

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Resolution 5066 Annexing Land to the City of Eugene (Satterwhite - A 12-1)

Meeting Date: July 23, 2012
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2C
Staff Contact: Steve Ochs
Contact Telephone Number: 541-682-5453

ISSUE STATEMENT

This item is a request to annex two contiguous parcels totaling 0.86 acres in size located at 189 and 201 Crocker Lane, approximately 720 feet east of River Road, on Tax Lots 2600 and 2801 of Assessor's Map 17-04-25-21. A map of the property proposed for annexation is included as Attachment A. This application does not include the annexation of any streets.

BACKGROUND

In December 2007, the City Council adopted an ordinance establishing the procedures for annexation requests and amending Chapter 9 of the Eugene Code (EC) to include these procedures. These annexation procedures provide for the council to adopt a resolution approving, modifying and approving, or denying an application for annexation, or provide for the council to hold a public hearing before consideration of the annexation request.

Approval of annexation requests are based on the criteria at EC 9.7825 which require that (1) the land proposed to be annexed is within the city's Urban Growth Boundary (UGB) and is contiguous to the city limits or separated from city limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Draft findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C to the draft resolution (Attachment B).

Public notice for this annexation request was provided in accordance with Eugene Code requirements, and no written testimony has been received. Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance and lack of testimony received, a public hearing is not recommended in this instance.

There are existing single-family residential buildings on each tax lot and the properties are zoned R-1 Low Density Residential with the /UL Urbanizable Land overlay. Upon annexation, the /UL overlay will be removed.

Additional background information regarding this request, including relevant application materials, is included for reference as Attachment C. A full copy of all materials in the record is also available at the Permit and Information Center located at 99 West 10th Avenue.

RELATED CITY POLICIES

The Metro Plan contains the policies that are related to this annexation request. The River Road/Santa Clara Urban Facilities Plan is the refinement plan applicable to the subject properties. The Metro Plan and refinement plan policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B).

COUNCIL OPTIONS

The City Council may consider the following options:

1. Adopt the draft resolution
2. Adopt the draft resolution with specific modifications as determined by the City Council
3. Deny the draft resolution
4. Defer action until after the council holds a public hearing on the proposed annexation

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt the draft resolution by finding that the request complies with all applicable approval criteria, and that the annexation is approved.

SUGGESTED MOTION

Move to adopt Resolution 5066, which approves the proposed annexation request consistent with the applicable approval criteria at EC 9.7825.

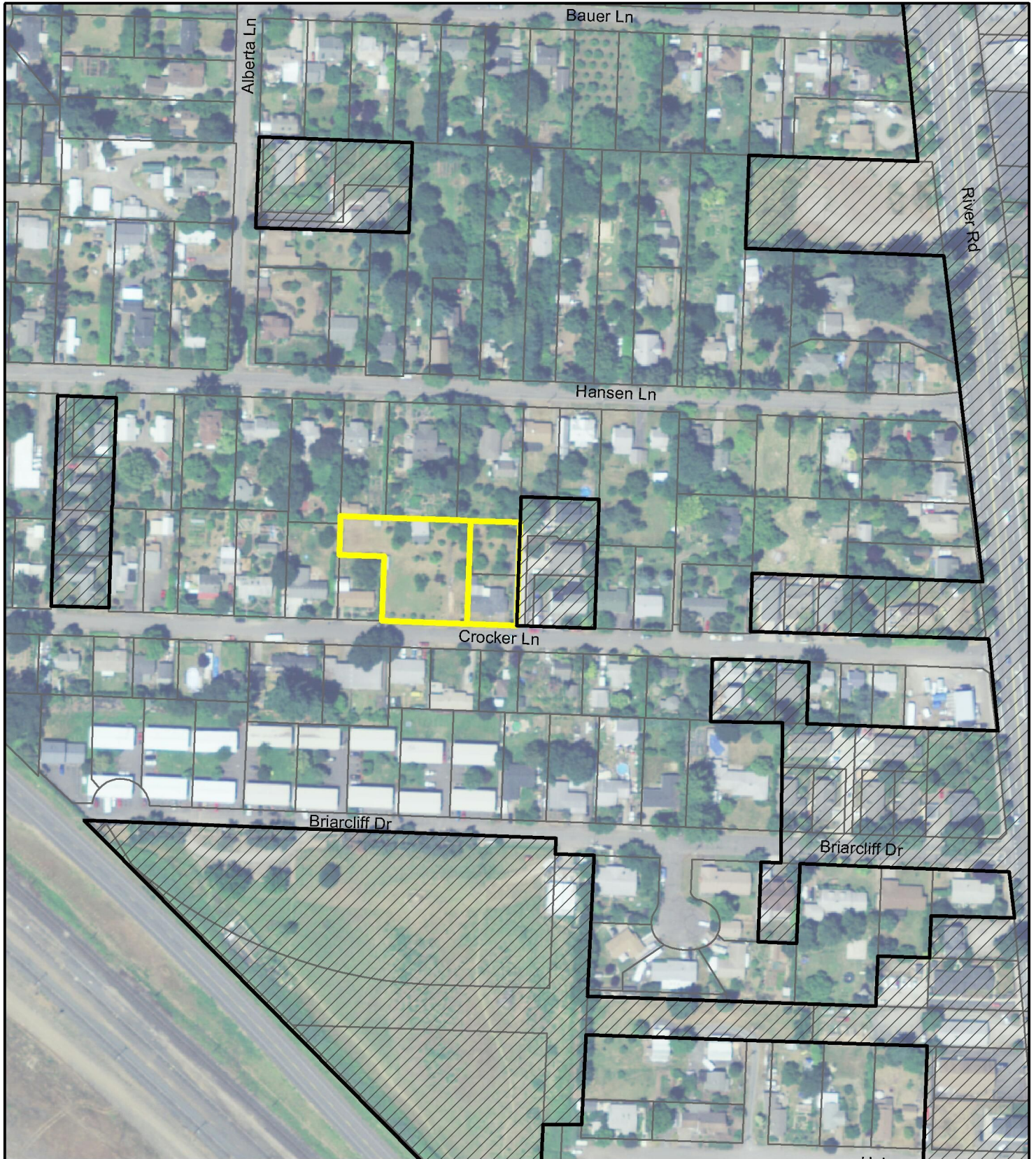
ATTACHMENTS



- A. Map of Annexation Request
- B. Draft Annexation Resolution with Exhibits A through C
 - Exhibit A: Map of Annexation Request
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request
- D. Referral Comments

FOR MORE INFORMATION

Staff Contact: Steve Ochs, Associate Planner
Telephone: 541/682-5453
Staff E-Mail: steve.p.ochs@ci.eugene.or.us

Satterwhite Family Trust (A 12-1)



-  Area Proposed for Annexation
-  Within Eugene City Limits



RESOLUTION NO. _____

A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (189 AND 201 CROCKER LANE, AND PROPERTY IDENTIFIED AS ASSESSOR'S MAP 17-04-25-21, TAX LOTS 2600 AND 2801).

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by Frank Satterwhite on March 20, 2012, 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 17-04-25-21, Tax Lots 2600 and 2801.

B. The territory proposed to be annexed is depicted on the maps 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 Recommendation is attached as Exhibit C.

D. On June 22, 2012, 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 River Road Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on July 23, 2012.

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 17-04-25-21, Tax Lots 2600 and 2801 on the maps 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 R-1/UL to R-1 pursuant to EC 9.7820(3) shall be effective upon the date a copy of this Resolution is filed with the Secretary of the State of Oregon.

The foregoing Resolution adopted the 23rd day of July, 2012.

City Recorder

Satterwhite Family Trust (A 12-1)





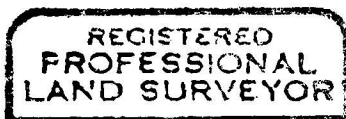
-  Area Proposed for Annexation
-  Within Eugene City Limits



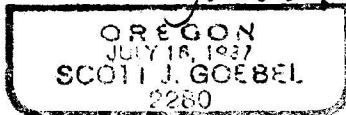
Exhibit B

**LEGAL DESCRIPTION
TAX LOTS 2600 & 2801
MAP #17-04-25 21**

COMMENCING AT THE SOUTHWEST CORNER OF THE L. E. DAVIS DONATION LAND CLAIM NO. 42 IN TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE EAST 3235.32 FEET; THENCE NORTH 8°40' WEST 116.82 FEET TO THE POINT OF INTERSECTION OF RIVER ROAD AND CROCKER LANE; THENCE FOLLOWING ALONG THE CENTERLINE OF CROCKER LANE NORTH 87°55'54" WEST 782.80 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 2°04'06" EAST 20.00 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF SAID CROCKER LANE; THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY, NORTH 87°55'54" WEST 208.70 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 2°04'06" EAST 100.00 FEET; THENCE NORTH 87°55'54" WEST 70.00 FEET; THENCE NORTH 2°04'06" EAST 58.55 FEET; THENCE SOUTH 87°55'54" EAST 180.40 FEET; THENCE NORTH 2°04'06" EAST 1.60 FEET; THENCE SOUTH 87°55'54" EAST 98.30 FEET; THENCE SOUTH 2°04'06" WEST 160.15 FEET TO THE **TRUE POINT OF BEGINNING**, CONTAINING 37,345 SQUARE FEET, MORE OR LESS, ALL WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON.



Scott J. Goebel



RECEIVED: 6/30/2013



**Planning Director's Recommendations and Findings:
Satterwhite Family Trust (A 12-1)**

| | |
|--|---|
| Application Submitted: March 28, 2012 | |
| Applicant: Satterwhite Family Trust | |
| Map/Lot(s): 17-04-25-21 Lots 2600 and 2801 | |
| Zoning: R-1/UL | |
| Location: 189 & 201 Crocker Lane | |
| Representative: Pamela Goebel, Goebel Engineering & Surveying, Inc. | |
| Lead City Staff: | Steve Ochs, Associate Planner, (541) 682-5453 |

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.

| | |
|--|--|
| <p>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.</p> | |
| <p>Complies <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> | <p>Findings: 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 with the subject area of land along the eastern boundaries of the property.</p> |
| <p>EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.</p> | |
| <p>Complies <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> | <p>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:</p> <p>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></p> <p><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></p> <p><i>b. There will be a logical area and time within which to deliver urban services and</i></p> |

| | | |
|--|--|--|
| | | <p><i>facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i></p> <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 adopted refinement plan the <u>River Road Santa Clara Urban Facilities Plan (RR/SC UFP)</u> is the adopted refinement plan for the subject properties and also designates the area for residential uses. If the annexation is approved, per EC 9.7820(3), the annexation area will remain zoned R-1, and the /UL overlay will be automatically removed from the annexation area.</p> <p>With regard to applicable policies of the <u>RR/SC UFP</u>, the subject property is not within an identified subarea; of the general “Residential Land Use Policies” at Section 2.2, none appear to be directly applicable to the subject request. The “Public Facilities and Services Element” policies of the <u>RR/SC UFP</u> are directed at local government; however, the premise of these policies for the provision of urban services is the assumption that the properties within the UGB will be annexed.</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> |
|--|--|--|

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>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 An 8-inch public wastewater line is within Crocker Lane, adjacent to this site. Sewer connection records (#40088) indicate a connection to the public system within River Road. The related wastewater assessments have been paid.</p> |
|--|--|

Stormwater

There are no public stormwater lines within Crocker Lane. On-site infiltration may be an option, provided the infiltration facility is sized to store and infiltrate the Flood Control Design Storm and on-site tests demonstrate the viability of infiltration. As an informational item, future development of the property will require the applicant to submit a feasible stormwater proposal and demonstrate that all applicable stormwater management standards have been met, including establishing capacity of the receiving system, pre-treating impervious areas prior to discharge to that system, and possibly oil and source controls, depending on proposed development.

Streets

Both properties have frontage on Crocker Lane which is under Lane County Jurisdiction. Crocker Lane functions as a low-volume residential street and are required to be 45-55 feet in width. Street standards must be addressed with future development which may require right of way dedication, special setbacks and street improvements.

Solid Waste

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

Water

Eugene Water and Electric Board (EWEB) staff notes that the subject properties are served by the River Road Water District (RRWD). There is an existing 4-inch cast iron water main along the north side of Crocker Lane. At time of future development of the site, the applicant will need to comply with Fire Marshal requirements concerning fire protection for building permits including any future necessary upgrades to the water system.

Electric

EWEB currently serves the subject properties and has no objections to the annexation.

Public Safety

Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection services and ambulance services are currently provided to the subject property by the City of Eugene. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield to central Lane County and will continue in the same manner upon annexation.

Parks and Recreation

A minimum level of park service can be provided to the proposal area as prescribed in the Metro Plan. The property is currently located in River Road Park and Recreation District. Once withdrawn from the district, parks staff confirm that park service will continue to be provided by the City with the property becoming part of the River Road – Santa Clara parks planning district with nearby parks serving that area being West Bank and Razor Parks.

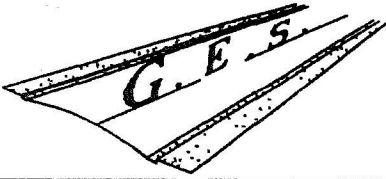
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| | | <p>Planning and Development Services Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.</p> <p>Communications 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 River Road Elementary School, Kelly Middle School and North Eugene High School.</p> |
|--|--|--|

CONCLUSION:

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is found to be consistent with the applicable approval criteria. Based upon findings above, the Planning Director recommends that City Council approve this annexation proposal. 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:

- ◆ 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, including establishing capacity of the receiving system, pre-treating impervious areas prior to discharge, and possibly oil and source controls, depending on proposed development.



Goebel Engineering & Surveying, Inc.

Engineering

25469 Highway 126
Phone: (541) 687-0542

Surveying

Veneta, OR 97487
Fax: (888) 653-0152

Land Planning Services

E-mail: goebel@goebeleng.com

30 April 2012

Mr. Steve Ochs
Planning and Development
City of Eugene
99 West 10th Avenue
Eugene, OR 97401

Re: Satterwhite Family Trust Annexation
189 & 201 Crocker Lane
Map No. 17-04-25-21, Tax Lots 2600 & 2801
GES No. 70111-2012-C
City # A12-1

Dear Stev:

Enclosed herewith are the items outlined in the Completeness Review (dated April 11, 2012) for the above-referenced project. The items listed on the form have been addressed herein on an item-by-item basis. Each of the comments as set forth in the Decision is noted in **bold face type**. The responses to these items are shown in *italics*.

Site Plan Requirements:

8. 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. are shown.

Please confirm if there are (or aren't) any easements on the site by referencing title report.

Response: The Title Report noted only one easement encumbering the property. That easement was for the old water district and falls within the Crocker Lane right-of-way.

30 April 2012
Mr. Steve Ochs
City of Eugene

Re: Satterwhite Family Trust Annexation
189 & 201 Crocker Lane
Map No. 17-04-25-21, Tax Lots 2600 & 2801
GES No. 70111-2012-C
City # A12-1

Page 2 of 2

General Requirements.

10. Certification of Electors form signed by the Lane County Elections/Voter Registration Department.
11. Verification (Certification) of Property Owners form signed by the Lane County Department of Assessment and Taxation.

Please submit certification of electors and property owners signed by Lane County Dept. of taxation and Lane County Clerk.

Response: The form has been signed and is enclosed herewith.

14. A legal description of the land proposed for annexation, including any public right of way prepared by a registered land surveyor. These descriptions must be typed on an 8-1/2 x 11" white sheet of paper (no letterhead) so that it is suitable for recording.

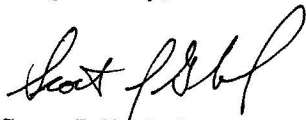
Please submit certification of description signed by surveyor.

Response: The certification is enclosed herewith.

Steve, we believe that this letter, along with the submittal of the enclosed materials, addresses the necessary items listed in the **Completeness Review**.

If you have any questions or require further information or clarification, please do not hesitate to contact us.

Respectfully,



Scott J Goebel, P.E., P.L.S.



Pamela Goebel, Project Manager

SG/pg/ms
Enclosures



City of Eugene
99 West 10th Avenue
Eugene, Oregon 97401
(541) 682-5377
(541) 682-5572 FAX
www.eugeneplanning.org

Incomplete Land Use Application – 180 day completeness review process

Please Complete and Return to:

Eugene Planning Division

Attn: Steve Ochs

File #: A 12-1

99 West 10th Avenue

Eugene, OR 97401

FAX- (541) 682-5572

Completeness Review Step (Check ONE box)

I intend to submit all of the missing or incomplete materials as identified by the City in completeness review. I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing or incomplete materials and that after that date, if I have not submitted the missing information, my application will be void. I also hereby agree to allow the City a reasonable period of time for a review and determination of completeness upon submittal of the missing or incomplete materials and the required number of copies.

I intend to submit some, but not all, of the missing or incomplete materials as identified by the City in completeness review. I understand that according to State law I have up to 180 days from the date the application was submitted to provide the missing or incomplete materials that I intend to submit and that after that date, if I have not submitted the missing information, my application will be void. I also hereby agree to allow the City a reasonable period of time for a review and determination of completeness, upon submittal of the missing or incomplete materials and the required number of copies. The materials I do not intend to submit are those items I have listed on the lines below (attach additional sheets if necessary).

I do not intend to submit any of the missing or incomplete materials as identified by the City in the completeness review. I understand that the City will proceed with review of the application materials previously submitted. I also understand that incomplete applications may not provide adequate evidence to demonstrate compliance with applicable criteria and standards. Please deem my application complete as of the date this form is received by the City of Eugene Planning Division.

SCOTT J. GORBEL

Printed Name of Applicant or Applicant's Representative

Scott J. Gorbel

Signature of Applicant or Applicant's Representative

17 APRIL 2012




Date

PETITION

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

Petition Signature Sheet
 Annexation by Individuals

We, the following property owners/electors, consent to the annexation of the following territory to the City of *(Insert Name of City):* EU

| Signature | Date Signed m/d/y | Print Name | Residence Address (street, city, zip code) | Map and Tax Lot Number (example: 17-04-03-00-00100) | Land Owner | Reg Voter | Acres (qty) |
|---|----------------------|---|---|--|---------------|--------------|----------------|
|  | | Frank Satterwhite Satterwhite Family Trust | 189 Crocker Lane Eugene, OR 97404 | 17-04-25-21-002600 | ✓ | ✓ | .58 |
|  | | Frank Satterwhite Satterwhite Family Trust | 201 Crocker Lane Eugene, OR 97404 | 17-04-25-21-002801 | ✓ | ✓ | .28 |
|  | | Ronda Alexander | 201 Crocker Lane Eugene, OR 97404 | 17-04- 21 ²⁵ -21-002600 | | ✓ | .58 |
| | | | | | | | |
| | | | | | | | |

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, Pamela Goebel (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.

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


 Lane County Department of Assessment and Taxation

4-24-12
 Date Certified

MAR 20 2012


 Lane County Clerk of Deputy Signature

4-24-12
 Date Certified

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: _____

Scott J. Goebel
Registered Land Surveyor

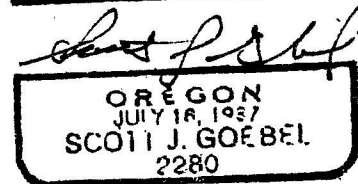
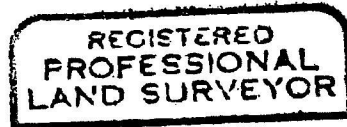
Print Name: _____

Scott J. Goebel, P.E., P.L.S.

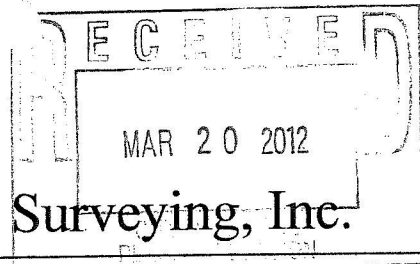
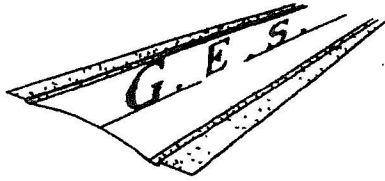
Date: _____

28 February 2012

Seal:



RENEWAL DATE: 6/30/2013



Goebel Engineering & Surveying, Inc.

Engineering *Surveying* *Land Planning Services*
25469 Highway 126 Veneta, OR 97487
Phone: 541-687-0542 Fax: 1-888-653-0152 E-mail: goebel@goebeleng.com

March 2012

Planning & Development

City of Eugene
99 West 10th Avenue
Eugene, OR 97401

Re: Application for Annexation
Assessor's Map No. 17-04-25-21, Tax Lots #2600 & #2801
GES Project No. 70111-2012-C
City No. N/A

The following narrative is in support of the enclosed Annexation Application. The application fee and supporting documents are included as part of this packet.

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.

Response: *The proposed property is contiguous to the city limits along the east boundary line.*

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

Response: 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.

9.9610 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)

Response: All surrounding land is currently used as rural residential to the north, west and south. The property to the east is a city residential partition. 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)

Response: The property is adjacent to Crocker Lane 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)

Response: The property is zoned low density residential and does not front onto River Road. Therefore this criterion does not apply to this application.

(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.

Response: 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.

Response: 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.

Response: The property is not within this subarea, therefore this criteria is not applicable to this application.

(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.

Response: The property is not within this subarea, therefore this criteria is not applicable to this application.

- 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.

Response: The property is not within this subarea, therefore this criteria is not applicable to this application.

(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.

Response: The property is not within this subarea, therefore this criteria is not applicable to this application.

(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.

Response: The property is not within this subarea, therefore this criteria is not applicable to this application.

(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.

Response: The property does not front onto Northwest Expressway, therefore this criteria is not applicable to this application.

(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.

Response: The property is not within this subarea, therefore this criteria is not applicable to this application.

(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)

Response: The proposed annexation will not alter the existing uses of the property which is currently used as rural 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 impacts generated by these facilities. (Relationship of the Area to the Railroad, Policy 1)
- (b) 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)

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

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

- (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.

(Section 9.7825 repealed and replaced by Ordinance No. 20400, enacted December 10, 2007, effective January 1, 2008.)

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

The applicant is proposing annexation of two tax lots. Based upon this written narrative, and the supporting documents, we believe we have demonstrated that this application is consistent with both the criteria and intention of Eugene City Code as set forth in EC 9.7825. The applicant, therefore, requests approval of the proposed Annexation.

If you have any questions about the above application, please do not hesitate to contact Scott J. Goebel, P.E., P.L.S. or Pamela Goebel (Project Manager) at 541-687-0542.

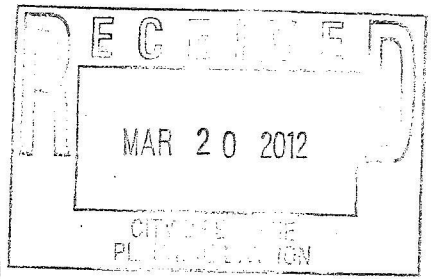
Respectfully,


Scott J. Goebel, P.E., P.L.S.


Pamela Goebel

SJG/pg/ms

Enclosures



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: SATTERWHITE FAMILY TRUST

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

17-04-25-21, Tax Lots 2600 & 2801

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" pipe in Crocker Lane right-of-way

N/A 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?

N/A

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

If yes,
location? _____

If no, how will stormwater be handled after development?
Rain Gardens, Infiltration Planters, Sand Filter

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.

Subject site is located between River Road and the Northwest Expressway. There is access from River Road to Crocker Lane.

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:

East Bank Park, West Bank Park, Maurie Jacobs Park, Owen Rose Garden

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.

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. _____ EWEB _____

_____ 4" line in Crocker Lane. _____

Solid Waste -- Solid waste collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

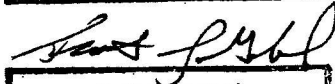
Natural Gas -- Northwest Natural Gas can extend service to new development in this area.

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

**LEGAL DESCRIPTION
TAX LOTS 2600 & 2801
MAP #17-04-25 21**

COMMENCING AT THE SOUTHWEST CORNER OF THE L. E. DAVIS DONATION LAND CLAIM NO. 42 IN TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE EAST 3235.32 FEET; THENCE NORTH 8°40' WEST 116.82 FEET TO THE POINT OF INTERSECTION OF RIVER ROAD AND CROCKER LANE; THENCE FOLLOWING ALONG THE CENTERLINE OF CROCKER LANE NORTH 87°55'54" WEST 782.80 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 2°04'06" EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF SAID CROCKER LANE; THENCE FOLLOWING ALONG SAID RIGHT-OF-WAY, NORTH 87°55'54" WEST 208.70 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 2°04'06" EAST 100.00 FEET; THENCE NORTH 87°55'54" WEST 70.00 FEET; THENCE NORTH 2°04'06" EAST 58.55 FEET; THENCE SOUTH 87°55'54" EAST 180.40 FEET; THENCE NORTH 2°04'06" EAST 1.60 FEET; THENCE SOUTH 87°55'54" EAST 98.30 FEET; THENCE SOUTH 2°04'06" WEST 160.15 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 37,345 SQUARE FEET, MORE OR LESS, ALL WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON.

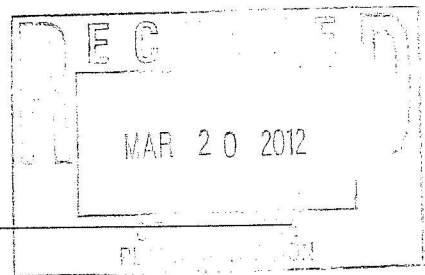
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 16, 1937
SCOTT J. GOEBEL
2280

RENEWAL DATE: 6/30/2013

annexation legal description.doc
MAR 20 2012



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: 17-04-25-21, TL #2600 & #2801 Address: 189 & 201 Crocker Lane

Legal Description:

Refer to Attached Exhibit 'A'

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

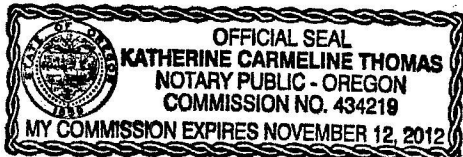
DATED this 14th day of March, 2012.

Frank Satterwhite, Trustee
Satterwhite Family Trust

STATE OF OREGON)
) ss
County of)

On this 14th day of March, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Frank Satterwhite, Trustee for the Satterwhite Family Trust, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

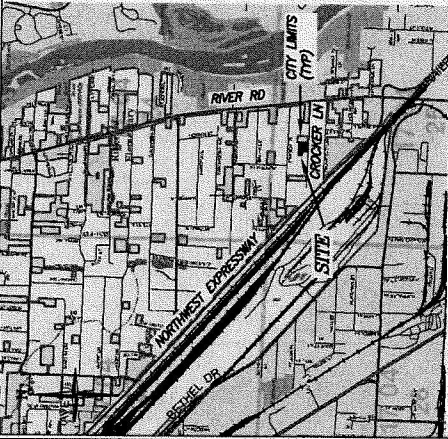
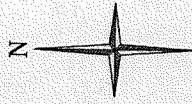
Seal:



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

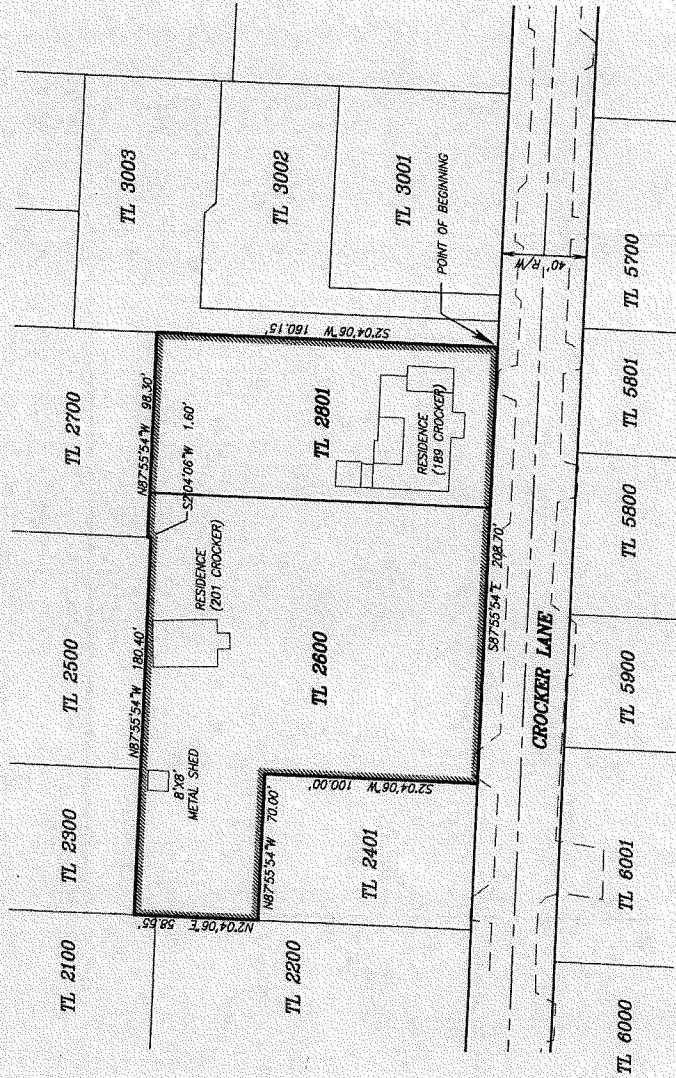
Notary Public for Oregon
My Commission Expires Nov. 12, 2012

ANNEXATION PLAN
189 AND 201 CROCKER LANE
TAX LOTS 2600 AND 2801
NW 1/4 SEC. 25, T.17S., R.4W., W.M.
LANE COUNTY, OREGON
January 18, 2012
SCALE 1"=50'

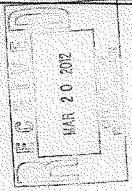


VICINITY MAP

N.T.S.



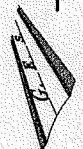
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 LAND SURVEYOR
Scott Goebel
 JULY 18 1987
 SCOTT GOEBEL
 OREGON
 RENEWAL: 6/20/2013



FILE #17-04-25 21, TAX LOTS 2600 & 2801
 REC. DATE: 03/20/12

Goebel Engineering & Surveying
 Engineering Surveying Land Planning

25469 Highway 108, Veneta, Oregon 97487
 541-887-0542



ASSESSOR MAP 17-04-25 21, TAX LOTS 2600 & 2801

JANISCH Amy C

To: FORHAN Faye K; PERRY Doug W; ELLIOTT Brian N; HOWE Kent; PHILLIPS-MEADOW Eric S; SMITH Steve G; PETSCH John S; BARRY Celia
Subject: Annexation Proposal

Annexation Consistency Review for **Satterwhite Family Trust (A 12-1)**:

Please respond by April 3, 2012 with service availability and other relevant issues regarding proposed annexation of:

17-04-25-21/02600 & 02801
.86 acres
189 and 201 Crocker Lane

Project documents can be viewed at www.eugene-or.gov/luappstracking

PLEASE SEND YOUR COMMENTS DIRECTLY TO Steve Ochs, steve.p.ochs@ci.eugene.or.us, 541-682-5453.

Thank you.

Amy Janisch | Land Use Planning Specialist
City of Eugene | Planning & Development
99 West 10th Avenue | Eugene OR 97401
Phone 541.682.5699 | Fax 541.682.5572

Notice sent to AT&T, EW&B list, Connie Scolla, & Paula Taylor



Planning & Development
Planning

City of Eugene
99 West 10th Avenue
Eugene, Oregon 97401
(541) 682-5377
(541) 682-5572 FAX
www.eugene-or.gov

March 23, 2012

River Road Water District
105 Oakleigh Lane
Eugene, OR 97404

RE: Annexation Proposal

This notice is being sent to inform you that the City of Eugene has received the following application for an annexation of property which is located within the River Road Parks and Recreation District and the River Road Water District.

| | |
|-------------------|-----------------------------|
| Application Name: | Satterwhite Family Trust |
| File #: | A 12-1 |
| Location: | 189 and 201 Crocker Lane |
| Taxlot/s: | 17-04-25-21/02600 and 02801 |
| Proposal: | Annex .86 acres |

Project documents related to this annexation can be viewed at:

<http://www.eugene-or.gov/luappstracking>.

If you have questions regarding this application, please contact Steve Ochs, Associate Planner at 541-682-5453 or by e-mail at steve.p.ochs@ci.eugene.or.us.

**Land Use Referral
City of Eugene**

Date: May 30, 2012
File Number: A12-01 Satterwhite Family Trust
From: Deanna Kreger
Referral Group: Public Works Engineering, Team Central

Tax Map / Lot: 17-04-25-21-02600 & 02801

City of Eugene Public Works finds the annexation petition to be consistent with urbanization policies specific to key urban services, as determined below.

Wastewater

An 8-inch public wastewater line is available within Crocker Lane, adjacent to this site. Sewer connection record (#40088) indicates a connection to this public system. The related wastewater assessments have been paid.

Stormwater

There are no public stormwater lines within Crocker Lane, though on-site infiltration may be an option, provided the infiltration facility is sized to store and infiltrate the Flood Control Design Storm and on-site tests demonstrate the viability of infiltration. As an informational item, future development of the property will require the applicant to submit a feasible stormwater proposal and demonstrate that all applicable stormwater management standards have been met, including establishing capacity of the receiving system, pre-treating impervious areas prior to discharge to that system, and possibly oil and source controls, depending on proposed development.

Streets

These properties have frontage on Crocker Lane, under Lane County jurisdiction. Crocker Lane functions as a local low-volume residential street. EC 9.6870 street width table requires between 45'- 55' right-of-way width for low-volume residential streets. As an informational item, street standards must be addressed, and right-of-way dedication and special setbacks for streets may be required with future development.

OCHS Steve P

From: FIELDS Phil <Phil.Fields@co.lane.or.us>
Sent: Thursday, May 31, 2012 9:00 AM
To: OCHS Steve P
Cc: BAJRACHARYA Shashi; MCKINNEY Lydia
Subject: A 12-01 (Satterwhite) (Crocker Ln.)

TP File: 10300
File No.: A 12-01
Applicant: Satterwhite Family Trust
Location: 189 & 201 Crocker Lane, Eugene
TRS: 17-04-25-21
Tax Lots: 2600 & 2801

Proposal: Annexation to Eugene

Comments from Lane County Transportation Planning:

These comments were submitted on 3-30-12 and are still applicable;

The subject properties have frontage on Crocker Lane, portions of which have been dedicated to the public, with the majority of the road considered private by Lane County Public Works. There are no curbs, gutters, or sidewalks, nor are there public storm water facilities serving the property.

Research of this road is summarized as follows:

[Crocker Lane was shown as a "Roadway" in the Crocker Plat (CSF 5375, 1928), but at that time was shown as only 20 feet wide (all subsequent records show it as 40 feet wide). No dedication was included on the plat, and a search of Commissioners Journals around that time produced no dedication or order.

The plat of Crocker Estates (73/767, 1992) dedicated 25 feet of roadway width fronting Tax Lots 4601, 4602, 4603 and 4604.

The plat of Hansen-Crocker Subdivision (75/396, 1996) dedicated 20 feet of roadway width fronting Tax Lot 3705.

Description cards for most all tax lots on both the north and south sides of the road include exceptions for road easement, usually specifying 20 feet width. However, no dedications or formal acceptances were found accompanying these.

No record of vacations was found.]

The portion of Crocker Lane adjacent to the subject property has not been dedicated to the public. The dedicated sections would be considered Public Roads (aka Local Access Roads or LARs). The following is informational regarding the County's authority over LARs.



LARS.pdf

Thank you for providing the opportunity to comment.

Phil Fields
Lane County Transportation Planning
3040 N. Delta Hwy.
Eugene, OR 97408-1696
541-682-6976
phil.fields@co.lane.or.us

OCHS Steve P

From: EGGLESTON Carol <Carol.EGGLESTON@eweb.org>
Sent: Friday, May 18, 2012 11:39 AM
To: JOHNSON Bill; SVETAL Christina; LOWEN Gretchen; DELUNA Rich; OCHS Steve P
Cc: TAYLOR Brad
Subject: RE: A 12-1 Satterwhite Family Trust
Attachments: image001.jpg

No comment

Carol Eggleston, Right-of-Way Agent

Eugene Water & Electric Board, 500 E. 4th Avenue, Eugene, OR 97401

Desk Phone: (541) 685-7424 Cell Phone: (541) 515-9119



From: JOHNSON Bill
Sent: Friday, May 18, 2012 7:47 AM
To: SVETAL Christina; EGGLESTON Carol; LOWEN Gretchen; DELUNA Rich; OCHS Steve P
Cc: JOHNSON Bill; TAYLOR Brad
Subject: A 12-1 Satterwhite Family Trust

EWEB water does not object to the proposed annexation.

The annexation application does not accurately identify that River Road Water District (RRWD) provides the water to the subject properties. EWEB sells firm surplus water to RRWD, but not directly to the subject properties.

The subject properties are currently served by an existing 4-inch cast iron water main at the north side of Crocker Lane.

The following items are information for the applicant:

Please contact the Fire Marshall concerning fire protection requirements for building permits.

State Drinking Water regulations (OAR 333-061-0050(10)) requires a minimum separation between water and sewer lines of 10-feet where they run parallel to each other, unless the sewer lines is located with 1.5 feet of clearance lower than the water line then the required separation is 5-feet.

EWEB owned water facilities will be located in the right-of-way, or in a minimum 7' public utility easements (PUE's) adjacent to the public right-of-way, or in a minimum 14' PUE's when not adjacent to public right-of-way.

Bill Johnson
Water Engineering Technician III
Eugene Water & Electric Board
541-685-7377
bill.johnson@eweb.org

OCHS Steve P

From: JOHNSON Bill <Bill.JOHNSON@eweb.org>
Sent: Friday, May 18, 2012 7:47 AM
To: SVETAL Christina; EGGLESTON Carol; LOWEN Gretchen; DELUNA Rich; OCHS Steve P
Cc: JOHNSON Bill; TAYLOR Brad
Subject: A 12-1 Satterwhite Family Trust

EWEB water does not object to the proposed annexation.

The annexation application does not accurately identify that River Road Water District (RRWD) provides the water to the subject properties. EWEB sells firm surplus water to RRWD, but not directly to the subject properties.

The subject properties are currently served by an existing 4-inch cast iron water main at the north side of Crocker Lane.

The following items are information for the applicant:

Please contact the Fire Marshall concerning fire protection requirements for building permits.

State Drinking Water regulations (OAR 333-061-0050(10)) requires a minimum separation between water and sewer lines of 10-feet where they run parallel to each other, unless the sewer lines is located with 1.5 feet of clearance lower than the water line then the required separation is 5-feet.

EWEB owned water facilities will be located in the right-of-way, or in a minimum 7' public utility easements (PUE's) adjacent to the public right-of-way, or in a minimum 14' PUE's when not adjacent to public right-of-way.

Bill Johnson
Water Engineering Technician III
Eugene Water & Electric Board
541-685-7377
bill.johnson@eweb.org

OCHS Steve P

From: TAYLOR Brad <Brad.TAYLOR@eweb.org>
Sent: Thursday, July 12, 2012 6:33 PM
To: OCHS Steve P
Subject: Re: A 12-1 Satterwhite Family Trust-Revised Comments from EWEB

Yes. That is acceptable.

Brad Taylor
Water Planning Supervisor
EWEB
P: (541) 685-7385
Cell: (541) 255-5607

On Jul 12, 2012, at 5:18 PM, "OCHS Steve P" <Steve.P.Ochs@ci.eugene.or.us> wrote:

Hi Brad,
I was of the understanding that following your conversation with Steve Nystrom, we would try to address these larger issues (such as overall annexation strategies and responsibility of upgrades) outside of specific annexation proposals. Would it be acceptable if I was to clarify that water service can be provided but the applicant (and not EWEB) will be responsible for any deficiencies in water service at the time of future development? Thanks,
Steve O.

Steve Ochs | Associate Planner

City of Eugene | Planning & Development
99 West 10th Avenue | Eugene OR 97401
Phone 541.682.5453 | Fax 541.682.5572

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From: TAYLOR Brad [mailto:Brad.TAYLOR@eweb.org]
Sent: Thursday, July 12, 2012 2:40 PM
To: OCHS Steve P
Cc: DAMEWOOD Mel; JOHNSON Bill
Subject: RE: A 12-1 Satterwhite Family Trust-Revised Comments from EWEB

Steve:

I have revised the comments. We still object to the annexation of the properties.

EWEB water objects to the proposed annexation. 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, cannot be provided in an orderly, efficient, and timely manner.

The annexation application does not accurately identify that River Road Water District (RRWD) currently provides the water (and the piping infrastructure) to the subject properties. EWEB sells firm surplus

water to RRWD, but not directly to the subject properties. In addition the water delivered to these properties is currently transported through water mains owned by the RRWD. The water main owned by RRWD (located in the street frontage of the subject properties) is a 4-inch cast iron water main at the north side of Crocker Lane. The water main is not adequately sized for fire flows under existing EWEB standards.

EWEB objects to the annexation, because EWEB rate payers are not responsible for needed improvements (to meet minimum fire protection requirements) to the existing inadequate infrastructure associated with water service that is provided to these properties. The responsibility for improvements to this system are the owners of the properties and the RRWD and its EWEB's position that these improvements should be made prior to EWEB assuming ownership of said facilities.

The following items are information for the applicant:

Please contact the Fire Marshall concerning fire protection requirements for building permits.

State Drinking Water regulations (OAR 333-061-0050(10)) requires a minimum separation between water and sewer lines of 10-feet where they run parallel to each other, unless the sewer lines is located with 1.5 feet of clearance lower than the water line then the required separation is 5-feet.

EWEB owned water facilities will be located in the right-of-way, or in a minimum 7' public utility easements (PUE's) adjacent to the public right-of-way, or in a minimum 14' PUE's when not adjacent to public right-of-way.

Regards,

Brad Taylor
Water Planning Supervisor
Eugene Water & Electric Board
4200 Roosevelt Blvd
Eugene, OR 97440-2148
(541) 685-7385
brad.taylor@EWEB.org

OCHS Steve P

From: DELUNA Rich <Rich.DELUNA@eweb.org>
Sent: Tuesday, May 15, 2012 12:57 PM
To: LOWEN Gretchen; JOHNSON Bill; EGGLESTON Carol; SVETAL Christina; MCGRATH Dennis; OCHS Steve P
Subject: RE: LAND USE APPLICATION REFERRAL - Satterwhite Family Trust (A 12-1)

EWEB electric has no objection to annexation referral. Both tax lots are currently served overhead. Any questions can be made to Rich DeLuna at EWEB @ 685-7148.

From: LOWEN Gretchen
Sent: Tuesday, May 15, 2012 11:25 AM
To: DELUNA Rich; JOHNSON Bill; EGGLESTON Carol; SVETAL Christina; MCGRATH Dennis
Subject: FW: LAND USE APPLICATION REFERRAL - Satterwhite Family Trust (A 12-1)

PLEASE REPLY WITH YOUR COMMENTS – NO PAPER ROUTING SHEET WILL BE FORWARDED.

SHOULD YOU HAVE NO COMMENTS PLEASE REPLY WITH A "NO COMMENT" FOR TRACKING PURPOSES.

From: JANISCH Amy C [mailto:Amy.C.Janisch@ci.eugene.or.us]
Sent: Monday, May 14, 2012 8:34 AM
To: PERRY Doug W; ELLIOTT Brian N; KREGER Deanna N; HOWE Kent; LEIDALL Kevin G; FIELDS Phil; LOWEN Gretchen
Cc: *Eugene Annexation Referrals; OCHS Steve P
Subject: LAND USE APPLICATION REFERRAL - Satterwhite Family Trust (A 12-1)

LAND USE APPLICATION REFERRAL

Application Name: Satterwhite Family Trust
File Number: A 12-1
Location: 189 and 201 Crocker Lane
Applicant's Request: Annexation of .86 acres
Planning Comments:
Map/Tax Lot Numbers: 17-04-24-21/02600 & 02801
Please Return Comments by: 5/28/12
Return Comments to: Steve Ochs, steve.p.ochs@ci.eugene.or.us

To Access Referral Materials:

1. Enter the following address in your address bar:
<ftp://ftp.ris.lane.or.us/cedp/Outgoing/PDD/Planning/Referrals/>
2. Click on the link with the application number shown above

Please return comments via e-mail to the name above.

Entering Comments into OnTrack (internal City staff only):

Click and open OnTrack, click on the Referral Tab, locate your referral group name and double click on Create button. When the template opens, fill in the heading information and type your comments. When you are finished, click save and send an e-mail to the planner notifying him/her that your comments have been added to OnTrack.

If you have questions or difficulty accessing the materials, please contact:

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Phone 541.682.5699 | Fax 541.682.5572

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