

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Adoption of Resolution 5052 Annexing Land to the City of Eugene (Dickinson Properties - A 11-1)

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Meeting Date: January 23, 2012  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 2C  
Staff Contact: Steve Ochs  
Contact Telephone Number: 541/682-5453

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### ISSUE STATEMENT

This item is a request to annex two contiguous parcels totaling 0.46 acres in size located at 925 River Road, east of River Road between Oakleigh Lane and McClure Lane, on Tax Lots 7800 and 7701 of Assessor's Map 17-04-24-24. A map of the property proposed for annexation is included as Attachment A. This application does not include the annexation of any streets.

### BACKGROUND

In December 2007, the City Council adopted an ordinance establishing the procedures for annexation requests and amending Chapter 9 of the Eugene Code (EC) to include these procedures. These annexation procedures provide for the council to adopt a resolution approving, modifying and approving, or denying an application for annexation, or provide for the council to hold a public hearing before consideration of the annexation request.

Approval of annexation requests are based on the criteria at EC 9.7825 which require that (1) the land proposed to be annexed is within the City's Urban Growth Boundary (UGB) and is contiguous to the city limits or separated from city limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Draft findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C to the draft resolution (Attachment B).

Public notice for this annexation request was provided in accordance with Eugene Code requirements, and no written testimony has been received. Referral comments were provided by affected agencies, including City of Eugene Public Works and EWEB. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance and lack of testimony received, a public hearing is not recommended in this instance.

Tax Lot 7800, abutting River Road, is developed with a commercial building while Tax Lot 7701 to the east is vacant. The subject parcels are zoned C-1 Neighborhood Commercial with the /UL urbanizable land overlay. Upon annexation, the /UL overlay will be removed. The owner has submitted a zone change request that, if approved, would re-zone the parcels to C-2 Community Commercial zoning.

Additional background information regarding this request, including relevant application materials, is included for reference as Attachment C. A full copy of all materials in the record is also available at the Permit and Information Center, located at 99 West 10<sup>th</sup> Avenue.

### **RELATED CITY POLICIES**

The Metro Plan contains the policies that are related to this annexation request. The River Road/ Santa Clara Urban Facilities plan is the refinement plan applicable to the subject properties. The Metro Plan and refinement plan policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B).

### **COUNCIL OPTIONS**

The City Council may consider the following options:

1. Adopt the draft resolution
2. Adopt the draft resolution with specific modifications as determined by the City Council
3. Deny the draft resolution
4. Defer action until after the council holds a public hearing on the proposed annexation

### **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends that the City Council adopt the draft resolution by finding that the request complies with all applicable approval criteria, and that the annexation is approved.

### **SUGGESTED MOTION**

Move to adopt Resolution 5052, which approves the proposed annexation request consistent with the applicable approval criteria at EC 9.7825.

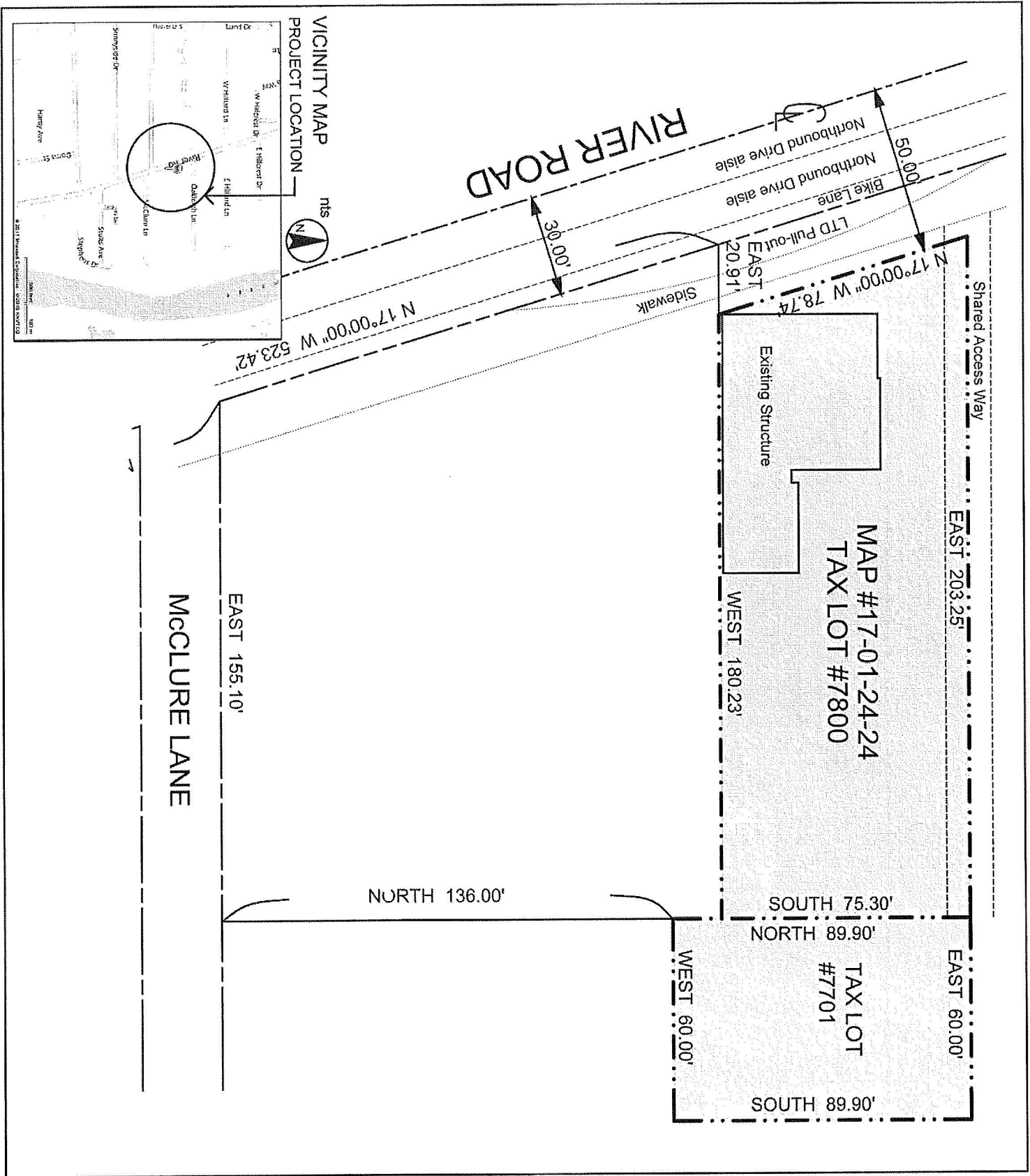
### **ATTACHMENTS**



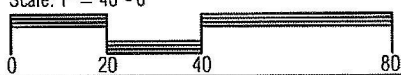
- A. Map of Annexation Request
- B. Draft Annexation Resolution with Exhibits A through C
  - Exhibit A: Map of Annexation Request
  - Exhibit B: Legal Description
  - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request
- D. Referral Comments

### **FOR MORE INFORMATION**

Staff Contact: Steve Ochs, Associate Planner  
Telephone: 541/682-5453  
Staff E-Mail: [steve.p.ochs@ci.eugene.or.us](mailto:steve.p.ochs@ci.eugene.or.us)





<b>L1.0</b>	Project Number 1153	<b>SITE PLAN</b>	 375 West 4th, Suite 201, Eugene OR 97401 Phone: 541.686.4540 Fax: 541.686.4577 www.schirmersatre.com	 SCHIRMER SATRE GROUP LANDSCAPE ARCHITECTS
	Drawn By ms			
	Checked ms/ms			
	Date September 28, 2011			
	Phase Annexation			
ALL-MED, INC. ANNEXATION APPLICATION 925 River Road, Eugene, 97404		Scale: 1" = 40' - 0" 		

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (925 River Road and Property Identified as Assessor's Map 17-04-24-24, Tax Lots 7701 and 7800).**

**The City Council of the City of Eugene finds that:**

**A.** An annexation application was submitted by W. Dickinson Properties LLC on September 28, 2011, in accordance with the provisions of Section 9.7810(2) of the Eugene Code, 1971, ("EC") for annexation to the City of Eugene of the property identified as Assessor's Map 17-04-24-24, Tax Lots 7800 and 7701.

**B.** The territory proposed to be annexed is depicted on the maps attached as Exhibit A to this Resolution. The legal description of the property described is attached to this Resolution as Exhibit B.

**C.** The City's Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director's Recommendation is attached as Exhibit C.

**D.** On December 21, 2011, a notice containing the street address and assessor's map and tax lot number, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicants, owners and occupants of property within 500 feet of the subject property, and the River Road Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on January 23, 2012.

**E.** After considering the Planning Director's recommendation, the City Council finds that the application should be approved.

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:**

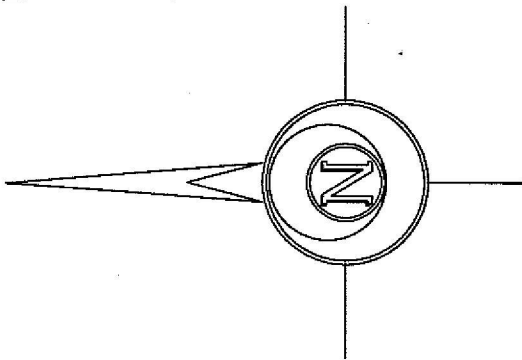
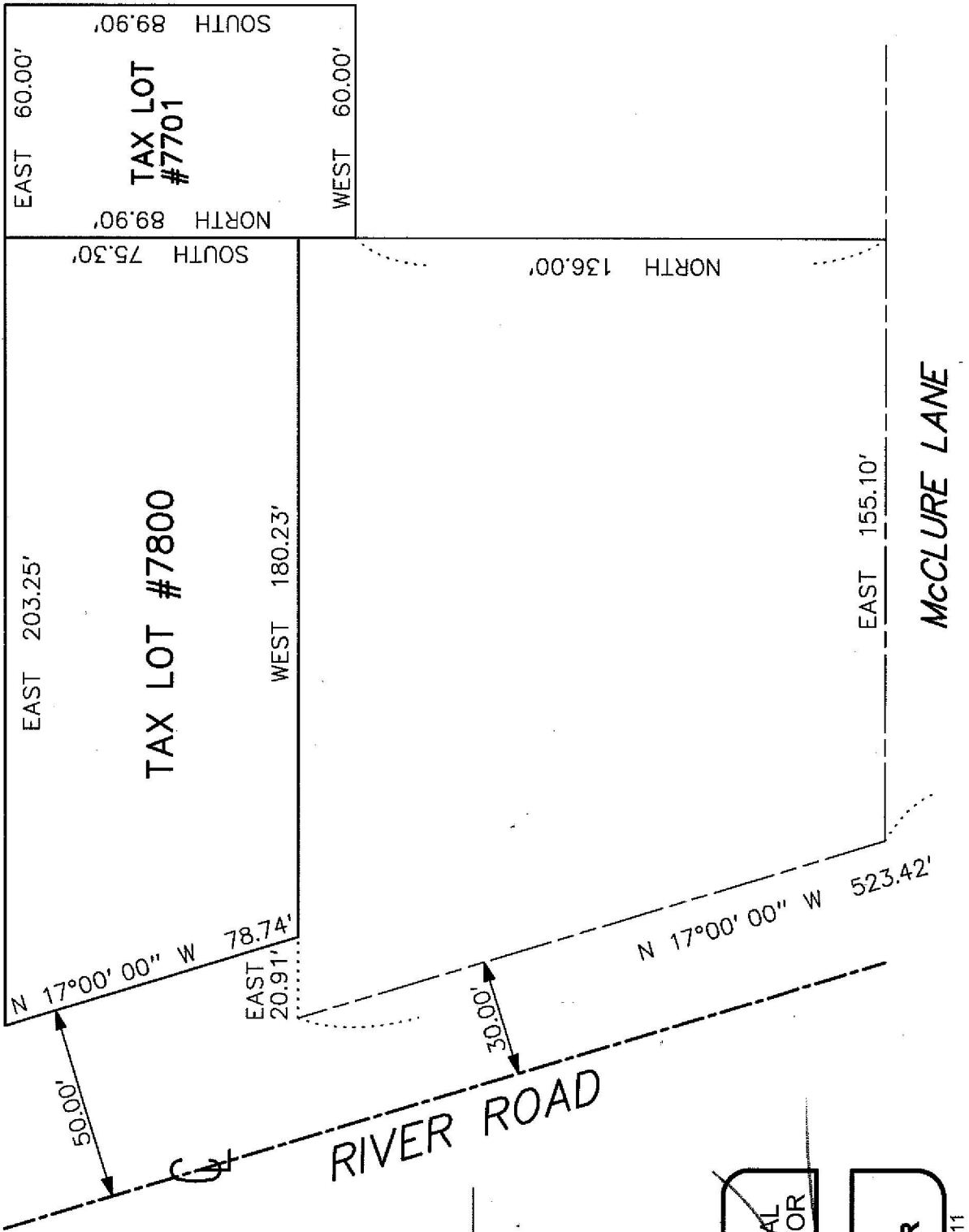
**Section 1.** Based on the above findings and the Planning Director's Recommendation and Findings attached as Exhibit C which are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-24-24, Tax Lots 7800 and 7701 on the maps attached as Exhibit A, and described in the attached Exhibit B, is annexed to the City of Eugene.

**Section 2.** This Resolution is effective immediately upon its passage by the City Council. The annexation and automatic rezoning of the land from C-1/UL to C-1 pursuant to EC 9.7820(3) shall be effective upon the date a copy of this Resolution is filed with the Secretary of the State of Oregon.

**The foregoing Resolution adopted the 23<sup>rd</sup> day of January, 2012.**

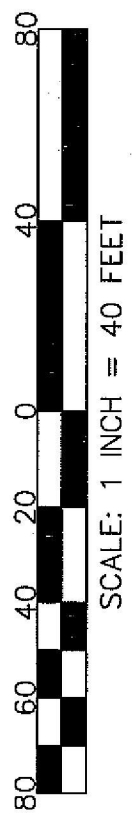
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**Deputy City Recorder**



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
**KENT BAKER**  
#59885  
EXPIRES 12-31-2011



SOUTHWEST CORNER  
BENJAMIN DAVIS  
DONATION LAND  
CLAIM NO. 45

EAST 4843.40'

17 04 24 24

NAD 83/91

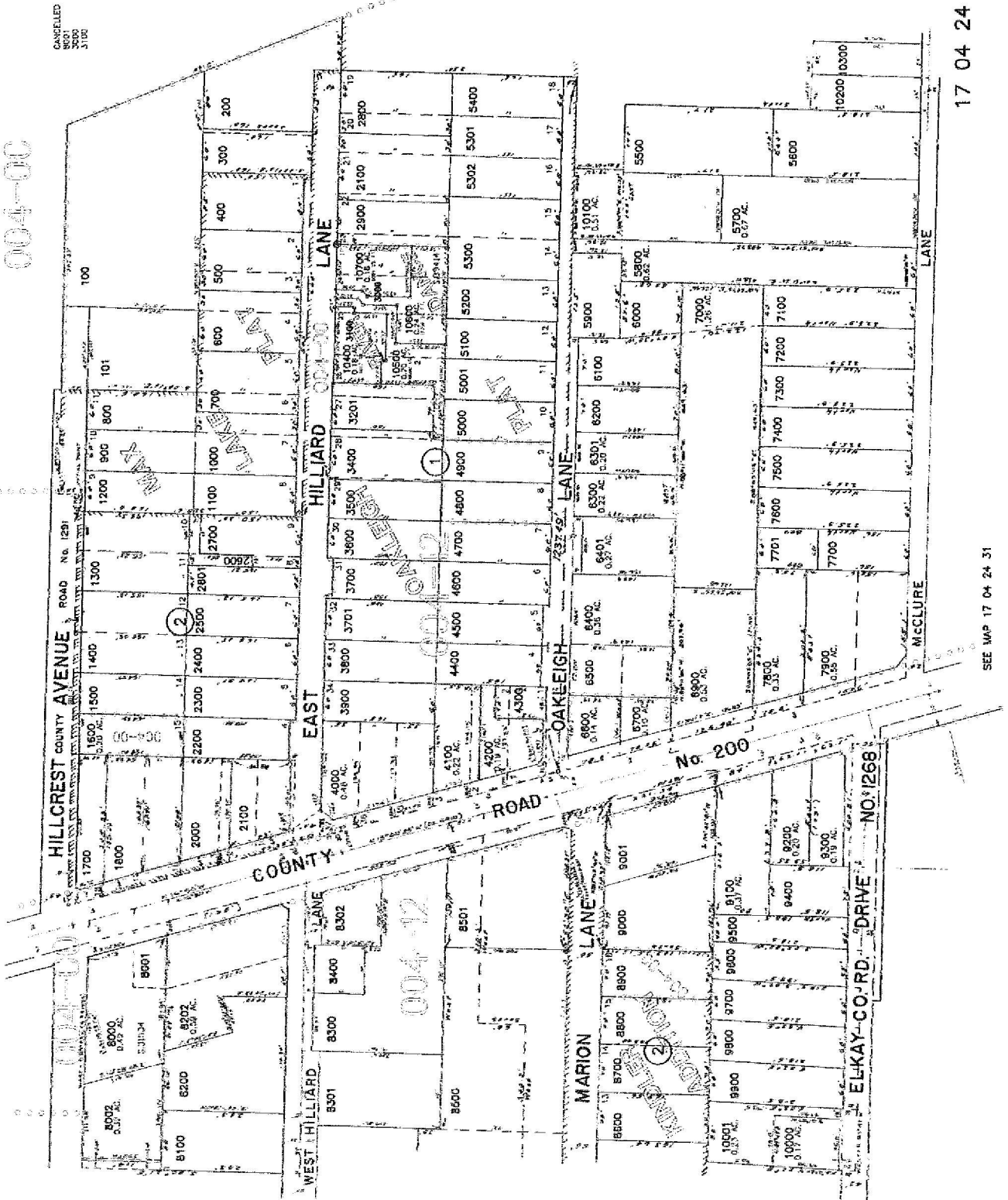
DATE	17 04 24 24
BY	LANE COUNTY ASSESSOR
FOR	ASSESSMENT AND TAXATION
SCALE	1" = 100'

S.E.1/4 N.W.1/4 SEC.24, T.17S. R.4 W.W.M.

LANE COUNTY

SCALE 1" = 100'

SEE MAP 17 04 24 21



FOR ASSESSMENT  
AND TAXATION  
ONLY

SEE MAP 17 04 24 23

SEE MAP 17 04 24 31

17 04 24 24

**Legal Description of Affected Territory to be Annexed**

**(Tax Lot #7800)**

Commencing at the Southwest corner of the Benjamin Davis Donation Land Claim No. 45; thence East 4843.4 feet to a point on the easterly right-of-way line of River Road; thence along the easterly right-of-way line of River Road, parallel to and 30.00 feet from the centerline, North 17°00'00" West 523.42 feet; thence East 20.91 feet to a point being parallel to and 50.00 feet from the centerline of River Road and the **POINT OF BEGINNING** of this tract of land; thence along the easterly right-of-way line of River Road, parallel to and 50.00 feet from the centerline, North 17°00'00" West 78.74 feet; thence leaving the easterly right-of-way line of River Road and running East 203.25 feet; thence South 75.30 feet; thence West 180.23 feet to the point of beginning, in Lane County, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
KENT BAKER  
#59885

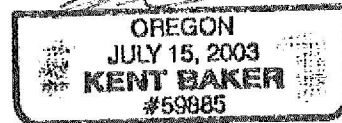
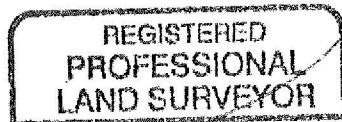
*Expires 12-31-2011*



**Legal Description of Affected Territory to be Annexed**

**(Tax Lot #7701)**

Commencing at the Southwest corner of the Benjamin Davis Donation Land Claim No. 45; thence East 4843.4 feet to a point on the easterly right-of-way line of River Road; thence along the easterly right-of-way line of River Road, parallel to and 30.00 feet from the centerline, North 17°00'00" West 365.94 feet to the intersection of the easterly right-of-way line of River Road with the northerly right-of-way line of McClure Lane; thence along the northerly right-of-way line of McClure Lane, East 155.10 feet; thence leaving the northerly right-of-way line of McClure Lane and running North 136.00 feet to the **POINT OF BEGINNING** of this tract of land; thence continuing North 89.90 feet; thence East 60.00 feet; thence South 89.90 feet; thence West 60.00 feet to the point of beginning, in Lane County, Oregon



*Expires 12-31-2011*



**Planning Director's Recommendations and Findings:  
W. Dickinson Properties LLC (A 11-1)**

<b>Application Submitted:</b> September 28, 2011	
<b>Applicant:</b> W. Dickinson Properties LLC	
<b>Map/Lot(s):</b> 17-04-24-24 Lots 7800 and 7701	
<b>Zoning:</b> C-1/UL	
<b>Location:</b> 925 River Road	
<b>Representative:</b> Richard Satre, Schirmer Satre Group (541)686-4540	
<b>Lead City Staff:</b>	Steve Ochs, Associate Planner, (541) 682-5453

**EVALUATION:**

Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in bold typeface with findings and conclusions following each.

<p><b>EC 9.7825(1) The land proposed to be annexed is within the city's urban growth boundary and is:</b>  <b>(a) Contiguous to the city limits; or</b>  <b>(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.</b></p>	
<p><b>Complies</b>  <input checked="" type="checkbox"/> <b>YES</b>    <input type="checkbox"/> <b>NO</b></p>	<p><b>Findings:</b> The annexation area is within the City's urban growth boundary (UGB), and is contiguous to the City limits, consistent with subsection (a). The City limits are contiguous with the subject area of land along the northern and western boundaries of the property.</p>
<p><b>EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.</b></p>	
<p><b>Complies</b>  <input checked="" type="checkbox"/> <b>YES</b>    <input type="checkbox"/> <b>NO</b></p>	<p><b>Findings:</b> The proposed annexation area is within the urban growth boundary. Several policies from the Metro Plan generally support this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following:</p> <p><b>C. Growth Management, Goals, Findings and Policies:</b>  <i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i>  <i>a. A minimum level of key urban facilities and services can be provided to the area</i></p>



		<p><i>in an orderly and efficient manner.</i></p> <p><i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i></p> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-4).</i></p> <p><i>Policy 16. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)</i></p> <p>The Metro Plan generally designates the annexation area as appropriate for Commercial use. The adopted refinement plan the River Road Santa Clara Urban Facilities Plan is the adopted refinement plan for the subject properties and also generally designates the area for commercial uses. If the annexation is approved, per EC 9.7820(3), the annexation area will remain zoned C-1, and the /UL overlay will be automatically removed from the annexation area.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.</p> <p>Therefore, based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan.</p>
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**EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.**

<p><b>Complies</b></p> <p><input checked="" type="checkbox"/> <b>YES</b>    <input type="checkbox"/> <b>NO</b></p>	<p><b>Findings:</b> The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p><b>Wastewater</b> An 8-inch public wastewater line is within River Road, adjacent to this site. Sewer connection records (#48100) indicate a connection to the public system within River Road. The related wastewater assessments have been paid.</p> <p><b>Stormwater</b> There are public stormwater lines within River Road, owned and maintained by the city</p>
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in this location. As an informational item, future development of the property will require the applicant to submit a feasible stormwater proposal and demonstrate that all applicable stormwater management standards have been met, including establishing capacity of the receiving system, pre-treating impervious areas prior to discharge, and possibly oil and source controls, depending on proposed development.

**Streets**

Taxlot 7800 has frontage on River Road. This segment of River Road was previously annexed into the city limits. River Road is a major arterial with an existing right-of-way width of at least 100 feet, which is the minimum standard for this classification. As an informational item, this property may be within an intersection influence area where access connections are managed (such as number of, widths of, and locations of) at EC 7.408 through 7.445. Taxlot 7701 appears to be landlocked, though aerial photos indicate a possible shared driveway with properties to the north and west.

**Solid Waste**

Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

**Water**

Eugene Water and Electric Board (EWEB) staff notes that the subject properties are served by the River Road Water District (RRWD). There is an existing 4-inch cast iron water main on the north property line. In 1960, River Road Water District (RRWD) installed the water line serving these parcels and was granted easement from both the property owner to the North of applicant's property for the water line extension and the owner of tax lot 7701 for the installation of the water line and meter. (October 7, 1960, Instrument No. 12156, Reel 160 D, Lane County Deeds & Records) This easement granted access for installation, maintenance, repairing, replacing and reading the meter. The water meter installed and on Tax Lot 7701 is covered under that easement as mentioned above. It does not appear there are water facilities crossing over Tax Lot 7800 that would require additional easement. EWEB will request assignment from RRWD including its easement rights for its water facilities along this water line. EWEB has no objections to the annexation.

**Electric** EWEB currently serves the subject property and noted no objections to the annexation.

**Public Safety**

Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection services and ambulance services are currently provided to the subject property by the City of Eugene. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield to central Lane County and will continue in the same manner upon annexation.

**Parks and Recreation**

A minimum level of park service can be provided to the proposal area as prescribed in

	<p>the Metro Plan. The property is currently located in River Road Park and Recreation District. Once withdrawn from the district, parks staff confirm that park service will continue to be provided by the City with the property becoming part of the River Road – Santa Clara parks planning district with nearby parks serving that area being West Bank and Razor Parks.</p> <p><b>Planning and Development Services</b> Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.</p> <p><b>Communications</b> Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><b>Public Schools</b> The subject property is within the Eugene 4J School district and is served by River Road Elementary School, Kelly Middle School and North Eugene High School.</p>
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**CONCLUSION:**

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is found to be consistent with the applicable approval criteria. Based upon findings above, the Planning Director recommends that City Council approve this annexation proposal. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date is set in accordance with state law.

**INFORMATION:**

- ◆ As an informational item, City Council recently adopted access management regulations (EC 7.408 through 7.435) which may be applicable to proposed development, such as access connections onto arterial and major collectors, which are required to be located outside of intersection influence areas, with some exceptions.
- ◆ Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.
- ◆ Future development of the property will require a feasible stormwater proposal and demonstration that all applicable stormwater management standards have been met, including establishing capacity of the receiving system, pre-treating impervious areas prior to discharge, and possibly oil and source controls, depending on proposed development.



**Planning & Development Planning**

City of Eugene  
 99 West 10<sup>th</sup> Avenue  
 Eugene, Oregon 97401  
 (541) 682-5377  
 (541) 682-5572 Fax  
 www.eugene-or.gov

**ANNEXATION APPLICATION**

Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541)682-5377, 99 West 10<sup>th</sup> Avenue, Eugene.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Assessor's Map	Tax Lot	Zoning	Acreage
17-04-24-24	07800	C-1	.34
17-04-24-24	07701	C-1	.12

**Property Address:** Lot 07800: 925 River Road, Lot 07701: No site address associated with this lot

**Plans for Future Development & Permit Number (if applicable):** Medical Supplies & Equipment

**Public Service Districts:**

Name			
<b>Parks:</b>	River Road Park & Recreation District		
<b>Electric:</b>	EWEB		
<b>Water:</b>	EWEB		
<b>Sanitary Sewer:</b>	City of Eugene		
<b>Fire:</b>	City of Eugene		
<b>Schools:</b>	<b>Elementary:</b> River Road	<b>Middle:</b> Kelly	<b>High:</b> North Eugene
<b>Other:</b>	N/A		

**Filing Fee**

A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website at [www.eugeneplanning.org](http://www.eugeneplanning.org)

**Submittal Requirements:**

Provide 3 paper copies and one CD copy of all application materials (i.e. written statement, site plans, etc.) in pdf format at the time of initial submittal. Please note that it is the applicant's responsibility to make sure that the CD and paper copies are identical. Following completeness review, an updated CD and additional paper copies may be required. All site plans must be folded to a size equal or less than 11" x 17".

**Written Statement**

- Submit a detailed written statement describing how this request is consistent with all applicable criteria (Section 9.7825 of the Eugene Code).
- Show the date & north arrow on site plan.
- Show the Assessor's Map and Tax Lot number(s) on the site plan.
- Show a vicinity map on the site plan (vicinity map does not need to be to scale).
- Show city limits & UGB (if applicable) **N/A, Well within the UGB**
- Clearly label the affected territory and any public right of ways to be annexed.
- Show all adjacent streets, alleys, and accessways.
- Show all dimensions of existing public utility easements and any other areas restricting use of the parcels, such as conservation areas, slope easements, access easements, etc.
- Show the location of all existing structures.

**Other Application Requirements**

- Petition for Annexation form listing all owners, including partial owners, and electors. This form includes the Certification of Electors which must be signed by the Lane County Elections/Voter Registration Department and also includes the Verification (Certification) of Property Owners which must be signed by the Lane County Department of Assessment and Taxation. *This form is required even if the land is vacant.*
- Notarized Consent to Annexation form.
- A legal description of the land proposed for annexation, including any public right of way prepared by a registered land surveyor. Oregon Revised Statutes (ORS) 308.225 requires submittal of a closing metes and bounds description or subdivision block and lot number description. Please see example of acceptable legal descriptions contained in the application packet. The legal description must exactly correspond with the map included with the application or the Assessor's map.
- Summary of Urban Service Provision form.
- A county Assessor's cadastral map. *(Available at Lane County Assessment & Taxation)*
- Census Information Sheet. **N/A no Residents**

**Note: This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the applicable approval criteria.**

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

**PROPERTY OWNER OF TAX LOT: 07800**

Name (print): W. Dickinson Properties LLC


Address: PO Box 40236

Email: BillDickinson@allmedoregon.com

City/State/Zip: Eugene, OR 97404

Phone: 541.968.1113

Fax: 541.485.4076

Signature: 

Date: 9/28/2011

**PROPERTY OWNER OF TAX LOT: 07701**

Name (print): W. Dickinson Properties LLC


Address: PO Box 40236

Email: BillDickinson@allmedoregon.com

City/State/Zip: Eugene, OR 97404

Phone: 541.968.1113

Fax: 541.485.4076

Signature: 

Date: 9/28/2011

**PROPERTY OWNER OF TAX LOT: \_\_\_\_\_**

Name (print): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SURVEYOR:**

Name (print): Kent Baker

Company/Organization: Robert's Surveying

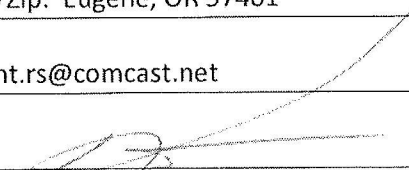
Address: PO Box 7155

City/State/Zip: Eugene, OR 97401

Phone: 541.345.1112

Fax: N/A

E-mail: kent.rs@comcast.net

Signature: 

Date: 9/26/11

**REPRESENTATIVE (If different from Surveyor):**

Name (print): Richard M. Satre

Company/Organization: Schirmer Satre Group

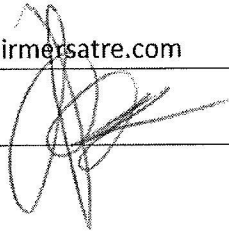
Address: 375 West 4<sup>th</sup>, Suite 201

City/State/Zip: Eugene, OR 97401

Phone: 541.686.4540 Fax: 541.686.4577

E-mail: rick@schirmersatre.com

Signature:



Date:

9/28/11

**\*\*Attached additional sheets if necessary.**



# Application for Annexation to the City of Eugene

## I. Project Information

**Date:** September 28, 2011

**Regarding:** All-Med, Inc.  
Annexation Application

**Property Location:** 925 River Road, Map 17-04-24-24, Tax Lot 07800  
No site address is associated with Tax Lot 07701

**Applicant's Representative:** Richard M. Satre, AICP, ASLA, CSI  
Schirmer Satre Group  
375 West 4<sup>th</sup>, Suite 201  
Eugene, OR 97401  
(541) 686-4540

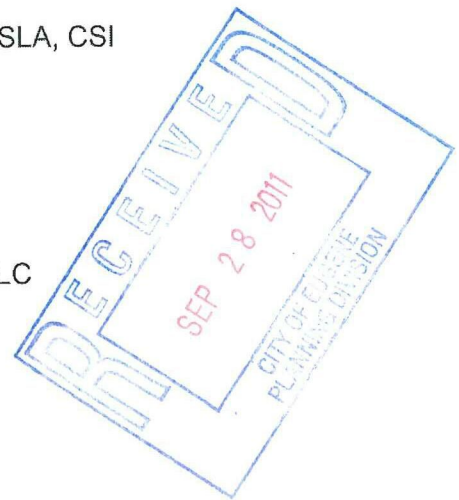
**Owner/Applicant:** William Dickinson  
W. Dickinson Properties LLC  
PO Box 40236  
Eugene, OR 97402  
(541) 968-1113

**Current Zoning:** C-1/UL

**Metro Plan Designation:** Commercial

**Refinement Plan:** River Road-Santa Clara Urban Facilities Plan

**Request:** Annexation to City of Eugene due to zone change needed to accommodate proposed land use.



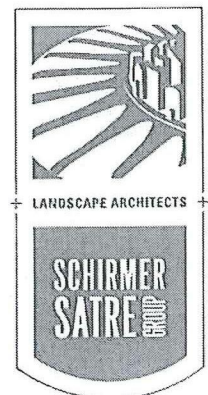
## II. Land Use Request

In accordance with the Annexation submittal requirements, this written statement describes the proposed annexation and demonstrates that the proposal complies with the criteria contained in EC 9.7825. This proposed annexation is for approximately 4.6 acres of property to the City of Eugene. This application is initiated by the owner of land subject to the annexation.

The annexation area is composed of two (2) properties on the east side of River Road between Oakleigh Lane to the north and McClure Lane to the south. The subject lots are within the urban growth boundary and are adjacent to incorporated land. As demonstrated herein the subject lots are capable of being served by the orderly extension of key urban services or are currently being served.

## III. Property Information

**City Limits:** Adjacent to Eugene City Limits  
**Urban Growth Boundary:** Inside UGB  
**Local Government:** City of Eugene





Utilities - Storm Sewer: City of Eugene  
 Sanitary Sewer: Metro Wastewater Service District  
 Water: Eugene Water and Electric Board  
 Electricity: Eugene Water and Electric Board  
 Schools: 4J Eugene  
 Parks and Recreation: River Road and Recreation Department  
 Fire and EMS: Eugene Fire and EMS  
 Map and Tax Lot: 17-04-24-24 TL: 07800 & 07701  
 Area: 0.34 Acre and 0.12 Acre  
 Metro Plan Designation: Commercial  
 Refinement Plan: River Road - Santa Clara Urban Facilities Plan  
 Refinement Plan Designation: Commercial  
 Zoning/Overlay: C-1/UL Neighborhood Commercial/Urbanizable Land  
 Site Address: Lot 07800: 925 River Road, Lot 07701 No site address associated with this lot  
 Eugene Neighborhood Group: River Road Community Organization  
 Current Use: Commercial/Retail/Gift

Adjacent Zoning:

Direction	Use	Zone
North	Retail	C-2 Community Commercial
Northwest	Single Family Housing	C-2 Community Commercial / R-1 Low-Density Residential
East	Single Family Housing	R-1/UL Low-Density Residential
South	Retail	C-1/UL Neighborhood Commercial
West	River Road	N/A

**IV. The Site and Existing Conditions**

A. Tax Lot

This proposal applies to Tax Lots 07800 and 07701 on Lane County Assessor's Map 17-04-24-24.

Lot 07800 is developed with a 2726 square foot commercial building surrounded on three sides by asphalt paving. It is currently zoned C-1/UL Neighborhood Commercial. Lot 07701 is vacant of structures and paving. The Eugene-Springfield Metropolitan Area General Plan diagram designates these properties as appropriate for Commercial development.

B. Location and Site Context

These parcels, roughly 0.46 acres in area, are located on the eastern side of River Road. Lot 07701 abuts single family housing to the east and northeast. Lot 07800 abuts existing retail operations to the north and south.

**V. Criteria and Findings**

The following is the section of the Eugene Land Use code that applies to the annexation of the above mentioned property. For clarity the code section is in plain text and responses are in italics.

**EC 9.7825 Annexation – Approval Criteria.** The city council shall approve, modify and approve, or deny a proposed annexation based on the application's consistency with the following:

**EC 9.7825(1)** The land proposed to be annexed is within the city's urban growth boundary and is:

- (a) Contiguous to the city limits; or
- (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.

*Response: The land proposed for annexation is within the city's urban growth boundary and adjacent to the city limits, therefore the proposed annexation satisfies EC 9.7825(1).*

**EC 9.7825(2)** The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.

*Response: The land proposed for annexation is currently zoned C-1/UL Neighborhood Commercial. It is characterized as strip commercial use. The Metro Plan and the area refinement plan (River Road-Santa Clara Urban Facilities Plan) designation for this property is Commercial, with the recommendation to limit strip commercial areas to existing.*

*This is existing commercial and is proposed to remain so, therefore, the proposed annexation is consistent with the applicable policies in the Metro Plan and area refinement plan and satisfies EC 9.7825(2).*

### **Metro Plan**

C. Growth Management, Goals, Findings and Policies:

Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:

- a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.
- b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan.

*Response: As discussed under EC 9.7825(3) the subject lots can be provided with a minimum level of key urban facilities and services. As such this policy is met.*

Policy 10. Annexation to a city through normal processes shall continue to be the highest priority.

*Response: This application for annexation is made per the criteria starting at EC 9.7800; as such this policy is met.*

Policy 16. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban.

*Response: The subject lots are adjacent to urban land and urbanizable land, the addition of this land within the City limits provides more opportunities for urban development in support of this policy.*

Policy 17. Eugene and Springfield and their respective utility branches, Eugene Water & Electric Board (EWEB) and Springfield Utility Board (SUB), shall be the water and electrical service providers within the UGB.

Response: The proposed annexation area is currently provided water and electrical service from EWEB. Nothing in this application shall change this condition; as such the proposal satisfies this policy.

Policy 21. When unincorporated territory within the UGB is provided with any new urban service, that service shall be provided by the following method (in priority order).

- a. annexation to a city;...

Response: This annexation application satisfies policy 21(a); as such, with approval of this application, this policy is satisfied.

**EC 9.7825 (3)** The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.

Response: Key urban facilities currently serve the site, and a staff member of Eugene Public Works indicated that there are no significant issues. Further research provided the following details:

**Waste Water**

The land proposed for annexation is currently served with an existing City of Eugene gravity wastewater system. See Public Works Building Sewer Connection Record.

**Stormwater**

The site is currently connected to existing storm drains in River Road via downspouts on the building. All existing paving drains to a shared accessway along the north and west to River Road. Existing storm drains and manholes in River Road can be tapped when future development activates the city's stormwater management requirements.

**Electric/Potable Water and Natural Gas**

The site is currently served by EWEB for both water and electricity. Gas and telecommunication facilities are currently present in River Road.

**Improved Streets/Transportation**

Lane Transit District has two bus routes that service this section of River Road with a stop directly in front of site.

Access to the site is directly off River Road via an existing shared service drive along the northern property line.

**Fire and Emergency Medical Services**

The City of Eugene will provide police, fire, and emergency services after annexation.

The above urban facilities and services meet the minimum level as defined in the Metro Plan and can be provided in an orderly, efficient, and timely manner, thereby, satisfying EC 9.7825(3).

**VI. Conclusion**

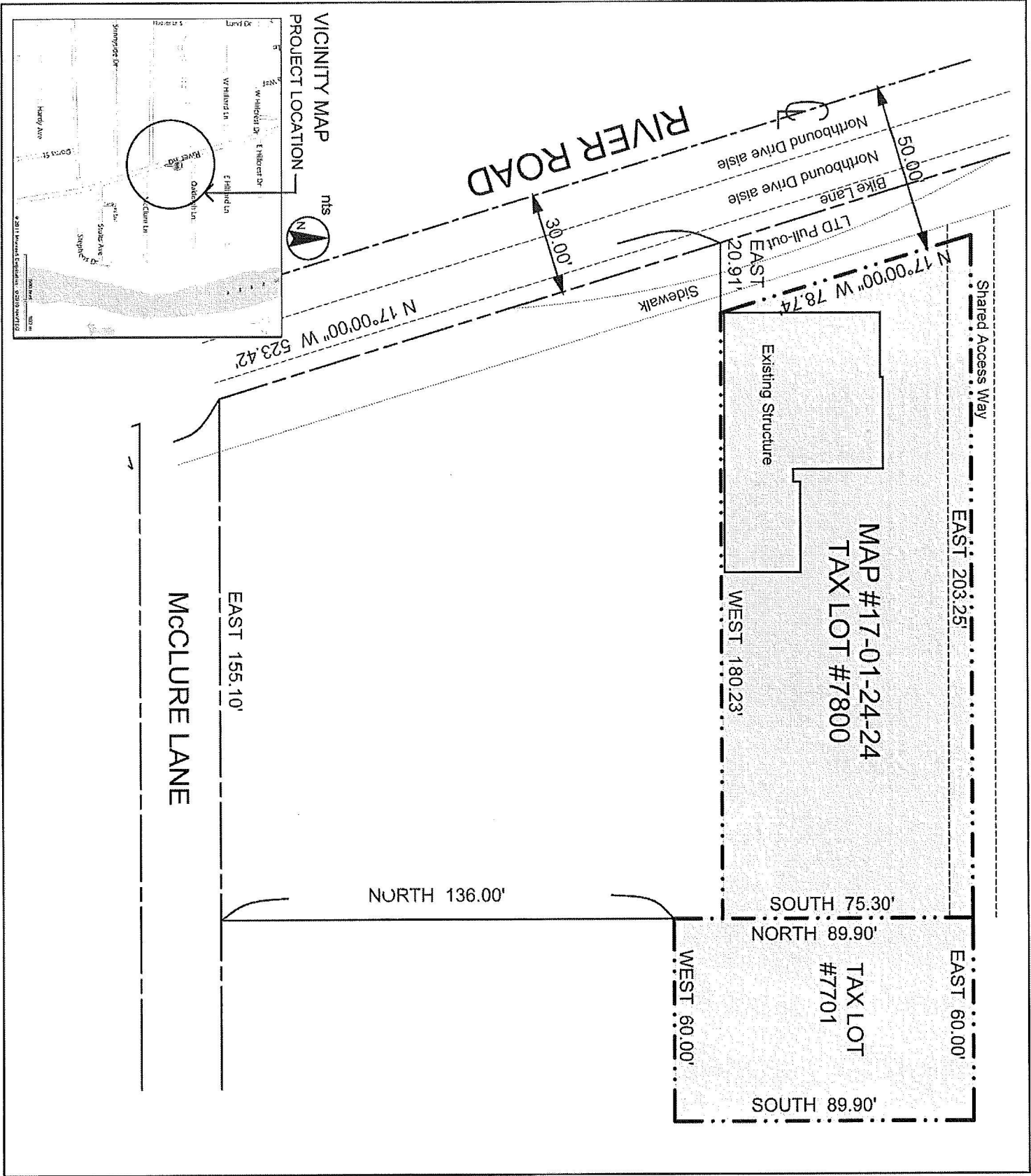
Based on the above information, this annexation request satisfies applicable criteria. Thank you for your review and we look forward to your positive response.




## **VII. Attachments**

County Assessor's Cadastral Map  
Site Plan  
Consent to Annexation  
Certificate of Description (including surveyor's site plan)  
Legal Descriptions for Lots 07800 and 07701  
Petition Signature Sheet  
Summary of Urban Service Provision  
Annexation Determination







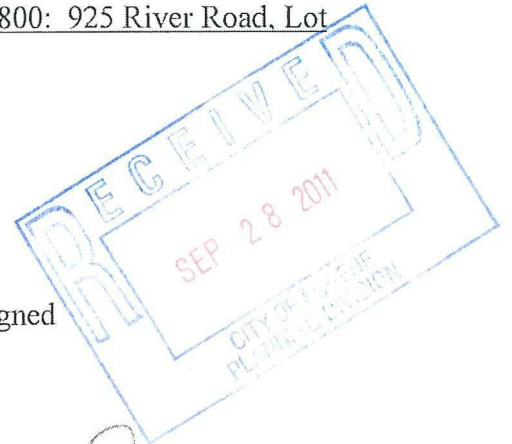
<b>L1.0</b>	Project Number 1153	<b>SITE PLAN</b>	 375 West 4th, Suite 201, Eugene OR 97401 Phone: 541.686.4540 Fax: 541.686.4577 www.schirmersatre.com	 LAUSCRAFT ARCHITECTS
	Drawn By JMS			
	Checked ESS/TTB			
	Date September 28, 2011			
	Phase Annexation			
ALL-MED, INC. ANNEXATION APPLICATION 925 River Road, Eugene, 97404		Scale: 1" = 40' - 0" 		

**Consent to Annexation**

Consent is hereby given to the annexation by the City of Eugene, Oregon of the following described real property:

Map and Tax Lot: 17-04-24-24-07800 & 07701 Address: Lot 07800: 925 River Road, Lot 07701: No Site Address Associated with this Lot

Legal Description: See attached.



In the corporate limits of said city, which is owned by the undersigned

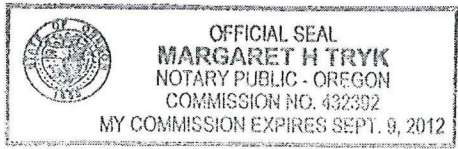
DATED this 28 day of September, 2011.

*William J. Dickinson*  
\_\_\_\_\_  
W. Dickinson Properties LLC  
\_\_\_\_\_

STATE OF OREGON        )  
  )ss  
County of    LANE        )

On this 28<sup>th</sup> day of September, 2011, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, W. Dickinson, W. Dickinson Properties LLC, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:



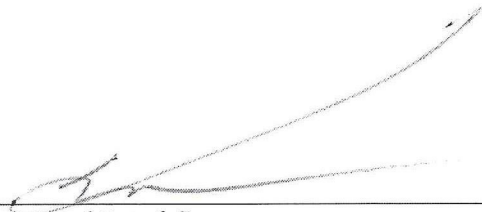
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

*Margaret H. Tryk*  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires Sept. 9, 2012

## Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:

  
\_\_\_\_\_  
Registered Land Surveyor

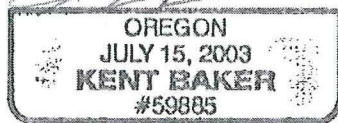
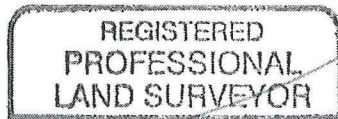
Print Name:

Kent Baker

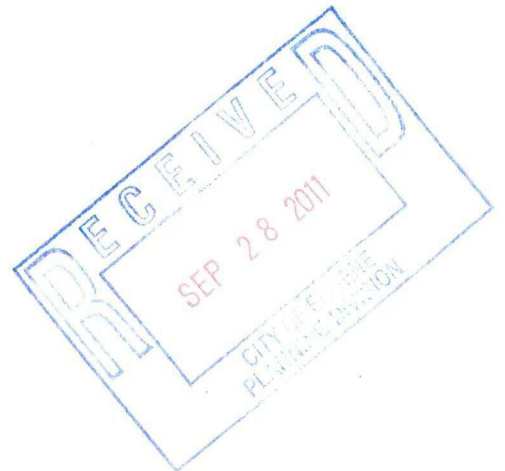
Date:

September 26, 2011

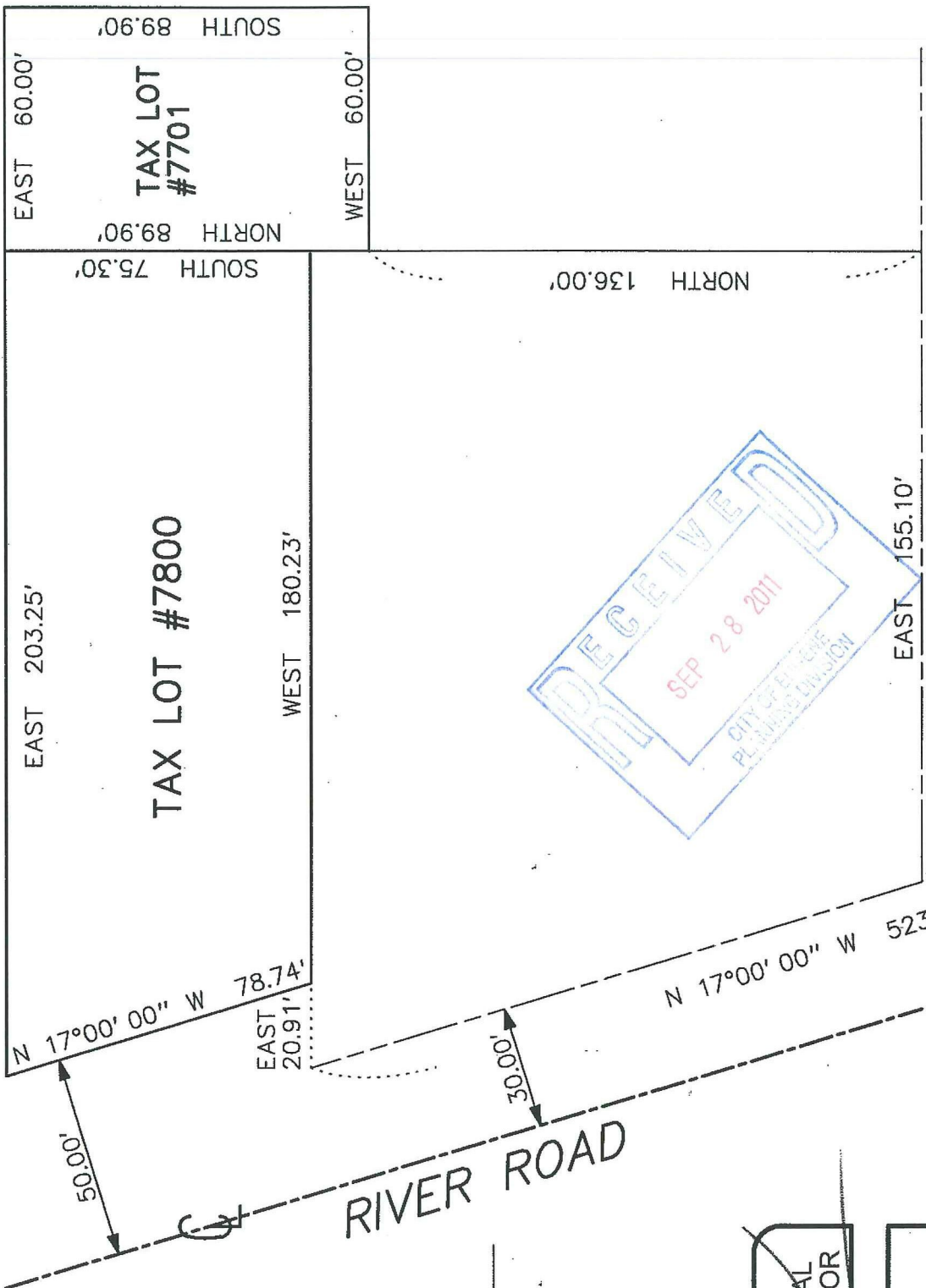
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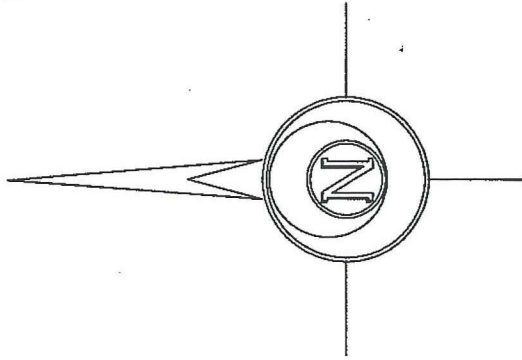
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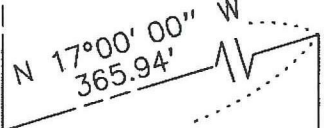
RECEIVED  
 SEP 28 2011  
 CITY OF ELLIOTT  
 PLANNING DIVISION



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 15, 2003  
**KENT BAKER**  
 #59885  
 EXPIRES 12-31-2011

MCCLURE LANE



SOUTHWEST CORNER  
 BENJAMIN DAVIS  
 DONATION LAND  
 CLAIM NO. 45

EAST 4843.40'

**Legal Description of Affected Territory to be Annexed**

**(Tax Lot #7800)**

Commencing at the Southwest corner of the Benjamin Davis Donation Land Claim No. 45; thence East 4843.4 feet to a point on the easterly right-of-way line of River Road; thence along the easterly right-of-way line of River Road, parallel to and 30.00 feet from the centerline, North 17°00'00" West 523.42 feet; thence East 20.91 feet to a point being parallel to and 50.00 feet from the centerline of River Road and the **POINT OF BEGINNING** of this tract of land; thence along the easterly right-of-way line of River Road, parallel to and 50.00 feet from the centerline, North 17°00'00" West 78.74 feet; thence leaving the easterly right-of-way line of River Road and running East 203.25 feet; thence South 75.30 feet; thence West 180.23 feet to the point of beginning, in Lane County, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 15, 2003  
KENT BAKER  
#59885

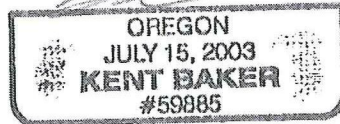
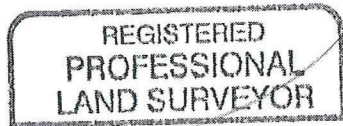
*Expires 12-31-2011*

RECEIVED  
SEP 28 2011  
CITY OF EUREKA  
PLANNING DIVISION

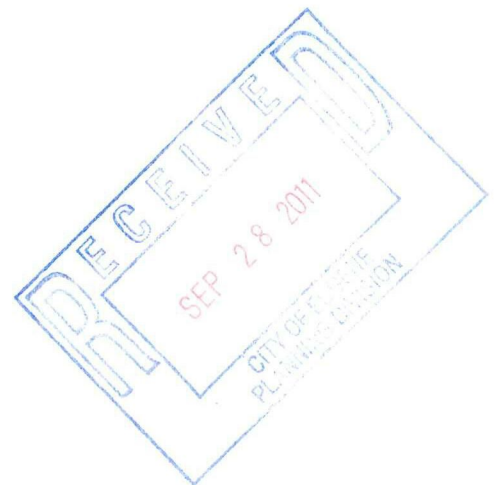
## Legal Description of Affected Territory to be Annexed

(Tax Lot #7701)

Commencing at the Southwest corner of the Benjamin Davis Donation Land Claim No. 45; thence East 4843.4 feet to a point on the easterly right-of-way line of River Road; thence along the easterly right-of-way line of River Road, parallel to and 30.00 feet from the centerline, North 17°00'00" West 365.94 feet to the intersection of the easterly right-of-way line of River Road with the northerly right-of-way line of McClure Lane; thence along the northerly right-of-way line of McClure Lane, East 155.10 feet; thence leaving the northerly right-of-way line of McClure Lane and running North 136.00 feet to the **POINT OF BEGINNING** of this tract of land; thence continuing North 89.90 feet; thence East 60.00 feet; thence South 89.90 feet; thence West 60.00 feet to the point of beginning, in Lane County, Oregon



*Expires 12-31-2011*





Application #: C \* 2008 - \_\_\_\_\_  
 For City Use Only

- \* CB = Coburg
- CR = Creswell
- FL = Florence
- OA = Oakridge
- CG = Cottage Grove
- EU = Eugene
- JC = Junction City
- SP = Springfield

**PETITION**

**Petition Signature Sheet**  
 Annexation by Individuals



We, the following property owners/electors, consent to the annexation of the following territory to the City of (Insert Name of City): Eugene

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
<i>Walter O. Q.</i>	9/29/11	W. Dickinson, W. Dickinson Properties LLC	N/A	17-04-24-24-07800	X	✓	.34ac
<i>Walter O. Q.</i>	9/29/11	W. Dickinson, W. Dickinson Properties LLC	N/A	17-04-24-24-07701	X		.12ac

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

I, Richard M. Satre (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 X \_\_\_\_\_ (signature of circulator)

**CERTIFICATION OF PROPERTY OWNERS**

The total landowners in the proposed annexation are 2 (qty). This petition reflects that 2 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

*David Adams*  
 Lane County Department of Assessment and Taxation

9-28-11  
 Date Certified

**CERTIFICATION OF ELECTORS**

The total active registered voters in the proposed annexation are 0. I hereby certify that this petition includes 0 valid signatures representing 100 (%) of the total active registered voters that are registered in the proposed annexation.

*Cheryl J. Roberts*  
 Lane County Clerk or Deputy Signature  
9-28-11  
 Date Certified

## Summary of Urban Service Provision

This form is intended as a guide to assist applicants in demonstrating that a minimum level of key urban services can be provided to the area proposed for annexation. Space is provided on this form for you to provide detailed information on service provision. Please add additional pages if necessary to provide details of servicing issues related to the area you are annexing. To assist you in providing this information, some contacts are listed below. For large or difficult to serve properties, you may wish to contact a private land use planning consultant to prepare your application.

Property Owner(s) Name: *W. Dickinson Properties LLC*

Assessor's Map and Tax Lot Numbers for Properties Proposed for Annexation  
(For example: Map 17-03-19-31, Tax Lot 100)

Map 17-04-24-24, Tax Lot 07800 & Map 17-04-24-24, Tax Lot 07701

**Wastewater** -- All new development must connect to the wastewater (sanitary sewer) system. Is wastewater service available to serve the area proposed for annexation? (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

The property(ies) in this annexation request:

X will be served from an existing gravity wastewater line.

Location and size of existing wastewater line: See attached Public Works Building Sewer Connection Record

\_\_\_\_\_ will be served by an extension of an existing gravity wastewater line.

Where will a wastewater line be extended from? When will it be extended? By whom?

**Stormwater** -- Site plans for all new development must provide for drainage to an approved system consistent with the Comprehensive Stormwater Management Plan. City approval for storm drainage will be required as part of the development process. (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

Is the site currently served by an approved stormwater system? N/A No new development is proposed. All stormwater is handled as existing non-conforming where the destination of downspouts ties directly to city storm drain on River Road and any surface drainage in parking area drains directly to River Road and feeds into existing River Road storm system.



*Fire and emergency services (Please indicate which fire district serves subject property.)*

\_\_\_\_\_ Santa Clara - Fire protection services are currently provided to the subject property by the Santa Clara Rural Fire Protection District.

  X   River Road - Fire and emergency services - Fire protection is currently provided to the subject property by the River Road Water District under contract with the City of Eugene. Upon annexation, fire protection will be provided directly by the City of Eugene Fire & EMS Department.

**Emergency medical transport (i.e., ambulance) services** are currently provided on a regional basis by Eugene, Springfield, and Lane Rural Fire/Rescue to central Lane County, including the River Road and Santa Clara areas. After annexation, this service will continue to be provided by the current provider. All ambulance service providers have mutual aid agreements and provide back-up service into the other providers' areas.

**Planning and Development Services** -- Planning and building permit services are provided to the area outside the city limits but within the urban growth boundary by the City of Eugene. This service would continue after annexation.

**EWEB** (Eugene Water and Electric Board) currently provides water and electric service in the Eugene area and can provide service to new development in the River Road and Santa Clara area upon annexation. Some properties in northern Eugene receive electric service from EPUD (Emerald People's Utility District). Some properties in south Eugene receive electric services from the Lane Electric Cooperative; please note if this is the case for your property. For more information contact EWEB, ph. 484- 2411, EPUD, ph. 746-1583 or Lane Electric Co-op, 484-1151.

**Electric Service** -- Which electric company will serve this site?

  EWEB  .

**Water Service** -- Please provide the size and location of the water main closest to your property.  
*4" water main along northerly property line at shared driveway, ties into 8" line on River Road.*

\_\_\_\_\_.

**Solid Waste** -- Solid waste collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

**Natural Gas** -- Northwest Natural Gas can extend service to new development in this area.

**Communications** -- US West Communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield Area.



48100

PUBLIC WORKS DEPARTMENT  
BUILDING SEWER CONNECTION RECORD

TAX LOT 1704242407800 ADDRESS 925-927 RIVER ROAD

OWNER JIM BARNES

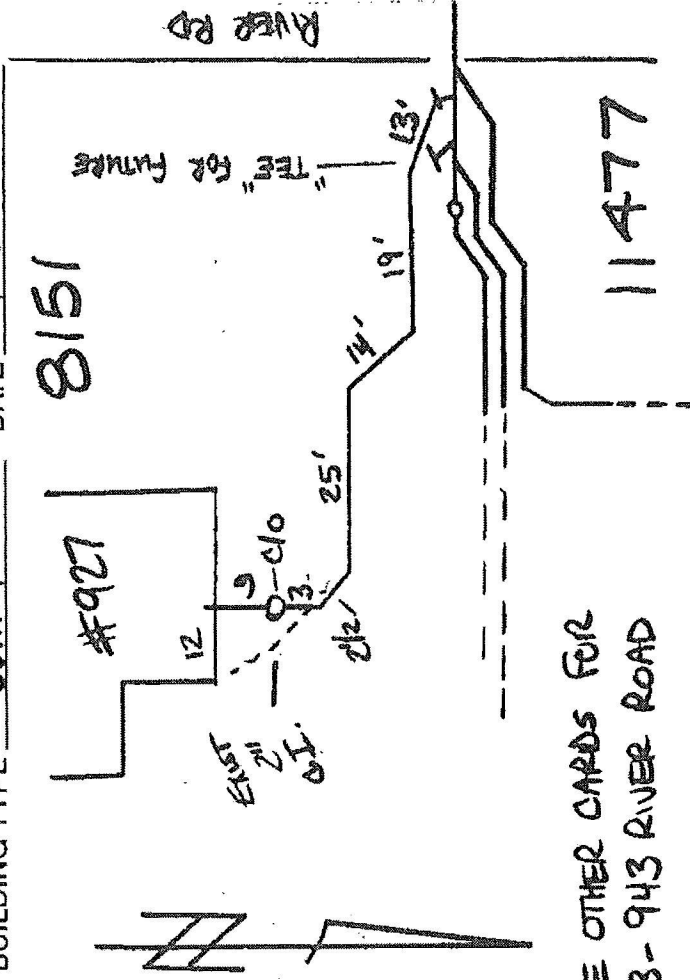
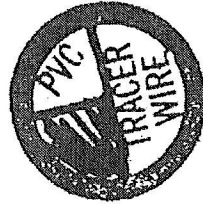
PLUMBER STEVE BAZE

PERMIT NO. 920364

BUILDING TYPE COMM

DATE 7-8-92

8151



\* SEE OTHER CARDS FOR  
933-943 RIVER ROAD

11477





# ANNEXATION DETERMINATION

Please provide the following information. Note that additional information may be required upon further review to adequately address the applicable code criteria. If you have any questions about filling out this form, please contact Planning staff at the Permit and Information Center, 541-682-5377, or 99 West 10<sup>th</sup> Avenue.

List all Assessor's Map and Tax Lot numbers of the property included in the request

Assessor's Map	Tax Lot	Zoning	Acreage
17-04-24-24	07800	C-1	.34
17-04-24-24	07701	C-1	.12

Property address: Lot 07800: 925 River Road, Lot 07701: No site address associated with this lot

Pending building permit or land use application number(s): N/A

Are there any existing buildings on property?  Yes  No *If yes, list existing buildings and their use (i.e. 1700 square foot single family home):*

2726 square foot retail, gift, novelty & souvenir shop at Lot 07800

Describe proposed development (including square footage, use, addition to existing building or new building):

2726 square foot Medical Supplies & Equipment

For new development, indicate if new water hookup is required:  Yes  No

For new development, indicate if new wastewater hookup is required:  Yes  No

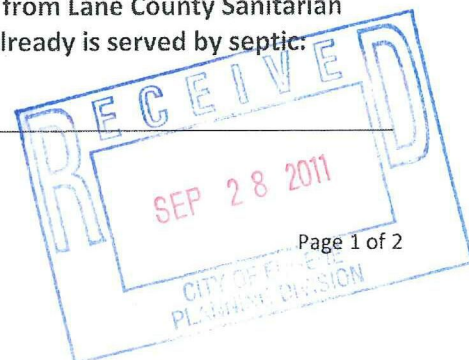
Is the property contiguous with Eugene city limits?  Yes  No

Describe the location of the closest public wastewater lines (distance from property). For more information, contact Public works Engineering staff.

See Public Works Building Sewer Connection Record – Wastewater connection is directly to building from River Road

If wastewater service is not available, provide a copy of septic permit from Lane County Sanitarian (541-682-3823) or provide information about how the site can be or already is served by septic:

N/A



By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.


OWNER (Also the Applicant?  Yes /  No):

Name (print): W. Dickinson Properties LLC

Phone: 541.968.1113

Address: PO Box 40236

City/State/Zip: Eugene, OR 97404

Signature: 

APPLICANT  / APPLICANT'S REPRESENTATIVE  (Check one):

Name (print): Richard M. Satre

Company/Organization: Schirmer Satre Group

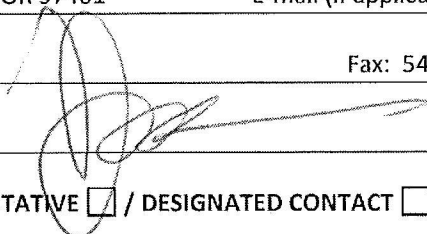
Address: 375 West 4<sup>th</sup>, Suite 201

City/State/Zip: Eugene, OR 97401

E-mail (if applicable): rick@schirmersatre.com

Phone: 541.686.4540

Fax: 541.686.4577

Signature: 

APPLICANT'S REPRESENTATIVE  / DESIGNATED CONTACT  (Check all that apply):

Name (print):

Company/Organization:

Address:

City/State/Zip:

E-mail (if applicable):

Phone:

Fax:

Signature:

**NOTE:** This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the applicable approval criteria.

**Land Use Referral  
City of Eugene**

Date: October 3, 2011  
File Number: A11-01 W. Dickenson Properties  
From: Deanna Kreger  
Referral Group: Public Works Engineering, Team Central

Tax Map / Lot: 17-04-24-24-07701 & 07800

**City of Eugene Public Works finds the annexation petition to be consistent with urbanization policies specific to key urban services, as determined below.**

**Wastewater**

An 8-inch public wastewater line is within River Road, adjacent to this site. Sewer connection records (#48100) indicate a connection to the public system within River Road. The related wastewater assessments have been paid.

**Stormwater**

There are public stormwater lines within River Road, it appears the system is owned and maintained by the city in this location. As an informational item, future development of the property will require the applicant to submit a feasible stormwater proposal and demonstrate that all applicable stormwater management standards have been met, including establishing capacity of the receiving system, pre-treating impervious areas prior to discharge, and possibly oil and source controls, depending on proposed development.

**Streets**

Taxlot 7800 has frontage on River Road. This segment of River Road was previously annexed into the city limits. River Road is a major arterial with an existing right-of-way width of at least 100', which is the minimum standard for this classification. As an informational item, this property may be within an intersection influence area where access connections are managed (such as number of, widths of, and locations of) at EC 7.408 through 7.445. Taxlot 7701 appears to be landlocked, though aerial photos indicate a possible shared driveway with properties to the north and west.

## OCHS Steve P

---

**From:** FIELDS Phil <Phil.Fields@co.lane.or.us>  
**Sent:** Friday, October 14, 2011 2:38 PM  
**To:** OCHS Steve P  
**Cc:** BARRY Celia; BAJRACHARYA Shashi; MCKINNEY Lydia; PETSCH John S  
**Subject:** A 11-01 (Dickenson) (River Rd.) (EUG)

**TP File:** 10251  
**File No.:** A 11-01  
**Applicant:** W. Dickenson  
**Owner:** W. Dickenson  
**Location:** River Road between Oakleigh and McClure  
**TRS:** 17-04-24-24  
**Tax Lots:** 7701 & 7800  
  
**Proposal:** Annexation

**Comments from Lane County Transportation Planning:**

Access to this proposal is from River Road, the adjacent portion of which is a City of Eugene street. These properties are within the Eugene Urban Growth Boundary, and the roads serving the property are under City jurisdiction. Pursuant to Lane Code 10.600-20, the City has land use jurisdiction of this area in its entirety.

Thank you for providing the opportunity to comment.

*Phil Fields*  
*Lane County Transportation Planning*  
*3040 N. Delta Hwy.*  
*Eugene, OR 97408-1696*  
*541-682-6976*  
[phil.fields@co.lane.or.us](mailto:phil.fields@co.lane.or.us)

## OCCHS Steve P

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**From:** EGGLESTON Carol <Carol.EGGLESTON@eweb.org>  
**Sent:** Friday, October 14, 2011 11:59 AM  
**To:** JOHNSON Bill; SVETAL Christina; BERGMAN Kate; OCCHS Steve P; LOWEN Gretchen  
**Cc:** TAYLOR Brad; MCGRATH Dennis  
**Subject:** RE: A 11-1 W. Dickenson Properties  
**Attachments:** image001.jpg

In 1960, River Road Water District (RRWD) originally installed the water line serving these parcels and was granted easement from both the property owner to the North of applicant's property for the water line extension and the owner of tax lot 7701 for the installation of the water line and meter. (October 7, 1960, Instrument No. 12156, Reel 160 D, Lane County Deeds & Records) This easement granted access for installation, maintenance, repairing, replacing and reading the meter.

EWEB is in the process of determining the location of the water line and meter within Tax Lot 7701. If the water line was actually installed over any portion of Tax Lot 7800, EWEB will require easement from this Applicant prior to the annexation approval.

EWEB Property Department will request Assignment from RRWD including its easement rights as set out in said mentioned Easement for its water facilities along this water line.

*Carol Eggleston*, Right-of-Way Agent

Eugene Water & Electric Board, 500 E. 4th Avenue, Eugene, OR 97401  
Desk Phone: (541) 685-7424 Cell Phone: (541) 515-9119



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**From:** JOHNSON Bill  
**Sent:** Friday, October 14, 2011 11:57 AM  
**To:** SVETAL Christina; EGGLESTON Carol; BERGMAN Kate; OCCHS Steve P; LOWEN Gretchen  
**Cc:** JOHNSON Bill; TAYLOR Brad  
**Subject:** A 11-1 W. Dickenson Properties

The annexation application does not accurately identify that River Road Water District (RRWD) provides the water to the subject properties. EWEB sells firm surplus water to RRWD, but not directly to the subject properties.

The subject properties are currently served by an existing 4-inch cast iron water main at the north property line. EWEB water does not object to the annexation.

The following items are information for the applicant:

Please contact the Fire Marshall concerning fire protection requirements for building permits.

State Drinking Water regulations (OAR 333-061-0050(10)) requires a minimum separation between water and sewer lines of 10-feet where they run parallel to each other, unless the sewer lines is located with 1.5 feet of clearance lower than the water line then the required separation is 5-feet.



EWEB owned water facilities will be located in the right-of-way, or in a minimum 7' public utility easements (PUE's) adjacent to the public right-of-way, or in a minimum 14' PUE's when not adjacent to public right-of-way.

**Bill Johnson**

Water Engineering Technician III

Eugene Water & Electric Board

541-685-7377

[bill.johnson@eweb.org](mailto:bill.johnson@eweb.org)

## OCHS Steve P

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**Bill Johnson**

Water Engineering Technician III

Eugene Water & Electric Board

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[bill.johnson@eweb.org](mailto:bill.johnson@eweb.org)

## OCHS Steve P

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### **Bill Johnson**

Water Engineering Technician III

Eugene Water & Electric Board

541-685-7377

[bill.johnson@eweb.org](mailto:bill.johnson@eweb.org)

## OCHS Steve P

---

**From:** WILCOX Michele L  
**Sent:** Friday, October 14, 2011 8:34 AM  
**To:** KREGER Deanna N; JANISCH Amy C  
**Cc:** OCHS Steve P; BJORKLUND Neil H; ELLIOTT Brian N; FASSBENDER Tim H; FIELDS Phil; HOBIE Gina; KEPPLER Peggy A; LOWEN Gretchen; MCLAUGHLIN Jim T; PERRY Doug W; \*Eugene PWE LURS  
**Subject:** RE: COE Annexation Proposal

Deanna,

It appears that this portion of River Rd was included in the recent overlay project. That project went from Railroad Blvd to Horn Lane.

Respectfully,  
Michele L. Wilcox  
Engineering Permit Technician II  
541 682 8485  
99 W 10th Av  
Eugene, OR 97401

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**From:** KREGER Deanna N  
**Sent:** Thursday, October 13, 2011 5:53 PM  
**To:** JANISCH Amy C  
**Cc:** OCHS Steve P; BJORKLUND Neil H; ELLIOTT Brian N; FASSBENDER Tim H; FIELDS Phil; HOBIE Gina; KEPPLER Peggy A; LOWEN Gretchen; MCLAUGHLIN Jim T; PERRY Doug W; \*Eugene PWE LURS  
**Subject:** RE: COE Annexation Proposal

Amy,

Please see the attached referral comments. **Does anyone know if this segment of RR was part of the recent overlay?** I think it was but am not sure.

<< File: A11-01 W Dickenson Properties.PW Referral.doc >>

Thanks,  
Deanna

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**From:** JANISCH Amy C  
**Sent:** Friday, September 30, 2011 8:12 AM  
**To:** BJORKLUND Neil H; ELLIOTT Brian N; FASSBENDER Tim H; FIELDS Phil; HOBIE Gina; KEPPLER Peggy A; KREGER Deanna N; LOWEN Gretchen; MCLAUGHLIN Jim T; PERRY Doug W  
**Cc:** OCHS Steve P  
**Subject:** COE Annexation Proposal

Annexation consistency review for **W. Dickinson Properties (A 11-1)**:

Please respond by **October 14, 2011** with service availability and other relevant issues regarding the proposed annexation.



Map: 17-04-24-24

Lot/s: 7701 and 7800

Location: East side of River Road between Oakleigh and McClure

Acres: .46

Proposed future development: Medical supplies and equipment

Project documents can be viewed at [www.eugene-or.gov/luappstracking](http://www.eugene-or.gov/luappstracking).

**Please send your comments directly to:**

Steve Ochs, Associate Planner

541-682-5453

[steve.p.ochs@ci.eugene.or.us](mailto:steve.p.ochs@ci.eugene.or.us)

Amy Janisch | Land Use Planning Specialist

City of Eugene | Planning & Development

99 West 10<sup>th</sup> Avenue | Eugene OR 97401

Phone 541.682.5699 | Fax 541.682.5572