



**Planning Director's Recommendations and Findings:  
Nordic Homes (A 14-1)**

<b>Application Submitted:</b> January 13, 2014	
<b>Applicant:</b> Nordic Homes	
<b>Map/Lot(s):</b> 17-03-08-31 / 2600, 2700, 2800, and 3100	
<b>Zoning:</b> AG/UL Agricultural with Urbanizable Land Overlay	
<b>Location:</b> Between Gilham Road and Walton Lane, south of Ashbury Drive	
<b>Representative:</b> Renee Clough, Branch Engineering	
<b>Lead City Staff:</b>	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.

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

		<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>Willakenzie Area Plan (WAP)</u> is the adopted refinement plan for the subject properties and also designates the area for residential uses. The subject property is currently zoned AG/UL Agricultural with Urbanizable Land Overlay. Upon annexation, the /UL overlay will automatically be removed. The applicant intends to file a zone change application, following annexation, to change the zoning from AG to R-1 Low-Density Residential, consistent with the plan designation.</p> <p>With regard to applicable policies of the <u>WAP</u>, the subject property is within the “Unincorporated” subarea; none of these policies appear to be directly applicable to the subject request.</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>
<p><b>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.</b></p>		
<p><b>Complies</b></p> <p><input checked="" type="checkbox"/> <b>YES</b>      <input type="checkbox"/> <b>NO</b></p>		<p><b>Findings:</b> The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p><b>Wastewater</b> Public wastewater is available to serve the subject property. Eight-inch main lines are located within the abutting streets: Gilham Road, to the west, and Walton Lane, to the east.</p> <p><b>Stormwater</b> Public stormwater is available to serve the property from the existing 10-inch mainline located within Walton Lane. Public Works staff indicates that soil types on the subject property are suitable for infiltration and on-site stormwater management.</p>

**Streets**

The west property boundary abuts Gilham Road, which is a Lane County roadway, and the east property boundary abuts Walton Lane, which is a City street. The abutting segment of Gilham Road is classified as a neighborhood collector street and is partially improved with about 20 feet of pavement width. Referral comments from Lane County staff confirm that facility permits will be required for any work within their right-of-way. The abutting segment of Walton Lane is classified as a local street and is partially improved with a paved surface that varies between 20 and 25 feet. Any street improvements will be determined at the time of property development.

**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. Referral comments from EWEB staff state no objections to the proposed annexation and include contact information for obtaining additional service information.

**Public Safety**

The property is currently within the Willakenzie Rural Fire Protection District. 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. Referral comments from the Fire Marshal indicate no concerns with the proposed annexation.

**Parks and Recreation**

A minimum level of park service can be provided to the proposal area as prescribed in the Metro Plan. Creekside Park is located approximately 1,120 feet to the northwest and Gilham Park is located approximately 1,620 feet to the southeast.

**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 Gilham Elementary School, Cal Young Middle School and Sheldon High School.

**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.