

1342 ½ 66<sup>th</sup> St  
Springfield, OR 97478  
September 12, 2016

Councilors and Commissioners,

My name is George Grier. I live and farm at 1342 ½ 66<sup>th</sup> Street, just north and across Cedar Creek from the Lively Dog Park.

Conversion of rural lands to urban uses can result in conflict with adjacent rural landowners. One example we encounter are uncontrolled dogs that present a serious threat to our livestock. Our farm is in the floodplain and is not a good candidate for urban use. But our ability to continue to farm is threatened by these conflicts. We hope that bringing Ruff Park and all of Lively Dog Park into the City will result in increased enforcement and communication between the City and its rural neighbors. There are some activities that preclude being good neighbors. In almost 50 years of farming here, we have been forced to curtail some of our normal farming operations due to proximity to our urban neighbors. Never have the roles been reversed, where our urban neighbors have considered modifying their activities so that we can continue to farm. Maybe now is a good time to start that discussion.

I served on the CIBL taskforce. At its conclusion I was concerned that Springfield was overestimating its future need for expansion and was relying too heavily on investing in expensive infrastructure in the floodplain. I appreciate the reanalysis that has occurred over the last few years and commend the City and its staff for the resulting refinements. One thing this exercise has brought into focus is the natural constraints Springfield faces to any future expansion of its UGB. The strategy of pursuing future expansion of the City into the floodplain is very risky. Funds for infrastructure improvements and expansion will continue to be limited. Using scarce funds for development in the floodplain is unwise. Many of the targeted businesses are unlikely to want to locate in areas that are subject to flooding. Flood insurance premiums in the aftermath of a Congressional overhaul of the NFIP have become prohibitive. Expansion into the floodplain is a high risk/low reward strategy.

Springfield has shown great foresight in its vision of redevelopment of Main Street and Glenwood. This is the future of our community. Whatever the outcome of the current UGB process, I would urge you to look beyond this moment. While the potential for parcel assembly was raised at the CIBL, it was never a serious consideration. Many of the targeted business from the analysis could be adequately served by parcel assembly or by more intensive redevelopment or repurposing of under-utilized parcels. This is especially true along Main Street and within Glenwood. The City has a history of successful parcel assembly and should continue to use this powerful tool. I am deeply concerned that the City has retreated from its vision of dynamic redevelopment along Main Street catalyzed by a transit-friendly corridor. Please don't let short term concerns from a vocal minority keep us from embracing this vision of Springfield's future.

Thank you,  
George Grier