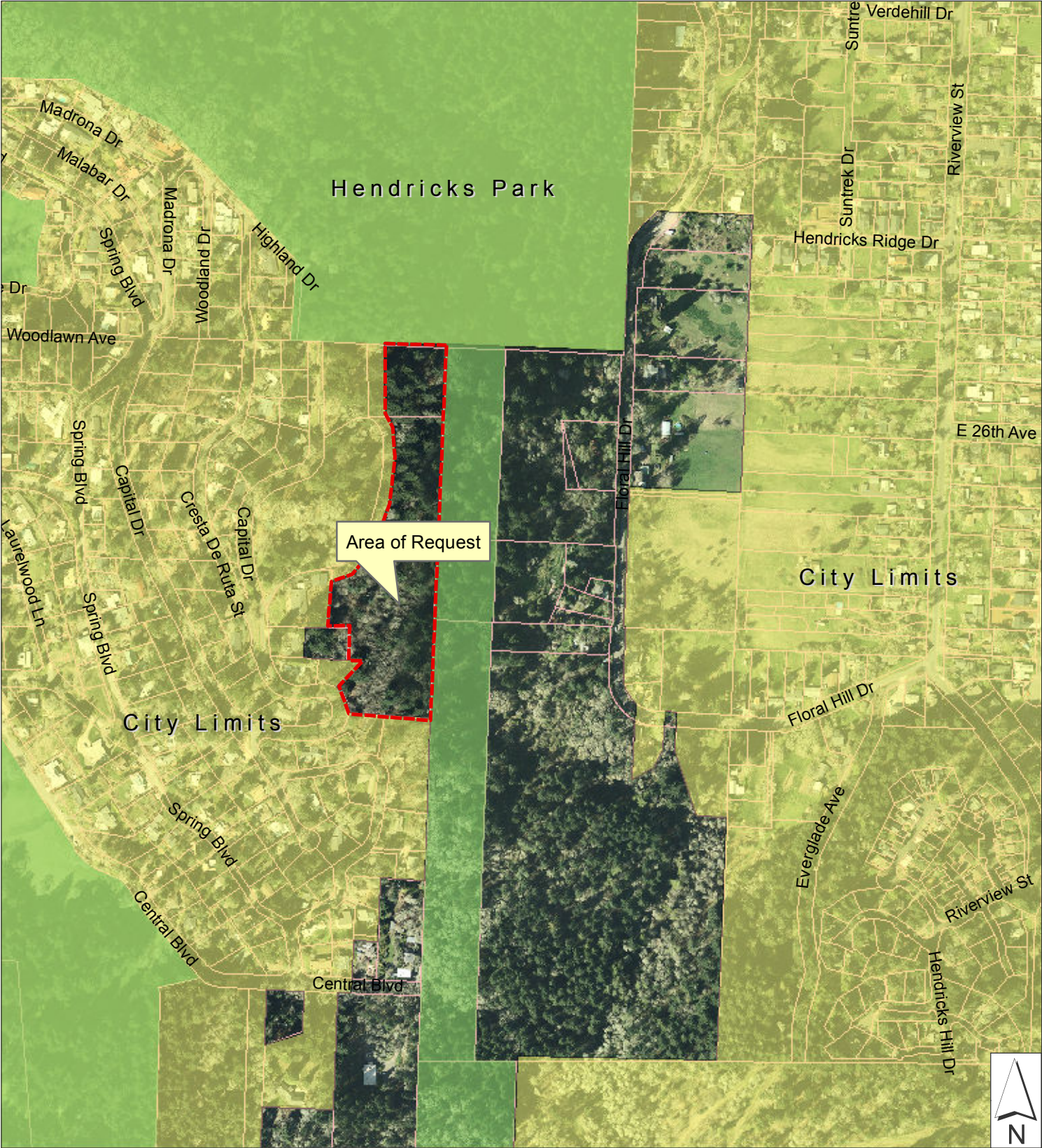


Area of Request: Dreyer (A 14-6)



Legend

- Parks and Open Space
- EUG
- Taxlots



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

October 10, 2014



RESOLUTION NO. _____

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 18-03-04-31; TAX LOTS 100 AND 201).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by Cynthia and Thomas Dreyer on August 19, 2014, in accordance with the provisions of Section 9.7810(2) of the Eugene Code, 1971, ("EC") for annexation to the City of Eugene of the property identified as Assessor's Map 18-03-04-31, Tax Lots 100 and 201.

B. The territory proposed to be annexed is described in Exhibit A attached to this Resolution, and depicted on the map attached as Exhibit B to this Resolution.

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 September 26, 2014, a notice containing the location and assessor's map and tax lot numbers, 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 Laurel Hill Valley Citizens. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on October 27, 2014.

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

NOW, THEREFORE,

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

Section 1. Based on the above findings and the Planning Director's Recommendation and Findings attached as Exhibit C, which are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 18-03-04-31, Tax Lots 100 and 201, as described in the attached Exhibit A and shown on the map attached as 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 9.7820(3) shall become effective in accordance with State law.

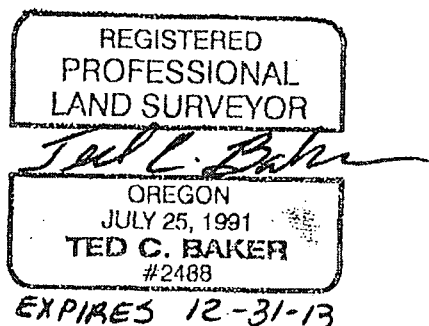
The foregoing Resolution adopted the ____ day of October, 2014.

City Recorder

PROPERTY TO BE ANNEXED**ASSESSOR'S MAP 18-03-04-31
A PORTION OF TAX LOTS 100 AND 201**

A tract of land located in the Southwest 1/4 of Section 4, Township 18 South, Range 3 West of the Willamette Meridian, said tract being within Block 5 of the plat of Capital Hill Addition to Eugene, Oregon as platted and recorded at page 104 of Volume 4, Lane County, Oregon Plat Records, said tract being more particularly described as follows:

Commencing at the Northwest corner of Lot 1, Block 5 of the plat of Capital Hill Addition to Eugene, Oregon as platted and recorded at page 104 of Volume 4, Lane County, Oregon Plat Records; thence along the North boundary of said Lot 1, South 89°41'00" East, 210.00 feet to a point, said point marks the **POINT OF BEGINNING** of this tract of land; thence continuing along said North boundary of Lot 1, South 89°41'00" East, 220.01 feet to the Northeast corner of said Lot 1, Block 5; thence along the East boundary of said Block 5, South 0°18'58" West, 1251.42 feet to the Southeast corner of Lot 5, Block 5 of the plat of Capital Hill Addition to Eugene, thence along the South boundary of said Lot 5, North 88°56'27" West, 291.88 feet to the Easterly right-of-way line of Capital Drive; thence along said Easterly right-of-way line along a 96.35 foot radius curve left (the chord of which bears North 29°02'36" West, 92.39 feet) a distance of 96.36 feet; thence leaving said Easterly right-of-way line, North 46°44'00" East, 36.47 feet; thence along the arc of a 285.00 foot radius curve left (the chord of which bears North 38°49'01" East, 79.44 feet) a distance of 79.70 feet; thence North 89°41'00" West, 50.93 feet; thence North 0°19'00" East, 110.41 feet; thence South 87°46'00" West, 70.08 feet; thence North 0°19'00" East, 159.92 feet; thence North 75°57'00" East, 31.61 feet; thence along the arc of a 152.30 foot curve left (the chord of which bears North 51°59'00" East, 123.73 feet) a distance of 127.41 feet; thence North 28°01'00" East, 63.88 feet; thence North 16°51'30" East, 194.57 feet; thence North 5°42'00" East, 84.30 feet; thence North 0°16'30" East, 79.77 feet; thence along the arc of a 123.00 foot radius curve left (the chord of which bears North 18°03'33" West, 75.67 feet) a distance of 76.92 feet; thence North 89°41'00" West, 24.59 feet; thence North 1°58'27" West, 249.61 feet to the point of beginning, all in Lane County, Oregon and containing 7.19 acres more or less.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ted C. Baker

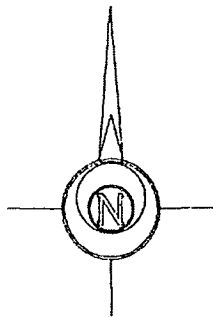
OREGON
JULY 25, 1991
TED C. BAKER
#2488

EXPIRES 12-31-2013

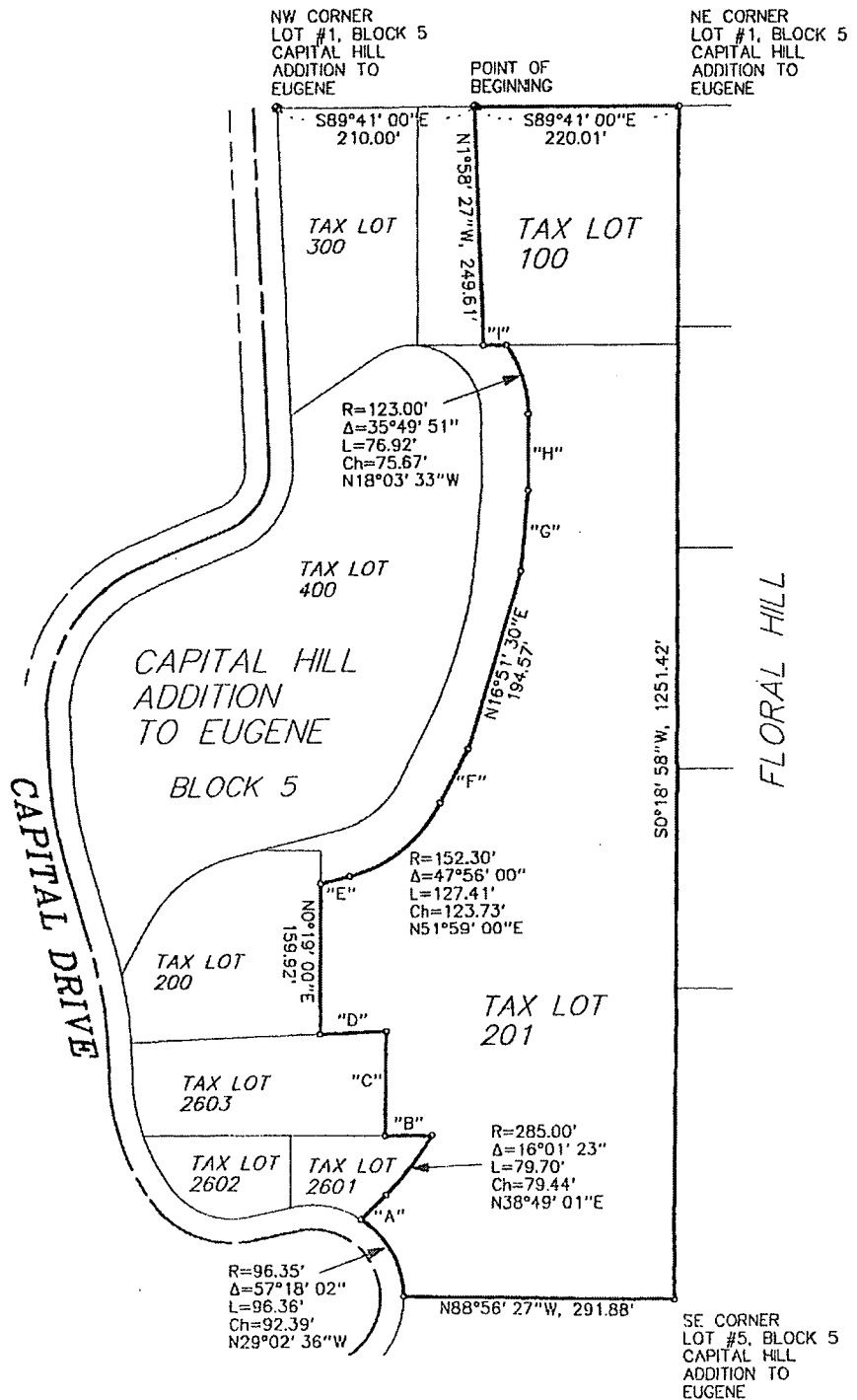
HENDRICKS PARK

LINE DATA

LINE	BEARING	DISTANCE
"A"	N46°44' 00"E	36.47'
"B"	N89°41' 00"W	50.93'
"C"	N0°19' 00"E	110.41'
"D"	S87°46' 00"W	70.08'
"E"	N75°57' 00"E	31.61'
"F"	N28°01' 00"E	63.88'
"G"	N5°42' 00"E	84.30'
"H"	N0°16' 30"E	79.77'
"I"	N89°41' 00"W	24.59'



SCALE: 1" = 200'





**Planning Director's Recommendations and Findings:
Dreyer, Cynthia and Thomas (A 14-6)**

Application Submitted: August 19, 2014	
Applicant: Cynthia and Thomas Dreyer	
Map/Lot(s): 18-03-04-31: 100 and 201	
Zoning: R-1/UL Low-Density Residential with Urbanizable Land Overlay	
Location: East side of Capital Drive, south of Hendricks Park	
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.

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.		
Complies		Findings: The annexation area is within the City's urban growth boundary (UGB), and is contiguous to the City limits, consistent with subsection (a). Abutting lands to the north, south, and west are in City limits.
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.		
Complies		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: C. Growth Management, Goals, Findings and Policies: <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> <i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (Page II-C-4)</i> <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</i>
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

		<p><i>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>Laurel Hill Plan</u> and the <u>South Hills Study</u> are the adopted refinement plan for the subject property, which also designate the area for residential uses. Both refinement plans limit the overall residential density for the subject property to five units per acre and require Planned Unit Development procedures to further develop the property.</p> <p>The property is currently zoned R-1/UL Low-Density Residential with Urbanizable Land Overlay. The /UL overlay will be automatically removed from the zoning following annexation approval. The applicant plans on further dividing the property through the Planned Unit Development permit process.</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>EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.</p>		
<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>		<p>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:</p> <p>Wastewater Public Works staff confirms that public wastewater is available to serve the subject property from eight-inch mainlines located to the west. The applicant acknowledges that due to the terrain of the property, private pumps may be required.</p> <p>Stormwater Although there are no existing public stormwater facilities available, Public Works staff confirms that stormwater runoff from future development of the site can be managed on-site. The applicant acknowledges that post-development flows will not exceed pre-development levels. Compliance with applicable stormwater development standards will be ensured during the development permit process.</p> <p>Streets The subject property has frontage on Capital Drive, to the west. Public Works staff notes that street improvements will be determined as part of the PUD application.</p> <p>Solid Waste Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.</p>

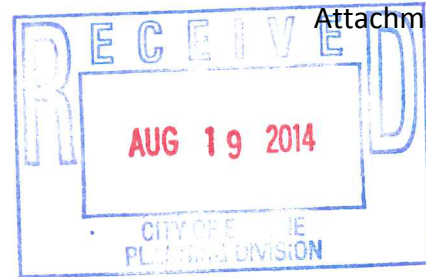
	<p>Water & Electric Eugene Water and Electric Board (EWEB) staff states no objection to serving the proposed annexation, provided future development of the subject property complies with applicable policies and procedures. EWEB staff notes, however, that water facilities in the area are limited and could result in high costs for water service, depending on future development plans.</p> <p>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.</p> <p>Parks and Recreation A minimum level of park service can be provided to the proposal area by the city as prescribed in the <u>Metro Plan</u>. Hendricks park abuts the subject property, to the north.</p> <p>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> <p>Communications CentryLink (formerly 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 Edison Elementary School, Roosevelt Middle School and South Eugene High School.</p>
--	---

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.

August 20, 2014

TOM AND CINDY DREYER PROPERTY
Annexation Application
Map 18-03-04-31, Tax Lots 00100 & 00201



WRITTEN STATEMENT

In accordance with EC 9.7800, Annexation Application Procedures and Criteria, the applicants, Cynthia A. and Thomas M. Dreyer, are requesting that the City of Eugene review this annexation request and determine that the proposal complies with criteria contained in EC 9.7825 and that the requested annexation can be approved. To aid Eugene staff in this endeavor, the following information is provided.

I. The Site and Existing Conditions

A. Planning Context

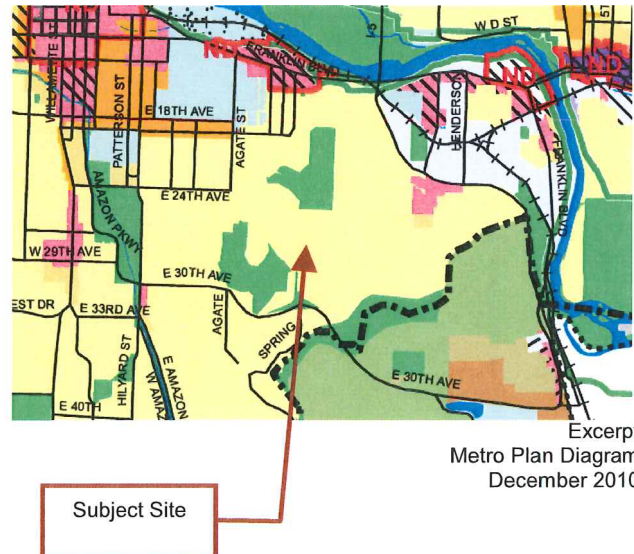
The Dreyer property has a Metro Plan land use designation of Low Density Residential (LDR)¹. The applicable neighborhood refinement plan (the Laurel Hill Plan), shows a land use designation of Low Density Residential and is zoned Low Density Residential (R-1). Development of the property is subject to the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), the Laurel Hill Plan, and the Eugene Code, in particular Chapter 9 which governs land use.

The site is inside the Urban Grown Boundary (UGB) and outside the City Limits of Eugene (CL). The site is contiguous to existing City of Eugene city limits along its north, western and south boundaries. Western portions of lots 00100 and 00201 have been annexed. (see legal description) There is an overlay zone of Urbanizable Land (/UL/*) which regulates and limits land use on the site until annexation. It would be extinguished upon annexation.

Additional planning documents also apply to the subject property, including TransPlan, Parks and Open Space Plan (not adopted), Goal 5 Water Resources Conservation Plan, and the in-process Envision Eugene project (not adopted but provides helpful direction).

While not directly applicable to annexation approval criteria, each of these planning documents, and their applicability to the Dreyer property, will become pertinent with later planning applications and/or development permits.

B. Subject Site

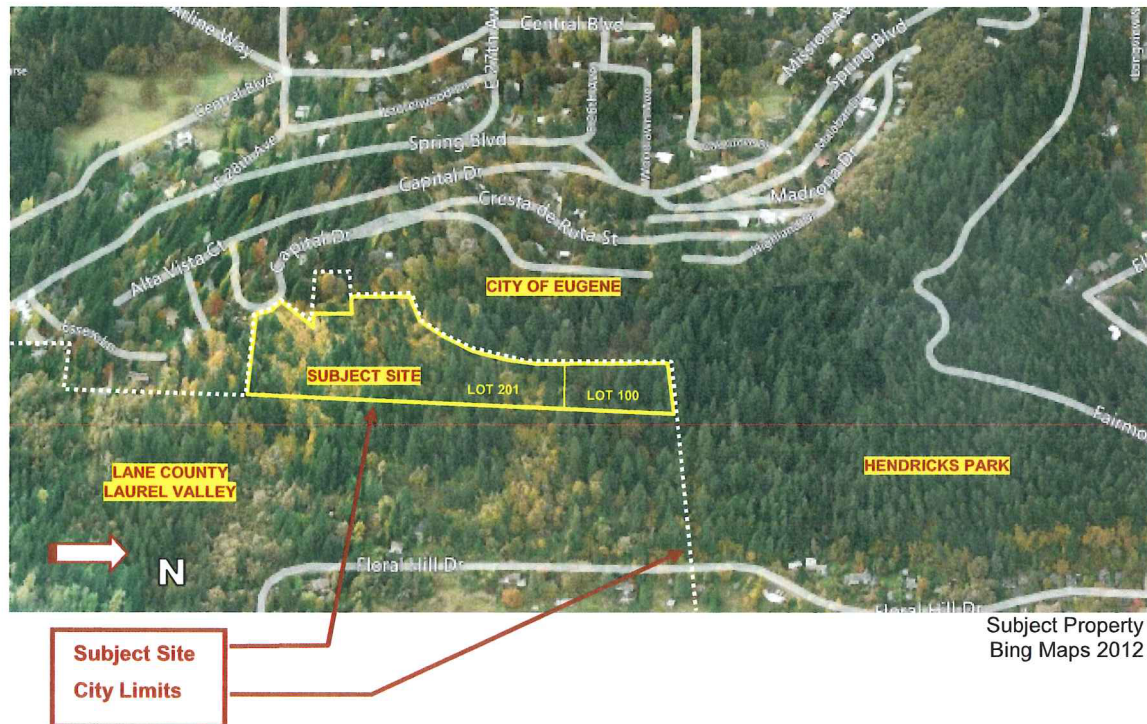


Excerpt
Metro Plan Diagram
December 2010

¹ The adopted Metro Plan Diagram is not tax lot specific, nor are the boundaries between different land use designations. Furthermore, the Metro Plan Diagram is valid at an 11x17 inch scale only. For the subject property, the surrounding land is unmistakably low density residential with the exception of clearly delineated existing Parks and Open Space.

The property is located in the southeast area of Eugene along the ridgeline that borders the Fairmount Neighborhood but technically falls in the Laurel Hill Valley Neighborhood. The site itself is approximately 7.22 acres in size and is undeveloped with the exception of an out-building/barn located on lot 100. It is located to the east of Capital Drive and faces east overlooking Laurel Hill Valley. Abutting the property along the eastern border is the City's Ribbon Trail which connects to Hendricks Park. Hendricks Park abuts the subject site along the northern border.

Along the western and southern borders are tax lots within City limits.



The site is fairly sloped and wooded with a mix of coniferous trees and deciduous broadleaf trees.

II. Annexation – Approval Criteria

Annexation Approval Criteria are found in Section 9.7825 of the Eugene Code. Applicable sections of the Code are in *italics*, followed by proposed findings of facts in plain text.

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.*

Response: The Dreyer property is contiguous to existing City of Eugene city limits on its north, south and western boundaries. Therefore, this criterion is met.

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

METRO PLAN: Applicable Metro Plan policies and findings in support of this annexation request are as follows:

C. Growth Management

- Policy 8a. *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 of key urban facilities and services can be provided to the area in an orderly and efficient manner.*

Response: Minimum key urban facilities and services as defined in the Metro Plan includes wastewater, stormwater, transportation, solid waste management, water service, fire and emergency medical service, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities and public schools on a district-wide basis (Metro Plan, Chapter V, Glossary, definition 24). As documented elsewhere in this Written Statement these key urban facilities and services can be provided to the subject site in an orderly and efficient manner. See Urban Service Area Definition Specific Recommendations 3 and Attachment 5.

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

Response: Annexation into the corporate limits of the City of Eugene is codified in the Eugene Code (EC) 9.7800-9.7835. Processes and procedures regarding application, annexation, approval criteria, effective date and notice, and withdrawal from special districts are, by submittal and processing of this Annexation Application, being followed.

- 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.*

Response: The subject site is inside the Eugene jurisdiction of the metro area's Urban Growth Boundary. By this Annexation Application lands within the UGB (the subject site) is being annexed and, as required by applicable approval criteria, will be provided with the minimum level of urban facilities and services.

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

Response: EWEB currently provides service to property adjacent to the subject site and would therefore provide service to the annexed property.

- Policy 18. *As annexations to cities occur over time, existing special service districts within the UGB shall dissolve. The cities should consider developing intergovernmental agreements, which address transition issues raised by annexation, with the affected special service districts.*

Response: No special service districts service this subject site. As codified in Eugene Code (EC) 9.7835, Annexation – Withdrawal from Public Service Districts Following Annexation, the Eugene City Council utilizes a set process to facilitate withdrawals from special districts.

- *Policy 21a. When unincorporated territory within the UGB is provided with any new urban service, that service shall be provided by the following method: Annexation to a city.*

Response: Future development of the vacant subject property will require the provision of urban services. Annexation is the preferred method to enable urban service provision. Approval of this Annexation Application herein will satisfy this Metro Plan policy.

APPLICABLE REFINEMENT PLAN: The applicable refinement plans are the Laurel Hill Plan and the South Hills Study. Applicable annexation criteria and findings in support of the annexation request are as follows:

LAUREL HILL PLAN

Section 1 – Land Use and Future Urban Design

POLICIES

Policy 1 - Approval of Valley development will take into consideration: Density, Size and Dispersal.

Response: Annexation of subject property will ensure property is developed through applicable development standards found in the Eugene Code including adherence to relevant refinement plans and area studies. Approval of this annexation application will enable this policy to be followed.

Policy 2 - Development proposals, land use applications, and code amendments shall continue to be referred to and reviewed by the neighborhood association(s) for review and comment within the existing guidelines of the Neighborhood Organization Recognition Policy.

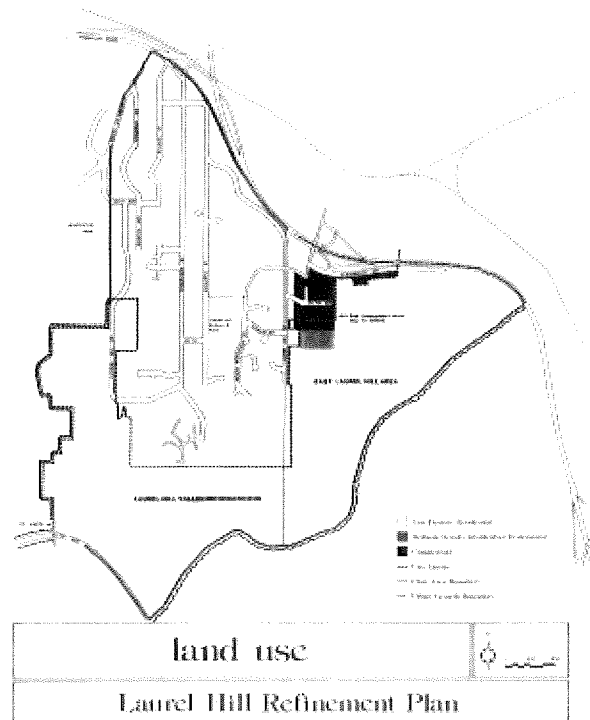
Response: Annexation is a land use application and will therefore be referred to and reviewed by the pertinent neighborhood associations for review and comment.

Section 2 – Transportation

POLICIES

All of the policies listed are embodied by the assumption that the best way to preserve the character of the Valley is to establish an attitude toward the automobile that is most beneficial for the Valley.

Response: While the subject site is included in the Laurel Hill Plan area, its physical congruency to the Fairmount Neighborhood and City limits, its isolation and separation from the Valley due to topography and abutting city park and open space property to the north and east will prevent direct transportation connection to the Valley. Annexation will not have an impact on transportation design or traffic in the Valley and will actually allow for the full provision of key urban facilities and services from outside the Laurel Hill Valley area.



Section 3 – Urban and Public Services

POLICIES

No policies have been enacted under this section as of the 1982 edition of the Laurel Hill Plan.

Response: Similar to the Section 2 - Transportation, annexation of this subject site will have no direct impact on the Laurel Hill Valley area because of its physical location on the western ridgeline. Annexation will actually allow for the full provision of key urban facilities and public services from outside the Laurel Hill Valley area.

Section 5 – Relationship to the City

POLICIES

Policy 2 – The City will communicate to the recognized neighborhood group its general information pertaining to programs and projects that may have a physical impact on the Valley, in order that the association can participate in the public discussion.

Response: Annexation of the subject site will allow the site to be developed. Participation with the neighborhood association will be a part of the development process as stipulated in the City of Eugene's development standards as well as the Laurel Hill Plan.

SOUTH HILLS STUDY

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF EUGENE, OREGON, as follows:

That the Purpose Statements and Recommendations set forth in Exhibit A are adopted as policy statements and as a refinement of the Eugene-Springfield Metropolitan Area 1990 General Plan for the south hills area and are to be used in making land-use and other decisions in that area.

Ridgeline Park

SPECIFIC RECOMMENDATIONS

Recommendation 1 – That all vacant property above an elevation of 901' be preserved from an intensive level of development, subject to the following exceptions:

- 1. Development of individual residences on existing lots; and*
- 2. Development under planned unit development procedures when it can be demonstrated that a proposed development is consistent with the purposes of this section.*

Response: Annexation of the subject site will allow the site to be developed and reviewed through a PUD process. Through that process, the PUD will demonstrate how the future proposed design avoids an intensive level of development and is consistent with the recommendations and purposes of this section.

It should also be stated that area to the east and north of the subject site have been preserved as part of the ridgeline park system (namely Hendricks Park and the Ribbon Trail) and provide recreational connectivity.

Urban Service Area Definition

SPECIFIC RECOMMENDATIONS

That future annexation requests within the potential urban service area be evaluated upon the following bases:

- 1. The ability of the community to provide public services for the potential development in an economic and efficient manner (and other factors normally considered in evaluation of annexations); and*

2. The previous maintenance of the property as a desirable residential environment...

Response: Minimum key urban facilities and services as defined in the Metro Plan includes wastewater, stormwater, transportation, solid waste management, water service, fire and emergency medical service, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities and public schools on a district-wide basis (Metro Plan, Chapter V, Glossary, definition 24). As documented elsewhere in this Written Statement these key urban facilities and services can be provided to the subject site in an orderly and efficient manner. See Urban Service Area Definition Specific Recommendations 3 and Attachment 5

There are existing residential homes, a barn for the goats as well as existing maintained yards on this property. Some of the property proposed for annexation has been maintained as an urban forest, the goats have helped maintain the blackberries and a portion of this property is part of the manicured landscape associated with the existing homes.

This site is a desirable residential environment based on its proximity to available key urban facilities, access (Capital Drive) and access to City of Eugene Parks property (Hendricks Park directly abutting the north property line and the Ribbon Trail abutting the east property line). There is property abutting this property owned by the applicant and containing multiple single family homes. For all intents and purposes this property is part of the neighborhood here on Capital Hill and appropriate for inclusion in developable lands.

That development which can only be provided sewer service by contouring not be included in the definition of the potential urban service area.

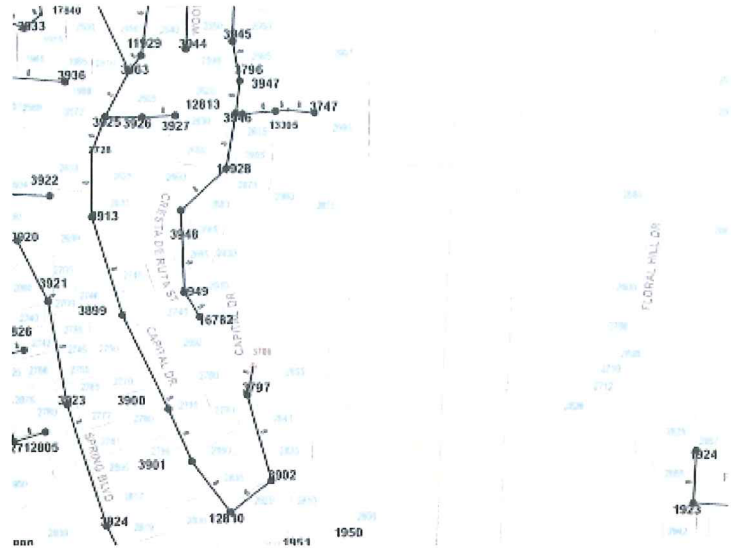
Response: Sewer service is easily provided to the site without contouring. There is adequate capacity in the existing public wastewater system in Capital Drive. Private pumps on some of the residential lots will provide access to these gravity fed pipes. No contouring will be necessary.

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

Response: The minimum level of key urban facilities and services are available and have sufficient capacity to serve the site. The facility, provider and condition applicable to the site are as follows:

Wastewater

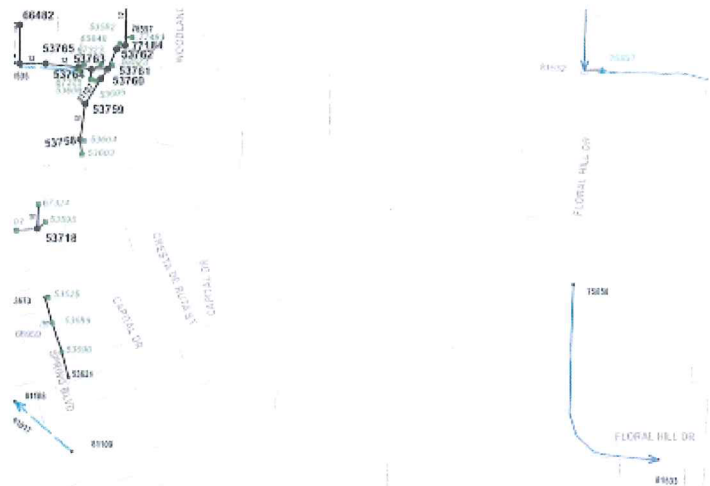
Public wastewater service is available to the site and is of sufficient capacity to serve the property at its planned low density residential (LDR) designation. Two 8-inch lines, one at the north end of the street (manhole 3747) and the other at the south end (manhole 3797) occur near the property's western boundary. Applicant does acknowledge that due to the terrain of the property a private wastewater system may be required that pumps wastewater up to the city system.



Preliminary discussions with staff recognize that utilizing private pumps to reach the public system as an alternative to gravity flow is an acceptable and viable alternative to contouring the property or artificially raising grades of homes to create a gravity flow system.

Stormwater

There are currently no existing stormwater facilities servicing the subject site. The majority of the site drains to the east into Laurel Hill Valley and is eventually picked up as surface drainage on Floral Hill Drive. Any proposed development will require a stormwater study to determine the best management strategy for treating and conveying stormwater from the site into the city's stormwater facilities.



Any development plans will be required to meet current City of Eugene Stormwater Management criteria and will be evaluated by staff for compliance. Post development stormwater flows will not exceed predevelopment stormwater flows.

Transportation

Streets – The property is approximately 150-250 feet east of Capital Drive with existing City lots between. Capital Drive is a local street and the closest street with a different classification

is Columbia which is a neighborhood collector. There are no streets with special setbacks within proximity of the site.

Transit – Lane Transit District has regular bus service on Agate Street, East 19th Avenue and Walnut Street.



Solid Waste Management

Solid waste collection is provided by private firms, whose franchise territory granted by the City of Eugene includes the site. Regional disposal sites are operated by Lane County.

Water and Electric Service

Water and electric service is currently provided to the subject site. Eugene Water and Electric Board (WEB) provide both water (6" main in Capital Drive and a water storage facility in close proximity north in Hendricks Park) and electric service to the site. There is sufficient capacity to serve the property at its planned Low Density Residential (LDR).

Fire and Emergency Medical Services

City of Eugene provides fire and ambulance service to the subject property.

Police Protection

City of Eugene will provide police protection.

City-Wide Parks and Recreation

The site is immediately adjacent to Hendricks Park and The Ribbon Trail which is part of the Ridgeline trail system. Parks and recreation services will be provided by the City of Eugene.

Land Use Controls

The subject property is inside the Eugene portion of the Metro Plan Urban Growth Boundary. The city of Eugene provides land use controls for the site.

Communication Facilities

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

Public Schools on a District-Wide Basis

Eugene 4J School District is the k-12 education service provider. Edison Elementary School and Roosevelt Middle School are to the northeast of the site. South Eugene High School also serves this site. The full range of District school services is available to the property.

Given the above regarding public and private facility availability, this criterion is met.

III. Attachments

The following attachments are included with this application.

1. Site Plan
2. Petition for Annexation
3. Consent for Annexation
4. Legal Description of Affected Territory to be Annexed
5. Summary of Urban Service Provision
6. County Assessor's Cadastral Map
7. Census Information Sheet

IV. Conclusion

Based on the information contained in this written statement, the applicant believes that the requested Annexation can be approved.

If there are any questions regarding the above information, please do not hesitate to contact Carol Schirmer, at Schirmer Satre Group, 541-686-4540 x1 or carol@schirmersatre.com.