

Annexation Application Written Statement

5/3/13

17-04-23-11 Lot #05301

R-1 / 0.23 total acres

The proposed annexation area is within the City's urban growth boundary (UGB) and is contiguous to the City limits, consistent with Section 9.7825 of the Eugene Code, subsection (a). The area includes the lot as described above, with a total area of 0.23 Ac. 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:

■ 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

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

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.

The Metro Plan designates the annexation area as appropriate for residential use. The River Road/Santa Clara Urban Facilities Plan (RR/SC UFP) 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.

With regard to applicable policies of the RR/SC UFP, 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 RR/SC UFP 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.

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.

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:

Wastewater

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

Stormwater

The applicant proposes continued management of stormwater runoff via the existing weep hole at the curb. Stormwater management for any possible future development will be more precisely determined at the time of proposal.

Streets

Maple Drive abuts the east property boundary of Tax Lot 5301. Maple Drive currently has a 40-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. A water main is located in the abutting Maple Drive. 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.

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.

Communications

Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.

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.

PETITION

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

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): EU

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)
<u>Emily Reiman</u>	<u>4/22/13</u>	<u>Emily Reiman</u>	<u>1160 Maple Dr Eugene, OR 97404</u>	<u>17-04-23-11-05301</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>.25</u>
2.							
3.							
4.							
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, Emily Reiman (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
X Emily Reiman (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 1 (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.

Shirley A. D. ...
Lane County Department of Assessment and Taxation

4-22-13
Date Certified

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 1. I hereby certify that this petition includes 1 valid signatures representing 100 (%) of the total active registered voters that are registered in the proposed annexation.

Cynthia ...
Lane County Clerk or Deputy Signature

4/22/13
Date Certified



Property Account Summary

As Of 4/22/2013 Status: Active

Account No.: 0419109 **Alternate Property Number:** 1704231105301
Account Type: Real Property
TCA: 00412
Situs Address: 1160 MAPLE DR
 EUGENE OR 97404
Legal: Section 23 Township 17 Range 04 Quarter 11 TL 05301

Parties:

Role	Name & Address
Mortgage Company	GMAC MORTGAGE - IOWA 3451 HAMMOND AVE WATERLOO IA 50704
Owner	REIMAN EMILY 1160 MAPLE DR EUGENE OR 97404
Tax Service Companies	CORELOGIC REAL ESTATE SERVICE UNKNOWN ADDRESS UNKNOWN OR 97401
Taxpayer	REIMAN EMILY 1160 MAPLE DR EUGENE OR 97404

Property Values:

Value Name	2012	2011	2010
MKTTL	\$163,838	\$177,763	\$200,482
AVR	\$156,919	\$152,349	\$147,912
TVR	\$156,919	\$152,349	\$147,912

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)

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: 17-04-23-11 05301 Address: 1160 Maple Dr.

Legal Description:

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

DATED this 27th day of March, 2013.

Emily Reiman

STATE OF OREGON)
)ss
County of Marion)

On this 27th day of March, 2013, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Emily Reiman, 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.

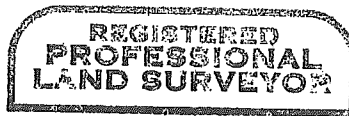
Catherine Rodrigues
Notary Public for Oregon
My Commission Expires April 7 2015



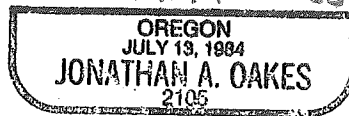
April 9, 2013

**Legal Description
of
Assessors' Map No. 17-04-23-11 TL No. 5301
to be
Annexed to the City of Eugene**

Beginning at a point on the centerline of Maple Drive, said point being North 00°11' East 693.7 feet of a point South 89°47' East 1982.0 feet from a point on the West line of the Benjamin Davis Donation Land Claim No. 45 Notification No. 2244 in Township 17 South, Range 4 West of the Willamette Meridian, which is NORTH 1205.82 feet from the southwest corner of said D.L.C. No. 45; thence North 89°47' West 20.00 feet to a point on the west margin of Maple Drive, said point being the True Point of Beginning; thence leaving said west margin and running North 89°47' West 123.90 feet; thence North 00°11' East 80.00 feet; thence South 89°47' East 123.90 feet to a point on the west margin of Maple Drive, said point being 20 feet westerly of, when measured at right angles to the centerline of Maple Drive; thence along the west margin of Maple Drive South 00°11' West 80.00 feet to the True Point of Beginning, all in Lane County Oregon.



Jonathan A. Oakes



Expires: Dec 31 2014


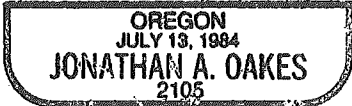
Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify that 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: Jonathan A. Oakes 4.26.13
Registered Land Surveyor Date

Print Name: JONATHAN A. OAKES

Seal: 

Expires: Dec. 31 2014

17042311
EUGENE

EUGENE
17042311

Issued - 2012-10-22 16:41

CANCELLED
100
106
107
108
3403
3404
3405
4300
4500
5200
5102
3404

N.E. 1/4 N.E. 1/4 SEC. 23 T.17S. R.4W. W.M.
Lane County

1" = 100'

FOR ASSESSMENT AND
TAXATION ONLY



REVISIONS
10/22/12 - LAY174 - CONVERT MAP TO GIS

SEE MAP
17042314

SEE MAP
17042312

SEE MAP
17042323

SEE MAP
17042322

SEE MAP
17042324

SEE MAP
17042324

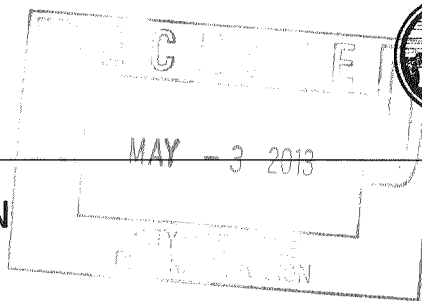
SEE MAP
17042324

SEE MAP
17042314



Planning & Development Planning

City of Eugene
 99 West 10th 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 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
17.04.23.11	05301	R-1/UL	0.23

Property Address: 1160 MAPLE DRIVE, EUGENE

Plans for Future Development & Permit Number (if applicable): (1) NEW SECONDARY DWELLING UNIT

Public Service Districts:

Name			
Parks:	EMERALD PARK		
Electric:	EWEB		
Water:	EWEB		
Sanitary Sewer:	EWEB		
Fire:			
Schools:	Elementary: RIVER ROAD	Middle: KELLY	High: NEHS
Other:			

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

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 8 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).
- Show city limits & UGB (if applicable) **N/A**
- 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. *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.

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: 17-04-23-11 # 05301


Name (print): EMILY REIMAN

Address: 1160 MAPLE DR.

Email: eminusr@yahoo.com

City/State/Zip: EUGENE, OR 97404

Phone: 968-9804 Fax: N/A

Signature: 

PROPERTY OWNER OF TAX LOT: _____

Name (print): N/A

Address: _____

Email: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Signature: _____

PROPERTY OWNER OF TAX LOT: _____

Name (print): N/A

Address: _____

Email: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Signature: _____

SURVEYOR:

Name (print): JONATHAN A. OAKES

Company/Organization: POAGE ENGINEERING & SURVEYING, INC.

Address: PO BOX 2527, EUGENE, OR 97402-0152 ; 990 OBIE ST.

City/State/Zip: EUGENE, OR 97402

Phone: 485-4505 Fax: 541-485-5624

E-mail: _____

Signature: SEE ATTACHED

City/State/Zip: N/A Attachment C Phone: _____ Fax: _____

E-mail: _____

Signature: _____ Date: _____

REPRESENTATIVE (If different from Surveyor):

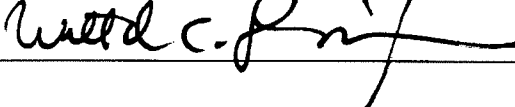
Name (print): Will Dixon, AIA

Company/Organization: Willard C. Dixon Architect, LLC

Address: 300 BLAIR Blvd.

City/State/Zip: EUGENE, OR 97402-4150 Phone: 689-3548 Fax: 1-541-982-2273

E-mail: WCD@WILLARDCDIXON.COM

Signature:  Date: 5/3/2013

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

Attachment C

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CITY OF EUGENE
BUILDING & PERMIT SERVICE
99 WEST 10TH AVE 682-5086
REG-RECEIPT:3-0003741 May 03 2013
CASHIER: RSS

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Annexation Fee	\$4,730.00
Admin Fee-Auto Calc	\$425.70

TOTAL DUE: \$5,155.70

RECEIVED FROM:
BEKKE REIMAN

Check: \$5,155.70

Total tendered: \$5,155.70

Change due: \$0.00

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www.eugene-or.gov/bldgpermittracking

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Please take our customer survey at:
www.surveymonkey.com/s/COEPermitSurvey

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Planning Receipt



Planning & Development
 Planning Division
 99 West 10th Avenue
 Eugene, OR 97401
 (541) 682-5377

Date: 5/3/13

Received From BEKKE REIMAN
 Address _____

Method of Payment:

- Cash
- Check
- Visa/MC

Amount Received

\$ 5155.70

Phone () _____

Project 1160 Maple Drive

Enter amount:

Annexation	\$ <u>4730.00</u>	Subdivision, Tentative	\$ _____
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Appeal	\$ _____	Subdivision, Final	\$ _____
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Conditional Use Permit	\$ _____	Traffic Impact Analysis	\$ _____
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Legal Lot Verification	\$ _____	Vacations (all)	\$ _____
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Lot Validation	\$ _____	Willamette Greenway	\$ _____
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Partition, Tentative	\$ _____	Zone Change	\$ _____
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Partition, Final	\$ _____	Other	\$ _____
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Property Line Adjustment	\$ _____	Fire Review Fee	\$ _____
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PUD Tentative	\$ _____	Subtotal	\$ <u>4730.00</u>
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PUD Final	\$ _____	Administrative Fee (except appeals)	\$ <u>425.70</u>
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Site Review	\$ _____	TOTAL	\$ <u>5155.70</u>
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Staff Initials Kew