

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Resolution 5079 Annexing Land to the City of Eugene (Raterman - A 12-4)

Meeting Date: January 28, 2013
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2D
Staff Contact: Becky Taylor
Contact Telephone Number: 541-682-5437

ISSUE STATEMENT

This item is a request to annex a 0.47-acre property and the abutting segment of right-of-way, West Hilliard Lane, which is approximately 50 feet in width and 600 feet in length. The easterly portion of West Hilliard Lane is currently within the city limits. This annexation would extend the City-owned portion of this street further to the west adjacent to the applicant's property. The inclusion of right-of-way is a logical extension of City limits and does not create an island of unannexed territory, consistent with City Council's Resolution No. 4903 concerning right-of-way annexations (see Attachment D). Inclusion of this right-of-way is also necessary for this property to be contiguous to the city limits and therefore, eligible for annexation.

The private property to be annexed (the 0.47-acre, Tax Lot 200) is being requested by the property owner, Sage Raterman, to further develop the property. The property has an existing single-family dwelling and is zoned and designed as low-density residential. The owner is in the process of correcting an outstanding violation concerning a second dwelling on the subject property that was built in advance of the required permits. The owner intends to file a land partition and building permits following annexation to bring the property into compliance with City regulations.

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 Eugene Water & Electric Board. 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.

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 10th 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 policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B).

COUNCIL OPTIONS

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 5079 which approves the proposed annexation request consistent with the applicable approval criteria.

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. Resolution No. 4903

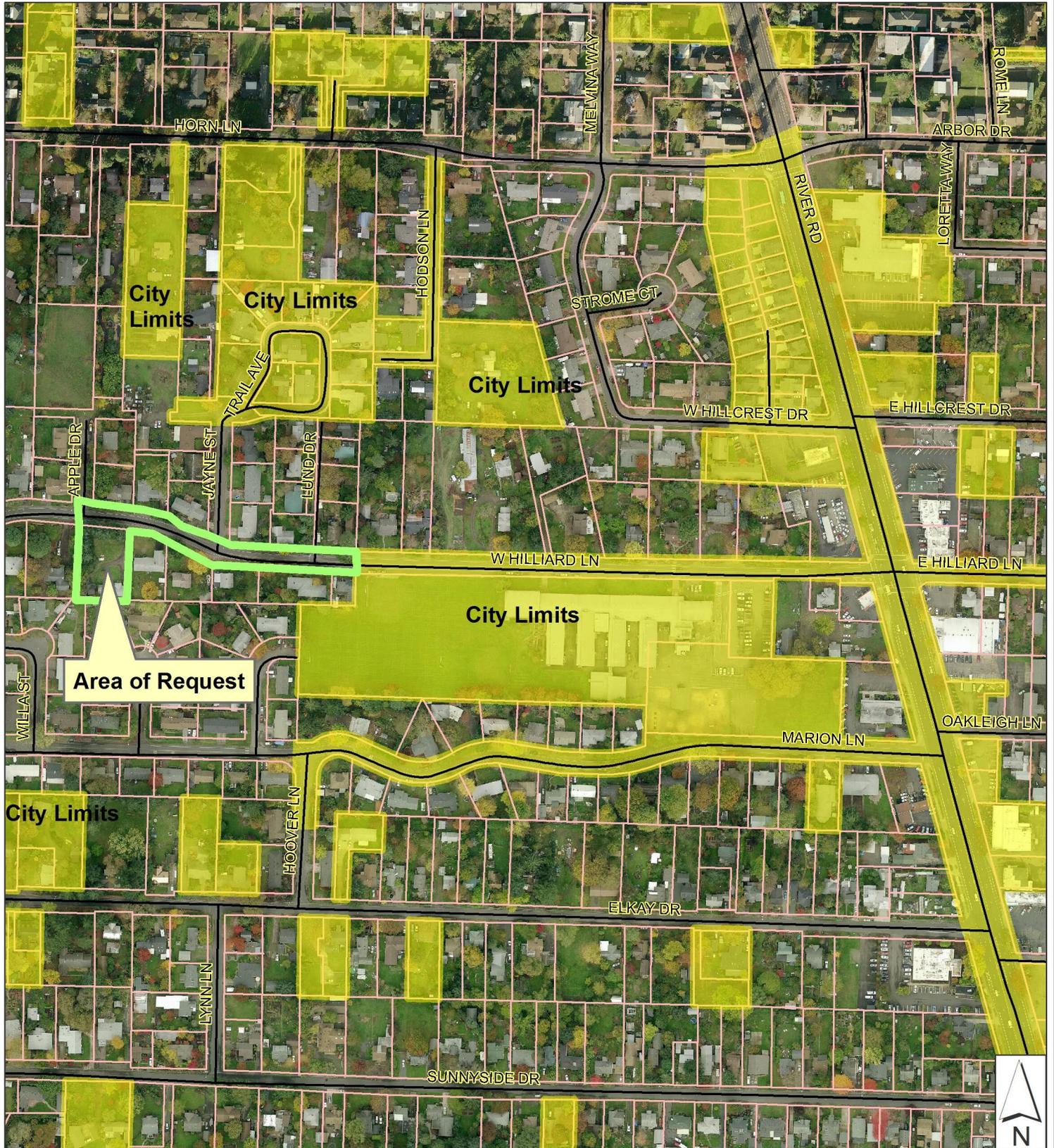
FOR MORE INFORMATION

Staff Contact: Becky Taylor, Associate Planner

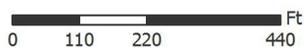
Telephone: 541/682-5437

Staff E-Mail: becky.g.taylor@ci.eugene.or.us

Attachment A - Map of Annexation Request



Caution:
This map is based on imprecise
source data, subject to change,
and for general reference only.



January 09, 2013

RESOLUTION NO. _____

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(PROPERTY IDENTIFIED AS A PORTION OF WEST HILLIARD LANE
AND ASSESSOR'S MAP 17-04-23-14 TAX LOT 200).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by Sage Raterman on December 7, 2012, 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 a portion of West Hilliard Lane and Assessor's Map 17-04-23-14, Tax Lot 200.

B. The territory proposed to be annexed is depicted on the map 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 20, 2012 a notice containing the street 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 28, 2013.

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 a portion of West Hilliard Lane and Assessor's Map 17-04-23-14, Tax Lot 200 on the map 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 R-1/UL to R-1 pursuant to EC

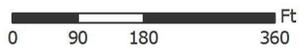
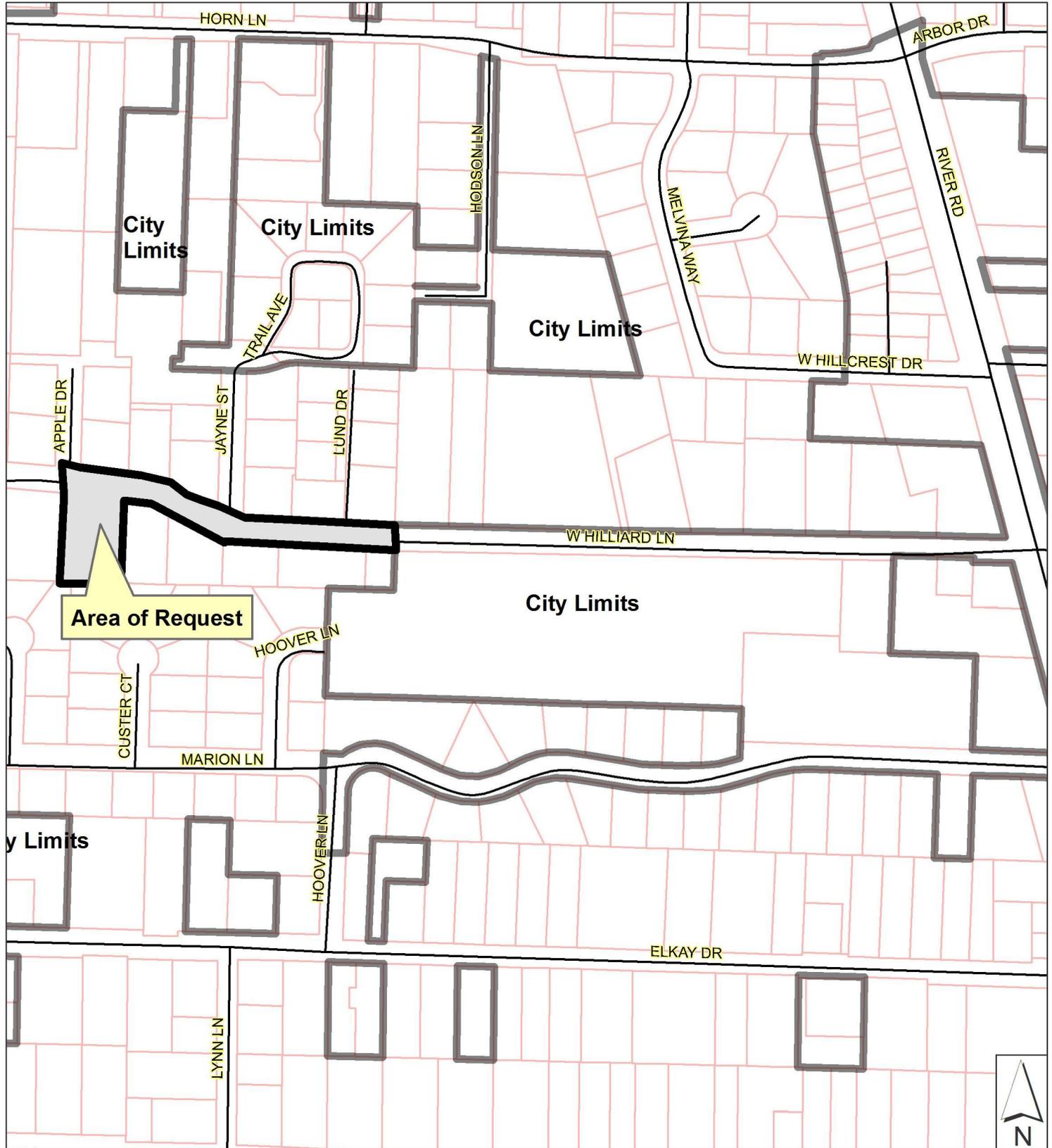
Attachment B - Draft Resolution

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 ____ day of January, 2013.

City Recorder

Exhibit A - Vicinity Map (A 12-4) Raterman



Caution:
This map is based on imprecise
source data, subject to change,
and for general reference only.

January 09, 2013



Exhibit B - Legal Description Tax Lot 200 and Portion of West Hilliard Lane

Legal Description
Tax Lot 17-04-23-14 #200

Beginning at a point which is 1094.18 feet North and 2530.13 feet East from the Southwest corner of Benjamin Davis and wife Donation Land Claim No. 45, in Township 17 South, Range 4 West, Willamette Meridian; thence North $0^{\circ} 08' 00''$ East 225.32 feet to a point on the Northerly margin of West Hilliard Lane; thence along said Northerly margin the following courses and distances: South $86^{\circ} 20' 00''$ East 171.48 feet, South $65^{\circ} 14' 30''$ East 164.91 feet, South $85^{\circ} 58' 00''$ East 125.96 feet, North $87^{\circ} 10' 44''$ East 197.13 feet; thence leaving said Northerly margin, South $2^{\circ} 49' 16''$ East 50.00 feet to a point on the Southerly margin of said West Hilliard Lane; thence along said Southerly margin the following courses and distances: South $87^{\circ} 10' 44''$ West 200.16 feet, North $85^{\circ} 58' 00''$ West 138.12 feet, North $65^{\circ} 14' 30''$ West 164.75 feet, North $86^{\circ} 20' 00''$ West 39.02 feet; thence leaving said southerly margin, South $0^{\circ} 08' 00''$ West 167.95 feet; thence North $89^{\circ} 48' 30''$ West 119.77 feet to the point of beginning in lane County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marvin S. Krush

OREGON
JULY 14, 1978
MARVIN S. KRUSH
1643



**Planning Director's Recommendations and Findings:
Raterman (A 12-4)**

Application Submitted: December 7, 2012	
Applicant: Sage Raterman	
Map/Lot(s): 17-04-23-14 Lot 200	
Zoning: R-1/UL	
Location: South side of West Hilliard Lane, between Apple Drive and Jayne Street, west of River Road	
Representative: Shaun Nugent	
Lead City Staff:	Becky Taylor, Associate Planner, (541) 682-5437

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>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.</p>	
<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The annexation area is within the City's urban growth boundary (UGB), and is contiguous to the City limits, consistent with subsection (a). The area to be annexed includes Tax Lot 200 and the abutting segment of West Hilliard Lane. The portion of West Hilliard Lane west of River Road, for a distance of approximately 1,200 feet, is currently within City limits. The annexation will extend the City's jurisdiction of West Hilliard Lane an approximate 600 feet, to the subject tax lot. The inclusion of right-of-way is a logical extension of the City limits and does not create an island of unannexed territory.</p>
<p>EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.</p>	
<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The proposed annexation area is within the UGB. Several policies from the <u>Metro Plan</u> 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>C. Growth Management, Goals, Findings and Policies:</p> <p><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></p> <p><i>a. A minimum level of key urban facilities and services can be provided to the area 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 <u>Metro Plan</u> designates the annexation area as appropriate for residential use. The <u>River Road/Santa Clara Urban Facilities Plan (RR/SC UFP)</u> is the adopted refinement plan for the subject properties and also designates the area for residential uses. If the annexation is approved, per EC 9.7820(3), the annexation area will remain zoned R-1, and the /UL overlay will be automatically removed from the annexation area.</p> <p>With regard to applicable policies of the <u>RR/SC UFP</u>, the subject property is not within a subarea; of the general “Residential Land Use Policies” at Section 2.2, none appear to be directly applicable to the subject request. The “Public Facilities and Services Element” policies of the <u>RR/SC UFP</u> are directed at local government; however, the premise of these policies for the provision of urban services is the assumption that the properties within the UGB will be annexed.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with <u>Metro Plan</u> 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>
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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.

Complies		Findings: 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:
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

Wastewater

Public wastewater is available to serve the subject property from the existing 8-inch mainline located within West Hilliard Lane, abutting the subject property.

Stormwater

The applicant proposes on-site management of stormwater runoff via the construction of private infiltration facilities. Stormwater management will be more precisely determined at the time of development.

Streets

West Hilliard Lane abuts the north property boundary of Tax Lot 200. The annexation includes the abutting segment of West Hillard Lane, for a distance of approximately 600 feet to the east, to align with the existing portion of West Hilliard Lane that is in City limits (i.e. the segment that is west of River Road, for a distance of approximately 1,200 feet). West Hilliard Lane currently has a 30-foot wide paved driving surface.

Solid Waste

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

Water & Electric

Eugene Water and Electric Board (EWEB) services are available to serve the subject property. An eight-inch water main is located in the abutting West Hilliard Lane. The subject property is currently within the River Road Water District.

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 the Metro Plan. The subject property is currently within the River Road Park and Recreation District. The City's "Rosetta Place" neighborhood park serves the surrounding area.

Planning and Development Services

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>Communications Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p>Public Schools 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, the proposed annexation is found to be consistent with the applicable approval criteria. The Planning Director recommends that City Council approve this annexation proposal. The effective date is set in accordance with State law.

INFORMATION:

- ◆ 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.



DEC 7 2012

ANNEXATION APPLICATION

City of Eugene
 Planning Division

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

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 10th 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
17-04-23-14	00200	R-1	.47
/	/	/	/
/	/	/	/
/	/	/	/

Property Address: 860 W. Hilliard Ln Eugene, OR 97404

Plans for Future Development: Partition into 3 lots

Population of Property to be Annexed: 3 Number of Existing Residential Units: 2

Applicable Refinement Plan: River Road Santa Clara Urban Facilities Plan

Refinement Plan Designates Property as: Low Density Residential

Does the Proposal Include All Contiguous Property Under the Same Ownership? Yes No

Public Service Districts:

Name	
Parks:	River Road Park & Recreation District
Electric:	EWEB
Water:	EWEB
Sanitary Sewer:	Metropolitan Wastewater Commission
Fire:	R.R. Water District through Eugene Fire
Schools:	Elementary: River Road Middle: Kelly M.S. High: North Eugene H.S.
Other:	

Attachment C - Application Materials

Filing Fee 95,155.70 Personal check OK

- 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

Written Statement (Submit 5 copies)

- Submit a detailed written statement describing **how** this request is consistent with all applicable criteria (Section 9.7825 of the Eugene Code).

Site Plan Requirements

Submit 5 copies of a site plan, drawn to an engineer's scale on 8 1/2" x 14" sheet of paper. Site plans shall include the following information:

- 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).
- 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 (Submit 5 copies of all)

- 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.
- 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.
- Summary of Urban Service Provision form.
- A county assessor's cadastral map. *(Available at Lane County Assessment & Taxation)*
- Census Information Sheet.

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.

Attachment C - Application Materials

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: 17-04-23-14-0200

Name (print): Sage B Raterman

Address: 2124 W. Concord pl #2 Email: sblueberryr@gmail.com

City/State/Zip: Chicago, IL 60647 Phone: 541-510-1803 Fax: N/A

Signature: _____

PROPERTY OWNER OF TAX LOT: _____

Name (print): _____

Address: _____ Email: _____

City/State/Zip: _____ Phone: _____ Fax: _____

Signature: _____

PROPERTY OWNER OF TAX LOT: _____

Name (print): _____

Address: _____ Email: _____

City/State/Zip: _____ Phone: _____ Fax: _____

Signature: _____

SURVEYOR:

Name (print): MARVIN S. KRUSH

Company/Organization: KRUSH & ASSOCIATES

Address: 115 W 8TH AVE #240

City/State/Zip: EUG OR 97401 Phone: 541-686-9244 Fax: NO

E-mail: KRUSHANDASSOCIATES@YAHOO.COM

Signature: [Handwritten Signature]

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: 17-04-23-14-0020 Address: 860 W. Hilliard Ln
Eugene, OR 97404

Legal Description:

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

DATED this 3rd day of December, 2012.

Sage B. Raterman
[Signature]

STATE OF ~~OREGON~~ ILLINOIS)
County of COOK)
)ss

On this 3RD day of DECEMBER, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Sage B Raterman, 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.

Michelle N Meyer
Notary Public for ~~Oregon~~ ILLINOIS
My Commission Expires 04/27/2015

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: 17-04-23-14-0020 Address: 860 W. Hilliard Ln
Eugene, OR 97404

Legal Description:

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

DATED this 6th day of December, 2012.

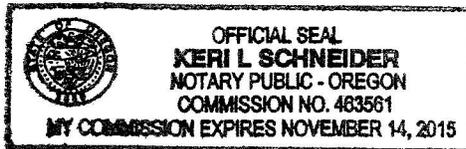
Michael D. Anderson
Michael D. Anderson

STATE OF OREGON)
)ss
County of Lane)

On this 6 day of December, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Michael D. Anderson 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.



Keri Schneider
Notary Public for Oregon
My Commission Expires 11/14/2015

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: 17-04-23-14-0020 Address: 860 W. Hilliard Ln
Eugene, OR 97404

Legal Description:

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

DATED this 6th day of December, 2012.

x Clifford Olson

x Clifford Olson

STATE OF OREGON)
)ss
County of Lane)

On this 6th day of December, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Clifford Olson, 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.

Keri Schneider
Notary Public for Oregon
My Commission Expires 11/14/15





Application #: C * 2008 - _____
For City Use Only

PETITION

Petition Signature Sheet
Annexation by Individuals

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

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

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>[Signature]</i>	12-4-12	Michael Anderson	860 W. Hilliard Ln Eugene, OR 97407	17-04-23-14-00200		✓	.5
<i>[Signature]</i>	12-4-12	Clifford Olson	860 W Hilliard Ln Eugene, OR 97407	17-04-23-14-00200			.5
				17-04-23-14-00200			.5
<i>[Signature]</i>	12/2/2012	Sage Raterman	2124 W. COMSTOCK PL #2, Chicago, IL 60647	17-04-23-14-00200	✓	✓	.5

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, Shaun Nugent (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
[Signature] (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 016 (16) (qty). This petition reflects that 1 (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.

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 3. I hereby certify that this petition includes 2 valid signatures representing 67 (%) of the total active registered voters that are registered in the proposed annexation.

[Signature]
Lane County Department of Assessment and Taxation
Date Certified 12-10-2012

[Signature]
Lane County Clerk or Deputy Signature
Date Certified 12/10/12

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:

Sage B. Raterman

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

Map 17-04-23-14 Tax lot 200

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:

will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

8" line under U. Hilliard Ln, directly adjacent to property

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?

N/A

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?

No

If yes,

location? N/A

Attachment C - Application Materials

If no, how will stormwater be handled after development? -

On Site, by Civil Engineer
approved solution

Streets - What existing streets provide access to this site. List existing streets that provide access to this site from River Road, the Northwest Expressway, or Beltline Highway. W. Hilliard Ln.

Will dedication for additional street right-of-way be required upon further development of this site?

Yes No Unknown

Will existing streets be extended or new streets constructed upon further development of this site?

Yes No Unknown

(For more information, contact the City of Eugene Public Works staff at (682-6004.)

Parks, Recreation, and Cultural Services

Systems Development revenues generated by new development and Ballot Measure 20-30, which authorized the issuance of \$25.3 million in general revenue bonds, will help to fund future City park acquisition and development in this area and throughout the city. Please list the parks and recreation facilities that already exist or are planned in the general vicinity of the property(ies) included in this annexation:

Emerald Park (River Road Park & Recreation District)

Key services, defined by the Metropolitan Plan as parks and recreation programs, will be available to new city residents in this area on an equal basis with residents throughout the city.

Public Safety

Police services - Police protection can be extended to this site upon annexation consistent with service provision throughout the city.

For River Road/Santa Clara area-

Police services - Police protection can be extended to this site upon annexation consistent with service provision throughout the city. Police currently travel along River Road to provide service to areas throughout the River Road and Santa Clara area. Infill annexations and development in this area will increase the efficiency of service delivery to this area.

Attachment C - Application Materials

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. Upon annexation, this property will be automatically withdrawn from the Santa Clara RFPD, and fire protection will be provided by the City of Eugene Fire & EMS Department.

✓ _____ 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. 8" Water main.

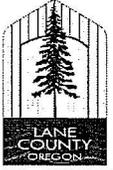
Next to Hill Road Ln. between Street 3 property.

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.

Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/10/2012 Status: Active

Account No.: 0421238 Alternate Property Number: 1704231400200
 Account Type: Real Property
 TCA: 00412
 Situs Address: 860 W HILLIARD LN
 EUGENE OR 97404
 Legal: Section 23 Township 17 Range 04 Quarter 14 TL 00200

Parties:

Role	Name & Address
Owner	RATERMAN SAGE B 2124 W CONCORD PL CHICAGO IL 60647
Taxpayer	RATERMAN SAGE B 2124 W CONCORD PL CHICAGO IL 60647

Property Values:

Value Name	2012	2011	2010
MKTTL	\$159,286	\$175,952	\$181,606
AVR	\$134,777	\$130,851	\$127,040
TVR	\$134,777	\$130,851	\$127,040

Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	101 Res conforming improved
	Change Property Ratio	1XX Residential
	Size	0.00
	Code Split	N
	Neighborhood	431500

Exemptions:

(End of Report)

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: *Marvin S. Krush*
Registered Land Surveyor

Print Name: MARVIN S. KRUSH

Date: 12-03-12

Seal:



Attachment C - Application Materials

Legal Description
Tax Lot 17-04-23-14 #200

Beginning at a point which is 1094.18 feet North and 2530.13 feet East from the Southwest corner of Benjamin Davis and wife Donation Land Claim No. 45, in Township 17 South, Range 4 West, Willamette Meridian; thence North $0^{\circ} 08' 00''$ East 225.32 feet to a point on the Northerly margin of West Hilliard Lane; thence along said Northerly margin the following courses and distances: South $86^{\circ} 20' 00''$ East 171.48 feet, South $65^{\circ} 14' 30''$ East 164.91 feet, South $85^{\circ} 58' 00''$ East 125.96 feet, North $87^{\circ} 10' 44''$ East 197.13 feet; thence leaving said Northerly margin, South $2^{\circ} 49' 16''$ East 50.00 feet to a point on the Southerly margin of said West Hilliard Lane; thence along said Southerly margin the following courses and distances: South $87^{\circ} 10' 44''$ West 200.16 feet, North $85^{\circ} 58' 00''$ West 138.12 feet, North $65^{\circ} 14' 30''$ West 164.75 feet, North $86^{\circ} 20' 00''$ West 39.02 feet; thence leaving said southerly margin, South $0^{\circ} 08' 00''$ West 167.95 feet; thence North $89^{\circ} 48' 30''$ West 119.77 feet to the point of beginning in lane County, Oregon.



Attachment C - Application Materials



STATUS OF RECORD TITLE REPORT

KRUSH AND ASSOCIATES
ATTN: MARV KRUSH
PHONE: (541) 521-9802

Our No: CT-0278831
Date: DECEMBER 05, 2012
Charge: \$300.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

Beginning at a point which is 1300.7 from North and 2405.2 feet East of a stone marking the Southwest corner of Benjamin Davis and wife Donation Land Claim No. 45, in Township 17 South, Range 4 West, Willamette Meridian, said point being within that certain tract of land conveyed to Gerald and Laura Huffman, as recorded in Lane County Deed Records, Book 274, Page 503, and in the center of a road 40 feet in width running across same; thence along the center line of said road of the arc of 204.62 foot radius curve to the right (the long chord of which bears South 88° 51' 30" East 18.03 feet); thence South 86° 51' 30" East a distance of 107.53 feet to the true point of beginning; thence continue South 86° 51' 30" East 120.0 feet; thence leaving said road and running South 0° 8' West a distance of 192.99 feet to the Southeast corner of said Huffman tract; thence North 89° 48' 30" West along said South line a distance of 119.77 feet to a point South 0° 08' West from the true point of beginning; thence North 0° 08' East 200.26 feet, more or less, to the true point of beginning, in Lane County, Oregon;

EXCEPT THEREFROM that portion lying within West Hilliard Lane on the North, in Lane County, Oregon.

and as of: NOVEMBER 25, 2012 at 8:00 A.M., we find the following:

Vestee:

SAGE B. RATERMAN

Said property is subject to the following on record matters:

1. Taxes, Account No. 0421238, Assessor's Map No. 17 04 23 1 4, #200, Code 4-12, 2012-2013, in the amount of \$1,956.60, DUE PLUS INTEREST.
2. Rights of the public in and to that portion lying within West Hilliard Lane.
3. Easement, including the terms and provisions thereof, granted to City of Eugene, by and through the Eugene Water Board, by instrument recorded June 25, 1953, Reception No. 6731, Lane County Oregon Deed Records.
4. Easement, including the terms and provisions thereof, granted to River Road Water District, by instrument recorded May 20, 1954, Reception No. 29987, Lane County Oregon Deed Records.



COUNCIL RESOLUTION NO. 4903

**A RESOLUTION AMENDING THE
ADMINISTRATIVE GUIDELINES
FOR ANNEXATIONS ADOPTED BY
RESOLUTION NO. 4358 OF THE
CITY COUNCIL.**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

RECUSED:

CONSIDERED: April 11, 2007

RESOLUTION NO. 4903

A RESOLUTION AMENDING THE ADMINISTRATIVE GUIDELINES FOR ANNEXATIONS ADOPTED BY RESOLUTION NO. 4358 OF THE CITY COUNCIL.

The City Council of the City of Eugene finds that:

A. Administrative Guidelines for Annexation Proposals (the Guidelines) were adopted by Resolution No. 4358 of the City Council on January 25, 1993. The Guidelines, which were attached as Exhibit A to Resolution No. 4358 were adopted as City policy to be utilized, together with such other criteria as may be required under state law and adopted City policy, in the formation, processing and adjudication of annexation proposals.

B. Copies of Resolution 4358, including its Exhibit A, were forwarded to the City's Planning Commission, Planning and Development Department and other affected City departments to ensure the Guidelines were considered and evaluated in the processing and development of annexation proposals to be initiated before the Lane County Local Government Boundary Commission.

C. The second paragraph under the Annexation Initiation and Formation Guidelines section of the Guidelines sets forth the conditions under which property owner initiated annexation requests should be expanded to include road rights-of-way or public land. The City Council has directed that the city manager halt the practice of adding right-of-way to annexation requests in the River Road/Santa Clara area where such additions would create islands of unincorporated properties, and the Guidelines should be amended to explicitly recognize this direction.

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, which are hereby adopted, the lead sentence for the second paragraph under the Annexation Initiation and Formation Guidelines section of the Guidelines attached as Exhibit A to Resolution No. 4358 is amended by revising and adding language to read as follows:

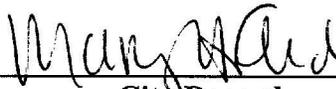
“Under any of the following conditions property owner initiated annexation requests may be expanded to include road rights-of-way or public land except where adding right of way would create islands of unincorporated properties in the River Road/Santa Clara area.”

Section 2. The City Recorder is requested to append a copy of this Resolution to Resolution No. 4358, and to forward copies to the City's Planning Commission, Planning and Development Department, Lane County Local Government Boundary Commission, and other affected agencies or departments.

Section 3. Except as herein amended, all other provisions of Resolution No. 4358, and the Administrative Guidelines for Annexations adopted therein, remain in full force and effect.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the 11th day of April, 2007.



City Recorder