

ANNEXATION NARRATIVE

**APPLICANT:** Bruce Wiechert Custom Homes, Inc. **PHONE:** (541) 686-9458  
**SURVEYOR:** Roberts Surveying Inc. **PHONE:** (541) 345-1112  
**CIVIL ENGINEER:** The Favreau Group **PHONE:** (541) 683-7048  
**DATE:** June 13, 2013  
**MAP:** 17-04-03-40, Tax Lot 2303  
**SITE ADDRESS:** 937 Irvington Dr., Eugene, Oregon

**Present Request:**

The present request is for approval to annex the subject property into the City of Eugene.

**Approval Criteria:**

The following findings demonstrate that the proposed tentative partition plan will comply with all applicable approval criteria and related standards as set forth in EC 9.7825. The approval criteria and related standards are listed below, with findings addressing each in **Bold**.

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:

- (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.

**The proposed property is contiguous to the city limits along the west and south boundary lines.**

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

**The proposed property is designated as low density residential zoned land within the Metro Plan. Compliance with the River Road-Santa Clara Urban Facilities Plan is demonstrated in the below noted responses.**

- (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.

**The proposed annexation boundary extends the current city limits line that is on the west and south boundary to the east and north. All key urban facilities and services are available to the property and surrounding areas at this time.**

River Road-Santa Clara Urban Facilities Plan Policies.

- (1) General Land Use. Minimize land use conflicts by promoting compatibility between land uses, especially among residential, commercial-industrial, and commercial-agricultural uses. (Policy 1)

**The subject property is boarded by urban residential on the west and south and rural residential on the east. Therefore there are no compatibility issues.**

- (2) Residential Land Use.
- (a) Recognize and maintain the predominately low-density residential character of the area consistent with the Metro Plan. (Policy 1)
  - (b) Evaluate traffic and compatibility impacts when considering new residential development on parcels fronting arterial streets. (Policy 3)
  - (c) Provide adequate buffering and traffic control for existing non-residential development fronting River Road, (to minimize conflicts with surrounding development). (Policy 4)
  - (d) Permit medium-density housing (10 to 20 dwelling units/acre) in proximity to existing or planned urban facilities. Access to commercial development, transit and alternative modes of transportation, schools and parks and open space should be considered. Medium-density residential development will be considered for the north Santa Clara area consistent with the above criteria. (Policy 5)
  - (e) Design residential development which is adjacent to the Greenway, parks, and other identified natural features in a manner that ensures its compatibility with those features. (Policy 6)

The property is adjacent to Irvington Drive and is not near an arterial street, River Road, the Greenway or any other natural features or non-residential land.

- (3) Commercial and Industrial Land Use.
- (a) Maintain and enhance the compatibility of adjacent land uses through the use of appropriate buffering mechanisms, such as landscaping standards. (Policy 1)
  - (b) Require site plan reviews for all new commercial and industrial development. (Policy 2)
  - (c) Prohibit the linear expansion of existing strip commercial areas fronting on River Road. Existing strip commercial development may expand by infilling, redevelopment, or expansion onto contiguous property that does not front on River Road. (Policy 3)
  - (d) Provide for buffering and traffic control for existing development that fronts River Road (to minimize conflicts with surrounding residential development). (Policy 4)
  - (e) Minimize impacts of new commercial development intended to consolidate and improve existing strip commercial uses along River Road by requiring development standards. (Policy 5)
  - (f) New neighborhood commercial uses shall be located away from River Road in locations that facilitate the provision of commercial facilities scaled to a residential area and that allow for dispersal of commercial uses throughout River Road-Santa Clara. (Policy 6)
  - (g) Ensure compatibility between neighborhood commercial developments and the surrounding residential area by identifying and applying siting and development standards. (Policy 7)

**The property is zoned low density residential and does not front onto River Road. Therefore this criterion does not apply.**

- (4) River Road/Railroad Avenue Subarea.
- (a) Designate and zone existing medium-density development.
  - (b) Limit River Road access to existing commercial development.
  - (c) Maintain existing land use patterns until completion of the Chambers Connector. The effects of the Chamber Connector and related road improvements on the immediate area should be examined upon completion of final design and right-of-way acquisition and any

- appropriate changes adopted.
- (d) The area south of Fir Lane and east of River Road is appropriate for commercial and low density residential uses.
  - (e) Medium density residential development along the east side of River Road north of Fir Lane is appropriate, and requires a minimum development area of 2/3 of an acre.
  - (f) Rezone the apartments on the west end of Briarcliff Drive from industrial to medium density residential use.
  - (g) Delay for six months rezoning of the vacant parcels south of Briarcliff and adjacent to the Northwest Expressway from industrial to low density residential use.
  - (h) Designate the two parcels north of Holeman Avenue and west of River Road for commercial use.

**This property does not impact any of the noted criteria or areas of concern.**

(5) River Road/Knoop Subarea Recommendations.

- (a) Maintain existing land use pattern.
- (b) Apply site review for medium-density development in the northern portion of the subarea.
- (c) Limit number of River Road access points to medium-density development in the southern portion of the subarea.

**The annexation of this property will continue to maintain the current low density residential use.**

(6) River Road/Hilliard Subarea.

- (a) Rezone small split-zone tax lots to their most intensive use.
- (b) Maintain viability of existing residential land use.
- (c) Recommend professional office development for the undeveloped land on the west side of River Road between West Hillcrest and Horn Lane. Only professional office development making unified use of one or more acres shall be allowed in the area. Access shall be limited to mitigate impacts on existing low-density residential development west of the area.

**The property is not within the subarea, therefore this criteria is not applicable.**

(7) River Road/Howard Subarea.

- (a) Maintain the status of non-conforming uses.
- (b) Maintain the status of existing medium-density land use.
- (c) Encourage medium-density residential development for all portions of the subarea, with the exception of the following areas: Hatten Street commercial area, the area west of River road between Maxwell and Howard, and the area east of River Road between Owosso and Corliss.
- (d) Recommend professional office development on the east side of River Road between Owosso and Corliss.

**The property is not within the subarea, therefore this criteria is not applicable.**

(8) Maxwell/Park Avenue.

- (a) Recommend development of medium-density housing, while maintaining natural features, for neighborhood park and open space through use of clustering and site review.
- (b) Concentrate medium-density development around the commercial node, with a transition to low-density, particularly at the northern and southern boundaries of the subarea.
- (c) Apply site review for parcels fronting the Northwest Expressway and the Southern Pacific Railroad tracks.

- (d) Maintain current commercial designation to the north of the line which would be Howard Avenue if ever extended westerly. Only commercial developments making unified use of five or more acres shall be allowed in the area.

**The property is not within the subarea, therefore this criteria is not applicable.**

(9) Riviera.

- (a) Continue existing land use pattern.
- (b) Rezone single-family residential south of River Avenue to medium-density and north of River Avenue to commercial zoning.
- (c) Rezone all residentially developed parcels south of River Avenue and east of River Road to medium-density residential use.

**The property is not within the subarea, therefore this criteria is not applicable.**

(10) River Avenue. Rezone the area north of River Avenue to commercial.

**The property is not within the subarea, therefore this criteria is not applicable.**

(11) River Road/Irving.

- (a) Rezone small split-zoned tax lots to their most intensive use.
- (b) Parcels south of Santa Clara Avenue and west of River Road, that are not already developed for commercial use, should be zoned of office development.
- (c) Designate the large southern undeveloped parcel for medium-density development.
- (d) Designate the westerly portion of the large parcel south of Santa Clara Avenue and west of River Road for medium-density development, with an emphasis on development of health-related facilities.
- (e) Maintain the viability of existing low-density residential development.
- (f) Designate professional office development for five parcels north of Santa Clara Avenue and west of current commercial development on west River Road.

**The property is not within the subarea, therefore this criteria is not applicable.**

(12) River Road/Division.

- (a) Designate medium-density development for undeveloped and under-developed property west of Ross Lane and west of Lee's Trailer Park.
- (b) The transition from professional office use to medium-density residential use should occur in the vicinity of a line projected south from the east boundary of the Santa Clara Elementary School property.
- (c) Rezone parcels north of Santa Clara Square and south of Green Lane for professional office use.

**The property is not within the subarea, therefore this criteria is not applicable.**

(13) Irving Light-Medium Industrial.

- (a) Use Planned Unit Development procedures to mitigate impacts on existing adjacent low-density residential development upon rezoning to industrial.
- (b) Only industrial developments, making unified use of ten or more acres shall be allowed in the area.
- (c) Consider amending the Plan designation to Special-Light Industrial.

**The property is not within the subarea, therefore this criteria is not applicable.**

(14) Northwest Expressway.

- (a) Encourage development of a two- to five-acre neighborhood commercial node west of the slough for the following reasons:
  - 1. Arterial street access
  - 2. Access from the Northwest Expressway at Irvington Drive.
  - 3. Large parcel size in the area.
  - 4. Metropolitan Plan assumes large population growth in this area.
- (b) Apply site review for development of parcels fronting the Northwest Expressway and Southern Pacific Railroad.

**The property is not within the subarea, therefore this criteria is not applicable.**

(15) River Road/Wilkes.

- (a) Consolidate commercial development for property south of Swain Lane and bounded by the slough on the east and Greenwood Street on the south.
- (b) Rezone split-zone tax lots.
- (c) Designate medium-density development on the easterly portion of the large undeveloped parcel north of Swain Lane.
- (d) Designate community commercial development on the westerly portion of the large undeveloped parcel north of Swain Lane. Only commercial developments making unified use of five or more acres shall be allowed in the area.
- (e) Encourage commercial development contiguous to existing commercial uses east of River Road.
- (f) Encourage low-density zoning for property south of Brotherton, across from River Loop #2.
- (g) Designate neighborhood commercial development for two acres on the northwest corner of Irvington and River Road. Only commercial developments making unified use of one or more acres and with access limited to Irvington Drive, shall be allowed in the area.

**The property is not within the subarea, therefore this criteria is not applicable.**

(16) Public Facilities and Services.

- (a) Land development patterns in the area shall accommodate the provision of fire and emergency services. (Fire subsection, Policy 2)
- (b) If a transfer site in the western portion of the metropolitan area is desired, a cost-benefit analysis shall be conducted to determine its effectiveness before any siting plans are considered. (Solid Waste Service subsection, Policy 1)
- (c) Future road improvements providing sidewalks and bicycle lanes shall consider safety needs of students, especially at intersections near schools and along busy streets. (School subsection, Policy 1)
- (d) Encourage the continued multiple use of school facilities. (School subsection, Policy 3)
- (e) When appropriate, land for park and recreation facilities shall be dedicated as part of the development review process for vacant land. (Park and Recreation Service subsection, Policy 3)

**The proposed annexation will not alter the existing uses of the property which is currently used as residential.**

(17) Environmental Design Element.

- (a) New residential development taking place in areas adjacent to the Northwest Expressway and the Southern Pacific Railroad shall be designed so as to minimize noise and visual

- (b) impacts generated by these facilities. (Relationship of the Area to the Railroad, Policy 1)  
Examine the possibility of providing landscaping and a noise barrier along the east side of the Northwest Expressway as a means of buffering adjacent residential areas.(Relationship of the Area to the Railroad, Policy 2)
- (c) Residential developments shall be designed to minimize potential conflicts with adjacent agricultural operations. (Urban and Agricultural Fringe Areas, Policy 1)
- (d) With the exception of high voltage transmission lines, require the installation of underground utilities in developing areas. (Signs/Utilities subsection, Policy 2)
- (e) Landscape buffers shall be provided for power substations in the study area by the responsible utility. (Signs/Utilities subsection, Policy 3)
- (f) Encourage the preservation and restoration of structures, landmarks, sites, and areas of cultural, historic, or archaeological significance. (Historic Structures subsection, Policy 2)
- (g) Future development along vegetated sloughs shall be reviewed to determine additional requirements, if any, to maintain and improve the sloughs as environmental assets. (Vegetated Sloughs subsection, Policy 2)

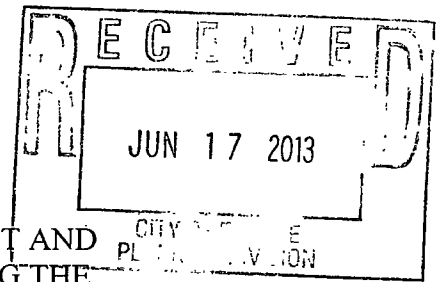
**The property is not near the Northwest Expressway, and does not need buffering. All adjacent land is currently used as residential. There are no significant structures, landmarks or archaeological items of cultural or historical significance.**

(18) Transportation Element.

- (a) All street improvement projects should support and recognize that different streets serve different functions. (Policy 1)
- (b) Support alternative to the automobile including mass transit, bicycle, walking, and carpooling. (Policy 2)

**The applicant is aware of the need for alternative modes of transportation and that different street improvements serve different functions.**

The applicant is proposing annexation of one tax lot. Based on this written narrative and the supporting documents, the applicant has demonstrated that this application is consistent both the criteria and intention of the Eugene City Code as set forth in EC 9.7825.



LEGAL DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 89°52'00" EAST 589.64 FEET AND NORTH 00°08'00" EAST 150 FEET FROM THE BRASS CAP MARKING THE SOUTHEAST CORNER OF THE MARION SCOTT DONATION LAND CLAIM NO. 56 , TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 00°08'00" EAST 589.20 FEET; THENCE SOUTH 89°52'00" EAST 294.82 FEET; THENCE SOUTH 00°08'00" WEST 438.20 FEET; THENCE NORTH 89°52'00" WEST 145.00 FEET; THENCE SOUTH 00°08'00" WEST 261.00 FEET TO THE NORTHERLY MARGIN OF IRVINGTON DRIVE; THENCE ALONG SAID MARGIN NORTH 89°52'00" WEST 60.00 FEET; THENCE LEAVING SAID MARGIN NORTH 00°08'00" EAST 110.00 FEET; THENCE NORTH 89°52'00" WEST 89.82 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
KENT BAKER  
#59885

*Expires 12-31-2013*

**RECEIVED**  
 JUN 17 2013  
 CITY OF  
 PLANNING DEPARTMENT

FOR ASSESSMENT  
 AND TAXATION  
 ONLY

SE1/4 SEC. 3 T.17S. R.4W. W.M.  
 LANE COUNTY  
 SCALE 1" = 200'

17 04 03 4

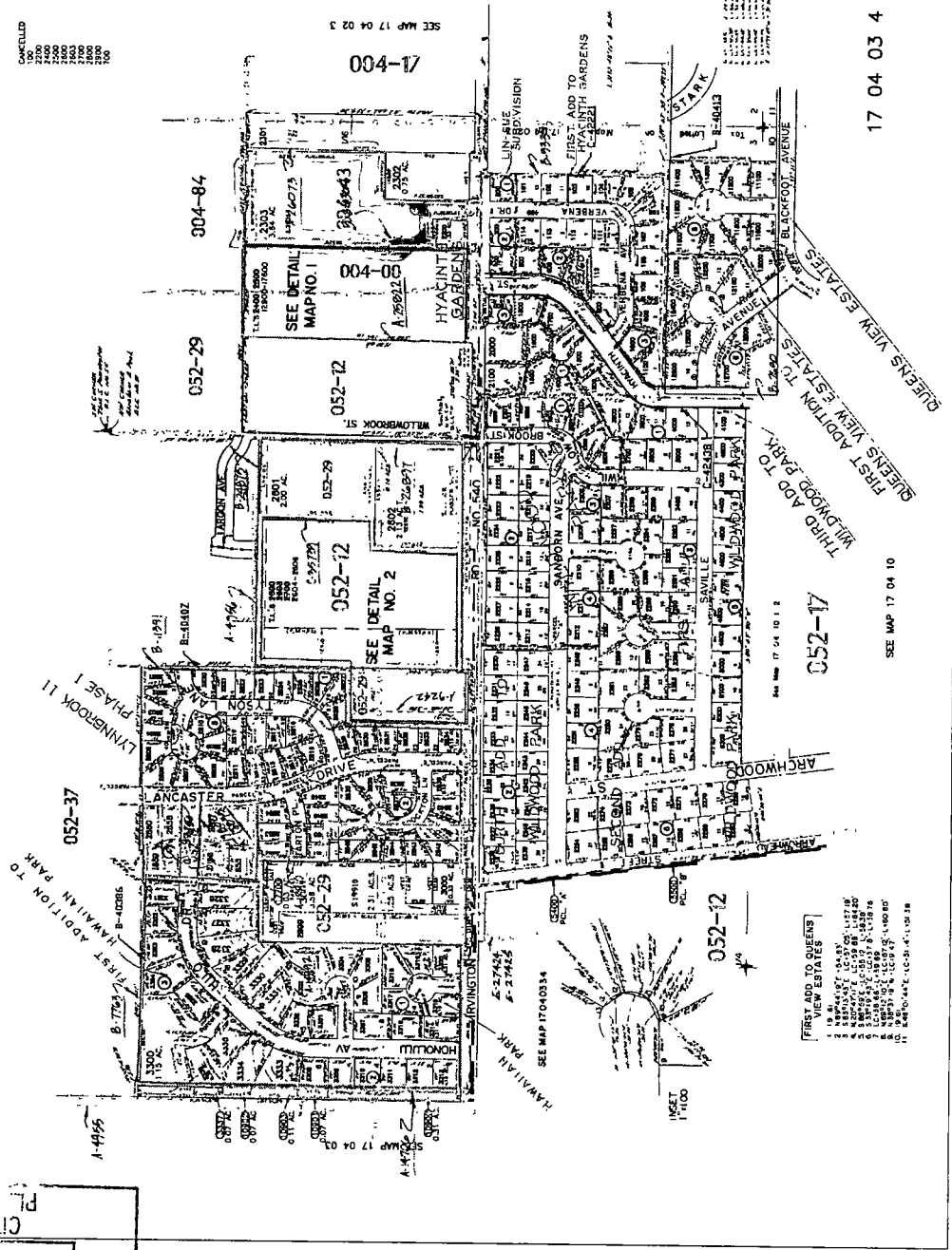
NAD 83/91

AREA	
PERCENTAGE	
PER ACRE	
TOTAL VALUE	
TOTAL TAX	

SEE MAP 17 04 03 41

SEE MAP 17 04 03

CANCELLED  
 2100  
 2200  
 2300  
 2400  
 2500  
 2600  
 2700  
 2800  
 2900  
 3000



17 04 03 4

SEE MAP 17 04 10

17 04 03 4

- FIRST ADD TO QUEENS NEW ESTATES
1. 19 81
  2. 19 81
  3. 19 81
  4. 19 81
  5. 19 81
  6. 19 81
  7. 19 81
  8. 19 81
  9. 19 81
  10. 19 81
  11. 19 81
  12. 19 81

17 04 03 4



**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: 17-04-03-40 Address: 937 IRVINGTON DR.  
TAX LOT 2303  
Legal Description: SEE ATTACHED

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

DATED this 14 day of June, 2013.

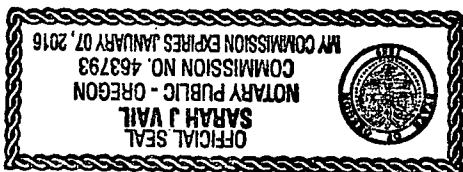
[Signature]  
Derrick Westover, Authorized Agent  
of Bruce Weichert Custom Homes, Inc.

STATE OF OREGON )

County of Lane )ss  
)

On this 14 day of June, 2013, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Derrick Westover, Authorized Agent for Bruce Weichert, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily. Custom Homes, Inc

Seal:



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

[Signature]  
Notary Public for Oregon  
My Commission Expires 1-7-2016

## Summary of Urban Service Provision

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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:

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

17-04-03-40, TAX LOT 2303

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**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:

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X 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?

LEONARDS WAY & IRVINGTON ROAD

THE PROPERTY OWNER WILL EXTEND DURING PROPOSED  
SUBDIVISION CONSTRUCTION.

**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

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If yes,  
location? \_\_\_\_\_

If no, how will stormwater be handled after development? -  
DETAIN PEAK FLOWS AND LET THE  
EXISTING RATE OF RUNOFF DRAIN TO THE NORTH AS  
CURRENTLY EXISTS.

**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. IRVINGTON ROAD, LEONARDS WAY & ARGON AVE

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:

ARROWHEAD CITY PARK, FILBERT MEADOWS PARK

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.

*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. 8" MAIN IN LEONARDS WAY

\_\_\_\_\_  
**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.

## 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

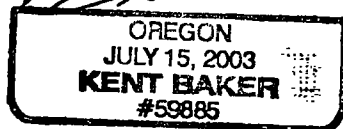
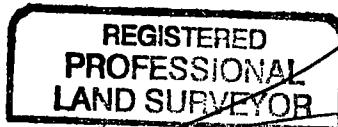
Print Name: \_\_\_\_\_

*Kent Baker*

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

*6/12/13*

Seal:



*Expires 12-31-2013*

## Annexation Legal Descriptions

A metes and bounds legal description of the entire area proposed for annexation is required as part of an annexation application. A licensed land surveyor must prepare the description and certify the description correctly represents the affected territory. The survey must show the township, range, section number and the point-of-beginning, and have bearings and distances that match the description.

Keep the following in mind when preparing boundary change legal descriptions:

- The point-of-beginning of the legal description must be clear. The point-of-beginning is best described by bearing and distance from a section corner, a donation land claim (DLC) corner, or another well monumented corner.
- Bearings and distances must be given for each course around the boundary description.
- Most deed references are inadequate as point-of-beginning or point-of-call for a boundary change description. If a deed reference is used as a point-of-call, include a copy of the deed. However, a description that consists solely of the landowner's deed or deeds is seldom adequate.
- Tax lot numbers cannot be used for the legal description.
- If the area is large, the use of township, range and section numbers, and quarter-quarter sections is acceptable as a legal description.
- If a point-of-call is to a highway or county road, the description must state to which edge or to the centerline.
- If a point-of-call is to a river or stream, the description must state whether it is on the mean high water, mean low water, thread, ordinary high water, or ordinary low water line. The bearing requirement can be dismissed along rivers and streams.

### Example #1

Description of Affected Territory to be Annexed

Beginning at a point South 82° 16' East 136.18 feet from a point on the Easterly Right of Way Line of the Southern Pacific Company Railroad which is South 20° 29' East 700.6 feet from a point on said Right of Way Line North 89° 53' West 4240.5 feet from the Northeast corner of the James E. McCabe and wife Donation Land Claim (DLC) No. 46, in Township 17 South, Range 4 West of the Willamette Meridian, said point being 120.00 feet as measured at right angles to the Easterly Right of Way Line of said Southern Pacific Company Railroad; thence South 20° 29' East parallel with said Right of Way Line 558.27 feet to the Northerly margin of Old Maxwell Road; thence along said Northerly margin South 88° 13' 23" East 66.58 feet to the Westerly margin of Allea Drive; thence leaving said Northerly margin along said Westerly margin North 3° 03' West 155.25 feet; thence leaving said Westerly margin North 89° 53' West 61.94 feet; thence North 20° 29' West 67.20 feet; thence South 89° 53' East 117.14 feet; thence North 3° 03' West 272.6 feet to a point on the Southerly boundary of BRAMBLEWOOD PHASE 1 AS PLATTED AND RECORDED IN File 75, Slide 65 Lane County Oregon Plat Records; thence along said Southerly boundary North 82° 16' West 263.22 feet to the point of beginning in Lane County, Oregon.

### Example #2

Description of Affected Territory to be Annexed

Lot 28, Block 4, SUNNY LEA, as platted and recorded in Book 10, Page 22, Lane County Oregon Plat Records, in Lane County, Oregon.



## Annexation Policies of the Eugene-Springfield Metropolitan Area General Plan

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The Eugene-Springfield Metropolitan Area General Plan ("Metro Plan") is the comprehensive planning document for the City of Eugene. Most annexation actions are directed by the policies found in the Growth Management Chapter, which have been collected below. A successful annexation application must explain how the annexation is consistent with one or more of these policies, and does not conflict with any of these policies.

This list of policies was collected to cover most typical annexation requests. There are additional policies in the Metro Plan. The applicant is responsible for reviewing the Metro Plan for additional policies that may pertain to the applicant's property.

### Policies:

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*.
  
10. Annexation to a city through normal processes shall continue to be the highest priority.
  
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.
  
18. As annexations to cities occur over time, existing special service districts within the UGB shall be dissolved. The cities should consider developing intergovernmental agreements, which address transition issues raised by annexation, with affected special service districts.
  
20. Annexation of territory to existing service districts within the UGB shall occur only when the following criteria are met:
  - a. Immediate annexation to a city is not possible because the required minimum level of key urban facilities and services cannot be provided in a timely manner (within five years, as outlined in an adopted capital improvements program);

- b. Except for areas that have no fire protection, affected property owners have signed consent to annex agreements with the applicable city consistent with Oregon annexation law.

Such annexations shall be considered as interim service delivery solutions until ultimate annexation to a city occurs.

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;
  - b. Contractual annexation agreements with a city;
  - c. Annexation to an existing district (under conditions described previously in Policy #20); or
  - d. Creation of a new service district (under conditions described previously in Policy #15).

- \* 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):*

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>	6/15/13	Denick Westover Rr. BWCH FNC	937 Irvington dr	17-04-03-40-2303	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.65
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, ANTHONY J. FORTNER (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 X [Signature] (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.

**CERTIFICATION OF ELECTORS**

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

[Signature]  
 Lane County Department of Assessment and Taxation  
6-17-13  
 Date Certified

\_\_\_\_\_  
 Lane County Clerk or Deputy Signature  
 \_\_\_\_\_  
 Date Certified

## Census Information Sheet – CONFIDENTIAL

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Please complete the attached survey and return it with your annexation application. It is not necessary to include the names of all individuals. Addresses and number of people living at each address is essential and sex and age information is helpful. If you have any questions, please contact the Planning Department at 541-682-5377.

City of Eugene      Address: 937 IRVINGTON ROAD

**HOUSING TYPE**

**TENURE**

Single Unit Structure	<input checked="" type="checkbox"/>	Owner-Occupied	( )
Multiple Unit Structure	( )	Renter-Occupied	( )
Trailer or Mobile Home	( )	Vacant	<input checked="" type="checkbox"/>
Seasonal	( )		

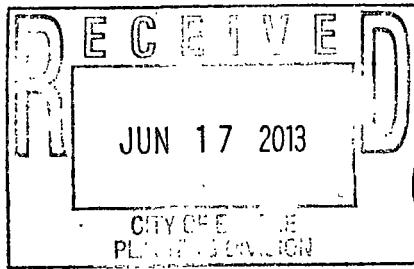
**RESIDENTS**

	Last Name	First Name	Sex	Age
Respondent	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____

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Portland State University School of Urban and Public Affairs  
Center for Population Research and Census (503) 725-3922

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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
17-04-03-40	2303	AG/UL/CAS	3.65

Property Address: 937 IRVINGTON ROAD

Plans for Future Development & Permit Number (if applicable): 17-LOT SUBDIVISION

Public Service Districts:

Name			
Parks:			
Electric:	EWEB		
Water:	EWEB		
Sanitary Sewer:	CITY OF EUGENE		
Fire:	LANE RURAL FIRE/RESCUE		
Schools:	Elementary: SPRING CREEK	Middle: MADISON	High: NORTH EUGENE
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](http://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 ½" 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)
- 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: 2303

Name (print): BRUCE WIECHERT CUSTOM HOMES, INC.

Address: 3073 SRYVIEW LANE Email: WIECHERTHOMES@COMCAST.NET

City/State/Zip: EUGENE Phone: 686.9458 Fax:

Signature:  Date: 6-15-13

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

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

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

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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

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

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

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

SURVEYOR:

Name (print): KENT BAKER

Company/Organization: ROBERTS SURVEYING, INC.

Address: P.O. Box 7155 SPRINGFIELD, OR 97475

City/State/Zip: \_\_\_\_\_ Phone: 345 1112 Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Signature:  Date: 6/12/2013

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

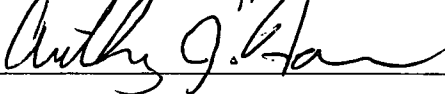
Name (print): ANTHONY J. FAVREAU

Company/Organization: THE FAVREAU GROUP

Address: 3750 NORWICH AVE

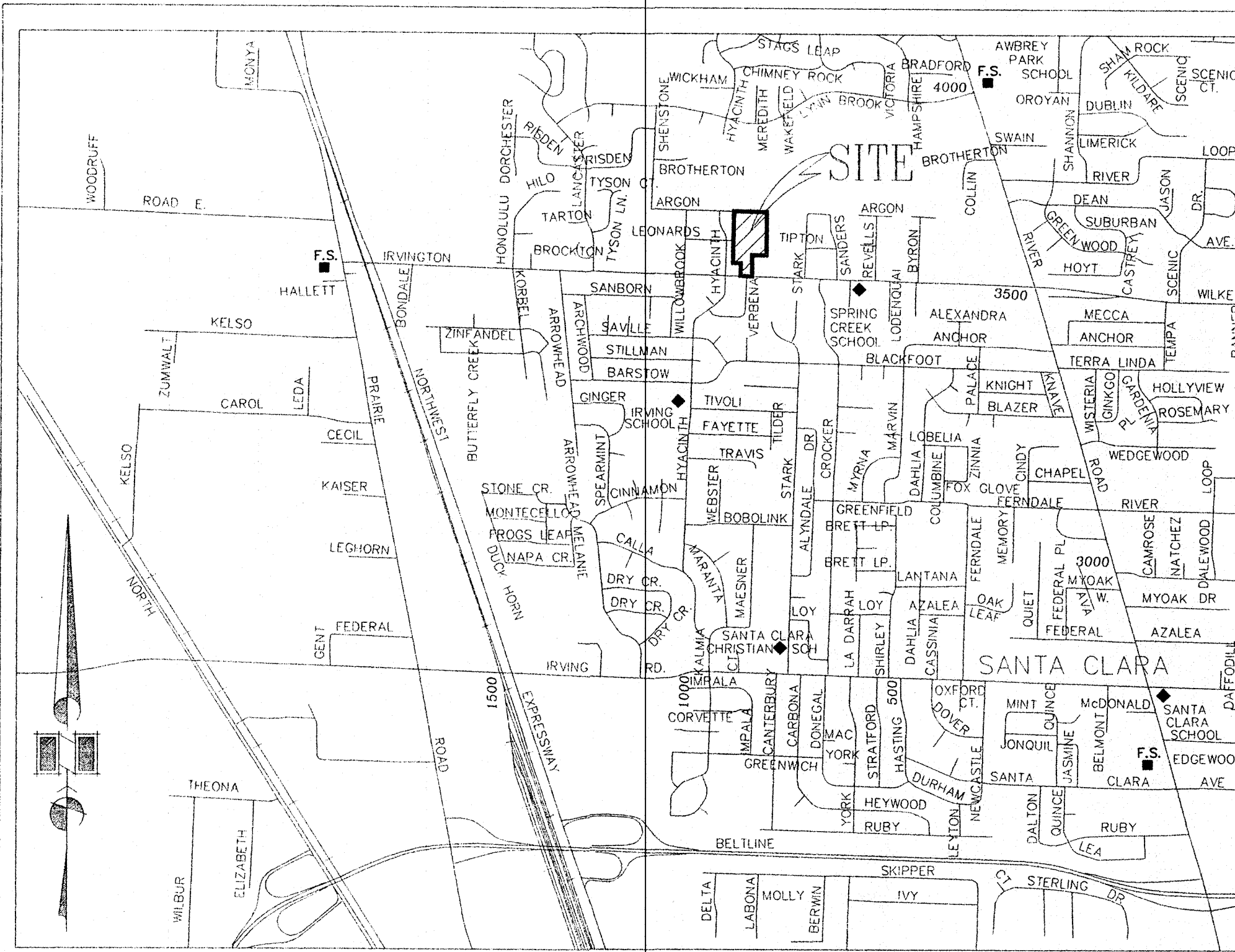
City/State/Zip: EUGENE OR Phone: 683-7048 Fax: \_\_\_\_\_

E-mail: FAVREAUGROUP@MSN.COM

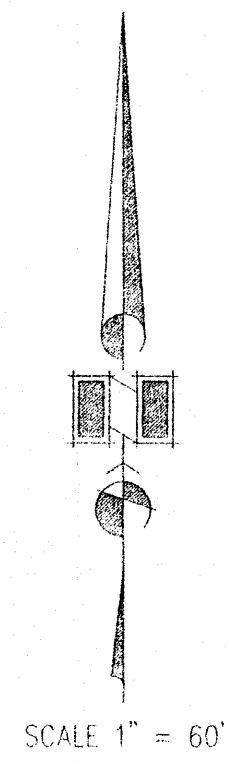
Signature:  Date: 6/12/2013

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

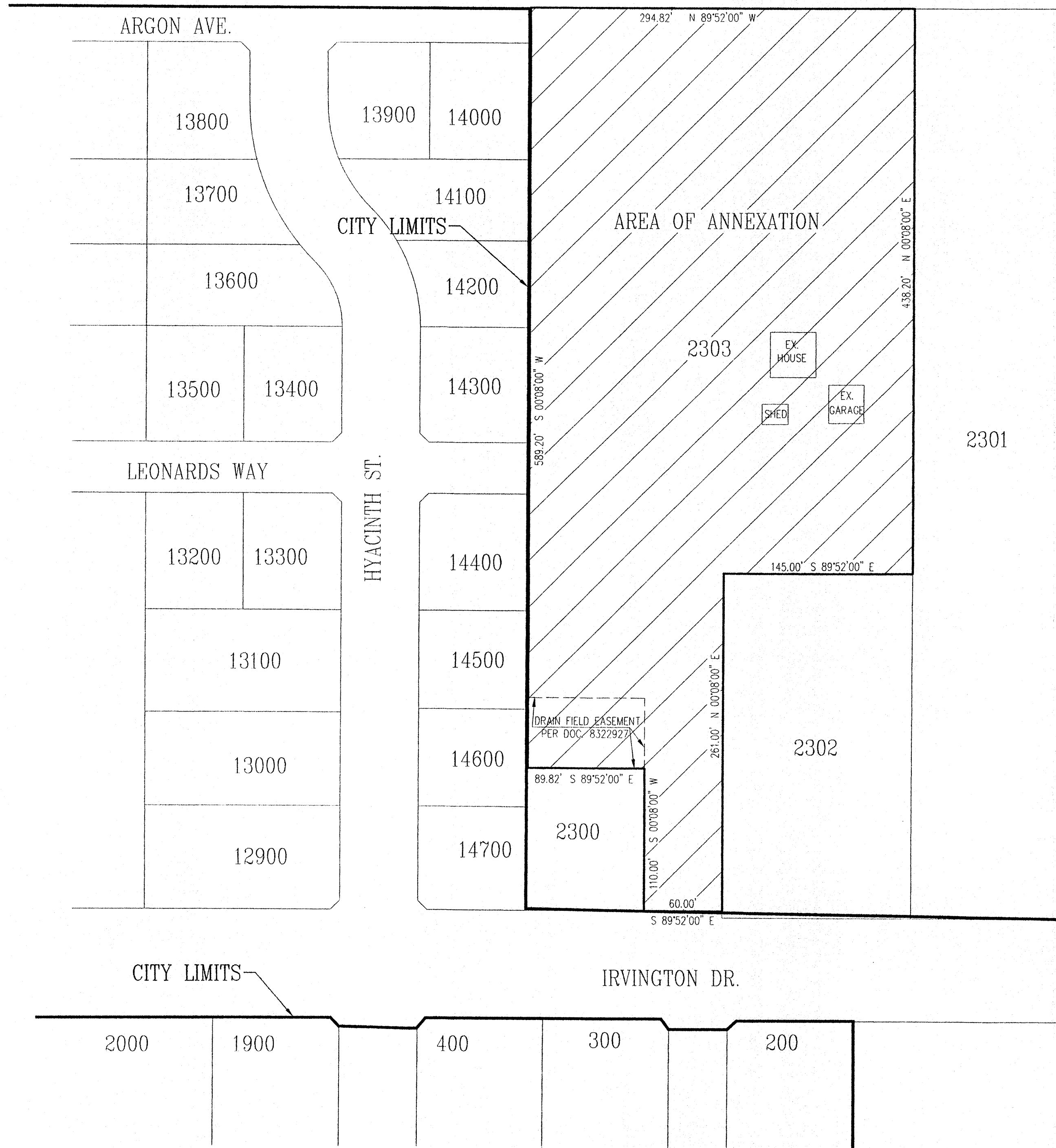




VICINITY MAP  
NO SCALE



17-04-02-31



ANNEXATION AREA  
FOR  
937 IRVINGTON DR.  
CITY OF EUGENE

APPROVED:	DATE:
DESIGNED:	TAX MAP 17-04-03-40
CHECKED:	TAX LOT 2303
APP:	DATE: 06-12-13

DATE	BY	DESCRIPTION
		REVISIONS

PLANS PREPARED BY:  
**THE FAVREAU GROUP**  
CIVIL ENGINEERING  
3712 NORWICH AVE  
EUGENE, OR 97408 (541) 683-7048