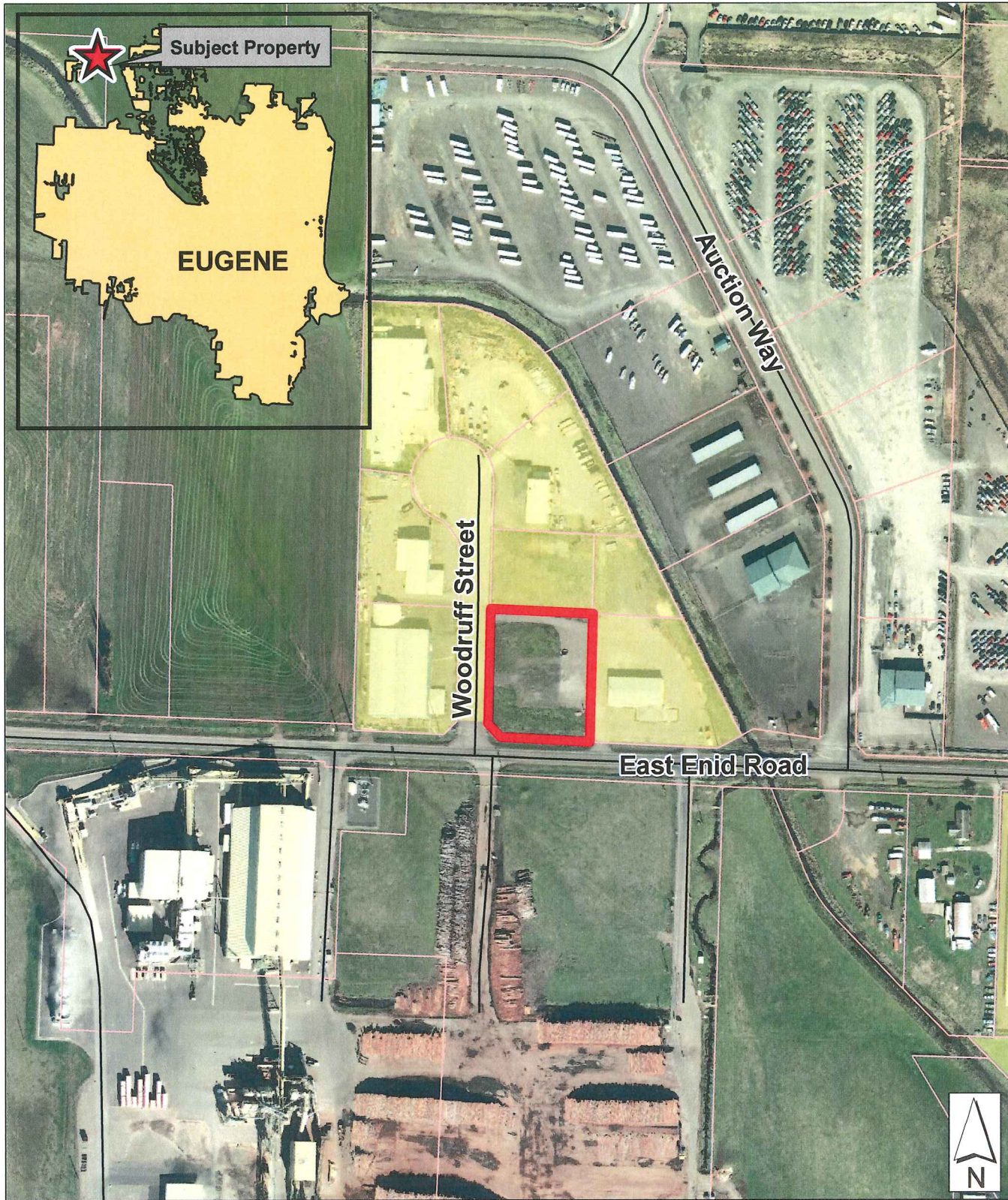


Prairieview Ventures, LLC (A 16-2)



Legend

- Area of Request
- Streets
- City Limits
- Taxlots

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

May 2016



RESOLUTION NO. _____

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(PROPERTY IDENTIFIED AS ASSESSOR'S MAP 17-04-04-00, TAX LOT
207).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by Prairieview Ventures on January 25, 2016, 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 17-04-04-00, Tax Lot 207.

B. The territory proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property described is attached to this Resolution as Exhibit B.

C. The City's Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director's Findings and Recommendation is attached as Exhibit C.

D. On April 8, 2016, a notice containing the street address and assessor's map and tax lot number, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicants, owners and occupants of property within 500 feet of the subject property, and the Industrial Corridor Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on May 9, 2016.

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 Findings and Recommendation attached as Exhibit C which are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-04-00, Tax Lot 207 on the map attached as Exhibit A, and described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and automatic rezoning of the land from I-3/CAS/UL to I-3/CAS pursuant to EC 9.7820(3) shall become effective in accordance with State law.

The foregoing Resolution adopted the 9th day of May, 2016.

City Recorder

Legal Description of Territory to be Annexed

Lot 7, Block 1, WAREHOUSE CITY, as platted and recorded in Book 71, Page 17, Lane County Oregon Plat Records, in Lane County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael R. Dahrens

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052

RENEWAL DATE: 12-31-2017

JAN 25 2016



Exhibit C

Planning Director's Findings and Recommendation Annexation Request for Prairieview Ventures, LLC (City File A 16-2)

Application Submitted: January 25, 2016
Applicant: Prairieview Ventures, LLC (Mark Stolle)
Property Included in Annexation Request: Tax Lot 207 of Assessor's Map 17-04-04-00
Zoning: I-3/CAS/UL with Commercial Airport Safety and Urbanizable Lands Overlays
Location: Northeast corner of East Enid Road and Woodruff Street
Representative: Jason Goshert, SSW Engineers Inc., 2350 Oakmont Way, Ste 105, Eugene OR 97401; 541-485-8383
Lead City Staff: Nicholas Gioello, City of Eugene Planning Division, 541-682-5453

EVALULATION:

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). As shown in the application materials and confirmed by City staff, the City limits are contiguous with the subject area of land along the eastern, northern and western boundaries.
<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: Several policies from the Metro Plan provide support for this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following policies from the Growth Management section (in <i>italic</i> text): <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-5).</i> <i>Policy 15. 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>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

	<p>As addressed below under subsection (3), and consistent with these policies, a minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</p> <p>The <u>Metro Plan</u> designates the annexation area as appropriate for Heavy Industrial use. The subject property is not located within an adopted refinement plan area. As discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with the <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>Therefore, based on the findings above, the proposal is consistent with the applicable policies of the <u>Metro Plan</u>.</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: Consistent with this criterion, 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><u>Wastewater</u> Public wastewater is available to serve the subject vacant property. There is an 8-inch line within Woodruff Street, which flows into a 21-inch line within East Enid Road. There is an On-Hold assessment due related to the existing public services that will become payable at the time of development.</p> <p><u>Stormwater</u> There are no public stormwater facilities immediately adjacent to the subject property. Stormwater may be able to be accommodated on site; compliance with applicable stormwater development standards will be ensured at the time of development.</p> <p><u>Transportation</u> The subject property abuts Woodruff Street cul-de-sac, an industrial street improved with 44-feet of paving within a 60-foot right-of-way. Aerial photos indicate that a sidewalk has not been constructed adjacent to the subject property along Woodruff Street. If this property develops in the future, a sidewalk may be required to be constructed, in accordance with City standards. East Enid Road abuts the southerly property boundary. East Enid Road is classified by the City as a major collector; records indicate that East Enid Road is under Lane County jurisdiction.</p> <p><u>Lane County Transportation Planning</u> Comments from Public Works staff indicate the property has frontage on East Enid Road to the south and Woodruff Street to the west. East Enid Road is a Lane County road which is functionally classified as an urban Minor Collector that has a minimum right-of-way width of 60-feet for building setback purposes (Lane Code 15.070(1)(c)(i)(dd)). Woodruff Street is under the jurisdiction of the City of Eugene. Transportation and permitting issues related to Woodruff Street should be directed to the City of Eugene.</p> <p>It appears from Lane County Road Management Inventory System data aerial photography that current access to the property exists from Woodruff Street. Additionally, the subject property has internal access to an adjacent parcel to the east with access to East Enid Road. This parcel is also owned by the applicant. There is currently no access along the subject property's southern frontage with East Enid Road. Lane County staff notes there is insufficient spacing between Woodruff Street and the existing first driveway to the east on East Enid Road to add an additional driveway access to East Enid Road from the subject property. Lane County indicates a preference</p>

for access from the lower volume Woodruff Street to remain and access to East Enid Road to remain as exists through the adjacent parcel to the east.

In accordance with Lane Manual 15.515, storm water runoff from private property shall not be directed to the Lane County road right-of-way, or into any Lane County drainage facility, including roadside ditches. Ditches adjacent to County roads are designed solely to accommodate roadway storm water runoff.

Solid Waste

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

Water and Electric

EWEB Water staff state no objection to the proposed annexation. EWEB Electric staff state no objection to the proposed annexation request. Water and electric services can be extended in accordance with EWEB policies and procedures. EWEB indicates there are overhead facilities along the southern property line are high-voltage (115KV) wires and subject to increased clearance requirements. EWEB Right-of-Way staff indicate there is one utility easement listed on Map # 17-04-04-00 Tax Lot: 00207. Recorded on April 20, 2010, Instrument #2010-018767, Lane County Deeds and Records, Lane County, Oregon.

Public Safety

Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection will be provided by the City of Eugene Fire Department. 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.

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

A variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.

Public Schools

The subject property is within the Bethel School District boundary and Irving Elementary School, Shasta Middle School, and Willamette High School.

CONCLUSION:

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is consistent with the applicable approval criteria. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date is set in accordance with state law.

INFORMATION:

- Upon approval of the annexation, the base zoning of I-3 Heavy Commercial and Commercial Safety Corridor Overlay will remain; however, the /UL Urbanizable Lands overlay will be automatically removed from the annexation area. The property is not located within a designated refinement plan. City review is required before development can occur on this lot. Please contact the Permit Information Center, Planner-on-Duty at 682-5377 for more information.
- A Lane County Facility Permit shall be required for placement of facilities within the right-of-way of County roads. Facilities and development includes, but is not limited to, road improvements, sidewalks, new or reconstructed driveway or road approach intersections, utility placements, excavation, clearing, grading, culvert placement or replacement, storm water facilities, or any other facility, thing, or appurtenance. Please contact 541-682-6902 or visit this link for information regarding facility permits: <http://www.lanecounty.org/Departments/PW/Engr/RightofWay/Pages/rowpermits.aspx>
- For information regarding EWEB requirements at the time of development, please contact Bill Johnson, EWEB Water, at 541-685-7377; Jon Thomas, EWEB Electric, at 541-685-7472; and Lori Price EWEB Right-of-Way, at 541-685-7366
- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.

ANNEXATION APPLICATION

Property Location: Currently Vacant – No Address
(Address Pending: 90451 E. Enid Road
- OR -
90451 Woodruff Street
Eugene, OR 97402)
Assessor’s Map 17-04-04-00, Tax Lot 207
NE Corner East Enid Road & Woodruff Street

Owner / Applicant: Prairieview Ventures, LLC
3025 W. 7th Place
Eugene, OR 97402

Applicant’s Representative: Jason Goshert
SSW Engineers Inc.
2350 Oakmont Way, Suite 105
Eugene, OR 97401
Phone: 541-485-8383
jasong@sswengineers.com

Surveyor: Michael R. Dahrens, PLS
SSW Engineers Inc.
2350 Oakmont Way, Suite 105
Eugene, OR 97401
Phone: 541-485-8383
miked@sswengineers.com

Current Base Zoning: I - 3 “Heavy Industrial”

Overlay Zone(s): CAS “Commercial Airport Safety” Zone

Metro Plan Designation: Heavy Industrial

Neighborhood: Industrial Corridor Community Organization

Request: Annexation to the City of Eugene due to requirement by the City that this site be annexed prior to the City issuing a building permit for the pending development of the site.

(WRITTEN STATEMENT IS ON FOLLOWING PAGES)

WRITTEN STATEMENT

This written statement describes how this annexation request is consistent with all applicable criteria referenced in Section 9.7825 of the Eugene Code. Approval criteria are shown in *italics*, with subsequent findings / responses shown in regular 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.*

The land proposed for annexation (hereinafter referred to as the “subject property”) is located well within the City of Eugene’s urban growth boundary (UGB). The subject property is also contiguous to the current city limits on three (3) sides. More specifically, the Woodruff Street public right-of-way immediately adjacent to west side of the subject property, as well as the properties currently comprised of Tax Lots 206, 208 and 209 immediately adjacent to the north and east sides of the subject property, were all formally annexed into the City of Eugene in 1988 (refer to City File No. A 87-05). Therefore, the proposed annexation satisfies EC 9.7825(1) & (1)(a).

9.7825 ***Annexation – Approval Criteria. (continued)***

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

Metro Plan Policy 8 provides for conversion of land from urbanizable to urban through annexation when a minimum level of key urban facilities and services can be provided. This policy is the subject of EC 9.7825 Annexation Approval Criteria (3), which is addressed in detail below.

Metro Plan Policy 10 states that annexation to the city through this normal process shall be the highest priority. As such, the proposed annexation is consistent with this policy.

Metro Plan Policy 16 states that land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. It further states that while the timeframe for annexation may vary, annexation should occur as land transitions from urbanizable to urban. The subject property is located within the UGB and therefore, based on this policy, should be annexed. Surrounding lands in the immediate vicinity of the subject property were previously annexed in 1988, the majority of which have been fully developed since then, and remain under continued industrial uses with the benefit of at least the minimum level of urban facilities and services such that they have certainly been “urbanized”. As such, with respect to the transition from urbanizable to urban, it can be argued that annexation of the subject property is overdue. Furthermore, the property owners are being required by the City to

annex the subject property prior to issuance of a building permit to allow for the development and final “urbanization” of the subject property. The provision of the minimum level of urban facilities and services is the subject of EC 9.7825 Annexation Approval Criteria (3), which is addressed in detail below. Therefore, the proposed annexation is consistent with Metro Plan Policy 16.

Metro Plan Policy 18 applies to local government as opposed to the applicant, in that it concerns dissolution of special service districts after annexation and consideration of intergovernmental agreements with affected special service districts. The applicant does not object to the dissolution of any special service districts as necessary. The proposed annexation is not inconsistent with this policy.

Metro Plan Policy 20 states that annexation of territory to existing service districts within the UGB shall occur only when 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 5 years) and, except for areas that have no fire protection, affected property owners have signed consent to annex agreements. As addressed below in response to EC 9.7825 Annexation Approval Criteria (3), the minimum level of key urban facilities and services are available to the subject property such that immediate annexation to the City is possible. Therefore, Metro Plan Policy 20 is not applicable to the proposed annexation.

Metro Plan Policy 21 states that 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; or d) creation of a new service district. Annexation to the City of Eugene is being proposed to allow connection to/utilization of existing City utilities and urban services by the subject property consistent with this policy.

The subject property is currently zoned I-3 “Heavy Industrial”, consistent with the current “Heavy Industrial” designation per the Metro Plan.

The subject property is currently located within the CAS “Commercial Airport Safety” Overlay Zone. This overlay zone does not affect the proposed annexation, nor would approval of the proposed annexation affect current or future compliance with the applicable provisions of the “Commercial Airport Safety” Overlay Zone.

The subject property is not located within the boundaries of any applicable refinement plans. However, it is located within the Industrial Corridor Community Organization (ICCO), a neighborhood organization which has been granted limited recognition by the City of Eugene. While technically not an applicable requirement or criteria for approval, the proposed annexation is generally consistent with the intent of the Annexation and Urban Services Policy Agreement between the City and the ICCO circa 1991.

In consideration of the above, as well as relevant portions of the statements below addressing EC 9.7825 Annexation Approval Criteria (3), the proposed annexation is consistent with applicable policies in the Metro Plan and therefore satisfies EC 9.7825(2).

9.7825 Annexation – Approval Criteria. (continued)

- (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 Metro Plan defines the “Minimum Level” of “key urban facilities and services” as including:

“...wastewater service, stormwater service, transportation, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools.”

Wastewater service is already available to the subject property via an existing public 8” sewer main within Woodruff Street and an existing public 21” sewer main within East Enid Road.

Stormwater service is already available to the subject property via the existing public open drainage ditch located along the north side of East Enid Road, adjacent to the south side of the subject property. An on-site private stormwater management system will be constructed and connected to the existing public system at the time of development of the subject property.

The subject property is adjacent to Woodruff Street (classified as a local street) on the west and East Enid Road (classified as a major collector) on the south, which in turn provides connectivity to a major collector (Prairie Road) and minor arterial (Northwest Expressway) to the east and a major arterial (Highway 99) to the west. Therefore, with respect to **transportation**, the subject property is already served by this type of “key urban facility”.

Garbage and recycling service is available from local and regional private firms which collect and transport **solid waste** to landfills managed by Lane County, therefore the subject property is already served by this type of “key urban service”.

Eugene Water and Electric Board (EWEB) **water service** is already available to the subject property via an existing 8” water main along the east side of Woodruff Street and an existing 12” water main along the north side of East Enid Road.

According to the Regional Land Information Database of Lane County (RLID), **fire protection and ambulance/emergency medical services** are currently provided by Lane Rural Fire / Rescue. Upon annexation, these services will either continue to be provided by Lane Rural Fire / Rescue via agreement with the City of Eugene, will be provided directly by City of Eugene Fire & Emergency Medical Services Department, or will be provided by some combination thereof. Therefore, the subject property is already served by this type of “key urban service”.

Following annexation, **police protection** will be provided by the Eugene Police Department, which currently provides police protection to properties within the city limits of Eugene. Therefore, the subject property can be provided with this type of “key urban service”.

The subject property is located within the urban growth boundary (UGB) of the City of Eugene, and is therefore included in the City of Eugene Parks, Recreation and Open Space (PROS) Comprehensive Plan area. According to the online Lane County GIS mapping utility, Arrowhead Park is located approximately 0.88 miles from the subject property. Therefore, with respect to **city-wide parks and recreation programs**, these types of “key urban facilities and services” will be available to the subject property.

Eugene Water and Electric Board (EWEB) **electric service** is already available to the subject property via existing underground electric distribution facilities within Woodruff Street and existing overhead electric distribution facilities within East Enid Road.

The subject property is currently subject to the **land use controls** of the City of Eugene, and will continue to be following annexation.

A variety of **communications facilities** and services (e.g. – phone, cellular, data, cable TV, etc.) are available in the area, to which the owner(s) of subject property can subscribe/connect to as they wish. Therefore, the subject property can be served by these types of “key urban facilities and services”.

The subject property is located within the Eugene 4J School District. Existing **public schools** in the vicinity are Irving Elementary, Shasta Middle School and Willamette High School. Therefore, the subject property is already served by these types of “key urban facilities and services”.

In consideration of the above, the proposed annexation satisfies EC 9.7825(3), as well as relevant components of applicable Metro Plan policies pursuant to EC 9.7825(2).

Prepared by:

SSW Engineers Inc.

Jason Goshert, Project Manager
Survey & Land Use Planning Technician

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

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

PETITION

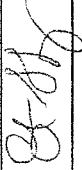
Petition Signature Sheet
 Annexation by Individuals

RECEIVED

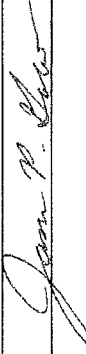
JAN 12 2016

LANE COUNTY
 ASSESSMENT & TAXATION

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)
	1/12/16	Brent Lanz, Member Prairieview Ventures, LLC	Not Applicable (Vacant Industrial Property)	17-04-04-00-00207	✓		1.08
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, Jason P. Goshert (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
 X  (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

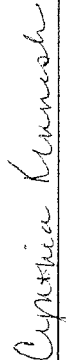
The total landowners in the proposed annexation are 1 (qty). This petition reflects that 1 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is 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 0. I hereby certify that this petition includes 0 valid signatures, representing 0 (%) of the total active registered voters that are registered in the proposed annexation.


 Lane County Department of Assessment and Taxation

1-12-16
 Date Certified


 Lane County Clerk or Deputy Signature

1/13/2016
 Date Certified

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: Map 17-04-04-00, Tax Lot 207 Address: N/A (Vacant Property)

Legal Description: Lot 7, Block 1, WAREHOUSE CITY, as platted and recorded in Book 71, Page 17, Lane County Oregon Plat Records, in Lane County, Oregon.

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

DATED this 12 day of January, 20 16.

x 

Brent S. Lanz, as Trustee of the Lanz Joint Trust

Member of PRAIRIEVIEW VENTURES, LLC

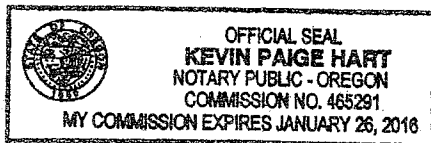
STATE OF OREGON)

)ss

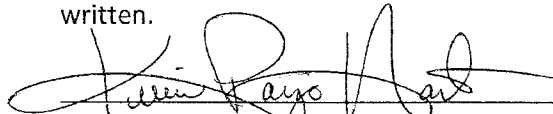
County of Lane)

On this 12th day of January, 20 16, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Brent S. Lanz as Trustee of the Lanz Joint Trust, Member of PRAIRIEVIEW VENTURES, LLC, 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.


Notary Public for Oregon
My Commission Expires 01-26-16

Summary of Urban Service Provision

This form is intended as a guide to assist applicants in demonstrating that a minimum level of key urban services can be provided to the area proposed for annexation. Space is provided on this form for you to provide detailed information on service provision. Please add additional pages if necessary to provide details of servicing issues related to the area you are annexing. To assist you in providing this information, some contacts are listed below. For large or difficult to serve properties, you may wish to contact a private land use planning consultant to prepare your application.

Property Owner(s) Name:

PRAIRIEVIEW VENTURES, LLC

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

Map 17-04-04-00, Tax Lot 207

Wastewater -- All new development must connect to the wastewater (sanitary sewer) system. Is wastewater service available to serve the area proposed for annexation? (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

The property(ies) in this annexation request:

will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

8" line within Woodruff Street, 21" line within East Enid Road.

_____ 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?

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?

Adjacent Public System: YES; On-site Private System: NO

If yes,
location? Existing public open drainage ditch located along North side of East Enid Rd.

If no, how will stormwater be handled after development? -
Collection via on-site private system, pre-treatment and detention via on-site private vegetated stormwater filtration planter, then disposition into above referenced existing public open drainage ditch along North side of East Enid Road (refer to pending Building Permit No. 15-06755-01).

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. FROM RIVER ROAD OR NORTHWEST EXPRESSWAY: East on Irving Road or Irvington Drive, North on Prairie Road, West on East Enid Road to Woodruff Street. FROM BELTLINE HIGHWAY: North on Highway 99, East on East Enid Road to Woodruff Street.

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:

Per Lane County GIS map, Arrowhead Park is located +/- 0.88 miles east/southeast of the subject property; no other parks or recreation facilities exist within one (1) mile of the subject property. Planned Parks/Recreation Facilities: Unknown; maps are absent from readily available online copy of the City of Eugene 'Parks, Recreation and Open Space (PROS) Comprehensive Plan'.

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.)

 ✓ Fire & emergency services currently provided by Lane Rural Fire / Rescue.

 Santa Clara - Fire protection services are currently provided to the subject property by the Santa Clara Rural Fire Protection District.

 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?

Eugene Water and Electric Board (EWEB).

Water Service -- Please provide the size and location of the water main closest to your

property. EWEB Water

Existing 12" water main along North side of Enid Road, existing 8" water main along East side of Woodruff Street

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.

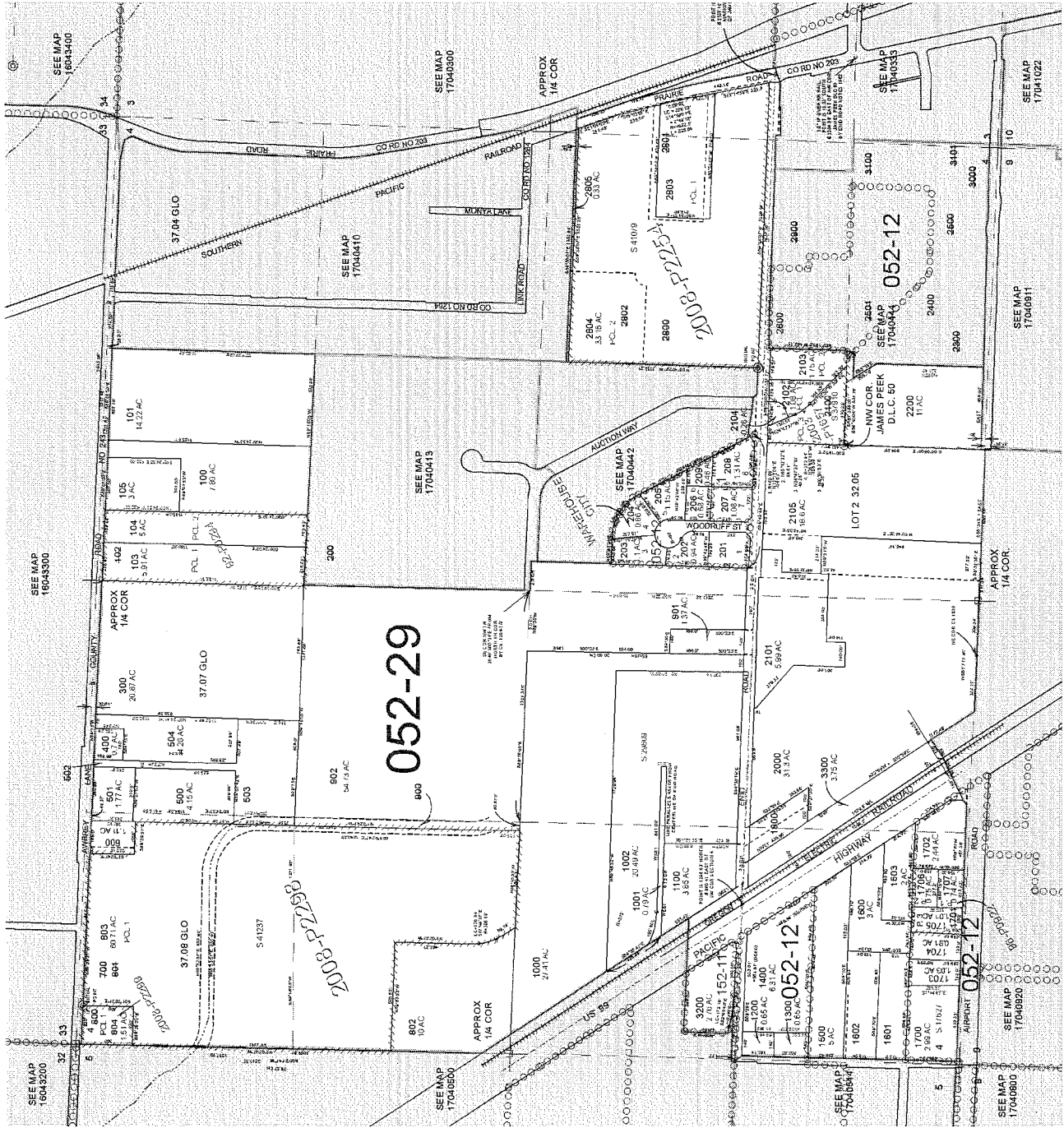
Communications -- US West Communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield Area.

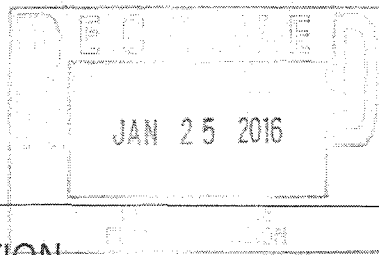
CANCELLED
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3101

REVISIONS
17/2011 GUTTY CONSULT MAP TO 06

SECTION 4 T. 17S. R. 4W. W.M.
Lane County
1" = 400'

FOR ASSESSMENT AND
TAXATION ONLY





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
17-04-04-00	207	I-3 / CAS	1.08 Acres

Property Address: 90451 Woodruff Street per 15-05490-01; 90451 Enid Road per 15-06755-01

Plans for Future Development & Permit Number (if applicable): 15-06755-01 (& 15-05490-01)

Public Service Districts:

Name	
Parks:	Unknown
Electric:	Eugene Water & Electric Board (EWEB)
Water:	Eugene Water & Electric Board (EWEB)
Sanitary Sewer:	City of Eugene
Fire:	Lane Rural Fire / Rescue
Schools:	Elementary: Irving Middle: Shasta High: Willamette
Other:	Lane Transit District, Upper Willamette Soil & Water Conservation District

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 CURRENT FEE: \$5,155.70

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)
- 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.

*N/A Show the location of all existing structures. * Vacant property - no 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)

*N/A Census Information Sheet. * Vacant industrial property - no dwellings / residents.

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: 207


Name (print): Prairieview Ventures, LLC (Contact: Mark Stolle)

Address: 3025 W. 7th Place

Email: mstolle@ordellconstruction.com

City/State/Zip: Eugene, OR 97402

Phone: 541-747-8734 Fax: 541-747-8735

Signature: 

Date: 1-08-2016

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): Michael R. Dahrens, Oregon LS 60052

Company/Organization: SSW Engineers Inc.

Address: 2350 Oakmont Way, Suite 105

City/State/Zip: Eugene, OR 97401

Phone: 541-485-8383 Fax: 541-485-8384

E-mail: miked@sswengineers.com

Signature: *Michael Rabrens*

Date: 1-14-16

REPRESENTATIVE (If different from Surveyor):

Name (print): Jason Goshert

Company/Organization: SSW Engineers Inc.

Address: 2350 Oakmont Way, Suite 105

City/State/Zip: Eugene, OR 97401

Phone: 541-485-8383 Fax: 541-485-8384

E-mail: jasang@sswengineers.com

Signature: *Jason P. Goshert*

Date: 1/13/2016

**Attached additional sheets if necessary.

**Planning
Receipt**

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



Date: 1/25/16 Received From: ORDELL CONSTRUCTION
Address: _____

Method of Payment:
 Cash
 Check
 Visa/MC

Amount Received: \$ 5155.70 Phone: () _____
 Project: 17-04-04-00-00207

Enter amount:

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

Staff Initials: KEW
 Updated: June 2015

Attachment C

CITY OF EUGENE
BUILDING & PERMIT SERVICE
99 WEST 10TH AVE 682-5086
REG-RECEIPT: 3-0000845 Jan 25 2016
CASHIER: RMW

Annexation Fee \$4,730.00
17-04-04-00-00207
Admin Fee-Auto Calc \$425.70

TOTAL DUE: \$5,155.70

RECEIVED FROM:
ORDELL CONSTRUCTION, LLC

Check: \$5,155.70

Total tendered: \$5,155.70

Change due: \$.00

Attachment C

www.eugene-or.gov/bldgpermitttracking

Please take our customer survey at:
www.surveymonkey.com/s/C0EPermitSurvey



COUNCIL RESOLUTION NO. 4903

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

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

RECUSED:

CONSIDERED: April 11, 2007

RESOLUTION NO. 4903

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

The City Council of the City of Eugene finds that:

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

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

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

NOW, THEREFORE,

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

Section 1. Based on the above findings, which are hereby adopted, the lead sentence for the second paragraph under the Annexation Initiation and Formation Guidelines section of the Guidelines attached as Exhibit A to Resolution No. 4358 is amended by revising and adding language to read as follows:

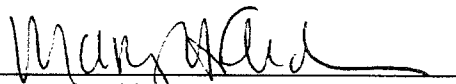
“Under any of the following conditions property owner initiated annexation requests may be expanded to include road rights-of-way or public land except where adding right of way would create islands of unincorporated properties in the River Road/Santa Clara area.”

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

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

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

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



City Recorder