damages, arising from the use of this map.

- Legend**
- Urban Area - 1 mile boundary
 - Urban Area - 1/2 mile boundary
 - Urban Area - 1/4 mile boundary
 - Urban Area - 1/8 mile boundary
 - Urban Area - 1/16 mile boundary
 - Urban Area - 1/32 mile boundary
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EX-A-3

FILE # PARK 6416
EXHIBIT # 2A