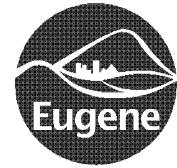


# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Adoption of Resolution 5083 Annexing Land to the City of Eugene (River Ridge Golf Complex - A 12-6)

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Meeting Date: April 8, 2013  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3D  
Staff Contact: Becky Taylor  
Contact Telephone Number: 541-682-5437

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### **ISSUE STATEMENT**

This item is a request to annex 109.9 acres of property located on the north side of Ayres Road and on each side (east and west) of North Delta Highway. The applicant also proposes annexation of the intervening portion of North Delta Highway, involving 1.52 acres of right-of-way. The subject property contains three dwellings, on the east side of North Delta Highway, but is primarily developed as the River Ridge Golf Complex.

The current zoning of the subject property is also split by North Delta Highway. The portion of the property located on the east side of North Delta Highway is currently zoned AG/UL Agricultural with Urbanizable Land Overlay. Upon annexation, the /UL portion of the zoning will be removed. The AG base zone will remain until a zone change application is processed for consistency with the plan designations of low- and medium-density residential. The portion of the property located on the west side of North Delta Highway is zoned R-1/SR/UL Low-Density Residential with Site Review and Urbanizable Land overlays. The /UL overlay will be removed upon annexation, but the R-1/SR zoning will remain. The /SR overlay indicates that future development of the property will require Site Review approval.

A portion of this property lies adjacent to the city's urban growth boundary (UGB). As provided for in the Metro Plan, the annexation process establishes the specific alignment of the UGB for the affected properties. Detailed findings regarding this determination are provided in the attached findings (Exhibit C).

### **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 in 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 (EWEB). 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.

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

#### **RELATED CITY POLICIES**

The Metro Plan contains the policies that are related to this annexation request. The Willakenzie Area Plan is the refinement plan applicable to the subject properties. The policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B).

#### **COUNCIL OPTIONS**

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 5083, which approves the proposed annexation request consistent with the applicable approval criteria.

#### **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. Plan Boundaries Map (Metro Plan)

**FOR MORE INFORMATION**

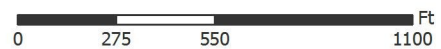
Staff Contact: Becky Taylor, Associate Planner  
Telephone: 541-682-5437  
Email: [becky.l.wheeler@ci.eugene.or.us](mailto:becky.l.wheeler@ci.eugene.or.us)

# Attachment A - Map of Annexation Request (A 12-6)



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

February 28, 2013



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (499, 515, 3790, 3925, AND 3800 NORTH DELTA HIGHWAY, EUGENE, OREGON; PROPERTY IDENTIFIED AS ASSESSOR’S MAP 17-03-07-00 TAX LOTS 304, 305, 1200, 1201, 1202, 1207, AND 1211) AND A PORTION OF RIGHT-OF-WAY (NORTH DELTA HIGHWAY, NORTH OF AYRES ROAD).**

**The City Council of the City of Eugene finds that:**

**A.** An annexation application was submitted by Bill Kloos, Law Office of Bill Kloos PC, on behalf of Eric and Deborah Jeffries, Bunker LLC and River Ridge LTD, on December 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 17-03-07-00, Tax Lots 304, 305, 1200, 1201, 1202, 1207, and 1211. Right-of-way is included in this request for the portion of North Delta Highway that bisects the subject property, north of Ayres Road.

**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 Recommendation is attached as Exhibit C.

**D.** On March 8, 2013 a notice containing the street 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 Northeast Neighbors Neighborhood Association. The notice advised that the City Council would consider the Planning Director’s full recommendation on the proposed annexation on April 8, 2013.

**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 17-03-07-00, Tax Lots 304, 305, 1200, 1201, 1202,

1207, and 1211, and the portion of North Delta Highway right-of-way north of Ayres Road that bisects the subject property depicted on the map attached as Exhibit A, and described in the attached Exhibit B, is annexed to the City of Eugene.

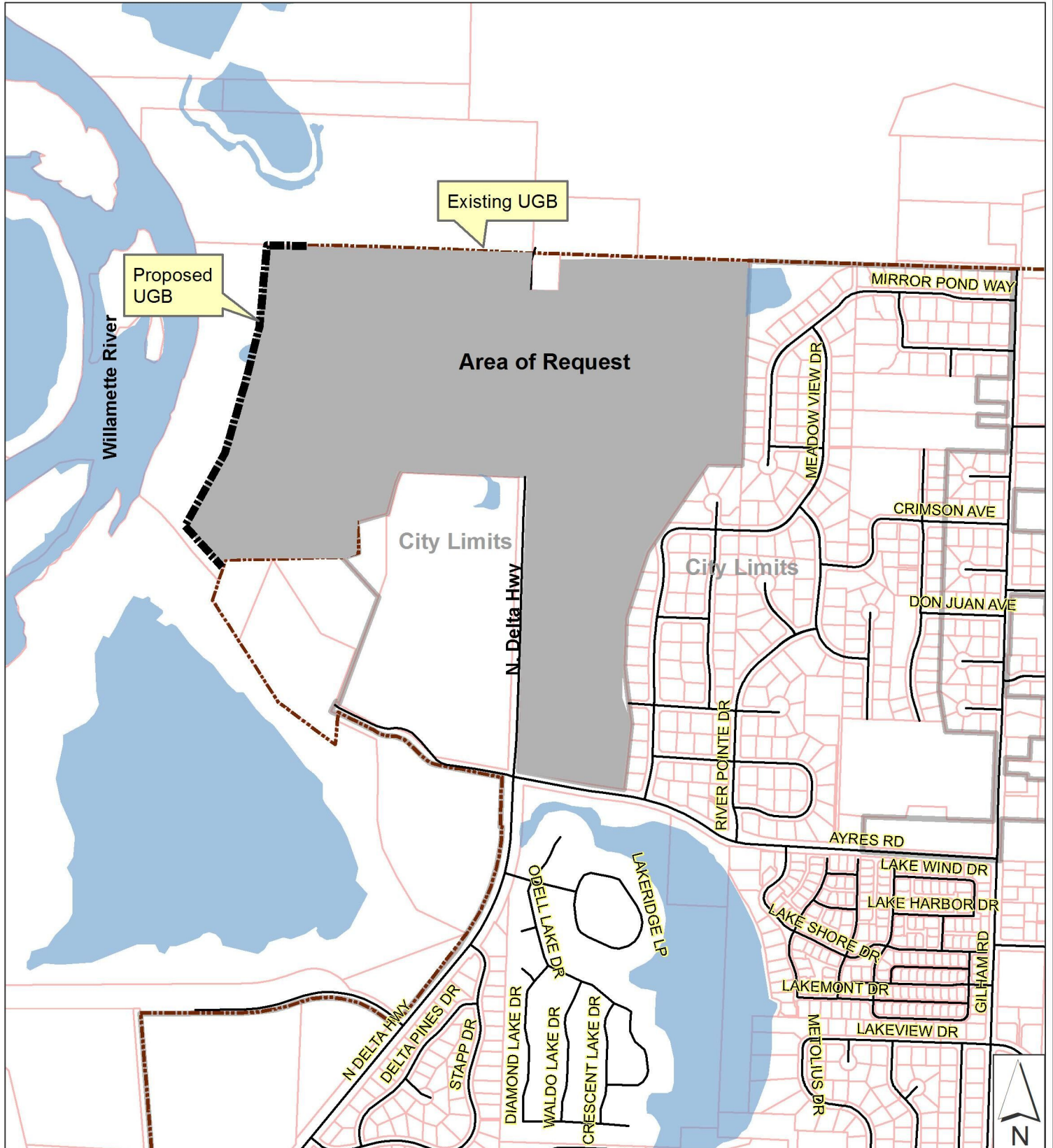
**Section 2.** This Resolution is effective immediately upon its passage by the City Council. The annexation and automatic rezoning of the land as follows: on the west side of North Delta Highway, from R-1/SR/UL to R-1/SR; and, on the east side of North Delta Highway, from AG/UL to AG. This action is 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 \_\_\_\_ day of April, 2013.**

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**City Recorder**

# Exhibit A - Vicinity Map



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



March 11, 2013

**Legal Description  
Entire Parcel**

Beginning at the northwest corner of the A. Stevens DLC #40, in Township 17 South, Range 3 West, Section 7, in the Willamette Meridian; thence South 89°32'23" East 150.00 feet (along the north boundary of said DLC) to the True Point of Beginning; thence continuing along said north boundary South 89°32'23" East 1035.21 feet; thence leaving said boundary South 0°38'11" West 1117.92 feet along the west boundary of River Pointe Second Addition, as platted and recorded May 9, 1995, File 75, Slides 180 thru 183, Lane County Oregon Deed Records; thence leaving said plat boundary and running along the west boundary of Ashley Estates, as platted and recorded August 30, 2001, Instrument #2001-056863, Lane County Oregon Deeds Records, the following six courses; North 89°21'49" West 186.74 feet, South 32°48'49" West 584.21 feet, South 16°32'52" West 376.22 feet, South 0°38'11" West 264.70 feet, South 8°38'13" East 319.47 feet, and South 5°06'52" West 357.94 feet to a point on the north margin of Ayres Road; thence along the north margin of said road the following three courses; North 84°21'41" West 61.95 feet, along the arc of a 3465.00 foot curve right (the long chord of which bears North 82°33'29" West 218.07 feet) 218.11 feet, and North 80°45'18" West 303.61 feet to a point on the east margin of North Delta Highway; thence along said east margin North 0°39'02" East 1625.12 feet; thence leaving said margin North 89°12'16" West 698.54 feet; thence along the arc of a 95.00 foot curve left (the chord of which bears South 32°22'13" West 39.74 feet) 40.03 feet; thence South 20°18'13" West 47.75 feet; thence South 13°46'01" West 171.00 feet; thence South 72°58'17" West 17.45 feet; thence South 72°58'17" West 151.60 feet; thence South 4°18'19" East 173.06 feet; thence South 73°12'53" West 91.00 feet; thence South 87°18'00" West 637.56 feet; thence South 17°19'00" West 121.41 feet; thence North 43°54'34" West 216.41 feet; thence North 39°13'22" West 103.29 feet; thence North 23°39'19" East 684.35 feet; thence North 8°20'20" East 496.87 feet; thence North 11°44'01" East 501.86 feet; thence South 89°31'04" East 1434.95 feet to the centerline of North Delta Highway; thence along said centerline South 0°39'02" West 200.00 feet; thence leaving said centerline South 89°32'23" East 150.00 feet; thence North 0°39'02" East 200.00 feet; to the True Point of Beginning, all in Lane County, Oregon.

**EXHIBIT D.4**





**Planning Director's Recommendations and Findings:  
River Ridge Golf Complex (A 12-6)**

<b>Application Submitted:</b> December 20, 2012	
<b>Applicant:</b> Deborah and Eric Jeffries (a.k.a. Bunker LLC and River Ridge Ltd.)	
<b>Map/Lot(s):</b> 17-03-07-00 Lots 304, 305, 1200, 1201, 1202, 1207, and 1211	
<b>Zoning:</b> R-1/SR/UL and AG/UL	
<b>Location:</b> North of Ayres Road, on both sides (east and west) of North Delta Highway	
<b>Representative:</b> Bill Kloos, Law Office of Bill Kloos PC	
<b>Lead City Staff:</b>	Becky Taylor, Associate Planner, (541) 682-5437

**EVALUATION:**

Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in bold typeface with findings and conclusions following each.

**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><b>Complies</b></p> <p><input checked="" type="checkbox"/> <b>YES</b>    <input type="checkbox"/> <b>NO</b></p>	<p><b>Findings:</b> With regard to the Urban Growth Boundary (UGB), the <u>Metro Plan</u> states: "The UGB is tax lot-specific where it is coterminous with city limits, where it has been determined through the annexation process, and where it falls on the outside edge of existing or planned rights-of-way. In other places, the UGB is determined on a case-by-case basis through interpretation of the <u>Metro Plan Plan Boundaries Map...</u>" (<u>Metro Plan</u>, page II-G-14). The west boundary of the UGB has not been determined previously, but will be coterminous with city limits upon annexation of the subject request. The <i>Plan Boundaries Map</i> shows the UGB alignment consistent with the applicant's request (see Attachment D.)</p> <p>The <u>Metro Plan</u> also lists factors to consider when interpreting the <i>Plan Boundaries Map</i>. Of the factors listed in the <u>Metro Plan</u> as considerations in making case-specific determinations, the "Floodway Fringe" is the distinguishing factor in this case. The <u>Metro Plan</u> defines "Floodplain" and "Floodway", with the former being the area adjacent to a waterway and subject to a 100-year flooding, and the latter as the normal stream channel and that adjoining area of the floodplain needed to convey the waters of a 100-year flood. (See page V-2, <u>Metro Plan</u>.)</p> <p>The applicant's annexation request would establish the city limits and UGB coterminous with the floodway boundary. In other words, the annexation includes portions of the</p>
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	<p>floodplain, but not the floodway. The <u>Metro Plan</u> Residential Land Supply and Demand Findings confirm that “Undeveloped residential land is considered unbuildable...if it is within...the floodway...” Conversely, the floodplain is only considered a development constraint. (<u>Metro Plan</u>, page III-A-2).</p> <p>Eugene Code (EC) Chapter 9.6705 through EC 9.6709 establishes special flood hazard area standards for development in the floodplain. Those development standards require construction techniques for flood proofing structures and for mitigating flood hazards, such as elevating floors above the based flood elevation. The City’s standards for development in the floodplain are recognized by the Federal Emergency Management Agency (FEMA) as being consistent with their regulations.</p> <p>Based on the above findings, the applicant’s requested UGB is consistent with the <u>Metro Plan</u>. As such, the subject annexation establishes a site-specific UGB that coincides with the proposed city limits. Therefore, the land proposed to be annexed is within the City’s UGB, as required by the above approval criterion.</p> <p>With regard to contiguity with city limits, a portion (about 29 acres) of the golf course was annexed in 2006 (City file A 05-44), in anticipation of hospital siting. The subject annexation would bring in the balance of the golf course (about 109 acres) and the portion of North Delta Highway that bisects the property, north of Ayres Road. Ayres Road is within City limits. Adjacent lands to the east are annexed and have been developed as residential subdivisions. Thus, the subject request is contiguous to City limits to the south and east. As discussed previously, the UGB and City limits will be established along the north and west boundaries of the area of request. Based on these findings, the approval criterion at EC 9.7825(1) is met.</p>
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**EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.**

<p style="text-align: center;"><b>Complies</b></p> <p><input checked="" type="checkbox"/> <b>YES</b>      <input type="checkbox"/> <b>NO</b></p>	<p><b>Findings:</b> 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><b>C. Growth Management, Goals, Findings and Policies:</b></p> <p><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> <ul style="list-style-type: none"> <li><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></li> <li><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></li> </ul>
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*Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (Page II-C-4).*

*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)*

Although the Metro Plan (2004 Update) and the Willakenzie Area Plan (September 1992) land use diagrams show the western portion of the property with Parks and Open Space designations, in 2009, the City Council approved Ordinance #20444, which changed the designation to Low-Density Residential (City file MA 09-3). The eastern portion of the property is primarily designated as Low-Density Residential in both the Metro Plan and Willakenzie Area Plan, with a smaller area of medium-density residential located at the northeast corner of North Delta Highway and Ayres Road.

The current zoning of the subject property is also split by North Delta Highway. The portion of the property located on the east side of North Delta Highway is currently zoned AG/UL Agricultural with Urbanizable Land Overlay. Upon annexation, the /UL portion of the zoning will be removed. The AG base zone will remain until a zone change application is processed for consistency with the plan designations of low- and medium-density residential. The portion of the property located on the west side of North Delta Highway is zoned R-1/SR/UL Low-Density Residential with Site Review and Urbanizable Land overlays. The /UL overlay will be removed upon annexation, but the R-1/SR zoning will remain. The /SR overlay indicates that future development of the property will require Site Review approval.

With regard to applicable policies of the WAP, the subject property is within the “Unincorporated” subarea; none of these policies appear to be directly applicable to the subject request. As noted previously, the Parks/Open Space designation shown on the portion of the property west of North Delta Highway was amended to Low-Density Residential (MA 09-3). A portion of the property, located at the northeast corner of North Delta Highway and Ayres Road is designated Medium-Density Residential.

The WAP shows lands east of North Delta Highway as an Opportunity Area with a generalized future park site. The park site has been established, Creekside Park, at the northwest corner of Sterling Woods Drive and Crimson Avenue. It is also noted that most of the properties in the Opportunity Area have been subdivided (i.e. River Pointe and Ashley Estates) abutting the subject property to the east.

As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan 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.

**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.**

Complies		<p><b>Findings:</b> The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p><b>Wastewater</b> Two public wastewater mainlines (8-inch and 10-inch) have been extended to the east boundary of the subject property as part of the Ashley Estates subdivision.</p> <p><b>Stormwater</b> The residential subdivisions to the east currently direct public drainage to the subject property, with a six-inch outfall near the northeast property corner and a 15-inch outfall from Ashley Estates. Dodson Slough and the Willamette River converge near the southwest corner of the subject property. As such, there are several stormwater conveyance options available to the subject property. Stormwater management will be more precisely determined at the time of redevelopment.</p> <p><b>Streets</b> The property has frontage on North Delta Highway, which is an unimproved local road being included in the annexation request. Improvement needs will be determined as part of a development proposal. Ayres Road also abut the southeast portion of the property, which is an improved major collector street. Public Works staff notes that there is an on-hold street improvement assessment for Ayres Road that will become due upon further development of the property. Referral comments from Lane County staff confirm that the portion of Ayres Road that is west of North Delta Highway is a County road that is being used as a maintenance/cart path for the existing golf course.</p> <p><b>Solid Waste</b> Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.</p> <p><b>Water &amp; Electric</b> Eugene Water and Electric Board (EWEB) staff confirms that there is an existing 12-inch ductile iron water main at the intersection of North Delta Highway and Ayres Road, which is available for future connection to the subject property. EWEB staff also confirms that electric services are already being provided from a feeder line in North Delta Highway.</p> <p><b>Public Safety</b> The property is currently within the Willakenzie Rural Fire Protection District. Police protection can be extended to this site upon annexation consistent with service</p>
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

		<p>provision through the City. Fire protection services and ambulance services are currently provided to the subject property by the City of Eugene. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield to central Lane County and will continue in the same manner upon annexation.</p> <p><b>Parks and Recreation</b> A minimum level of park service can be provided to the proposal area as prescribed in the <u>Metro Plan</u>. The City’s “Creekside Park” site is located east of the subject property.</p> <p><b>Planning and Development Services</b> 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><b>Communications</b> Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><b>Public Schools</b> The subject property is within the Eugene 4J School district and is served by Gilham Elementary School, Cal Young Middle School and Sheldon High School.</p>
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**CONCLUSION:**

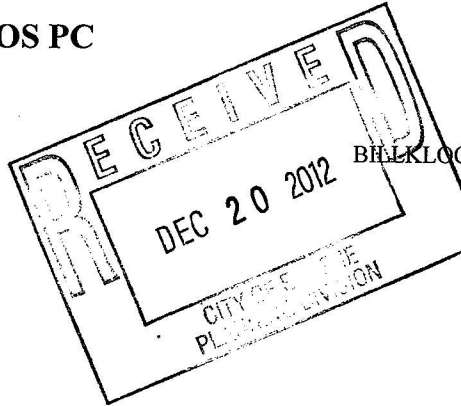
Based on the above findings, the proposed annexation is found to be consistent with the applicable approval criteria. The Planning Director recommends that City Council approve this annexation proposal. The effective date is set in accordance with State law.

**INFORMATION:**

Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.

**LAW OFFICE OF BILL KLOOS PC**

**OREGON LAND USE LAW**  
375 W. 4<sup>TH</sup> AVENUE, SUITE 204  
EUGENE, OR 97401  
TEL: 541.343.8596  
WEB: WWW.LANDUSEOREGON.COM



BILL KLOOS  
BILLKLOOS@LANDUSEOREGON.COM  
TEL: 541.343.8596

December 19, 2012

Eugene Planning and Development  
Atrium Building  
99 West 10th Ave.  
Eugene, OR 97401

Re: Annexation Application for River Ridge Golf Complex Site  
Attn: Steve Nystrom

Dear Steve:

As promised, I am enclosing an application form, fee, and supporting materials to annex the balance of the River Ridge Golf Course Complex to the City of Eugene. This application is for about 109 acres. About 29 acres of the site was annexed in 2007. This application will bring in the balance.

The legal descriptions and map appear in Exhibit D. There are about 54 acres on the west of Delta Highway North, and about 55 acres on the east. We have included a legal description for 1.52 acres in the highway itself, in the event the City elects to include that area, too.

We look forward to working with the city to get this accomplished.

Sincerely,

Bill Kloos

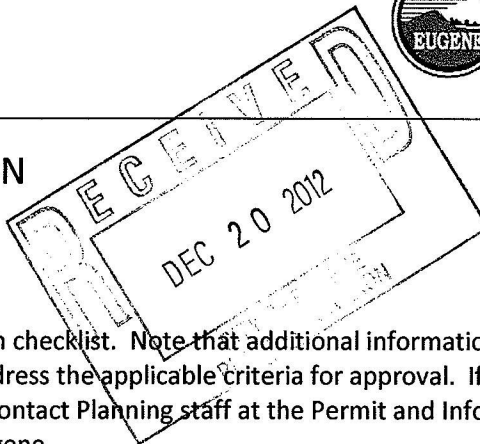
- Encl. Application form, including Summary Urban Service Provision and Census Information  
Supporting Narrative  
Exhibits A through H
- Cc: Tom Poage, PE  
Rick and Debbie Jeffries  
Jeff Elder



Planning &  
Development  
Planning

City of Eugene  
99 West 10<sup>th</sup> Avenue  
Eugene, Oregon 97401  
(541) 682-5377  
(541) 682-5572 Fax  
www.eugene-or.gov

**ANNEXATION APPLICATION**



Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541)682-5377, 99 West 10<sup>th</sup> Avenue, Eugene.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Assessor's Map	Tax Lot	Zoning	Acreage
17-0307-00	304	POS, R-1/SR/UL	54.32
	305	LDR, R-1/SR/UL	± 0.3
	1200	LDR, AG/UL	1.02
	1201	LDR, AG/UL	0.71
(SEE SECOND SHEET)			

Property Address: 499, 515, 3790, 3925, 3800 N. DEVA HWY

Plans for Future Development & Permit Number (if applicable): \_\_\_\_\_

Public Service Districts:

Name			
Parks:			
Electric:			
Water:			
Sanitary Sewer:			
Fire:	WILAKOZIE RFPD		
Schools:	Elementary: GILHAM	Middle: CALYOUNG	High: Sheldon
Other:	LTD/UPPER WMELEE SWCD		

**Filing Fee**

A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website at [www.eugeneplanning.org](http://www.eugeneplanning.org)



**Planning &  
Development  
Planning**

City of Eugene  
99 West 10<sup>th</sup> Avenue  
Eugene, Oregon 97401  
(541) 682-5377  
(541) 682-5572 Fax  
www.eugene-or.gov

**ANNEXATION APPLICATION**

Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541)682-5377, 99 West 10<sup>th</sup> Avenue, Eugene.

List all Assessor's Map and Tax Lot numbers of the property included in the request.

Assessor's Map	Tax Lot	Zoning	Acreage
	1202	LDR, AG/UL	4.30
	1207	LDR, AG/UL	3.23
	1211	{ MDR, AG/UL	46.02
		{ LDR, AG/UL	

Property Address: \_\_\_\_\_

Plans for Future Development & Permit Number (if applicable): \_\_\_\_\_

Public Service Districts:

Name			
Parks:			
Electric:			
Water:			
Sanitary Sewer:			
Fire:			
Schools:	Elementary:	Middle:	High:
Other:			

**Filing Fee**

- A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website at [www.eugeneplanning.org](http://www.eugeneplanning.org)



Attachment C - Application Materials

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). *SEE ATTACHED NARRATIVE*

✓ 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.
- Show the location of all existing structures.

Other Application Requirements (Submit 5 copies of all)

- Petition for Annexation form listing all owners, including partial owners, and electors. This form includes the Certification of Electors which must be signed by the Lane County Elections/Voter Registration Department and also includes the Verification (Certification) of Property Owners which must be signed by the Lane County Department of Assessment and Taxation. *This form is required even if the land is vacant. EXHIBITS B, C*
- Notarized Consent to Annexation form. *EXHIBIT A*
- 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. *EXHIBIT D*
- Summary of Urban Service Provision form.
- A county Assessor's cadastral map. (Available at Lane County Assessment & Taxation) *EXHIBIT E*
- Census Information Sheet.

**Note: This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the applicable approval criteria.**

Attachment C - Application Materials

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: 304  
Name (print): RIVER RIDGE LTD BY DEBORAH JEFFRIES  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: Deborah P. Jeffries Date: \_\_\_\_\_

PROPERTY OWNER OF TAX LOT: 1200, 1201, 1202, 1211  
Name (print): BUNKER LLC BY DEBORAH JEFFRIES  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: Deborah P. Jeffries Date: \_\_\_\_\_

PROPERTY OWNER OF TAX LOT: 305, 1207  
Name (print): ERIC JEFFRIES  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: Eric Jeffries Date: \_\_\_\_\_

SURVEYOR:  
Name (print): \_\_\_\_\_  
Company/Organization: \_\_\_\_\_  
Address: \_\_\_\_\_

Attachment C - Application Materials

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: 305, 1207

Name (print): DEBORAH JEFFRIES

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

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

Signature: Deborah P. Jeffries Date: \_\_\_\_\_

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): TOM POAGE

Company/Organization: POAGE ENGINEERING & SURVEYING

Address: PO BOX 2527

Attachment C - Application Materials

City/State/Zip: ENGENE OR 97402 Phone: 485-4805 Fax: \_\_\_\_\_

E-mail: POAGE@POAGE.NET

Signature: Thomas F Poage Date: 12/19/2012

REPRESENTATIVE (If different from Surveyor):

Name (print): BILL KROOS

Company/Organization: LAW OFFICE BILL KROOS PC

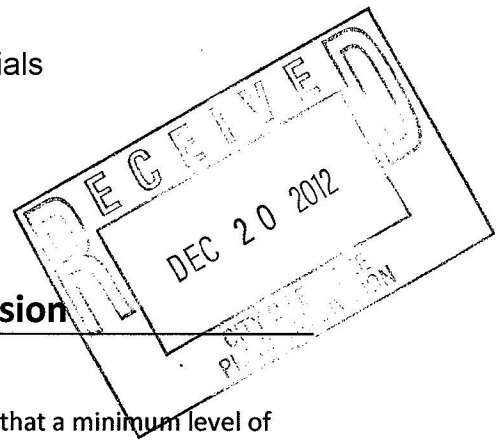
Address: 375 W. 4TH AVE #204

City/State/Zip: ENGENE OR 97401 Phone: 501-343-8596 Fax: \_\_\_\_\_

E-mail: BILLKROOS@LAWOFFICEOREGON.COM

Signature: Bill Kroos Date: 12-15-012

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



### 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:

SEE SUMMARY TABLE IN NARRATIVE

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

SEE SUMMARY TABLE IN NARRATIVE

✓ **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.)

SEE NARRATIVE PAGE 8

The property(ies) in this annexation request:

\_\_\_\_\_ will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

\_\_\_\_\_

\_\_\_\_\_ 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.)

SEE NARRATIVE PAGE 8

Is the site currently served by an approved stormwater system?

\_\_\_\_\_

Attachment C - Application Materials

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

If no, how will stormwater be handled after development? -  
\_\_\_\_\_

✓ **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. \_\_\_\_\_  
*SEE NARRATIVE PAGE 9*

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:

*SEE NARRATIVE PAGE 9*

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**                      *SEE NARRATIVE PAGE 9*

**Police services** - Police protection can be extended to this site upon annexation consistent with service provision throughout the city.

Attachment C - Application Materials

**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.

SEE NARRATIVE PAGE 9

**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?

\_\_\_\_\_ EVER SEE NARRATIVE PAGE 9

**Water Service** -- Please provide the size and location of the water main closest to your property. \_\_\_\_\_

SEE NARRATIVE PAGE 8

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

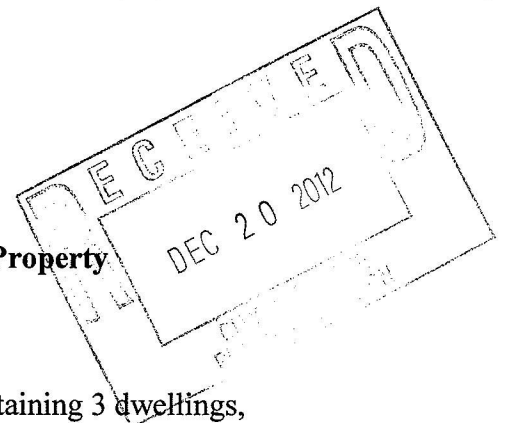
SEE NARRATIVE PAGE 8

## Attachment C - Application Materials

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.





**Narrative in Support of  
Annexation of Balance of River Ridge Golf Course Property**

**I. Introduction**

This is an application for annexation of about 109 acres of land, containing 3 dwellings, adjacent to each side of North Delta Highway. The site is part of what is commonly known as River Ridge Golf Complex. The proposal is to annex that remaining part of the property that is in the UGB but not yet in the city limits.

About 29.14 acres of the golf course property was annexed to the City by the Boundary Commission in early 2006, in anticipation of hospital siting. See 2006 River Ridge Annexation, Boundary Commission Order and Staff Notes in C EU 06-10 (Feb. 2, 2006). The proposal here is to annex the balance of the site, and possibly the adjacent portion of Delta Highway North, at the discretion of the City.

In the 2006 annexation the bulk of what was then Tax Lot 306 was annexed, the northernmost part being left in the county. Tax Lot 305, a house site, was annexed excepting its pan handle driveway to Delta Highway. Two property line adjustments were done by the city at the same time as the annexation, with the adjustments being approved by the city immediately after the annexation. See LA 06-1, LA 06-2. The effect of these adjustments was to move the panhandle driveway to the south, adjacent to the annexed area of TL 306, and to expand TL 304 to the south to pick up the balance of the original area of TL 306 that was not annexed to the city.

Following the actions above in 2006, all of TL 306 is now in the city. TL 305 is in the City, excepting its pan handle to the highway. None of TL 304 is in the City. This proposal will annex all that part of TL 304 that is in the UGB and the panhandle driveway of TL 305.

The only assigned streets addresses are: 499, 515, 3790, 3925, and 3800 N. Delta Hwy, and 605 Ayres Road, Eugene, OR 97408-1600.

To summarize the property locations and approximate acreages:

<b>Summary Table of Property in UGB to be Annexed</b>				
<b>Owner</b>	<b>Assessor's Map/ Street Address</b>	<b>Approx Acres</b>	<b>Plan, Zone</b>	<b>DU</b>
River Ridge Ltd.	17-03-07-00, TL304/ 3800 N. Delta Hwy; annex only portion inside the UGB.	54.32 (UGB part of 67.5 Acres)	POS, R-1/SR/UL	0

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Jeffries, Eric & Deb	17-03-07-00, TL305/ 3790 N. Delta Hwy./ Annex only pan handle portion of TL not annexed in 2006	0.3 (Pan handle part of 1.8 acres)	LDR, R-1/SR/UL	0
Bunker LLC	17-03-07-00, TL1200/ None	1.02	LDR, AG/UL	0
Bunker LLC	17-03-07-00, TL1201/ 499 N. Delta Hwy.	0.71	LDR, AG/UL	1
Bunker LLC	17-03-07-00, TL1202 515 N. Delta Hwy.	4.30	LDR, AG/UL	1
Jeffries, Eric & Deb	17-03-07-00, TL1207/ 3925 N. Delta Hwy.	3.23	LDR, AG/UL	1
Bunker LLC	17-03-07-00, TL1211/ None	46.02	MDR 15ac, AG/UL LDR rest, AG/UL	0
Total		109.92		3

The City of Eugene now makes annexation decisions under the standards and procedures set out in Ordinance No. 4960 (Dec. 10, 2007). The information requirements for an application are stated in EC 9.7810. These are addressed in Part II below, and the supporting documents are attached hereto as exhibits. A full list of exhibits appears at the end of this statement.

The approval criteria for annexations are stated in EC 9.7825. These are addressed in Part III below.

**II. Application Contents**

The information requirements for an annexation application are stated at EC 9.7810(1) through (10). Each item is addressed in the respective paragraph below.

**EC 9.7810(1): Owners, electors, addresses:**

Owner: River Ridge Ltd., 3800 N. Delta Hwy, Eugene, OR 97401.

Owner: Eric H. & Deborah P. Jeffries, 3800 N. Delta Hwy, Eugene, OR 97401

Owner: Bunker LLC, 3800 N. Delta Hwy, Eugene, OR 97401.

Elector: Bryan King, Resident at 499 N. Delta Hwy, Eugene, OR 97401.

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Elector: Aaron Oakley, Resident at 515 N. Delta Hwy, Eugene, OR 97401.

Elector: Chris & Olivia Hemmings, Resident at 3925 N. Delta Hwy, Eugene, OR 97401.

**EC 9.7810(2): Consent to annex form by all owners and electors:** See Exhibit A hereto, a consent to annex form signed by each owner and elector listed above.

**EC 9.7810(3): Alternative to consent to annex form signed by a majority of electors and owners:** This information is not required, as (2) above has been complied with.

**EC 9.7810(4): Previous owner's consent:** This information is not required, as (2) above has been complied with.

**EC 9.7810(5): Verification of property owners form signed by A&T:** See Exhibit B hereto.

**EC 9.7810(6): Certificate of electors form signed by Lane County Elections:** See Exhibit C hereto, provided by Lane County Elections.

**EC 9.7810(7): Legal Description by surveyor in form of ORS 308.225:** See Exhibit D hereto, prepared by Poage Engineering and Surveying.

We have four legal descriptions in Exhibit D. Exhibit D.1 is a separate legal description for the land proposed to be annexed that is west of Delta Highway North. Exhibit D.2 is the same for the land east of Delta Highway North. These two descriptions are separated only by Delta Highway North. The City likely will want to add to the annexation the area of Delta Highway North that is between the two privately owned pieces above. See Exhibit D.3 for the road right-of-way. That would result in a single legal description for the land on the east and west of the highway and the roadway itself. Exhibit D.4 is that legal description.

The computed acreages of the areas above are:

Exhibit D.1 – land to annex west of Delta Highway North: 53.64 acres.

Exhibit D.2 – land to annex east of Delta Highway North: 55.28 acres.

Exhibit D.3 – land to potentially annex in Delta Highway North R/W: 1.52 acres.

Exhibit D.4 -- all land: east, west and right-of-way between: 110.44 acres

Exhibit D.5 – Map of annexation area in D.4 above

Exhibit D.6 – Site Plan for annexation area

Exhibit D.7 – Surveyor certification of legal description and map

**EC 9.7810(8): County Assessor's cadastral map of land:** See Assessor's map in Exhibit E hereto.

**EC 9.7810(9): List of Lane County public service districts presently providing service:**

Willakenzie RFPD, contracting with Eugene (portion of TL 304, TL 1200, TL 1201, TL 1202, TL 1207, TL 1211.

Lane Transit District

Upper Willamette Soil and Water Conservation District

Eugene Water and Electric Board

**EC 9.7810(10): Written Narrative addressing criteria in EC 9.7825:** See Part III below.

### **III. Narrative addressing approval criteria**

The standards for annexation are stated at EC 9.7825. There are three standards:

**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.
- (2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.
- (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 most recent annexation in this area was done by the Boundary Commission in 2006 to prepare a portion of the golf course site as a possible hospital location. The annexation was for about 29.14 acres of private land and 2.83 acres in adjacent road right of way, for a total of 31.97 acres. See 2006 River Ridge Annexation, Boundary Commission Order in C EU 06-10 (Feb. 2, 2006) and Staff Notes, attached as Exhibit F and G, respectively.

That balance of this part addresses the three approval criteria.

**(1) Urban Growth Boundary:** All of the property proposed to be annexed is within the UGB. At this site only the western and northern boundaries have not been made site specific via earlier decisions.

#### **Eastern and Southern Boundary of Subject Property:**

The eastern and southern boundaries of the subject property are adjacent to land in the City. These areas are plainly in the UGB based on the Metro Plan map.

**Northern Boundary of the Subject Property:**

The Metro Plan Map shows the UGB line being a straight line from west to east across the entire north boundary of the subject property. To the north of that is a Metro Plan Sand and Gravel plan designation. Sand and Gravel designations, according to the Metro Plan text, are supposed to be outside the UGB so as to be protected for resource extraction.

**Western Boundary of the Subject Property:**

The western limit of the UGB at this location, according to the Metro Plan, does not yet have a metes and bounds delineation.

In 1988 the City of Eugene Hearing Official rezoned 60.77 acres in this general location from AG/UL to RA/UL to allow the development of the golf course. A copy of the rezoning Order and Findings in Z 88-6 is attached as Exhibit H hereto. The rezoning was needed because golf courses were allowed in the RA zone but not in the AG zone. The rezoning order did not purport to do a metes and bounds delineation of the UGB in connection with this rezoning.

What is needed at this point, therefore, is the city's initial determination as to the exact location of the UGB line in this vicinity, between Delta Highway North and the Willamette River.

The touchstone for delineating the UGB is the Metro Plan, which offers two kinds of guidelines for drawing the line. The first is a generalized map showing the UGB around the Metro Plan. More specifically, this is the "Metropolitan Area General Plan Boundaries Map, June 1987," which follows the Metro Plan Diagram. This map indicates two things that are relevant to drawing the line. First, the western UGB line at this location appears to be a relatively straight line from north to south. Second, one can see the UGB line bump sharply back to the east to exclude from the UGB the sand and gravel pond that is located south of Ayres Road and west of Delta Highway North.

The second source of information in the Metro Plan is the UGB Location Table at II-G21. The Table is keyed to the generalized UGB discussed above. The subject property is covered by Map Key segment P-Q. There are 11 factors in the Table that are potentially relevant to firming up the UGB. In the P-Q segment five factors are indicated as being relevant. These are:

- Protect Ag Lands
- Floodway Fringe
- Protect Wetlands
- Protect Sand & Gravel Resources
- Meet Housing Goals

In the balance of this section we suggest defining the UGB as being at the mapped boundary between the floodway and the floodplain. This results in a relatively straight north/south line, consistent with the map in the Metro Plan. It will maximize the amount of land in the UGB, which will ensure the most land is available in the existing UGB to accommodate growth. It will also ensure that the floodplain area will be inside the UGB and, hence, available for uses that will support urban development, including bike paths, pedestrian ways, and open space. Generally this option is most consistent with the map of the UGB shown in the Metro Plan, which appears to capture in the UGB the vast majority of the land between Delta Hwy and the river in the area north of Ayres Road.

Submitted with this application is a map prepared by Poage Engineering and Surveying, Inc., which shows the proposed UGB line on the west, as the boundary line between the floodway and the floodplain. The map also shows the edge of the floodplain and the odd configuration that would result if that were the UGB line. This map was created by locating FEMA flood elevation data for the floodplain and the floodway on a detailed contour map of the site. This map confirms the point made above, that the floodway boundary (where the floodplain meets the floodway) is a relatively straight north/south, which would make a simple UGB boundary. It also shows that using the start of the floodplain line as the UGB would result in a much more complex line on the ground. The floodplain reflects a large backwater area sticking into the property during the 100-year flood event. Choosing this line to be the UGB would create an odd-shaped UGB line on the west – one that would feature a large peninsula of urban land sticking out into rural county land.

The legal description submitted with this application in Exhibit D includes all the land to the edge of the floodway, as reflected on the Poage map.

Here we examine each of the five factors listed in the Metro Plan as relevant to making the UGB site specific in this reach of the UGB perimeter.

**Protect Ag Lands:** The proposed UGB line excludes all Agricultural land from the UGB, as intended by the Metro Plan.

**Floodway Fringe** supports drawing the UGB at the edge of the floodway. In connection with this application, the applicant has had the FEMA floodway line shown on a contour map of the subject property and then described in a metes and bounds description. That metes and bounds description is shown on the map in Exhibit D, prepared by Poage Engineering and Surveying, and is reflected in the legal description of the area requested for annexation. The surveyed map of the floodway matches most closely the generalized map of the UGB line shown in the Metro Plan for this property. The UGB line in the Metro Plan appears to capture nearly all the land between Delta Hwy. and the river in the area that is north of Ayres Road.

**Protect Wetlands** is not particularly relevant to setting the UGB, as the subject property is fully developed with a golf course and related improvements. It is not in a

natural state, and it does not have any wetlands designated for preservation in the city's Goal 5 Conservation Plan.

**Protect Sand & Gravel Resources** is consistent with an expansive drawing of the UGB. None of the subject property is planned or zoned for Sand & Gravel extraction. Sand and Gravel uses are adjacent to the north.

**Meet Housing Goals** would support including as much acreage as possible in the UGB, so as to maximize the land available for residential development.

In summary, with respect to the boundary of the UGB along the western edge of the subject property, the applicant suggests that the boundary should be set at the edge of the floodway. That metes and bounds call is reflected in the legal description of the area to be annexed, which appears in Exhibit D.

**(2) Consistency with Metro Plan Policies and applicable refinement plans:**

The Metro Plan Policy 10, page 11-C-4, recognizes annexations through this normal process to be the highest priority.

Metro Plan Policy 8, page 11-C-4, provides for annexation when a minimum level of key facilities and services can be provided. This policy is the subject of the annexation standard in (3) below.

The subject property is also within the area of the Willakenzie Area Plan, an area refinement plan. The plan, however, contains no policies directly relevant to annexation.

**(3) Provision of a minimum level of key urban facilities and services 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 on a district-wide basis (in other words, not necessarily within walking distance of all students served)."

Each of these facilities and services is addressed below. Reference is made to the findings of the Boundary Commission in the 2006 River Ridge annexation, which is adjacent to the subject property. See Exhibit G.

In summary, the minimum level of key urban facilities and services is either immediately available or can be provided within a reasonable future time frame as needed.

**Wastewater services:** When property is annexed to the city, it is automatically annexed to the Lane County Metropolitan Wastewater Service District, as provided for in ORS 199.510(2)(c). See discussion in 2006 River Ridge Annexation, Staff Notes at IV-F-8. Exhibit G. In the post-Boundary Commission era, the subject property will have to be annexed to the MWSD in a separate action, following annexation to the city.

The 2006 River Ridge Annexation described the status of city wastewater services in this area and determined that this service will be available in adequate quantity and quality. See 2006 River Ridge Annexation, Staff Notes at IV-F-8. Exhibit G. It recites that there is a 6-inch wastewater line at Ayres Road and Meadow View Drive, another 6-inch line near the intersection of North Delta Hwy and Stapp Drive, a 15-inch line located in North Delta Hwy north Green Acres Road, an 8-inch line stubbed to the east boundary of the subject property in Sand Trap Lane, and an 8-inch line stuffed to the east boundary of the subject property in Meadow View Drive.

**Stormwater services:** The 2006 River Ridge Annexation described the status of city stormwater services in this area and determined that this service will be available in adequate quantity and quality. See 2006 River Ridge Annexation, Staff Notes at IV-F-8. Exhibit G. The city's current stormwater system includes sloughs (Dodson Slough) and ditches and ponds on the subject property on both sides of North Delta Hwy, but no improved facilities. As the city noted in its comments on the 2006 River Ridge annexation, site plans for any new development must provide for drainage to an approved system consistent with the adopted Comprehensive Stormwater Management Plan (CSWMP). See 2006 River Ridge Annexation Staff Notes at IV-F-8. Exhibit G.

**Transportation:** The transportation facility analysis for this annexation is the same as for the 2006 River Ridge Annexation. North Delta Hwy north of the Ayres Road intersection is a local access road, as is Ayres Road west of North Delta Hwy. Ayres Road east of the intersection (adjacent to the subject property) is a city major collector. The city planning staff noted, in support of the 2006 annexation, that the fact that the site is served by two streets is sufficient evidence that some level of urbanization can be supported by the annexation. Further analysis of needed transportation facilities can await the development review process. See Memorandum from K. Yeiter, Principal Planner, to Boundary Commission (Jan. 3, 2006), attached to Boundary Commission Staff Notes at IV-F-23. Exhibit G.

**Solid Waste Management:** Private firms and individuals collect and transport solid waste to the Lane County administered landfill.

**Water Service:** As found in the 2006 River Ridge Annexation, water service is available to the subject property from a 12-inch water main located at the intersection of Ayres Road and North Delta Hwy. 2006 River Ridge Annexation, Staff Notes at IV-F-7. Exhibit G.



**Fire and emergency medical services:** Fire protection is currently provided either by the Willakenzie RFPD, contracting with the City of Eugene, or directly by the City of Eugene. The city will provide services directly to the annexed area. Upon annexation, the subject property will have to be withdrawn from the district in a separate action.

**Police Protection:** Police protection will be provided by Eugene, which currently services other properties inside the city. After annexation this property will receive police services on an equal basis with all properties inside the city.

**City-wide parks and recreation programs:** As noted in the 2006 River Ridge Annexation, a minimum level of park services can be provided to this area, consistent with the Metro Plan. Delta Ponds is a nearly 100-acre open space area located south of the annexation site along Delta Hwy. Cal Young Sports Park is located southeast of the site at the corner of Crescent Ave. and Gilham Road. Creekside Neighborhood Park is located one block west of Gilham Rod, of Crimson. Also, the Willamette Greenway bicycle and pedestrian path can be accessed from North Delta Hwy at Green Acres Road.

**Electric Service:** New development will be served by EWEB.

**Land Use Controls:** The subject property is now, and after annexation will continue to be, subject to the land use controls of the City of Eugene.

**Communication Facilities:** Land line phone service is provided by Centurylink; other services are now available to the subject property, as to the immediately surrounding property.

**Public schools on a district-wide basis:** Eugene School District 4J serves the annexation area. Existing schools are: Gilham elementary, Cal Young middle, and Sheldon high.

**End of Initial Supporting Statement**

List of Exhibits follows on next page

LIST OF EXHIBITS FOR ANNEXATION

- A. Consent to Annex Forms
- B. Lane County Assessment and Taxation Verification of Property Ownership form
- C. Certificate of Electors Form, Lane County Elections
- D. Legal description and Map of Annexation Area, Poage Engineering & Surveying
  - Exhibit D.1 – land to annex west of Delta Highway North: 53.64 acres.
  - Exhibit D.2 – land to annex east of Delta Highway North: 55.28 acres.
  - Exhibit D.3 – land to potentially annex in Delta Highway North R/W: 1.52 acres.
  - Exhibit D.4 -- all land: east, west and right-of-way between: 110.44 acres.
  - Exhibit D.5 – Map of annexation area in D.4 above .
  - Exhibit D.6 – Site Plan for annexation area
  - Exhibit D.7 – Surveyor certification of legal description and map
- E. Lane County Assessor's cadastral map of subject property.
- F. River Ridge Annexation, Boundary Commission Order in C EU 06-10 (Feb. 2, 2006).
- G. River Ridge Annexation, Boundary Commission Staff Notes in C EU 06-10 (Feb. 2, 2006).
- H. Findings and Final Order in Z 88-6 (April 22, 1988).

**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: 17-03-07-00 TAX LOT 1207 Address: 3925 N. DELTA HWY.

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED

<sup>TO</sup>  
^  
In the corporate limits of said city, which is owned by the undersigned

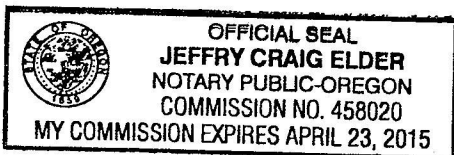
DATED this 29 day of Nov, 2012.

DEBORAH JEFFRIES  
[Signature]

STATE OF OREGON )  
                          )ss  
County of LANE )

On this 29 day of Nov, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

[Signature]  
Notary Public for Oregon  
My Commission Expires April 23, 2015

**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: 17-03-07-00 TAX LOT 305 Address: 3790 N. DELTA HWY.

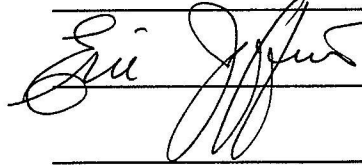
Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED  
ANNEX ONLY PANHANDLE DRIVEWAY NOT ANNEXED IN 2006

<sup>TO</sup>  
In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of November, 2012.

ERIC JEFFRIES



STATE OF OREGON )

County of LANE )

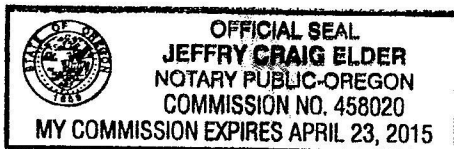
)ss

On this 29 day of November, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named,

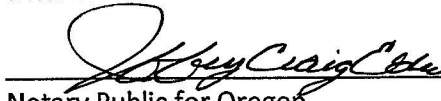
ERIC JEFFRIES

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 April 23, 2015

### 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: 17-03-07-00  
TAX LOT 1211 Address: NONE

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED

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

DATED this 29 day of Nov, 20 12.

BUNKER LLC

By DEBORAH JEFFRIES

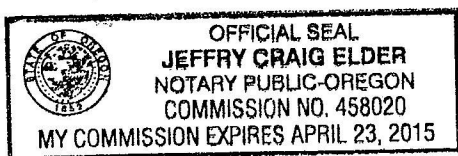
[Signature]

STATE OF OREGON )

County of LANE )  
                              )ss

On this 29 day of Nov, 20 12, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

[Signature]  
Notary Public for Oregon

My Commission Expires April 23, 2015

**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: 17-03-07-00 TAX LOT 1207 Address: 3925 N. DELTA HWY

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED

<sup>TO</sup>  
In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of November, 2012.

ERIC JEFFRIES  
*Eric Jeffries*

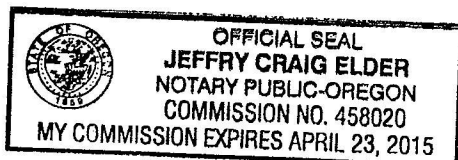
STATE OF OREGON )

County of LANE )

)ss

On this 29 day of November, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, ERIC JEFFRIES, 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.

*Jeffrey Craig Elder*  
Notary Public for Oregon  
My Commission Expires April 23, 2015

**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: 17-03-07-00 TAX LOT 1200 Address: NONE

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED

<sup>TO</sup>  
In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of Nov, 2012.

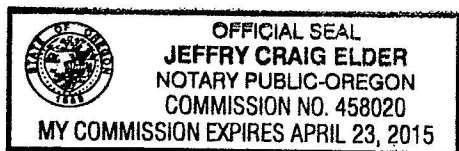
BUNKER LLC  
BY DEBORAH JEFFRIES  
[Signature]

STATE OF OREGON )

County of LANE )ss )

On this 29 day of Nov, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

[Signature]  
Notary Public for Oregon  
My Commission Expires April 23, 2015

**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: 17-03-07-00 TAX LOT 1201 Address: 499 N. DELTA HWY.

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED

<sup>TO</sup>  
In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of Nov, 2012.

BUNKER LLC

BY DEBORAH JEFFRIES

*Deborah P. Jeffries*

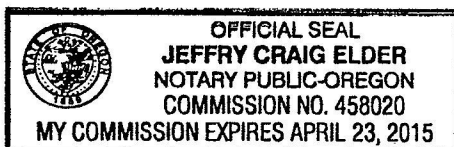
STATE OF OREGON )

County of LANE )

)ss

On this 29 day of Nov, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

*Jeffery Craig Elder*

Notary Public for Oregon

My Commission Expires April 23, 2015



**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: 17-03-07-00 TAX LOT 1202 Address: 515 N. DELTA HWY

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED

<sup>TO</sup>  
^ In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of Nov, 2012.

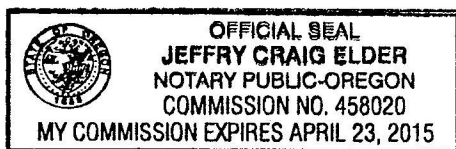
BUNKER LLC  
BY DEBORAH JEFFRIES  
[Signature]

STATE OF OREGON )

County of LANE ) ss )

On this 29 day of Nov, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

[Signature]  
Notary Public for Oregon  
My Commission Expires April 23, 2015

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: 17-03-07-00 TAX LOT 305 Address: 3790 N. DELTA HWY.

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED  
ANNEX ONLY PANHANDLE DRIVEWAY NOT ANNEXED IN 2006

<sup>TO</sup>  
^ In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of Nov, 2012.

DEBORAH JEFFRIES

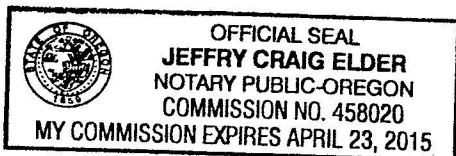
*Deborah Jeffries*

STATE OF OREGON )

County of LANE )ss )

On this 29 day of Nov, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

*Jeffry Craig Elder*  
Notary Public for Oregon  
My Commission Expires April 23, 2015

**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: 17-03-07-00 TAX LOT 304 Address: 3800 N. DELTA HWY.

Legal Description:

SEE ATTACHED PARCEL RECORD AND DEED  
SEE METES & BOUNDS OF LARGER AREA TO BE ANNEXED  
ONLY PORTION OF T.L. INSIDE U6B IS TO BE ANNEXED

<sup>TO</sup>  
In the corporate limits of said city, which is owned by the undersigned

DATED this 29 day of Nov, 2012.

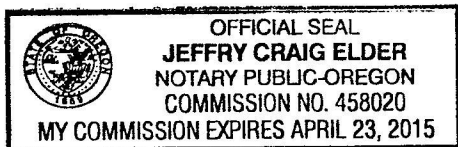
RIVER RIDGE LTD  
by DEBORAH JEFFRIES  
[Signature]

STATE OF OREGON )

)ss  
County of LANE )

On this 29 day of Nov, 2012, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, DEBORAH JEFFRIES, 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.

[Signature]  
Notary Public for Oregon  
My Commission Expires April 23, 2015

Attachment C - Application Materials

Annexation to City of Eugene – Owner Certification (Jeffries, Bunker LLC, River Ridge LTD) submitted by Bill Kloos:

Signed petitions attached for the following tax lots:

17-03-07-00-00304  
17-03-07-00-00305  
17-03-07-00-01200  
17-03-07-00-01201  
17-03-07-00-01202  
17-03-07-00-01207  
17-03-07-00-01211

**CERTIFICATION OF PROPERTY OWNERS**

According to the Lane County Assessment and Taxation records, the total number of landowners in the proposed annexation are 7 (qty) This petition reflects that 7 (qty) landowners (or legal representatives) listed on this petition represent a total percent of 100 (%) landowners and 100 (%) acres as determined by the map and tax lots attached to the filed petition. *A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.*

  
\_\_\_\_\_  
Lane County Department of Assessment and Taxation

12/12/2012  
\_\_\_\_\_  
Date Certified

**EXHIBIT B**

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

PETITION (PAGE 1)

Petition Signature Sheet  
 Annexation by Individuals

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

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
	11/29/12	BUNKER LLC, BY DEBORAH JEFFRIES		17-03-07-00 TL 1202	✓	✓	4.3
	11/29/12	ERIC JEFFRIES		17-03-07-00 TL 1207	✓		3.2
	11/29/12	DEBORAH JEFFRIES		17-03-07-00 TL 1207	✓		3.2
	11/29/12	BUNKER LLC BY DEBORAH JEFFRIES		17-03-07-00 TL 1211	✓		46.02
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, Jeff Elder (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 X [Signature] (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

See attached sheet  
 Lane County Department of Assessment and Taxation  
AM 12/12/12  
 Date Certified

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 6. I hereby certify that this petition includes 4 valid signatures representing 67 (%) of the total active registered voters that are registered in the proposed annexation.




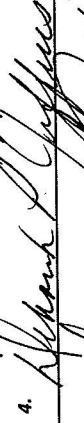

Cynthia Kennel  
 Lane County Clerk of Deputy Signature  
12/17/12  
 Date Certified

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

PETITION (PAGE 2)

Petition Signature Sheet  
 Annexation by Individuals

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

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
	11/29/12	RIVER RIDGE LTD, BY DEBORAH JEFFRIES		17-03-07-00 TL 309	✓		5.4
	11/29/12	ERIC JEFFRIES	3790 N. DELTA HWY	17-03-07-00 TL 305	✓		0.3
	11/29/12	DEBORAH JEFFRIES	3790 N. DELTA HWY	17-03-07-00 TL 305	✓		0.3
	11/29/12	BUNKER LLC, BY DEBORAH JEFFRIES		17-03-07-00 TL 1200	✓		1.02
	11/29/12	BUNKER LLC, BY DEBORAH JEFFRIES	499 N. DELTA HWY	17-03-07-00 TL 1201	✓		0.71

Note: With the above signature(s), I am requesting 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, Jeff Elor (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 \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

CERTIFICATION OF ELECTORS

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

\_\_\_\_\_  
 Lane County Department of Assessment and Taxation

\_\_\_\_\_  
 Date Certified

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

\_\_\_\_\_  
 Date Certified





Application #: C \* 2008 - \_\_\_\_\_  
For City Use Only

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

**PETITION (PAGE 3)**

**Petition Signature Sheet**  
Annexation by Individuals

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

Signature	Date Signed m/d/y	Print Name	Residence Address (street, city, zip code)	Map and Tax Lot Number (example: 17-04-03-00-00100)	Land Owner	Reg Voter	Acres (qty)
	11/29/12	BRIAN KING	499 N. DELTA HWY	17-03-07-00 TL 1201	✓	✓	0.71
	11/29/12	AARON OAKLEY	515 N. DELTA HWY.	17-03-07-00 TL 1202	✓	✓	4.30
	11/29/12	CHRIS HEMMING6S	3915 N. DELTA HWY	17-03-07-00 TL 1207	✓	✓	3.23
	11/29/12	OLIVIA HEMMING6S	3915 N. DELTA HWY	17-03-07-00 TL 1207	✓	✓	3.23
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, ELEN J NATHAN (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 \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

\_\_\_\_\_  
Lane County Department of Assessment and Taxation

\_\_\_\_\_  
Date Certified

**CERTIFICATION OF ELECTORS**

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

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

\_\_\_\_\_  
Date Certified

Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 1472511 Alternate Property Number: 1703070000304  
 Account Type: Real Property Primary Host Property  
 TCA: 00404  
 Situs Address: 3800 N DELTA HWY  
 EUGENE OR 97408  
 Legal: Section 07 Township 17 Range 03 Quarter 00 TL 00304

Parties:

Role	Name & Address
Owner	RIVER RIDGE LTD 3800 N DELTA HWY EUGENE OR 97401
Taxpayer	RIVER RIDGE LTD 3800 N DELTA HWY EUGENE OR 97401

Property Values:

Value Name	2012	2011	2010
MKTTL	\$1,213,456	\$1,269,492	\$1,269,492
AVR	\$462,723	\$449,246	\$436,161
TVR	\$462,723	\$449,246	\$436,161

Property Characteristics:

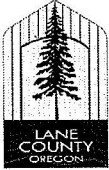
Tax Year	Characteristic	Value
2012	Property Class	201 Conforming improved
	Change Property Ratio	2XX Commercial
	Size	24.01
	Code Split	Y
	Neighborhood	80409

Exemptions:

(End of Report)



Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 1472503 **Alternate Property Number:** 1703070000304  
 Account Type: Real Property  
 TCA: 00401  
 Situs Address: 3800 N DELTA HWY  
 EUGENE OR 97408  
 Legal: Section 07 Township 17 Range 03 Quarter 00 TL 00304

Parties:

Role	Name & Address
Owner	RIVER RIDGE LTD 3800 N DELTA HWY EUGENE OR 97401
Taxpayer	RIVER RIDGE LTD 3800 N DELTA HWY EUGENE OR 97401

Property Values:

Value Name	2012	2011	2010
MKTTL	\$1,447,899	\$1,447,899	\$1,447,899
AVR	\$813,821	\$790,117	\$767,104
TVR	\$813,821	\$790,117	\$767,104

Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	201 Conforming improved
	Change Property Ratio	2XX Commercial
	Size	43.49
	Code Split	Y
	Neighborhood	80409

Exemptions:

(End of Report)

## Attachment C - Application Materials



LANE COUNTY

## Property Account Summary

As Of 12/11/2012 Status: Active

**Account No.:** 1472537 **Alternate Property Number:** 1703070000305  
**Account Type:** Real Property  
**TCA:** 00400  
**Situs Address:** 3790 N DELTA HWY  
 EUGENE OR 97408  
**Legal:** Section 07 Township 17 Range 03 Quarter 00 TL 00305

**Parties:**

Role	Name & Address
------	----------------

Owner	JEFFRIES ERIC H & DEBORAH P 3800 N DELTA HWY EUGENE OR 97401
-------	--

Taxpayer	JEFFRIES ERIC H & DEBORAH P 3800 N DELTA HWY EUGENE OR 97401
----------	--

**Property Values:**

Value Name	2012	2011	2010
MKTTL	\$425,312	\$439,490	\$460,036
AVR	\$425,312	\$439,490	\$428,900
TVR	\$425,312	\$439,490	\$428,900

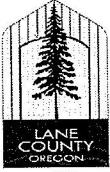
**Property Characteristics:**

Tax Year	Characteristic	Value
2012	Property Class	401 Rural residential improved
	Change Property Ratio	4XX Tract
	Size	1.80
	Code Split	N
	Neighborhood	20764

**Exemptions:**

(End of Report)

Attachment C - Application Materials



LANE COUNTY

Property Account Summary  
As Of 12/11/2012 Status: Active

**Account No.:** 0145837 **Alternate Property Number:** 1703070001200  
**Account Type:** Real Property  
**TCA:** 00404  
**Situs Address:** ADDRESS UNKNOWN  
 OR  
**Legal:** Section 07 Township 17 Range 03 Quarter 00 TL 01200

**Parties:**

Role	Name & Address
Owner	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408
Taxpayer	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408

**Property Values:**

Value Name	2012	2011	2010
MKTTL	\$57,205	\$57,205	\$57,205
AVR	\$23,537	\$22,851	\$22,185
TVR	\$23,537	\$22,851	\$22,185

**Property Characteristics:**

Tax Year	Characteristic	Value
2012	Property Class	211 Res zone improved
	Change Property Ratio	2XX Commercial
	Size	1.0
	Code Split	N
	Neighborhood	80409
	Farm/Forest Use Review Last	2001

**Exemptions:**

(End of Report)

Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 0145845 Alternate Property Number: 1703070001201

Account Type: Real Property

TCA: 00404

Situs Address: 499 N DELTA RD  
EUGENE OR 97408

Legal: Section 07 Township 17 Range 03 Quarter 00 TL 01201

Parties:

Role	Name & Address
Owner	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408
Taxpayer	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408

Property Values:

Value Name	2012	2011	2010
MKTTL	\$269,754	\$274,685	\$281,832
AVR	\$206,468	\$200,454	\$194,616
TVR	\$206,468	\$200,454	\$194,616

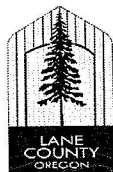
Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	101 Res conforming improved
	Change Property Ratio	1XX Residential
	Size	0.86
	Code Split	N
	Neighborhood	20764

Exemptions:

(End of Report)

Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 0145852 Alternate Property Number: 1703070001202

Account Type: Real Property

TCA: 00404

Situs Address: 515 N DELTA HWY  
EUGENE OR 97408

Legal: Section 07 Township 17 Range 03 Quarter 00 TL 01202

Parties:

Role	Name & Address
Owner	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408
Taxpayer	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408

Property Values:

Value Name	2012	2011	2010
MKTTL	\$394,994	\$408,944	\$408,944
AVR	\$185,419	\$180,018	\$174,775
TVR	\$185,419	\$180,018	\$174,775

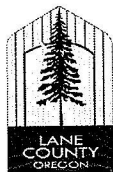
Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	211 Res zone improved
	Change Property Ratio	2XX Commercial
	Size	4.1
	Code Split	N
	Neighborhood	80409

Exemptions:

(End of Report)

Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 4151187 Alternate Property Number: 1703070001202  
 Account Type: Real Property  
 TCA: 00404  
 Situs Address: 515 N DELTA HWY  
 EUGENE OR 97408  
 Legal: Legal On File

*personal property*

Parties:

Role	Name & Address
Owner	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408
Owner	JEFFERIES ERIC H & DEBORAH P 3800 N DELTA HWY EUGENE OR 97401
Taxpayer	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408

Property Values:

Value Name	2012	2011	2010
MKTTL	\$33,095	\$35,208	\$38,270
AVR	\$33,095	\$35,208	\$38,270
TVR	\$33,095	\$35,208	\$38,270

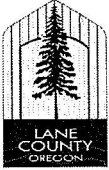
Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	109 Res conforming mhome
	Change Property Ratio	1XX Residential
	Code Split	N
	XPLATE	X187070
	Neighborhood	20764

Exemptions:

(End of Report)

Attachment C - Application Materials



LANE COUNTY

Property Account Summary  
As Of 12/11/2012 Status: Active

**Account No.:** 1115128 **Alternate Property Number:** 1703070001207  
**Account Type:** Real Property  
**TCA:** 00404  
**Situs Address:** 3925 N DELTA HWY  
 EUGENE OR 97401  
**Legal:** Section 07 Township 17 Range 03 Quarter 00 TL 01207

**Parties:**

Role	Name & Address
Owner	JEFFRIES ERIC H & DEBORAH P 3800 N DELTA HWY EUGENE OR 97401
Taxpayer	JEFFRIES ERIC H & DEBORAH P 3800 N DELTA HWY EUGENE OR 97401

**Property Values:**

Value Name	2012	2011	2010
MKTTL	\$327,500	\$331,727	\$337,853
AVR	\$244,146	\$237,035	\$230,131
TVR	\$244,146	\$237,035	\$230,131

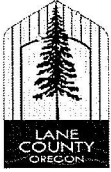
**Property Characteristics:**

Tax Year	Characteristic	Value
2012	Property Class	401 Rural residential improved
	Change Property Ratio	4XX Tract
	Size	3.2
	Code Split	N
	Neighborhood	20764

**Exemptions:**

(End of Report)

Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 1595899 Alternate Property Number: 1703070001211  
 Account Type: Real Property  
 TCA: 00401  
 Situs Address: 425 AYRES RD  
 EUGENE OR 97408  
 Legal: Section 07 Township 17 Range 03 Quarter 00 TL 01211

Parties:

Role	Name & Address
Owner	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408
Taxpayer	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408

Property Values:

Value Name	2012	2011	2010
MKTTL	\$144,785	\$144,785	\$144,785
AVR	\$56,773	\$55,119	\$53,514
TVR	\$56,773	\$55,119	\$53,514

Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	211 Res zone improved
	Change Property Ratio	2XX Commercial
	Size	4.46
	Code Split	Y
	Neighborhood	80409

Exemptions:

(End of Report)



Attachment C - Application Materials



LANE COUNTY

Property Account Summary

As Of 12/11/2012 Status: Active

Account No.: 1595881 Alternate Property Number: 1703070001211

Account Type: Real Property

TCA: 00404

Situs Address: 425 AYRES RD  
EUGENE OR 97408

Legal: Section 07 Township 17 Range 03 Quarter 00 TL 01211

Parties:

Role	Name & Address
Owner	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408
Taxpayer	BUNKER LLC 3800 N DELTA HWY EUGENE OR 97408

Property Values:

Value Name	2012	2011	2010
MKTTL	\$2,559,681	\$2,587,113	\$2,587,113
AVR	\$1,076,162	\$1,044,817	\$1,014,385
TVR	\$1,076,162	\$1,044,817	\$1,014,385

Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	211 Res zone improved
	Change Property Ratio	2XX Commercial
	Size	41.64
	Code Split	Y
	Neighborhood	80409

Exemptions:

(End of Report)

## Business Registry Business Name Search

New Search

Business Entity Data

12-11-2012  
14:39

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
569315-88	DLLC	ACT	OREGON	04-09-1997	04-09-2013	
<b>Entity Name</b>	BUNKER L.L.C.					
<b>Foreign Name</b>						

New Search

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				Country
<b>Addr 1</b>	3800 N DELTA HWY					
<b>Addr 2</b>						
<b>CSZ</b>	EUGENE	OR	97408		<b>Country</b>	UNITED STATES OF AMERICA

*Please click here for general information about registered agents and service of process.*

Type	AGT	REGISTERED AGENT	Start Date	10-12-2011	Resign Date
<b>Name</b>	JOHN	C	FISHER		
<b>Addr 1</b>	767 WILLAMETTE ST STE 201				
<b>Addr 2</b>					
<b>CSZ</b>	EUGENE	OR	97401		<b>Country</b> UNITED STATES OF AMERICA

Type	MEM	MEMBER	Resign Date
<b>Name</b>	ERIC	H	JEFFRIES
<b>Addr 1</b>	3800 N DELTA HWY		
<b>Addr 2</b>			
<b>CSZ</b>	EUGENE	OR	97408
<b>Country</b>	UNITED STATES OF AMERICA		

Type	MGR	MANAGER	Resign Date
<b>Name</b>	DEBORAH	P	JEFFRIES
<b>Addr 1</b>	3800 N DELTA HWY		
<b>Addr 2</b>			
<b>CSZ</b>	EUGENE	OR	97408
<b>Country</b>	UNITED STATES OF AMERICA		

Type	MGR	MANAGER	Resign Date
<b>Name</b>	DEBORAH	P	JEFFRIES
<b>Addr 1</b>	3800 N DELTA HWY		
<b>Addr 2</b>			
<b>CSZ</b>	EUGENE	OR	97408
<b>Country</b>	UNITED STATES OF AMERICA		

## Business Registry Business Name Search

[New Search](#)

### Business Entity Data

12-11-2012  
14:40

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
104295-87	DBC	ACT	OREGON	02-18-1988	02-18-2013	
<b>Entity Name</b> RIVER RIDGE, LTD.						
<b>Foreign Name</b>						

[New Search](#)

### Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
<b>Addr 1</b>	3800 N DELTA HWY				
<b>Addr 2</b>					
<b>CSZ</b>	EUGENE	OR	97408	<b>Country</b>	UNITED STATES OF AMERICA

*Please click here for general information about registered agents and service of process.*

Type	AGT	REGISTERED AGENT	Start Date	10-13-2011	Resign Date	
<b>Name</b>	JOHN	C	FISHER			
<b>Addr 1</b>	767 WILLAMETTE S5 STE 201					
<b>Addr 2</b>						
<b>CSZ</b>	EUGENE	OR	97401	<b>Country</b>	UNITED STATES OF AMERICA	

Type	PRE	PRESIDENT			Resign Date	
<b>Name</b>	DEBORAH	P	JEFFRIES			
<b>Addr 1</b>	3800 N DELTA HWY					
<b>Addr 2</b>						
<b>CSZ</b>	EUGENE	OR	97408	<b>Country</b>	UNITED STATES OF AMERICA	

Type	SEC	SECRETARY			Resign Date	
<b>Name</b>	ERIC	H	JEFFRIES			
<b>Addr 1</b>	3800 N DELTA HWY					
<b>Addr 2</b>						
<b>CSZ</b>	EUGENE	OR	97408	<b>Country</b>	UNITED STATES OF AMERICA	

[New Search](#)

### Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
RIVER RIDGE, LTD.	EN	CUR	02-18-1988	

D.1

**Legal Description  
Parcel West of Delta Road**

Beginning at the northwest corner of the A. Stevens DLC #40, in Township 17 South, Range 3 West, Section 7, in the Willamette Meridian; thence North 89°31'04" West 30.00 feet to the True Point of Beginning; thence North 89°31'04" West 1404.95 feet; thence South 11°44'01" West 501.86 feet; thence South 8°20'20" West 496.87 feet; thence South 23°39'19" West 684.35 feet; thence South 39°13'22" East 103.29 feet; thence South 43°26'58" East 216.41 feet; thence North 17°19'00" East 121.41 feet; thence North 87°18'00" East 637.56 feet; thence North 73°12'53" East 91.00 feet; thence North 4°18'19" West 173.06 feet; thence North 72°58'17" East 151.60 feet; thence North 72°58'17" East 17.45 feet; thence North 13°46'01" East 171.00 feet; thence North 20°18'13" East 47.75 feet; thence along the arc of a 95.00 foot curve right (the chord of which bears North 32°22'13" East 39.74 feet) 40.04 feet; thence South 89°12'16" East 638.54 feet; thence North 00°39'02" East 1205.35 feet to the True Point of Beginning, all in Lane County, Oregon.

**EXHIBIT D.1**

**Legal Description  
Parcel East of Delta Road**

Beginning at the northwest corner of the A. Stevens DLC #40, in Township 17 South, Range 3 West, Section 7, in the Willamette Meridian; thence South 89°32'23" East 150.00 feet (along the north boundary of said DLC) to the True Point of Beginning; thence continuing along said north boundary South 89°32'23" East 1035.21 feet; thence leaving said boundary South 0°38'11" West 1117.92 feet along the west boundary of River Pointe Second Addition, as platted and recorded May 9, 1995, File 75, Slides 180 thru 183, Lane County Oregon Deed Records; thence leaving said plat boundary and running along the west boundary of Ashley Estates, as platted and recorded August 30, 2001, Instrument #2001-056863, Lane County Oregon Deeds Records, the following six courses; North 89°21'49" West 186.74 feet, South 32°48'49" West 584.21 feet, South 16°32'52" West 376.22 feet, South 0°38'11" West 264.70 feet, South 8°38'13" East 319.47 feet, and South 5°06'52" West 357.94 feet to a point on the north margin of Ayres Road; thence along the north margin of said road the following three courses; North 84°21'41" West 61.95 feet, along the arc of a 3465.00 foot curve right (the long chord of which bears North 82°33'29" West 218.07 feet) 218.11 feet, and North 80°45'18" West 303.61 feet to a point on the east margin of North Delta Highway; thence along said east margin North 0°39'02" East 2630.81 feet; thence leaving said margin North 09°32'23" East 120.00 feet; thence North 0°39'02" East 200.00 feet; to the True Point of Beginning, all in Lane County, Oregon.

**EXHIBIT D.2**

D.3

**Legal Description  
Delta Road**

Beginning at the northwest corner of the A. Stevens DLC #40, in Township 17 South, Range 3 West, Section 7, in the Willamette Meridian; thence North 89°31'04" West 30.00 feet; thence South 00°39'02" West 1205.35 feet; thence South 89°12'16" East 60.00 feet; thence North 00°39'02" East 1005.69 feet; thence North 89°32'23" West 30.00 feet to the centerline of Delta Highway; thence North 00°39'02" East 200.00 feet to the point of beginning, all in Lane County, Oregon.

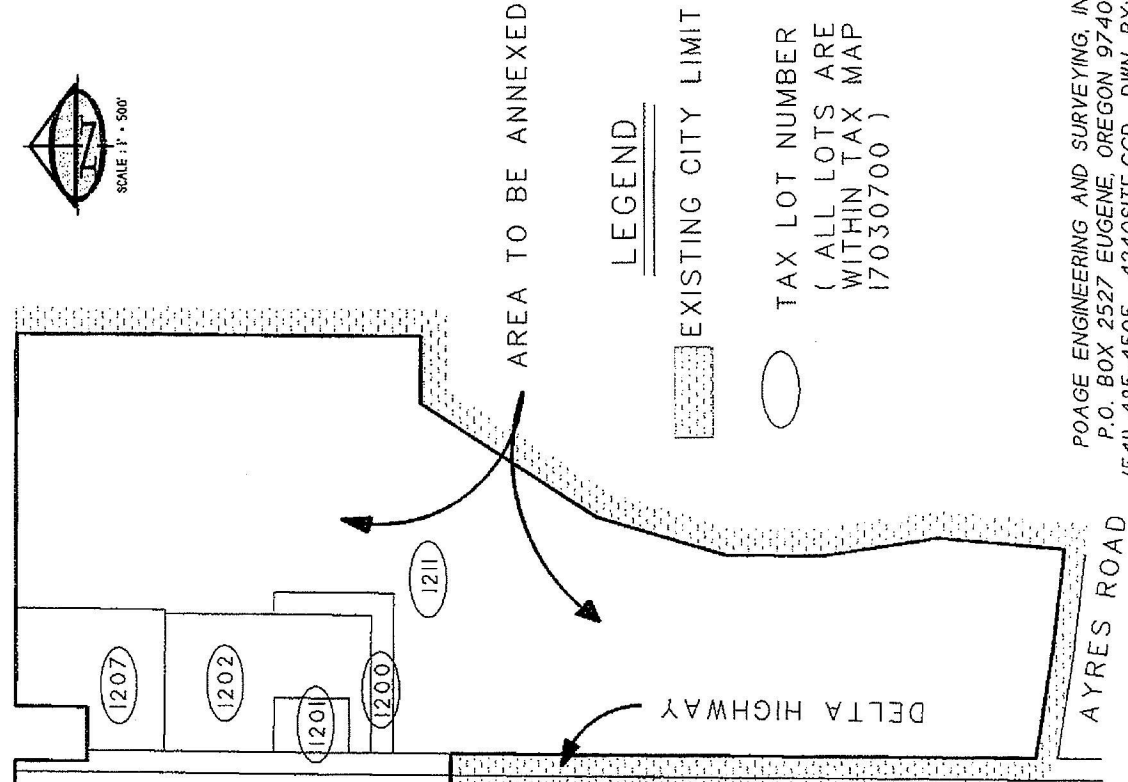
**EXHIBIT D.3**

**Legal Description  
Entire Parcel**



Beginning at the northwest corner of the A. Stevens DLC #40, in Township 17 South, Range 3 West, Section 7, in the Willamette Meridian; thence South 89°32'23" East 150.00 feet (along the north boundary of said DLC) to the True Point of Beginning; thence continuing along said north boundary South 89°32'23" East 1035.21 feet; thence leaving said boundary South 0°38'11" West 1117.92 feet along the west boundary of River Pointe Second Addition, as platted and recorded May 9, 1995, File 75, Slides 180 thru 183, Lane County Oregon Deed Records; thence leaving said plat boundary and running along the west boundary of Ashley Estates, as platted and recorded August 30, 2001, Instrument #2001-056863, Lane County Oregon Deeds Records, the following six courses; North 89°21'49" West 186.74 feet, South 32°48'49" West 584.21 feet, South 16°32'52" West 376.22 feet, South 0°38'11" West 264.70 feet, South 8°38'13" East 319.47 feet, and South 5°06'52" West 357.94 feet to a point on the north margin of Ayres Road; thence along the north margin of said road the following three courses; North 84°21'41" West 61.95 feet, along the arc of a 3465.00 foot curve right (the long chord of which bears North 82°33'29" West 218.07 feet) 218.11 feet, and North 80°45'18" West 303.61 feet to a point on the east margin of North Delta Highway; thence along said east margin North 0°39'02" East 1625.12 feet; thence leaving said margin North 89°12'16" West 698.54 feet; thence along the arc of a 95.00 foot curve left (the chord of which bears South 32°22'13" West 39.74 feet) 40.03 feet; thence South 20°18'13" West 47.75 feet; thence South 13°46'01" West 171.00 feet; thence South 72°58'17" West 17.45 feet; thence South 72°58'17" West 151.60 feet; thence South 4°18'19" East 173.06 feet; thence South 73°12'53" West 91.00 feet; thence South 87°18'00" West 637.56 feet; thence South 17°19'00" West 121.41 feet; thence North 43°54'34" West 216.41 feet; thence North 39°13'22" West 103.29 feet; thence North 23°39'19" East 684.35 feet; thence North 8°20'20" East 496.87 feet; thence North 11°44'01" East 501.86 feet; thence South 89°31'04" East 1434.95 feet to the centerline of North Delta Highway; thence along said centerline South 0°39'02" West 200.00 feet; thence leaving said centerline South 89°32'23" East 150.00 feet; thence North 0°39'02" East 200.00 feet; to the True Point of Beginning, all in Lane County, Oregon.

**EXHIBIT D.4**

SITE MAP  
PROPERTY TO BE ANNEXED  
LOCATION T17S, R3W, SECTION 7



LEGEND

-  EXISTING CITY LIMIT
-  TAX LOT NUMBER  
( ALL LOTS ARE WITHIN TAX MAP 17030700 )

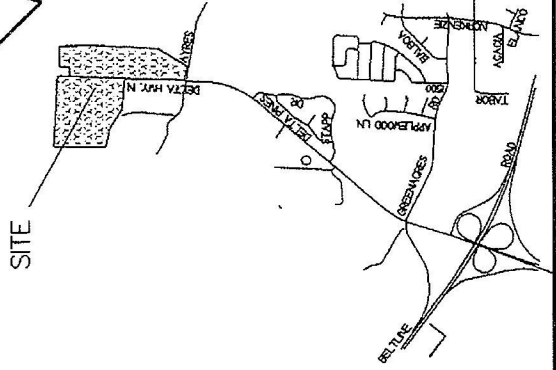
DECEMBER 18, 2012

POAGE ENGINEERING AND SURVEYING, INC.  
P.O. BOX 2527 EUGENE, OREGON 97402  
(541) 485-4505 4240SITE.GCD DWN. BY: TFP

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Thomas F. Poage*  
OREGON  
SEPTEMBER 23, 1977  
THOMAS F. POAGE  
1301

AREA TO BE ANNEXED

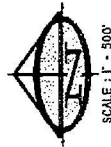
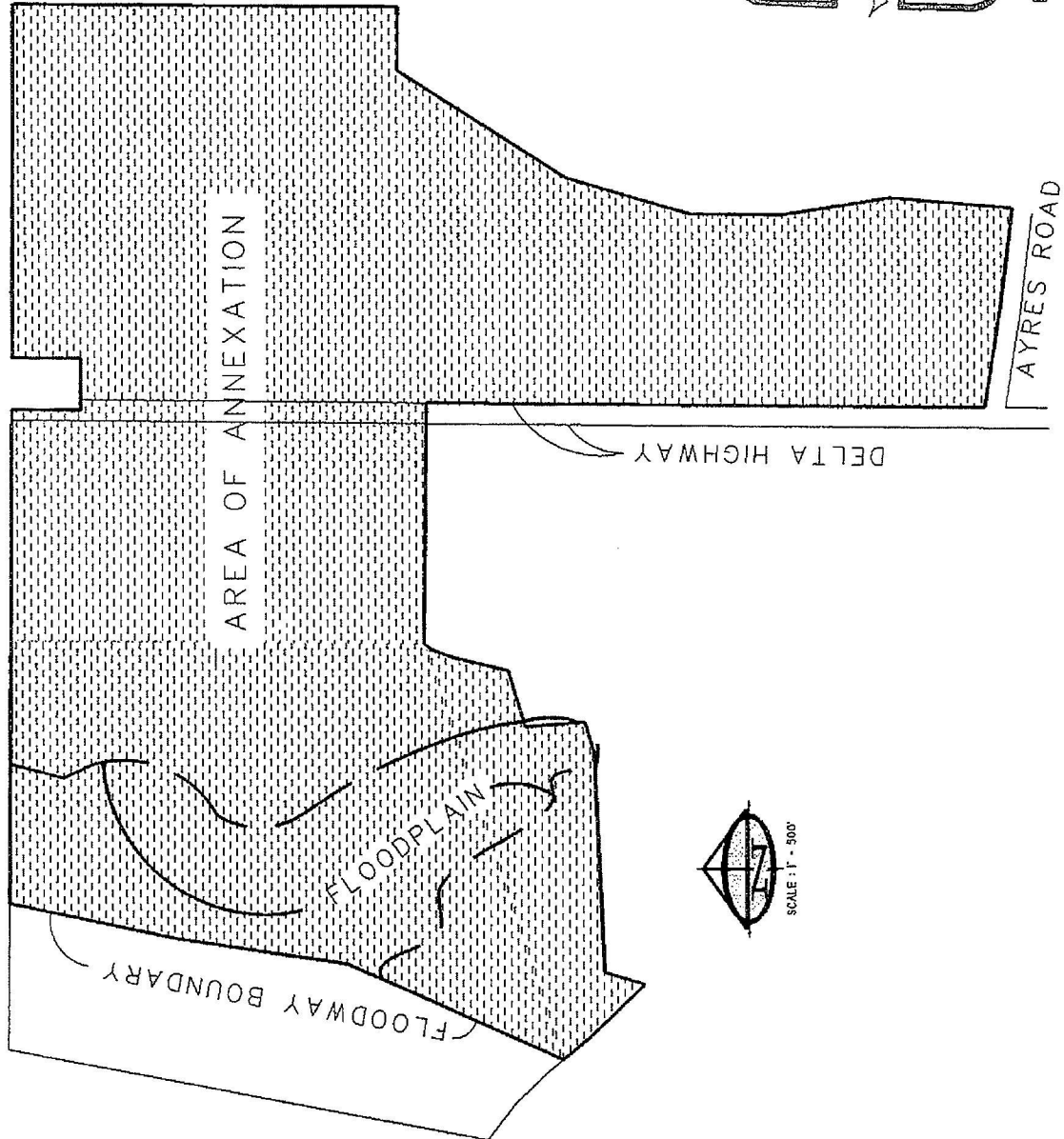
VICINITY MAP  
(NO SCALE)



WILLAMETTE RIVER



ANNEXATION OF RIVER RIDGE GOLF COURSE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Thomas F. Poage*

OREGON  
SEPTEMBER 23, 1977  
THOMAS F. POAGE  
1301

Expires: *12-31-2012*

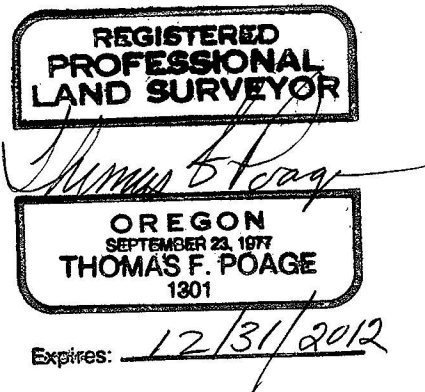
### Certification of Description

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: Thomas F Poage  
Registered Land Surveyor

Print Name: THOMAS F. POAGE

Date: 12/19/2012

Seal:   
The seal consists of two rectangular boxes. The top box contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" and a handwritten signature. The bottom box contains the text "OREGON SEPTEMBER 23, 1977 THOMAS F. POAGE 1301". Below the boxes, the text "Expires: 12/31/2012" is written.

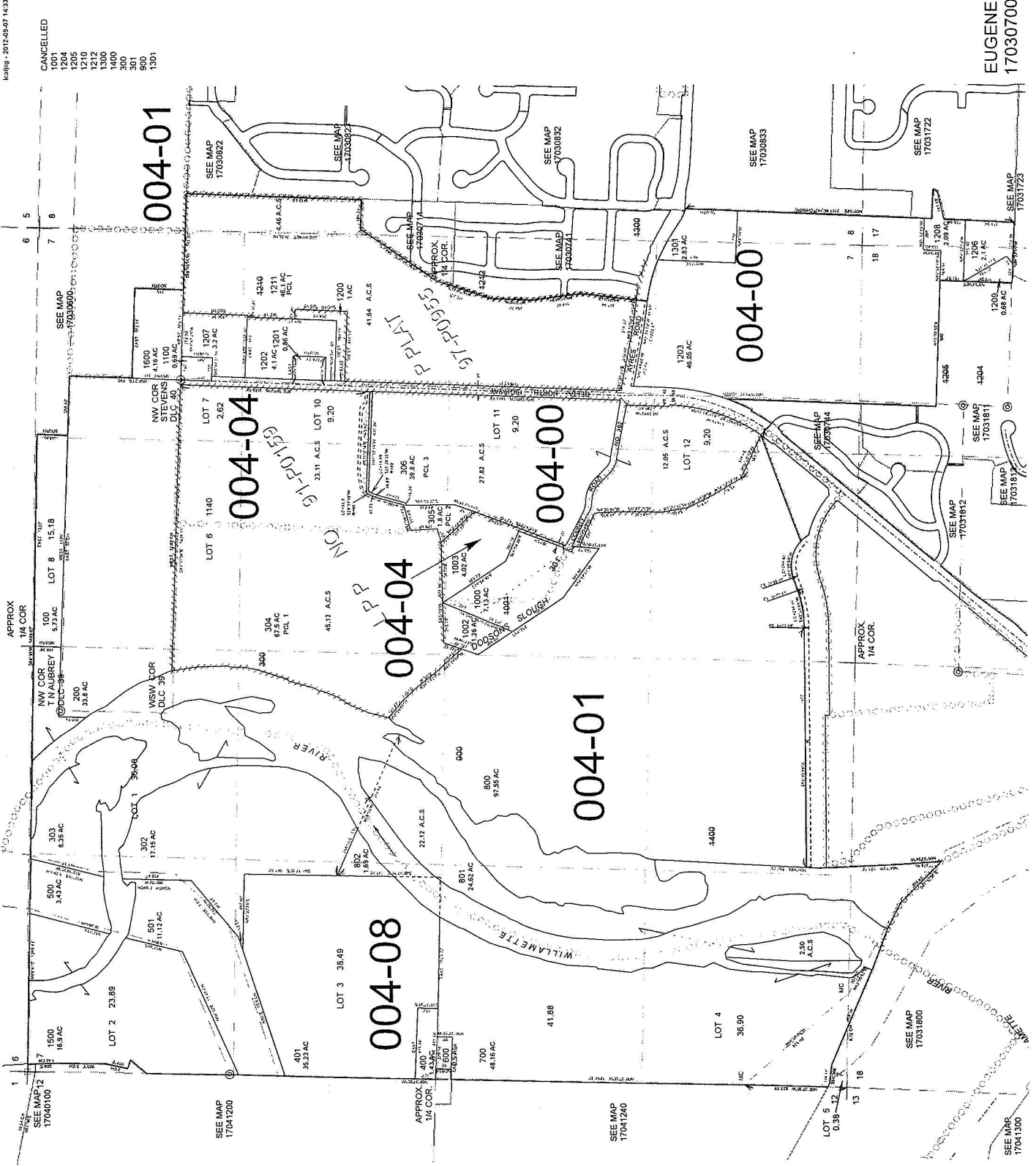
17030700  
EUGENE

EUGENE  
17030700

SECTION 7 T.17S. R.3W. W.M.  
Lane County

1" = 400'

FOR ASSESSMENT AND  
TAXATION ONLY



- CANCELLED
- 1001
  - 1204
  - 1205
  - 1212
  - 1300
  - 1400
  - 300
  - 301
  - 302
  - 1301

Attachment C - Application Materials

LANE COUNTY LOCAL GOVERNMENT BOUNDARY COMMISSION

FINAL ORDER 1275

Approved: February 2, 2006

Effective: May 17, 2006 (ORS 199.519)

( File C EU 06 – 10

( In the Matter of Annexing Territory

( To the City of Eugene

- Legal Description Attached as Exhibit A -


WHEREAS, a petition by the property owners was filed on January 3, 2006—in accordance with ORS 199.490(1)(c)—for annexation of territory to the City of Eugene, was modified by the boundary commission, and is described in attached Exhibit A and shown on attached map Exhibit B; and,

WHEREAS, the commission duly published notice of the public hearing in accordance with ORS 199.463 and in accordance with the rules of the commission and ORS 199.452(1), conducted a public hearing on February 2, 2006; and,

WHEREAS, on the basis of the study of the proposal, which considered economic, demographic, and sociological trends and physical development of the land including the applicable comprehensive plan, and of the public hearing, the commission approved the modified proposal and made the findings and reasons attached as Exhibit C.

NOW THEREFORE IT IS ORDERED: That the area described be a part of the City of Eugene.

ORDERED BY THE LANE COUNTY LOCAL GOVERNMENT BOUNDARY COMMISSION THIS 2<sup>nd</sup> DAY OF FEBRUARY 2006.

  
\_\_\_\_\_  
Clay Myers, Chair

2/2/06  
\_\_\_\_\_  
Date

**NOTE:** In accordance with ORS 199.510(2)(a), the subject territory will be automatically withdrawn from the ~~Santa Clara Rural Fire Protection District~~. ~~The subject territory is within the Santa Clara Water District and will remain in the district until withdrawn through separate proceedings by the City of Eugene in accordance with ORS 222.~~

In accordance with ORS 199.510(2)(c), the territory is hereby a part of the Lane County Metropolitan Wastewater Service District.

Attachment C - Application Materials

EXHIBIT A

Beg at the NW cor of the A. Stevens DLC #40, in T17S R03W S7 WM;  
th N89°31'04"W 30.00 ft;  
th S00°39'02"W 1205.35 ft to the TPOB, sd pt being on the W mar of N Delta Hwy;  
th S89°12'16"E 60.00 ft to the E mar of sd hwy;  
th S00°39'02"W 1,690.85 ft;  
th leaving sd mar N80°45'17"W 91.02 ft to a pt on the W mar of sd hwy;  
th leaving sd hwy N80°45'17"W 317.96 ft;  
th alg the arc of a 230.00 ft rad cur rt (the long chord of which bears N60°22'39"W 160.17 ft)  
163.60 ft;  
th N40°00'00"W 90.02 ft;  
th alg the arc of a 95.00 ft rad cur left (the long chord of which bears N65°00'00"W 80.30 ft)  
82.90 ft;  
th W 70.80 ft;  
th alg the arc of a 180.00 ft cur rt (the long chord of which bears N77°15'40"W 79.38 ft) 80.04  
ft;  
th N64°31'29"W 194.87 ft;  
th N64°30'00"W 39.71 ft;  
th N25°30'00"E 60.00 ft;  
th S64°30'00"E 18.45 ft;  
th N18°47'09"E 617.59 ft to a pt that is the most Sly cor of Par 2 of LPP No. 91-P0159, as  
platted and rec October 28, 1991, LCOPR in Lane County, Oregon;  
th alg the western bdy of sd partn the fol 4 courses: N43°43'45"W 291.37 ft; N73°12'53"E  
91.00 ft; N04°18'19"W 173.06 ft; and, N72°58'17"E 151.60 ft;  
th N72°58'17"E 17.45 ft;

Attachment C - Application Materials

th N13°46'01"E 171.00 ft;

th N20°18'13"E 47.75 ft;

th alg the arc of a 95.00 ft cur to the rt (the long chord of which bears N32°22'13"E 39.74 ft) 40.03 ft;

th S89°12'16"E 638.54 ft cur to the TPOB, all in Lane County, Oregon.

ALSO:

A tract of land being the Nly 20.00 ft of Ayres Rd located in the SE¼ S07 T17S R03W WM, being more particularly described as follows:

Beg at the SW cor of Par 1 of LPP No. 97-P0955 as rec in the LCOPR, in Lane County, Oregon;

th S81°23'39"E 303.61 ft;

th alg a 3,465.00 ft rad cur to the left (the long chord of which bears S83°11'50"E 218.07 ft) a dist of 218.10 ft;

th S85°00'02"E 61.95 ft;

th S04°28'31"E 20.00 ft;

th N85°00'02"W 61.95 ft;

th alg a 3,485.00 ft rad cur to the rt (the long chord of which bears N83°11'50"W 219.33 ft) a dist of 219.36 ft;

th N81°23'39"W 300.59 ft;

th N00°00'41"E 20.23 ft to the POB, all in Eugene, Lane Co, OR.

ALSO:

A tract of land being a por of the Wly r/w of Delta Hwy located in the SE¼ S07 T17S R03W WM being more particularly described as follows:

Beg at the SW cor of Par 1 of LPP No. 97-P0955 as rec in the LCOPR, in Lane County, Oregon;

th S00°00'41"W 20.21 ft;

th N81°23'39"W 30.27 ft to the TPOB;

Final Order 1275

C EU 06 - 10

Page 2 of 3

Attachment C - Application Materials

th N81°23'39"W 30.27 ft;

th S00°52'23"W 286.41 ft;

th S89°07'29"E 10.00 ft;

th N04°55'26"E 283.04 ft to the TPOB, all in Lane County, Oregon.

*LCBC:LCOG: L:\BC\LEGAL\2006\CEU0610 LGLMOD.DOC  
Last Saved: March 26, 2006*

## Attachment C - Application Materials

### EXHIBIT C

#### Findings:

1. This proposal was initiated with the Lane County Local Government Boundary Commission by the property owner on January 3, 2006, in accordance with ORS 199.490(1)(c). The proposal was found to be a valid filing under OAR 191-006.
2. The proposed annexation, as submitted, included portions of two tax lot (T17S R03W S07 part of tax lots 305 and 306), which comprised about 29.14 acres and was owned by Eric and Deborah Jeffries and River Ridge Ltd. The area was developed with three single-family residences and a portion of the River Ridge golf course and was contiguous to the main body of the City of Eugene. Portions of N Delta Road and Ayres Road rights-of-way (approximately 2.83 acres) were included in the annexation area, as submitted. The annexation included a total of approximately 31.97 acres.
3. At the request of the City of Eugene, the original annexation area was modified to include additional N Delta Highway right-of-way (south of Ayres Road) and additional Ayres Road right-of-way (east of N Delta Highway), totaling approximately 0.33 acres. Inclusion of this additional right-of-way ensured that these urban transportation systems were within the City of Eugene. As modified, the annexation area totally about 32.30 acres.
4. The land use designation for the modified annexation area was low-density residential in the Eugene-Springfield Metropolitan Area General Plan (Metro Plan). The Willakenzie Refinement Plan designated the tax lotted portion of the annexation area as park/open space. The Metro Plan was the prevailing document since the refinement plan designations were not incorporated into the Metro Plan. Following annexation, amendments to the Metro Plan and the Willakenzie Refinement Plan were anticipated to accommodate the development of a regional hospital facility within the annexed area. If the amendments were not accomplished, low-density residential development would be consistent with the plan designation in the Metro Plan.
5. The tax lotted portion of the annexation area was zoned R-1/UL, low-density residential with urbanizable lands subdistrict, in Lane County. After the annexation effective date, the tax lotted property would be rezoned to R-1 consistent with the land use designation. If needed, zone changes would be processed by the City of Eugene to accommodate the development of a regional hospital facility.

***Provide an impartial forum for resolution of local jurisdictional questions. Consider the effects of the boundary change on other units of government. ORS 199.410(1)(b) and 199.410(3)(c)***

6. The boundary commission held a public hearing on February 2, 2006. Notice of the public hearing was given in accordance with ORS 199 provisions. All interested parties were given a reasonable opportunity to be heard.
7. Upon the annexation effective date, the portion of the modified annexation area within the Willakenzie Rural Fire Protection District was withdrawn from the district [ORS 199.510(2)(a)] and fire services were provided directly by the City of Eugene.
8. Upon the effective date of the annexation, the modified area was annexed automatically to the Lane County Metropolitan Wastewater Service District in accordance with ORS 199.510(2)(c).



## Attachment C - Application Materials

9. This request was consistent with this standard.

***Consider the orderly determination and adjustment of local government boundaries to best meet the needs of Lane County and Oregon. Consider alternative solutions where intergovernmental options are identified and make decisions based on the most effective long-range option among identified alternatives. ORS 199.410(1), 199.410(2), and 199.410(3)(a) and (e)***

10. Annexation to the City of Eugene was identified in the acknowledged Metro Plan as the preferred method for providing key urban facilities and services to the Willakenzie area in policies in Chapter II, section B.
11. Annexation to an existing city was the method for extending urban facilities and services to urbanizable land in the boundary commission's policy administrative rule, implementing policies (1), (2), (5), and (7).
12. The proposed annexation was the means of boundary change outlined in the Metro Plan and the boundary commission administrative rules for ultimately providing urban facilities and services to this territory. Annexation of tax lotted properties and existing road rights-of-way fulfilled the Metro Plan policies of annexing out to the urban growth boundary.
13. This request was consistent with boundary commission policies and this standard.

***Make boundary commission determinations which are consistent with acknowledged local comprehensive plans. Assure an adequate quality and quantity of public services required in the comprehensive plan to meet existing and future growth. For major boundary changes, there must be assurance that the proposed unit of government is financially viable. ORS 199.410(1)(d), 199.410(3)(b), and (d)***

14. The modified annexation area was within the urban growth boundary of the acknowledged Metro Plan [Land Conservation and Development Commission (LCDC) action in 1982 and as subsequently amended]. Annexation of the tax lotted properties and existing road rights-of-way assisted in fulfilling the Metro Plan policies of annexing out to the urban growth boundary.
15. The Metro Plan recognized annexation to the City of Eugene as the highest priority for extending the minimum level of key urban facilities and services to urbanizable areas.
16. Future residential development would be consistent with the policies in the Metro Plan requiring urban levels of development within the urban growth boundary. To accommodate a regional hospital facility, amendments to the Metro Plan and Willakenzie Refinement Plan were anticipated after annexation to the city.
17. The City of Eugene indicated that the required services outlined in Metro Plan policy #8, page II-B-4 and defined on page V-3, were either available or could be provided in a timely manner.
18. This request was consistent with this standard.

***Consider the comprehensive plan's economic, demographic, and sociological trends and projections and its environmental policies, pertinent to the proposal. ORS 199.410(3)(d) and 199.462(1)***

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19. The modified annexation proposal was consistent with the Metro Plan, as it was an incremental step in implementing the long-range plan for this area. The urban growth boundary, land uses, and policies in the Metro Plan were developed to meet the future needs of the metropolitan community. Future residential uses were consistent with the long-range plan for the area. Development of a regional hospital facility would require plan amendments prior to development advancing. Annexing existing road rights-of-way facilitated the provision of urban facilities and services to fulfill the growth policies in the Metro Plan and in Oregon law.
20. This request was consistent with this standard.

### Reasons:

1. The proposal was supported by the City of Eugene and the property owners.
2. The proposal was consistent with the LCDC acknowledged Metro Plan.
3. The services required in the Metro Plan were either available or could be provided in a timely manner when needed.
4. The proposal was consistent with past boundary commission actions supporting annexation of territory to the City of Eugene.
5. The proposal was consistent with boundary commission administrative rule policies.

*LCBC:LCOG: L:\ABC\FOL\EXC\2006\CEU0610 EXC.DOC  
Last Saved: March 26, 2006*

**STAFF NOTES**

**LANE COUNTY LOCAL GOVERNMENT BOUNDARY COMMISSION**

(99 East Broadway, Suite 400, Eugene, OR 97401-3111)

Eugene City Hall Council Chamber  
777 Pearl Street, Eugene

February 2, 2006  
7:00 p.m.

Annexation of Territory to the City of Eugene (Jeffries/River Ridge Ltd/N Delta Highway/Ayres Road)

IV.F. BC File C EU 06 – 10

Initiated by property owner petition

Action under ORS 199.490(1)(c) of the boundary commission law

Received January 3, 2006

Action to be taken by April 3, 2006

Description

The annexation area includes two partial tax lots and portions of N Delta Highway and Ayres Road located in the Willakenzie region of north Eugene, north of Ayres Road, and west of N Delta Highway—the portion of N Delta Highway included in the annexation area is adjacent to tax lot 306 and is north of Ayres Road and the portion of Ayres Road included is located bisects tax lot 306 and is west of N Delta Road

Property owners: Eric and Deborah Jefferies (3800 N Delta Hwy, Eugene) and River Ridge Ltd (3800 N Delta Hwy, Eugene)

Tax lots: part of 305 and part of 306, T17S R03W S07

Acres: ± 31.97 (± 29.14 acres in TLs 305 and 306; ± 2.83 acres in rd r/w)

Estimate of existing population: 4 (three residential units)

Existing land use: Residential, golf course, and road right-of-way

Existing zoning in Lane County: R-1/UL, low-density residential with urbanizable lands overlays

Applicable comprehensive plan: Eugene-Springfield Metropolitan Area General Plan (acknowledged in August 1982 and has been subsequently amended)

Existing public services to the property: Police (Oregon State Police, Lane County Sheriff), schools (Eugene School District 4J), roads (Lane County), water (onsite systems), fire (partially in the Willakenzie RFPD), wastewater (individual subsurface sewage disposal systems)

Reason for Annexation

The property owners are requesting annexation in order to sell the properties for the future development of a regional hospital facility. Existing road rights-of-way are included to facilitate the provision of urban services to developing properties inside the City of Eugene. The Eugene-Springfield Metropolitan Area General Plan requires properties to annex in order to receive urban services.

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### Notice

As required by ORS 199.463(1), notice of a public hearing must be published in a newspaper of general circulation not more than 25 days nor less than 15 days before the hearing. *In this case, notice of the public hearing was advertised in The Register-Guard on January 13, 2006.* A second notice may be published in a newspaper of general circulation or notice of the hearing may be mailed to each owner of land in the affected territory not more than 15 days before the hearing. "Affected territory" as defined by ORS 199.415(3) means the territory described in the petition. The "petition" includes a resolution, order, or any other form of initiatory action for a boundary change [ORS 199.415(14)]. The petition or resolution, as required by ORS 199.490(4) also includes a legal description, which must meet the requirements of ORS 308.225 [OAR 191-006-0000(3)]. *In this case, notice of the hearing was sent to the affected property owners (Eric and Deborah Jeffries and River Ridge Ltd, owners of the private properties proposed for annexation and initiators of this annexation request) on January 20, 2006.* The final notice required by the boundary commission law is the posting of a notice of the public hearing in the affected city, district, or territory at least 15 days before the hearing. *In this case, notice of the public hearing was posted in the area of the annexation, at the Eugene city hall, and at the Lane County courthouse on January 18, 2006.*

In conformance with OAR 191-005-0065(3), these staff notes are incorporated as part of the record of the boundary commission public hearing of February 2, 2006.

This annexation proposal was filed with the boundary commission in accordance with ORS 199.490(1)(c), initiated by the property owners—Eric and Deborah Jeffries (tax lot 305) and River Ridge Ltd (tax lot 306). Deborah Jeffries consented on behalf of River Ridge Ltd. The annexation area includes a portion of two privately owned tax lots and portions of N Delta Highway and Ayres Road. The written consents from the owners initiated the annexation request, which included portions of their tax lots and existing road rights-of-way. The proposal was filed on January 3, 2006, and boundary commission action must occur by April 3, 2006 (90-day statutory time frame).

When property owners initiate an annexation, the affirmative decision of the boundary commission made at a public hearing is subject, if requested, to a remonstrance within the affected territory. If, within 45 days of the commission's action, 10 percent or 100 whichever is lesser, of the electors in the affected territory sign a remonstrance petition, an election will be conducted within the territory. "Affected territory" as defined by ORS 199 means the territory described in the petition. In this case, it is portions of tax lots 305 and 306, T17S R03W S07 and N Delta Highway and Ayres Road rights-of-way. The end of the 45-day remonstrance period on this annexation request, if approved, is March 20, 2006. At the time of submittal, there were two electors registered within the annexation area.

The proposed annexation area includes a portion of two tax lots (part of tax lots 305 and 306, T17S R043 S07) totaling approximately 29.14 acres in size and N Delta Highway and Ayres Road rights-of-way totaling approximately 2.83 acres (refer to Maps No. IV-F-1 and IV-F-2). The portion of tax lot 305 not included in the annexation serves as access to the River Ridge golf

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complex. The most northerly portion of tax lot 306 is not included in the annexation because it contains a portion of the River Ridge golf complex parking lot. The portion of tax lot 306 located south of Ayres Road and west of N Delta Highway is located outside the urban growth boundary and cannot be annexed.

The annexation area totals approximately 31.97 acres and is currently developed with three residential units, portions of the River Ridge golf course, and existing road rights-of-way. The privately owned portion of the annexation area is owned by Eric and Deborah Jeffries (tax lot 305) and River Ridge Ltd (tax lot 306). With the consent of the property owners, portions of N Delta Highway and Ayres Road (County Road No. 302) rights-of-way were included in the annexation area. The property owners are requesting annexation in order to sell the properties after being annexed for development of a regional hospital facility.

The annexation area is contiguous to the main body of the City of Eugene. Existing road rights-of-way are included in the annexation area to facilitate the provision of urban services to properties annexing to the city.

The annexation area is located within the urban growth boundary (UGB). The UGB is located along the southerly boundary of the annexation area, 1,217 feet to the north, and varying distances to the west of the annexation area. The UGB is located along the westerly property line of tax lot 305. The private properties within the annexation area are designated low-density residential in the Eugene-Springfield Metropolitan Area General Plan (Metro Plan). The Willakenzie Refinement Plan designates the properties as park/open space. The Metro Plan designation prevails because the refinement plan designation has not incorporated into the Metro Plan. The private properties are zoned R-1/UL, low-density residential with urbanizable lands overlays, in Lane County. Upon the effective date of the annexation, the urbanizing fringe overlay will automatically be removed and the private properties will be zoned R-1 consistent with the plan designation.

The city recently reviewed its annexation practices and determined that inclusion of rights-of-way in annexation applications would further the implementation of the fundamental growth management principles of the Metro Plan of annexing out to the urban growth boundary. The city reviews all annexation requests to determine the appropriateness of including existing road right-of-way. The city determined that it was appropriate to include a portion of N Delta Highway and a portion of Ayres Road in this annexation application. N Delta Highway is adjacent to tax lot 306 along its easterly property line and Ayres Road bisects tax lot 306. Ayres Road and the portion of tax lot 306 to the north of it are within the urban growth boundary. The portion of tax lot 306 south of this segment of Ayres Road is outside the urban growth boundary.

Inclusion of the existing road rights-of-way will include in the city a logical segment of road infrastructure in an area where new development will and has been occurring. Road improvements will be required as new development occurs and having the roads within the jurisdiction of the City of Eugene will facilitate the coordination of those improvements.

After submittal of this annexation application to the boundary commission, it was determined that a segment of the northerly 10 feet of Ayres Road—east of N Delta Highway about 600 feet

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and south of tax lot 1211, and a segment of the westerly 10 feet of N Delta Highway—south of Ayres Road about 260 feet, are not within the City of Eugene. At the request of the City of Eugene (refer to Exhibit IV-F-1), the boundary commission is being asked to modify the original annexation area to include these two segments of road rights-of-way to ensure that these urban transportation infrastructures are within the city.

The site of this annexation request is the proposed location of a new full service hospital for the McKenzie Willamette Medical Center. On behalf of the property owners, Satre Associates submitted the application to the boundary commission. Part of the application packet included supplemental information about the proposed annexation, which is attached as Exhibit IV-F-2. Attachments referenced in the supplemental information are available in the boundary commission office.

On behalf of the City of Eugene, Kurt Yeiter submitted a memorandum to the boundary commission (attached as Exhibit IV-F-3) providing additional information regarding the annexation and proposed development. Included in this exhibit are comments from Lane County transportation planning staff that are addressed in Mr. Yeiter's memo.

### **BOUNDARY COMMISSION REFERRALS**

Boundary commission referrals were sent to the Lane County Land Management Division, Lane County Environmental Health Division, Lane County Board of Commissioners, and Willakenzie Rural Fire Protection District (RFPD).

No referral responses were received as of January 25, 2006.

### **BOUNDARY COMMISSION STANDARDS - STAFF ANALYSIS**

In this section of the staff notes, each applicable boundary commission standard is addressed. These standards are derived from ORS 199 and the boundary commission's policy administrative rule (OAR 191, Division 30).

*Provide an impartial forum for resolution of local jurisdictional questions. Consider the effects of the boundary change on other units of governments. ORS 199.410(1)(b) and 199.410(3)(c)*

This annexation request was filed in accordance with provisions in ORS 199 and was determined to be a valid filing in accordance with OAR 191-006 (adopted administrative rule on boundary commission filing requirements). The item was placed on the boundary commission's agenda for February 2, 2006. Notice of the boundary commission's public hearing has been published in accordance with Oregon law. Any person may attend and will be given a reasonable opportunity to be heard.

The majority of the original annexation area is within the Willakenzie RFPD, as is the segment of Ayres Road requested for inclusion. A small portion of tax lot 305 (approximately 0.08 acres) is not within the fire district and currently has no fire protection. The segment of N Delta

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Highway requested for inclusion is also outside of the fire district boundaries, which are located along the centerline of the portion of Ayres Road west of N Delta Highway.

The fire district contracts with the City of Eugene for fire services within its boundaries. Upon the effective date of the annexation, the portion of the annexed area, either as originally submitted or as modified, that is within the fire district will be automatically withdrawn from the district in accordance with ORS 199.510(2)(a). The city will provide fire services directly to the entire annexed area. A city fire station is located less than two miles east of the proposed annexation at 697 Goodpasture Island Road.

Upon annexation, the area will be annexed automatically into the Lane County Metropolitan Wastewater Service District [ORS 199.510(2)(c)]. This special district was formed to provide the financing for the regional wastewater treatment plant serving wastewater users within the cities of Eugene and Springfield and other users within the urbanizable area.

This request, as originally submitted or as modified, is consistent with this standard.

***Consider the orderly determination and adjustment of local government boundaries to best meet the needs of Lane County and Oregon. Consider alternative solutions where intergovernmental options are identified and make decisions based on the most effective long-range option among identified alternatives. ORS 199.410(1), 199.410(2), and 199.410(3)(a) and (e)***

The area in this annexation request, as originally submitted or as modified, is located within the acknowledged urban growth boundary (UGB) of the Metro Plan. The annexation area, as originally submitted or as modified, is south, east, and north of the urban growth boundary. The UGB is coterminous with the annexation area along its southerly boundary and along the westerly property line of tax lot 305.

Territory within the UGB ultimately will be within the City of Eugene. Eugene is the unit of government identified in the Metro Plan to provide urban services to territory in this area. The proposed annexation is contiguous to the main body of the City of Eugene. Annexation of tax lotted properties and existing road rights-of-way (in this case, N Delta Road and Ayres Road) fulfills the policies adopted in the Metro Plan of annexing out to the urban growth boundary.

The incremental process of annexation causes short-term boundaries to be established. The acknowledged comprehensive plan identifies the City of Eugene as the unit of government that will provide urban services to this urbanizable area within the UGB. In the long term, territory within this geographic area will be annexed to Eugene. Including existing road rights-of-way in the annexation area will connect together other transportation infrastructure already in the city.

This annexation is consistent with boundary commission administrative rule implementing policies (1), (2), (5), and (7) which recognize annexation to an existing city as the preferred method of servicing urbanizable land.

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- (1) This policy recognizes cities as the logical providers of urban levels of service within urban growth boundaries when consistent with the comprehensive plan.
- (2) This policy expresses the commission's preference for providing urban services through annexation to a city in order to provide urban services to urbanizable lands.
- (5) This policy encourages the provision of urban levels of service within urban growth boundaries.
- (7) This policy expresses the commission's preference for annexation to an existing city over all other alternatives as a means of extending services to urbanizable lands.

Implementing policy (3) recognizes that in order to meet the long-term objectives of annexing out to an acknowledged urban growth boundary, short-term boundaries are created which are logical within the context of the future service boundary.

This proposal to annex territory to the City of Eugene, as originally submitted or as modified, is consistent with boundary commission policies and this standard.

***Make boundary commission determinations which are consistent with acknowledged local comprehensive plans. Assure an adequate quality and quantity of public services required in the comprehensive plan to meet existing and future growth. For major boundary changes, there must be assurance that the proposed unit of government is financially viable. ORS 199.410(1)(d), 199.410(3)(b) and (d)***

The proposal, as originally submitted or as modified, is within the Metro Plan urban growth boundary. The Metro Plan was acknowledged by the Land Conservation and Development Commission (LCDC) in August 1982 and has been subsequently amended. The Metro Plan recognizes annexation as the highest priority for extending the minimum level of key urban facilities and services to urbanizable areas (policies #8 and #10, page II-B-4) and recognizes that ultimately, all territory within the urban growth boundary will be annexed to an existing city (policy #16, page II-B-6).

The privately owned portion of the annexation area is designated low-density residential in both the Metro Plan and the River Road-Santa Clara Urban Facilities Plan. If the annexation is approved, the tax lotted portion of the annexation area will be rezoned to city R-1, low-density residential, zoning district consistent with the plan designation. The City of Eugene indicates that before the hospital facility can be built, the city must approve a Metro Plan amendment, a refinement plan amendment, a zone change, and, possibly, a conditional use permit, and amendments to interior property lines. The logical first step is annexation, which will determine whether the site is appropriate for urbanization, who will provide urban services, and will facilitate the development process by bringing the site and adjacent street network into the city.



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The annexation area will take advantage of urban service delivery systems that are already in place to serve this area. Inclusion of existing road rights-of-way will help fulfill the policies in the Metro Plan of annexing out to the urban growth boundary. It will also facilitate with the provision of urban facilities and services to territory already in the city and territory that is in the process of annexing to the city.

The following facilities and services are either available or can be extended to this annexation area.

Water – The city indicates that water service is available to the developing properties from a 12-inch water main located at the intersection of Ayres Road and N Delta Highway. This main must be extended to and through the site as described in the Eugene Water & Electric Board (EWEB) policies and procedures. EWEB will require looping of the system to an existing 8-inch water main located in Meadow View Drive east of the annexation area. Any main extension costs must be borne by the developer.

Electricity – EWEB provides electric service to this area of north Eugene. New development in the annexation area will be served by EWEB.

Police services – Police protection can be extended to the area upon annexation consistent with service provision throughout the city. Police currently provide service to other properties in this general area already inside the city. Service will be provided to the annexation area consistent with the call and response method used by the city. After annexation, this annexed area will receive police services on an equal basis with properties inside the city. Infill annexations and development in this area will increase the efficiency of service delivery.

Fire and emergency services – Fire protection is currently provided to the majority of the annexation area by the Willakenzie RFPD. This fire district contracts with the City of Eugene for fire services for properties within its boundaries. If approved and upon the effective date of the annexation, the portion of the annexed area within the district will be withdrawn automatically from the fire district in accordance with ORS 199.510(2)(a). The city will provide fire protection to the entire annexed area, as originally submitted or as modified. The portions of the annexed area currently without fire protection services will receive these services after annexation to the city. A city fire station is located less than two miles east of the annexation area at 697 Goodpasture Island Road.

Emergency medical transport (ambulance) services are provided on a regional basis by Eugene, Springfield, and Lane Rural Fire/Rescue to central Lane County. The annexation area, as originally submitted or as modified, will continue to receive this service consistent with the adopted ambulance service area (ASA) plan. Mutual aid agreements have been adopted by the three regional ASA providers (Eugene, Springfield, and Lane Rural Fire/Rescue) to provide backup coverage for each other's jurisdictions.

Parks and recreation – A minimum level of park services can be provided to the proposal area as prescribed in the Metro Plan. Delta Ponds is a nearly 100-acre open space area located south of the annexation site along Delta Highway, Cal Young Sports Park is located southeast of the site

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at the corner of Crescent Avenue and Gilham Road. The Willamette Greenway bicycle and pedestrian trail can be accessed from N Delta Highway at Green Acres Road.

Other regional park and recreation facilities are located throughout the metropolitan area. City of Eugene parks, recreation, and cultural services programs are available to city residents throughout the city.

Schools – Eugene School District 4J serves this area. Existing schools—Gilham elementary, Cal Young middle and Sheldon high—serve this neighborhood and will continue to do so after annexation.

Wastewater – The city indicates that wastewater facilities are in close proximity to the annexing properties. An existing 6-inch wastewater line located to the east at Ayres Road and Meadow Drive is potentially available for upgrading and extension to the annexing area. Another 6-inch wastewater line is located to the south near the intersection of N Delta Highway and Stapp Drive that connects to an 8-inch line in Delta Pines Drive. A 15-inch line is located in N Delta Highway near Green Acres Road that could be extended north to the annexation area. An existing 8-inch line east of the annexation area in Sand Trap Lane could be extended through intervening properties with the appropriate off-site public utility easement. Costs of upgrading and extensions will be borne by the developer. Upon the annexation effective date, the area will be annexed automatically to the Lane County Metropolitan Wastewater Service District [ORS 199.510(2)(c)].

Stormwater – Site plans for all new development must provide for drainage to an approved system consistent with the adopted Comprehensive Stormwater Management Plan (CSWMP). The city indicates that during the development process an acceptable stormwater proposal will be required. An existing stormwater pipe is located east of the annexing area that outfalls to an open ditch that flows west under N Delta Highway onto the subject site. Dodson Slough meanders westerly through the southern portion of tax lot 306. If on-site retention is used, the developer will be responsible for development of an acceptable stormwater proposal. If needed, private drywells may be an option, provided that the applicant: has a civil engineer certify the use and design with supporting information such as field-verified soil types and percolation rates; and registers the drywells as an underground injection control facility with the Department of Environmental Quality (DEQ).

Streets – The tax lotted portion of the annexation area is adjacent to N Delta Highway along its westerly boundary and Ayres Road along its southerly boundary. Lane County public works staff indicates that Ayres Road and N Delta Highway are local access roads within the urban growth boundary and if annexed, will automatically transfer to City of Eugene jurisdiction. Public works staff raises concerns about the impacts the development of a regional hospital facility will have on other county and state transportation systems in the area—namely Delta Highway (a county facility) and Beltline Road (a state facility). County staff suggests that an annexation agreement addressing off site infrastructure impacts should be in place before action on the annexation request is taken.

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In response to these comments from Lane County, Eugene planning staff responds that the city does not yet have a development proposal that can be used as the basis of a traffic impact analysis. The appropriate level of development, mitigation measures, and needed transportation improvements will be determined through the development review process. Other needed actions—such as the Metro Plan amendment, refinement plan amendment, and conditional use permit—will require a traffic impact analysis. It makes sense that the traffic impact analysis is integrated into the development review decision process.

Eugene public works staff indicates that N Delta Highway, located south of Ayres Road, is classified as a major collector street within the City of Eugene. It is jurisdictionally the responsibility of Eugene and is maintained by the city. It is not designated on the city's adopted Street Right of Way Map; however, the existing right-of-way width appears to range from 80 feet to 120 feet, exceeding the maximum width of 75 feet prescribed by Eugene Code. North of Ayres Road, N Delta Highway is classified as an unimproved local street and includes a westerly roadside ditch. Street improvements and/or right-of-way dedications may be required when new development occurs. If the section of N Delta Highway north of Ayres Road is annexed to Eugene, the jurisdictional responsibility for this local street will transfer automatically to the city and it will be maintained by the city.

Ayres Road, east of N Delta Highway, is inside the city limits and is classified as a major collector street under the city's jurisdiction. This right-of-way was recently improved and meets the prescribed width of 75 feet for collector streets. The portion of Ayres Road (County Road No. 302), west of N Delta Highway, is an unimproved local street that bisects tax lot 306. If annexed to the city, the jurisdictional responsibility of this section of Ayres Road will transfer automatically to the City of Eugene. It will remain unimproved and not maintained by the city until development plans are submitted and it is determined that road improvements, including the dedication of additional right-of-way, is needed. The urban growth boundary is coterminous with the outside edge (southerly edge) of this segment of Ayres Road. A private road easement exists in the general location of this segment of Ayres Road, which provides access to the portions of tax lot 306 to the north and south and to other properties located at the westerly terminus of the county road. The private easement is located in the vicinity of the county road and tax lot 306 and is included in the annexation area. Access to the properties served by this private road easement will not be impacted by this annexation.

Eugene public works staff requests and supports the inclusion of the northerly 20 feet of Ayres Road right-of-way, east of its intersection with N Delta Road about 600 feet, be included in the annexation area (approximately 0.33 acres). The remainder of Ayres Road east of N Delta Road is already in the city. Public works staff also requests and supports the inclusion of the westerly 10 feet of N Delta Road, south of Ayres Road approximately 260 feet, in the annexation area (approximately 0.06 acres). The remainder of N Delta Road at this intersection is already in the city. The urban growth boundary is coterminous with the outside edge of N Delta Road and it is appropriate for the entire right-of-way to be in the city.

Inclusion of N Delta Highway and Ayres Road will assist in fulfilling the growth management policies of the Metro Plan of annexing out the urban growth boundary and are an appropriate and logical segment of the existing urban transportation system serving this area to be in the city.

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Solid waste management – Private firms and individuals collect and transport solid waste to the Lane County administered landfill.

Communication facilities – Various providers offer both wire and wireless communication services in the Eugene-Springfield metropolitan area. Existing providers and those entering the market have the capability to provide service to future development in this area.

Land use controls – The area, as originally submitted or as modified, is within Eugene's portion of the urban growth boundary. Through an intergovernmental agreement between Lane County and the City of Eugene, the city already has planning and building jurisdiction for this property. The city will continue to administer land use controls after annexation.

The minimum level of key urban facilities and services, as defined on page V-3 of the Metro Plan, are either immediately available or can be provided within a reasonable future time frame as needed. This request, as submitted or modified, is consistent with this standard.

***Consider the comprehensive plan's economic, demographic, and sociological trends and projections and its environmental policies, pertinent to the proposal. ORS 199.410(3)(d) and 199.462(1)***

The annexation proposal, as originally submitted or as modified, is consistent with the Metro Plan, as it is an incremental step in implementing the long-range plan for this area. The urban growth boundary, land uses, and policies in the Metro Plan were developed to meet the future needs of the metropolitan community. If needed, amendments to the applicable plans will be made to accommodate the development of a regional hospital facility. If unsuccessful, development with residential uses is consistent with the long-range plan for the area. Annexing existing road right-of-way will facilitate the provision of urban facilities and services to fulfill the growth policies in the Metro Plan and in Oregon law.

This request is consistent with this boundary commission standard.

### **STAFF RECOMMENDATION**

The boundary commission has the following options regarding this annexation request.

1. The commission can approved the annexation as submitted. The area annexed would include portions of tax lots 305 and 306, T17S R03W S07, owned by Eric and Deborah Jeffries (tax lot 305) and River Ridge Ltd (tax lot 306) and portions of N Delta Highway and Ayres Road.
2. The commission can modify the original annexation area to include a 600 foot segment of Ayres Road (the northerly 20 feet of right-of-way) east of N Delta Road and a 260 foot segment of N Delta Highway (the westerly 10 feet of right-of-way) south of Ayres Road. This option would include in the city the remaining segments of Ayres Road and N Delta Highway at this intersection.

## Attachment C - Application Materials

The boundary commission staff recommends that the boundary commission modify the annexation area to include the additional right-of-way outlined in option 2 above and then approved the modified annexation to the City of Eugene (BC File C EU 06 – 10) based on the following findings and reasons.

The findings are organized to respond to boundary commission standards outlined in ORS 199, the boundary commission law. The following findings and reasons are based on modification to add additional road right-of-way and approval of the request as modified. If the boundary commission does not modify or denies the proposal, the findings and reasons would need to be adjusted.

### Findings:

1. This proposal was initiated with the Lane County Local Government Boundary Commission by the property owner on January 3, 2006, in accordance with ORS 199.490(1)(c). The proposal was found to be a valid filing under OAR 191-006.
2. The proposed annexation, as submitted, included portions of two tax lot (T17S R03W S07 part of tax lots 305 and 306), which comprised about 29.14 acres and was owned by Jeff and Deborah Jeffries and River Ridge Ltd. The area was developed with three single-family residences and a portion of the River Ridge golf course and was contiguous to the main body of the City of Eugene. Portions of N Delta Road and Ayres Road rights-of-way (approximately 2.83 acres) were included in the annexation area, as submitted. The annexation included a total of approximately 31.97 acres.
3. At the request of the City of Eugene, the original annexation area was modified to include additional N Delta Highway right-of-way (south of Ayres Road) and additional Ayres Road right-of-way (east of N Delta Highway), totaling approximately 0.33 acres. Inclusion of this additional right-of-way ensured that these urban transportation systems were within the City of Eugene. As modified, the annexation area totally about 32.30 acres.
4. The land use designation for the modified annexation area was low-density residential in the Eugene-Springfield Metropolitan Area General Plan (Metro Plan). The Willakenzie Refinement Plan designated the tax lotted portion of the annexation area as park/open space. The Metro Plan was the prevailing document since the refinement plan designations were not incorporated into the Metro Plan. Following annexation, amendments to the Metro Plan and the Willakenzie Refinement Plan were anticipated to accommodate the development of a regional hospital facility within the annexed area. If the amendments were not accomplished, low-density residential development would be consistent with the plan designation in the Metro Plan.
5. The tax lotted portion of the annexation area was zoned R-1/UL, low-density residential with urbanizable lands subdistrict, in Lane County. After the annexation effective date, the tax lotted property would be rezoned to R-1 consistent with the land use designation.

## Attachment C - Application Materials

If needed, zone changes would be processed by the City of Eugene to accommodate the development of a regional hospital facility.

***Provide an impartial forum for resolution of local jurisdictional questions. Consider the effects of the boundary change on other units of government. ORS 199.410(1)(b) and 199.410(3)(c)***

6. The boundary commission held a public hearing on February 2, 2006. Notice of the public hearing was given in accordance with ORS 199 provisions. All interested parties were given a reasonable opportunity to be heard.
7. Upon the annexation effective date, the portion of the modified annexation area within the Willakenzie Rural Fire Protection District was withdrawn from the district [ORS 199.510(2)(a)] and fire services were provided directly by the City of Eugene.
8. Upon the effective date of the annexation, the modified area was annexed automatically to the Lane County Metropolitan Wastewater Service District in accordance with ORS 199.510(2)(c).
9. This request was consistent with this standard.

***Consider the orderly determination and adjustment of local government boundaries to best meet the needs of Lane County and Oregon. Consider alternative solutions where intergovernmental options are identified and make decisions based on the most effective long-range option among identified alternatives. ORS 199.410(1), 199.410(2), and 199.410(3)(a) and (e)***

10. Annexation to the City of Eugene was identified in the acknowledged Metro Plan as the preferred method for providing key urban facilities and services to the Willakenzie area in policies in Chapter II, section B.
11. Annexation to an existing city was the method for extending urban facilities and services to urbanizable land in the boundary commission's policy administrative rule, implementing policies (1), (2), (5), and (7).
12. The proposed annexation was the means of boundary change outlined in the Metro Plan and the boundary commission administrative rules for ultimately providing urban facilities and services to this territory. Annexation of tax lotted properties and existing road rights-of-way fulfilled the Metro Plan policies of annexing out to the urban growth boundary.
13. This request was consistent with boundary commission policies and this standard.

***Make boundary commission determinations which are consistent with acknowledged local comprehensive plans. Assure an adequate quality and quantity of public services required in the comprehensive plan to meet existing and future growth. For major boundary changes,***

Attachment C - Application Materials

***there must be assurance that the proposed unit of government is financially viable. ORS 199.410(1)(d), 199.410(3)(b), and (d)***

14. The modified annexation area was within the urban growth boundary of the acknowledged Metro Plan [Land Conservation and Development Commission (LCDC) action in 1982 and as subsequently amended]. Annexation of the tax lotted properties and existing road rights-of-way assisted in fulfilling the Metro Plan policies of annexing out to the urban growth boundary.
15. The Metro Plan recognized annexation to the City of Eugene as the highest priority for extending the minimum level of key urban facilities and services to urbanizable areas.
16. Future residential development would be consistent with the policies in the Metro Plan requiring urban levels of development within the urban growth boundary. To accommodate a regional hospital facility, amendments to the Metro Plan and Willakenzie Refinement Plan were anticipated after annexation to the city.
17. The City of Eugene indicated that the required services outlined in Metro Plan policy #8, page II-B-4 and defined on page V-3, were either available or could be provided in a timely manner.
18. This request was consistent with this standard.

***Consider the comprehensive plan's economic, demographic, and sociological trends and projections and its environmental policies, pertinent to the proposal. ORS 199.410(3)(d) and 199.462(1)***

19. The modified annexation proposal was consistent with the Metro Plan, as it was an incremental step in implementing the long-range plan for this area. The urban growth boundary, land uses, and policies in the Metro Plan were developed to meet the future needs of the metropolitan community. Future residential uses were consistent with the long-range plan for the area. Development of a regional hospital facility would require plan amendments prior to development advancing. Annexing existing road rights-of-way facilitated the provision of urban facilities and services to fulfill the growth policies in the Metro Plan and in Oregon law.
20. This request was consistent with this standard.

Reasons:

1. The proposal was supported by the City of Eugene and the property owners.
2. The proposal was consistent with the LCDC acknowledged Metro Plan.
3. The services required in the Metro Plan were either available or could be provided in a timely manner when needed.

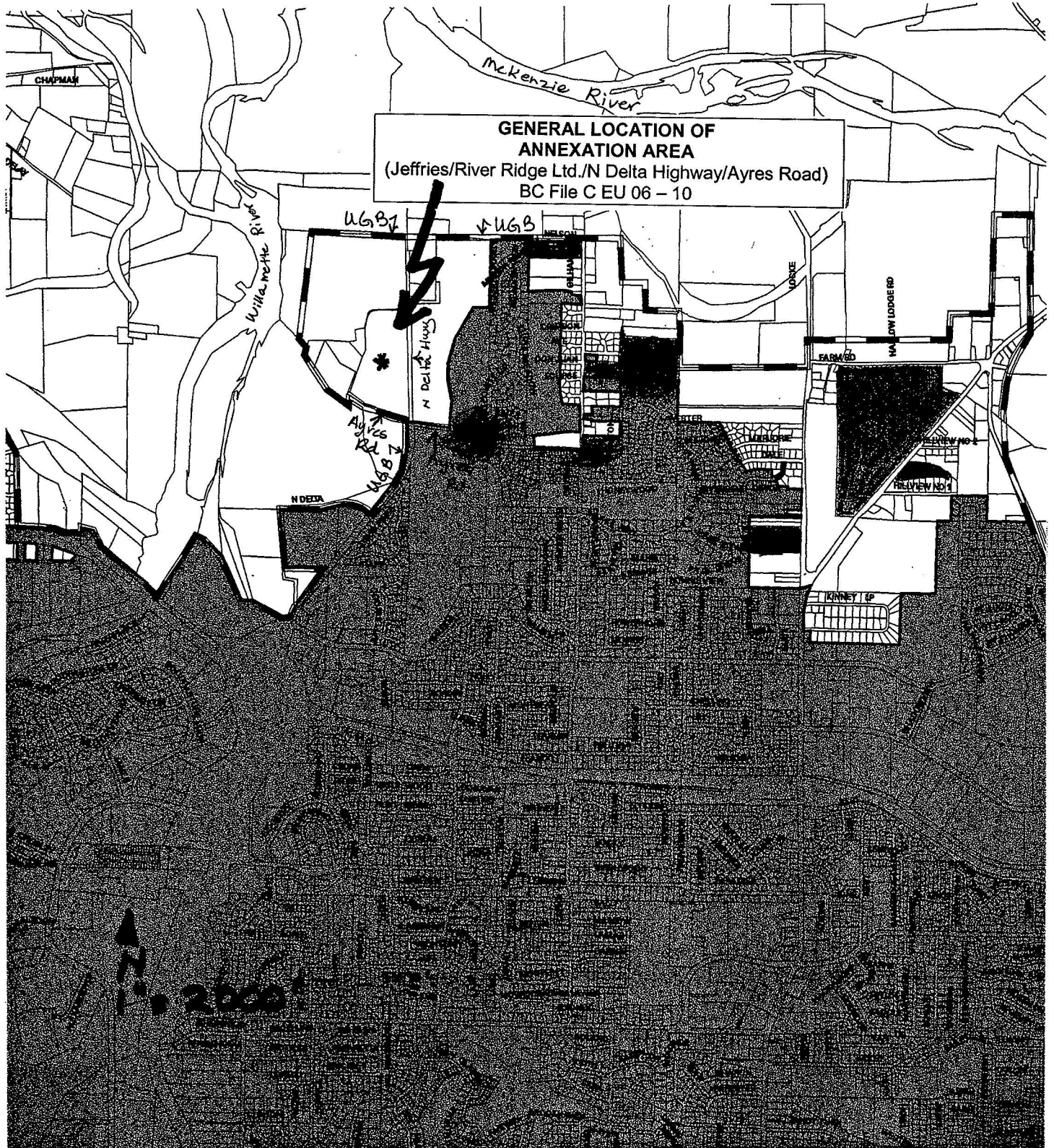
## Attachment C - Application Materials

4. The proposal was consistent with past boundary commission actions supporting annexation of territory to the City of Eugene.
5. The proposal was consistent with boundary commission administrative rule policies.

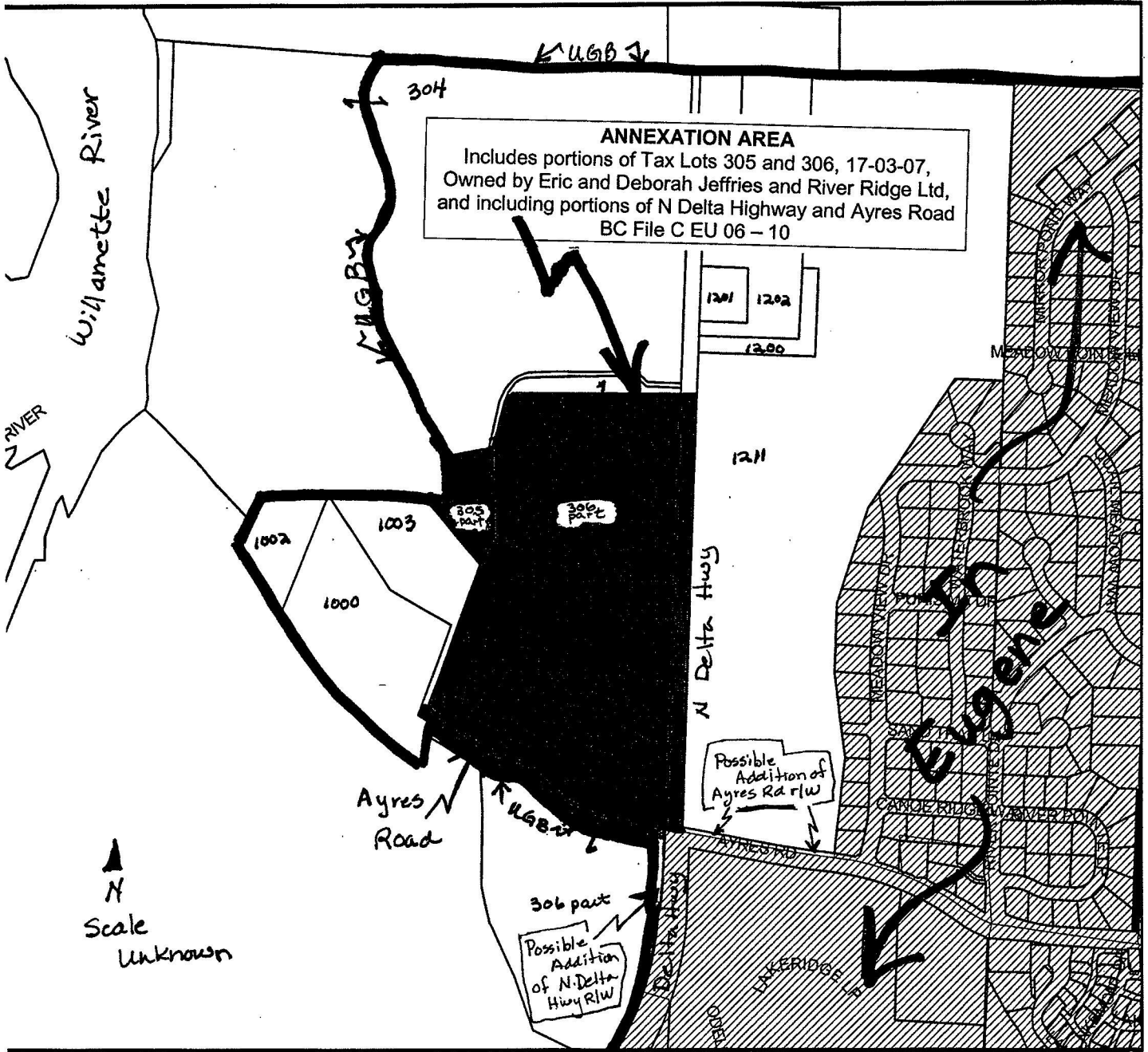
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Last Saved: January 28, 2006*



Map No. IV-F-1 Vicinity Map  
Annexation to Eugene  
(Jeffries/River Ridge Ltd/N Delta  
Hwy/Ayres Rd)  
C EU 06 - 10



Map No. IV-F-2 Site Map  
 Annexation to Eugene  
 (Jeffries/River Ridge Ltd/N Delta  
 Hwy/Ayres Rd)  
 C EU 06 - 10



Attachment C - Application Materials

**Exhibit IV-F-1**  
Modification request from Eugene  
Annexation to Eugene (Jeffries/River Ridge  
Ltd/N Delta Hwy/Ayres Rd)  
C EU 06 - 10

**From:** KEPPLER Peggy A  
**Sent:** Wednesday, January 25, 2006 2:25 PM  
**To:** DOWELL Jackie M  
**Cc:** FASSBENDER Tim H; TAYLOR Paula L; KREGER Deanna N; MORGAN Bill F  
**Subject:** Rationale: Ayres Road, Delta Highway

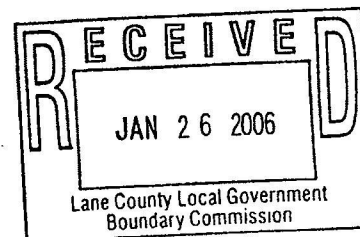
The City of Eugene is requesting annexation of the Ayres Road and Delta Highway rights of way adjacent to tax map/lot 17 03 07 00 306 and 1211. These portions of rights of way are small remaining segments surrounded by existing right of way within the city limits. Annexation of rights of way adjacent to developable property under consideration for annexation to the City of Eugene is consistent with the following principles identified in the Eugene-Springfield Metro Plan:

The Metropolitan Plan is based on the premise that Eugene and Springfield, the two existing cities, are the logical providers of services accommodating urban levels of development within the urban growth boundary, and

To be meaningful, the Plan requires cooperation by all general purpose, special district, and special function agencies in the community. This reflects its comprehensive nature encompassing physical land use, social, and economic implications for the metropolitan area. Examples where cooperation are essential include planning and implementation of a transportation system, development of a metropolitan-wide energy plan, metropolitan-wide analysis and resolution of certain housing issues, and planning for areas outside the urban growth boundary and within the Plan.

While the principles listed above are central to the Plan, Metropolitan Goals (p.II-A-2) further provides that Transportation services: Serve the existing and future arrangement of land uses with efficient safe, convenient, and economic transportation systems for the movement of people and goods.

Annexation of these rights of way is appropriate and logical segments of the existing transportation and stormwater systems serving this area.



**Exhibit IV-F-2**

Letter from Satre Associates  
Annexation to Eugene (Jeffries/River Ridge  
Ltd/N Delta Rd/Ayres Rd)  
C EU 06 - 10



**SATRE ASSOCIATES, P.C.**  
Planners, Landscape Architects and Environmental Specialists  
132 East Broadway, Suite 536, Eugene, Oregon 97401  
(541) 465-4721 • Fax (541) 465-4722 • 1-800-662-7094  
www.satrepc.com

January 3, 2006

**APPLICATION FOR ANNEXATION TO THE CITY OF EUGENE**

**Owner/Applicant: (Tax Lot 305)**

Eric and Deborah Jeffries  
3800 North Delta Highway  
Eugene, Oregon 97401  
(541) 484-7389  
Attn: Eric and Deborah Jeffries

**Owner/Applicant: (Tax Lot 306)**

River Ridge, Ltd  
3800 North Delta Highway  
Eugene, Oregon 97401  
(541) 345-9160  
Attn: Eric and Deborah Jeffries

**Applicant's Representative:**

Satre Associates, P.C.  
Planners, Landscape Architects and Environmental Specialists  
132 East Broadway, Suite 536  
Eugene, Oregon 97401  
(541) 465-4721 fax (541) 465-4722  
Attn: Richard M. Satre, AICP, ASLA

*Note:* The information in this application is intended to supplement the required information of the *Annexation Information and Forms Packet: Urban Transition Area* (Attachment A). Please refer to the packet for additional information.

# Attachment C - Application Materials

*Annexation of 17-03-07-00 Tax Lots 305 (part) and 306 (part)  
January 3, 2006*

Page 2

## I. Land Use Request

Eric and Deborah Jeffries hereby submit an application for annexation of approximately 32 acres of property to the City of Eugene. Specifically, this request is for annexation approval at the next hearing February 2, 2006.

The property is located in the Willakenzie area of North Eugene, north of Ayres Road and west of North Delta Highway. The proposed annexation area is immediately northwest and adjacent to an area previously annexed to the City of Eugene (Attachment B - Vicinity Map). The annexation site is within the boundaries of the Willakenzie Area Plan (WAP).

The subject property is within the urban growth boundary and is able to be served by the orderly extension of key urban services. The property is the site of McKenzie-Willamette's planned medical center. The site's opportunities and constraints will be thoroughly analyzed during the design process.

## II. Site Information

### Required Application Information

Under ORS 199.490 proposals for annexation of territory to the City of Eugene may be initiated before the Lane County Local Government Boundary Commission by a property owner. Per Eugene City Council Resolution No. 4358 (adopted January 25, 1993) the applicant is pursuing the Boundary Commission annexation process.

### Location

The property subject to this application lies west of North Delta Highway and north of Ayres Road. The proposed annexation area is immediately northwest and adjacent to an area previously annexed to the City of Eugene. The following tax lots are included in the annexation request, and are shown on Attachment C – Assessor's Map.

Map Number	Tax Lot Numbers
17-03-07-00	305, 306
Tax Lot Acreage Sub-Total	+/- 41.65 acres
Acreage excluded*	+/- 12.51 acres
ROW included**	+/- 2.83 acres
<b>Total Acreage of Request</b>	<b>+/- 31.97 acres</b>

\*Excluded area includes area south of Ayres Road, existing access road to TL 305 and area of RiverRidge Golf Complex parking lot at tip of TL 306  
\*\*ROW includes all of Ayres Road and North Delta Highway abutting annexation area

The southern 12.05 acres of Tax Lot 306 are located outside of the Urban Growth Boundary and are not included in this application. The existing "Handle" portion of pan handle-shaped Tax Lot 305, and existing north edge of Tax Lot 306 are also not included in this application as they contain the entrance drive and some of the parking lot for RiverRidge Golf Complex. Two Property line adjustment applications have been submitted to ensure that the annexed area contains legal lots (Attachment J). In addition to the included parts of Tax Lots 305 and 306

## Attachment C - Application Materials

*Annexation of 17-03-07-00 Tax Lots 305 (part) and 306 (part)  
January 3, 2006*

Page 3

north of Ayres Road, the entire right-of-ways of North Delta Highway and Ayres Road adjacent to the subject site are included in this application.

### Ownership

The properties involved in the annexation are currently owned by Eric and Deborah Jeffries (Tax Lot 305) and River Ridge, Ltd (Tax Lot 306). Adjacent land owned by River Ridge, Ltd is not included in this application for annexation.

### Designation and Use

The adopted Metropolitan Area General Plan Map designates the properties as Low-Density Residential, north of Ayres Road (inside the UGB) and Agricultural south of Ayres Road (outside the UGB). The properties are designated as Park/Open Space in the Willakenzie Area Plan (WAP; September, 1992), with the exception of the area of Tax Lot 306 south of Ayres Road, which is outside of the WAP planning area, outside the UGB, and outside of the area proposed for annexation. Tax Lot 305 is developed with a single-family residence and Tax Lot 306 is developed as a golf course (containing 8 holes of a current 18 hole course) and contains two dwellings (one is vacant and used for storage, the other is a rental unit); single family residences exist on adjacent lots to the west (TL's 1000, 1002, and 1003); to the southwest is a sand and gravel mining operation (TL 800); to the southeast is a manufactured home park; to the east, on land owned by Bunker, LLC, are two nine hole executive golf courses; north of the site is another sand and gravel mining operation; adjacent to the site to the north and west is the continuation of the RiverRidge golf course (ten holes; TL 304); to the northeast are several single-family residences.

The annexation area includes two electors according to Lane County Elections (Attachment D – Certification of Registered Voters). The subject property will be master planned and designed as one development site. City services are available to serve the site and will be extended concurrent with future development.

### Waste Water

Attachment E, shows that existing nearby sanitary sewer lines terminate at Sand Trap Lane (approximately 765 feet to the east), the intersection of Ayres Road and Meadow View Drive (approximately 800 feet to the east) and at the intersection of North Delta Highway and Stapp Drive (approximately 1,000 feet south). A five year pavement cutting moratorium on North Delta Highway and Ayres Road shall expire in 2006, thereby allowing the possibility of extending the sanitary sewer within the right-of-way. All extensions will have sufficient capacity to serve the site. Neither the North Delta Highway nor Ayres Road extension projects have been listed in the City's Capital Improvements Program.

### Solid Waste Management

Sanipac and Lane Apex provide service for this area of the City of Eugene. Adequate capacity is provided at regional disposal sites and at Short Mountain Landfill. The provision of solid waste management services to the annexation area will be orderly and efficient.

## Attachment C - Application Materials

*Annexation of 17-03-07-00 Tax Lots 305 (part) and 306 (part)  
January 3, 2006*

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### Water Service

Water service is currently provided via a private system. Upon annexation, Eugene Water and Electric Board will provide water service. Water mains will be brought to the site in conjunction with the planned improvements to North Delta Highway. An existing 12-inch ductile iron water main extends to the intersection of North Delta Highway and Ayres Road (Attachment F – Water Service Map). Although the capacity of the line has not been field tested it should be capable of meeting the needs of this site (a minimum of 3,500 gallons per minute at 20 pounds per square inch). The extension of water service to the hospital site, along North Delta Highway, will be provided in an orderly and efficient manner.

### Fire and Emergency Medical Services

Fire Station #9 is located at 697 Goodpasture Island Road, south of the annexation area. Upon annexation, the City will provide fire and emergency medical services to the area. The property is within the 4-minute response time area. Therefore, the provision of this key urban service will be provided in an orderly and efficient manner.

### Police Protection

Police protection and response to priority calls can be provided to this site upon annexation, consistent with service provision throughout the city. This key urban service will be provided in an orderly and efficient manner.

### Electric Service

EWEB provides electric service to this area of the City of Eugene. There is no extra electric feeder capacity at the intersection of North Delta Highway and Ayres Road. A new feeder, with a capacity of 5MVA, will likely be needed for the future development. The Cal Young electric substation has the capacity, including an extra feeder position, to serve future development in the area. Electric service is already provided to the site (Attachment G – Electric Service Map). As the area develops further, electric service will be provided in an orderly and efficient manner.

### Natural Gas

Northwest Natural serves all development in the City of Eugene. There is an existing four-inch natural gas pipeline at the intersection of North Delta Highway and Ayres Road. This key urban service will be provided in an orderly and efficient manner.

### Communication Facilities

Fiber optic services are provided by Qwest and EWEB in the vicinity of the annexation area. EWEB's fiber network extends to the intersection of North Delta Highway and Ayres Road, and Qwest's network ends several hundred feet south of the intersection. Numerous wireless communication providers also serve the area. This key urban service is available and will be provided in an orderly and efficient manner.

### Public Schools

The annexation area is served by Eugene School District 4J, by Gilham Elementary, Cal Young Middle, and Sheldon High Schools. Thus, this service will be provided in an orderly and efficient manner.

## Attachment C - Application Materials

*Annexation of 17-03-07-00 Tax Lots 305 (part) and 306 (part)  
January 3, 2006*

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### Improved Streets and Storm Water Control

The annexation area is currently served by North Delta Highway and Ayres Road. North Delta Highway is paved, however, it is not fully improved north of Ayres Road. An irrevocable petition for public improvements to North Delta Highway exists for the site (Attachment H – Irrevocable Petition). At the time of future development the petition calls for the installation of curbs, gutters, and paving for North Delta Highway. Ayres Road, west of North Delta Highway, is located at the southern terminus of the annexation area. This section of Ayres Road is not yet fully improved. It provides access to adjacent Tax Lots 1000, 1002 and 1003 as well as subject Tax Lot 306. Both North Delta Highway and Ayres Road south and east of the subject area are fully improved public streets. The City has indicated that a traffic signal would likely be warranted at the intersection of North Delta Highway and Ayres Road.

Storm water facilities will be designed during the planning process to meet City of Eugene objectives; including optimizing the use of open water courses and water bodies within the development site to detain and infiltrate runoff (the City anticipates having stormwater quality development standards codified by June 2006).

Pedestrian and bicycle facilities will be included as necessary to meet the City's adopted standards.

### **III. Conclusion**

Satre Associates is available to answer questions regarding this application as necessary. The site is within the urban growth boundary and can be served by the orderly and efficient extension of key urban services, as demonstrated above.

### Attachments:

- Attachment A – Annexation Information and Forms Packet: Urban Transition Area
- Attachment B - Vicinity Map
- Attachment C – Assessor's Map (reduced)
- Attachment D – Certification of Registered Voters
- Attachment E – Sanitary/Stormwater Map
- Attachment F - Water Service Map
- Attachment G – Electric Service Map
- Attachment H - Irrevocable Petition for Public Improvements
- Attachment I – Legal Description of Annexation Area
- Attachment J – Legal Description and Maps (reduced) of Property Line Adjustments
- Attachment K – Annexation Map (reduced)

### Map:

Assessor's Map 17-03-07-00 with Annexation Area Highlighted



**Exhibit IV-F-4**

Memo from Eugene Planning  
Annexation to Eugene (Jeffries/River Ridge  
Ltd/N Delta Rd/Ayres Rd)  
C EU 06 - 10



Planning & Development  
Planning

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

## MEMORANDUM

**Date:** January 3, 2006  
**To:** Lane County Boundary Commission  
**From:** Kurt Yeiter, Principal Planner *KY*  
**Subject:** Annexation for McKenzie Willamette Medical Center (City file A 05-44)

The development of a new full service hospital is a complicated thing, and is of great interest to the Eugene community. As I am sure you are aware, after an exhaustive search for a suitable, competitive site, the McKenzie Willamette Medical Center is proposing to begin this task on the property currently occupied by the RiverRidge golf course and a single family home, located at the northwest corner of North Delta Highway and Ayres Road, Eugene. We do not have an actual development proposal at this time.

The site is within the Eugene Urban Growth Boundary, and is proximate to existing streets, water lines, sanitary sewer, and other urban services. As noted in the application, utilities can be extended to McKenzie Willamette using existing rights-of-way that are within the incorporated portions of the City of Eugene.

The City supports this application for annexation. This application meets the City's and the Boundary Commission's criteria for annexation. The application review process revealed some issues, however, that deserve a more thorough explanation in this separate memorandum.

Timing. Development of a new hospital on this site will require a long, thorough process, of which annexation is only the first step. The Eugene-Springfield Metro Plan designates this site for eventual residential use. The Willakenzie Area Refinement Plan acknowledges the current use of the site through the designation of "Parks and Open Space." Before the hospital can be built, the City must approve a Metro Plan amendment, refinement plan amendment, zone change, and, possibly, a conditional use permit and amendments to interior property lines. The logical first step is annexation, which will determine whether this site is appropriate for urbanization (we think it is), who will provide urban services (Eugene), and facilitate the development process by bringing the site and adjacent street network into the City. It would impose a hardship to a developer to complete development plans of this magnitude before these determinations are made in the affirmative through the annexation process.

Transportation Services. Comments from Bill Morgan, Lane County Transportation Planning staff, suggest that traffic impact issues should be addressed prior to annexation approval, and cites Oregon Administrative Rule (OAR) 660-012-0060. First, we do not yet have a development proposal that can be used as the basis of a traffic impact analysis. That the site is served by two streets is sufficient evidence that some level of urbanization can be supported by annexation. The appropriate level of development, mitigation measures, and needed transportation improvements will be determined through the

## Attachment C - Application Materials

development review process. The Metro Plan amendment, refinement plan amendment, and conditional use permit *each* would require a traffic impact analysis. It makes sense that the traffic impact analysis is integrated with development review decision process.

OAR 660-012-0060 requires that local governments put in place measures to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the transportation facility. The rule states that a "*plan or land use regulation amendment significantly affects a transportation facility if it would:*

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
- (b) Change standards implementing a functional classification system; or*
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:*
  - (A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
  - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or*
  - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan." (OAR 660-012-0060(1))*

This rule will be triggered during one of the future applications, such as the Metro Plan amendment. Annexation of this property will not change the functional classification of an existing or planned transportation facility, change standards implementing a functional classification system, or allow land uses different than those planned for in the street network, reduce the performance of an existing or planned transportation facility, or worsen the performance of an existing or planned transportation facility.

This OAR (subsection 3) also permits a local government to approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility where, in part, development resulting from the amendment will, at a minimum, mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development. This is further evidence that it is appropriate that issues of traffic mitigation are decided concurrently with the development review process, when the development plans can be modified or conditioned to include mitigations.

The County did not object to the inclusion of Delta Highway North, a local access street, and the westerly extension of Ayres Road as part of this application.

## Attachment C - Application Materials

Property Lines/Urban Growth Boundary. The northern extent of the proposed annexation (proposed City limit) does not follow existing property lines. The proposed annexation would exclude existing driveway and parking improvements for the RiverRidge Golf Course, which will remain unincorporated. The applicants propose a lot line adjustment that will make the property lines and new City limits contiguous, and provide a new connection between Tax Lot 305, which contains the residence, and Delta Highway, as required by local ordinance. The application for the property line has been submitted to the City and all seems in order.

Recent research by the City indicates that the Urban Growth Boundary should follow the floodplain along the site's western boundary. The UGB and city limits should include the western extension of Ayres Road on the south. The entire width of the Delta Highway right-of-way should be included in this annexation to facilitate development of the site.

What If? In addition to the many local approval processes the hospital has yet to go through, their Certificate of Need application is still pending with the state. What if the hospital plans fall through?

The RiverRidge golf course currently operates without City services; hence, there has been no reason to pursue annexation before now. If, for some reason, the hospital proposal were not approved or dropped after the site is annexed pursuant to this application, the owner would have three options:

1. Pursue other development options;
2. Retain the golf course use inside the city limits, in which case this property would be eligible to receive city services; or
3. Retain the current golf course use, but request that the property be withdrawn from the city to support that long-term use. No city services would be provided to the site if withdrawn.

If the owners' preference were for Option No. 3, the City would support an application to withdraw the property (unincorporated).

Conclusion. The City supports annexation of this property as proposed at this time. The criteria are met. Annexation at this time is logical in terms of answering the basic questions first, allowing the applicants to next develop more detailed plans for coordinated review and analysis at the local level. There is ample future opportunity to address issues related to a specific development proposal when the development proposal can be better analyzed (e.g., subsequent to the Boundary Commission process).

## Attachment C - Application Materials

### Land Use Referral City of Eugene

Date: 12/30/05

File Number: A 05-44, McKenzie Willamette Medical Center

From: Bill Morgan

Referral Group: Lane County Transportation Planning

#### Comments from the Lane County Transportation Planning staff:

This property has frontage on Ayres Road and North Delta Highway, both of which are Local Access Roads within the Eugene urban growth boundary. Pursuant to Oregon Revised Statutes and as adopted in Lane Code (LC) 15.010, a Local Access Road is a Public Road that is not a County road, state highway, or federal road. It is our understanding that both of these roads will be annexed, and as such, automatically will fall under City of Eugene jurisdiction.

Upon annexation, the subject property will be within the city limits; and as such, the City of Eugene has land use jurisdiction for this area. But the City does not have complete road jurisdiction for the influence area of the proposed land use. If the property is developed per the application materials as a new Regional Hospital, there will likely be transportation impacts to County and State roads, namely Delta Highway and Beltline Road.

In the application materials, nothing was said about Delta Highway or Beltline Road. Both of these roads are key urban transportation services for this property. We encourage the City and the Boundary Commission to take a wider and more realistic view of the urban transportation servability of this annexation beyond the two Local Access Roads that are adjacent to the site. We are concerned that the annexation will be approved by the City and the Boundary Commission without understanding and mitigating for the full impacts that the development may have on these roadway systems (key urban services).

A meeting was held on December 21st as requested by McKenzie Willamette to discuss the preliminary scope of a TIA. At this meeting, ODOT staff raised the issue of whether Section 0060 of the State Transportation Planning Rule (TPR) would be triggered at the time of annexation. We agree that this question should be addressed, especially since the application is very clear that the proposed property will likely "significantly affect" transportation facilities (key urban services).

An annexation agreement executed as part of the annexation process should specify traffic impact analysis and transportation dedication and improvement requirements, including, at minimum, the following as part of the plan amendment process:

1. address the transportation rule, OAR 660-012-0060
2. an analysis of:
  - a. where people who will be served by the hospital will be traveling to and from and percentage in and outside of the metro plan boundary;
  - b. number of anticipated employees and traffic impacts of their travel to and from the property;
  - c. emergency vehicle trips and radius of travel, and resulting traffic impacts.
3. impacts on Delta Highway and Beltline Road of anticipated traffic generated by the development
4. specify TransPlan policies that must be addressed to at minimum include TSI System-wide Policies #1 and #4; and TSI Roadways Policies #1, #2 and #3; and Finance Policy #4.
5. Proposed dedications, improvements, transportation demand management, and/or monetary contributions to address traffic and transportation facility impacts.

Bill Morgan, PE

Sr Eng Associate, Lane County Public Works Dept

3040 N Delta Hwy Eugene, OR 97408-1696

ph (541) 682-6932 fax (541) 682-8554

bill.morgan@co.lane.or.us

## Attachment C - Application Materials

### Land Use Referral City of Eugene

Date: 12/30/05

File Number: A 05-44, McKenzie Willamette Medical Center

From: Bill Morgan

Referral Group: Lane County Transportation Planning

#### **Comments from the Lane County Transportation Planning staff:**

This property has frontage on Ayres Road and North Delta Highway, both of which are Local Access Roads within the Eugene urban growth boundary. Pursuant to Oregon Revised Statutes and as adopted in Lane Code (LC) 15.010, a Local Access Road is a Public Road that is not a County road, state highway, or federal road. It is our understanding that both of these roads will be annexed, and as such, automatically will fall under City of Eugene jurisdiction.

Upon annexation, the subject property will be within the city limits; and as such, the City of Eugene has land use jurisdiction for this area. But the City does not have complete road jurisdiction for the influence area of the proposed land use. If the property is developed per the application materials as a new Regional Hospital, there will likely be transportation impacts to County and State roads, namely Delta Highway and Beltline Road.

In the application materials, nothing was said about Delta Highway or Beltline Road. Both of these roads are key urban transportation services for this property. We encourage the City and the Boundary Commission to take a wider and more realistic view of the urban transportation servicability of this annexation beyond the two Local Access Roads that are adjacent to the site. We are concerned that the annexation will be approved by the City and the Boundary Commission without understanding and mitigating for the full impacts that the development may have on these roadway systems (key urban services).

A meeting was held on December 21st as requested by McKenzie Willamette to discuss the preliminary scope of a TIA. At this meeting, ODOT staff raised the issue of whether Section 0060 of the State Transportation Planning Rule (TPR) would be triggered at the time of annexation. We agree that this question should be addressed, especially since the application is very clear that the proposed property will likely "significantly affect" transportation facilities (key urban services).

An annexation agreement executed as part of the annexation process should specify traffic impact analysis and transportation dedication and improvement requirements, including, at minimum, the following as part of the plan amendment process:

1. address the transportation rule, OAR 660-012-0060
2. an analysis of:
  - a. where people who will be served by the hospital will be traveling to and from and percentage in and outside of the metro plan boundary;
  - b. number of anticipated employees and traffic impacts of their travel to and from the property;
  - c. emergency vehicle trips and radius of travel, and resulting traffic impacts.
3. impacts on Delta Highway and Beltline Road of anticipated traffic generated by the development
4. specify TransPlan policies that must be addressed to at minimum include TSI System-wide Policies #1 and #4; and TSI Roadways Policies #1, #2 and #3; and Finance Policy #4.
5. Proposed dedications, improvements, transportation demand management, and/or monetary contributions to address traffic and transportation facility impacts.

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Sr Eng Associate, Lane County Public Works Dept

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ph (541) 682-6932 fax (541) 682-8554

bill.morgan@co.lane.or.us

Attachment C - Application Materials

Saul & Associates

February 29, 1988

Mr. Jim Croteau  
Planning Department  
777 Pearl Street  
Eugene, OR 97401

SUBJECT: Ayres Family Property Zone Change

Dear Jim:

Attached are two alternative zone change applications for the Ayres Family property located west of North Delta Highway:

1. Alternative A

Alternative A involves 60.77 acres located north of Ayres Road and west of Delta Highway. All of the property involved in this alternative is within the urban growth boundary. The proposed rezoning is from AG/UL to RA/UL to permit a golf course and driving range.

2. Alternative B

Alternative B involves 60.77 acres located north of Ayres Road and approximately 12 acres located south of Ayres Road. In this alternative, the 12 acres south of Ayres Road is located outside of the urban growth boundary. Again, RA/UL zoning is requested for the northern 60.77 acres; EFU zoning is requested for the southern 12 acres.

I am submitting alternative zone change applications for the following reasons:

1. Since the northern 60.77 acres is within the urban growth boundary, it is clear that the City of Eugene has jurisdiction and can proceed with processing the zone change application.
2. The proposed driving range portion of the development will be located on part of the 60.77-acre parcel. The developer of the driving range wants to have the rezoning of this part of the property resolved as swiftly as possible so that we may proceed with the necessary conditional use permit hearing in April. This will allow construction of the driving range to occur in early summer and permit a period of operation in late summer and fall.

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732 011

FEB 29 1988

CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION

111 Seventh Avenue West, Suite 300 / Post Office Box 1650 / Eugene, Oregon 97440 / (503) 683-8881

EXHIBIT H

# Attachment C - Application Materials

Mr. Jim Croteau  
February 29, 1988  
Page 2

3. As we have previously discussed, there is some confusion about the status of the southern 12 acres. This portion of the property was originally within the urban growth boundary but removed as a result of amendments adopted during Mid-period Review. Even though the property had been removed from the urban growth boundary, it was apparently included in the rezoning which occurred when Lane County transferred jurisdiction to the City of Eugene.

Roy Burns of the Land Management Division is checking several matters at this time:

- a. Whether the rezoning to AG/UL was actually effective since the property was not within the urban growth boundary, or whether it retains the prior AGT/U zoning. If the property retains the prior AGT/U zoning, rezoning would not be necessary since golf courses are allowed conditionally in that zone.
- b. If rezoning is necessary, he is trying to determine if there is an expeditious way to have the City Hearings Official act on behalf of the County.

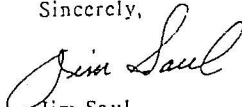
Roy indicated that he would have a response to these questions by Tuesday, March 1, 1988. However, that is after the filing deadline for the March 30 hearing and we did not want to delay proceeding with the northern portion if the southern area could not be included.

Mr. Ric Jeffries will be developing the driving range and will be involved in the golf course development. I understand that his attorney is a partner of Mr. Spickerman. I wanted to call this to your attention so that you could advise Mr. Spickerman and arrange for an alternative hearings official in the event he has a conflict.

I would stress the importance of being able to proceed with the driving range portion of the development as swiftly as possible. The golf course portion can proceed on a different schedule.

I would be happy to respond to any questions you may have concerning these applications.

Sincerely,

  
Jim Saul

Encl.

cc: Mr. Ric Jeffries [with encl.]

Saul & Associates

**RECEIVED**

FEB 29 1988

CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION

732 012

Attachment C - Application Materials

Ayres Property - 74.27-acre tract  
Zone Change Application  
Legal Description

Area to be rezoned RA/UL

Beginning at the Northwest corner of the A. Stevens D.L.C. No. 40 in Township 17 South, Range 3 West of the Willamette Meridian; thence South 00°39'02" West 2845.84 feet; thence North 81°37'00" West 410.51 feet; thence North 40°00'00" West 257.11 feet; thence North 81°37'00" West 410.51 feet; thence North 64°31'20" West 243.02 feet; thence North 18°45'49" East 617.60 feet; thence North 43°45'05" West 175.59 feet; thence North 18°45'49" East 617.60 feet; thence North 43°45'05" West 175.59 feet; thence along the arc of a 1000 foot radius curve left (the chord of which bears North 4°05'18" West 487.79 feet) a distance of 492.76 feet; thence along the arc of a 1700 foot radius curve left (the long chord of which bears North 26°34'34" West 495.00 feet) a distance of 496.77 feet; thence along the arc of a 230.58 foot radius curve right (the long chord of which bears North 1°36'04" West 253.50 feet) a distance of 268.40 feet; thence along the arc of a 1200 foot radius left (the chord of which bears North 22°26'35" East 307.95 feet) a distance of 389.66 feet; thence North 24°15'00" West 94.56 feet; thence North 14°30'00" East 159.00 feet to a point which is North 89°31'04" West of the point of beginning; thence South 89°31'04" East 1030.33 feet to the point of beginning, all in Lane County, Oregon.

Containing 60.77 acres more or less

Area to be rezoned EFU

Beginning at a point which is South 00°39'02" West 2845.84 feet from the Northwest corner of the A. Stevens D.L.C. No. 40 in Township 17 South, Range 3 West of the Willamette Meridian; thence South 00°39'02" West 15.66 feet; thence North 81°37'00" West 60.55 feet; thence South 00°39'02" West 286.41 feet; thence South 89°20'58" East 10.00 feet; thence along the arc of a 1095.92 foot radius curve right (the chord of which bears South 16°51'18" West 611.67 feet) a distance of 619.90 feet; thence North 66°25'10" West 304.66 feet; thence North 32°13'37" West 214.34 feet; thence North 28°10'35" West 168.61 feet; thence North 11°40'12" West 158.68 feet; thence North 00°47'35" West 273.85 feet; thence North 14°29'46" West 166.71 feet; thence North 66°09'40" West 228.03 feet; thence North 3°35'49" East 51.40 feet; thence North 25°28'40" East 60.00 feet; thence South 64°31'20" East 243.02 feet; thence EAST 170.21 feet; thence South 40°00'00" East 257.11 feet; thence South 81°37'00" East 410.51 feet to the point of beginning, all in Lane County, Oregon.

Containing 13.50 acres more or less

RECEIVED

FEB 29 1988

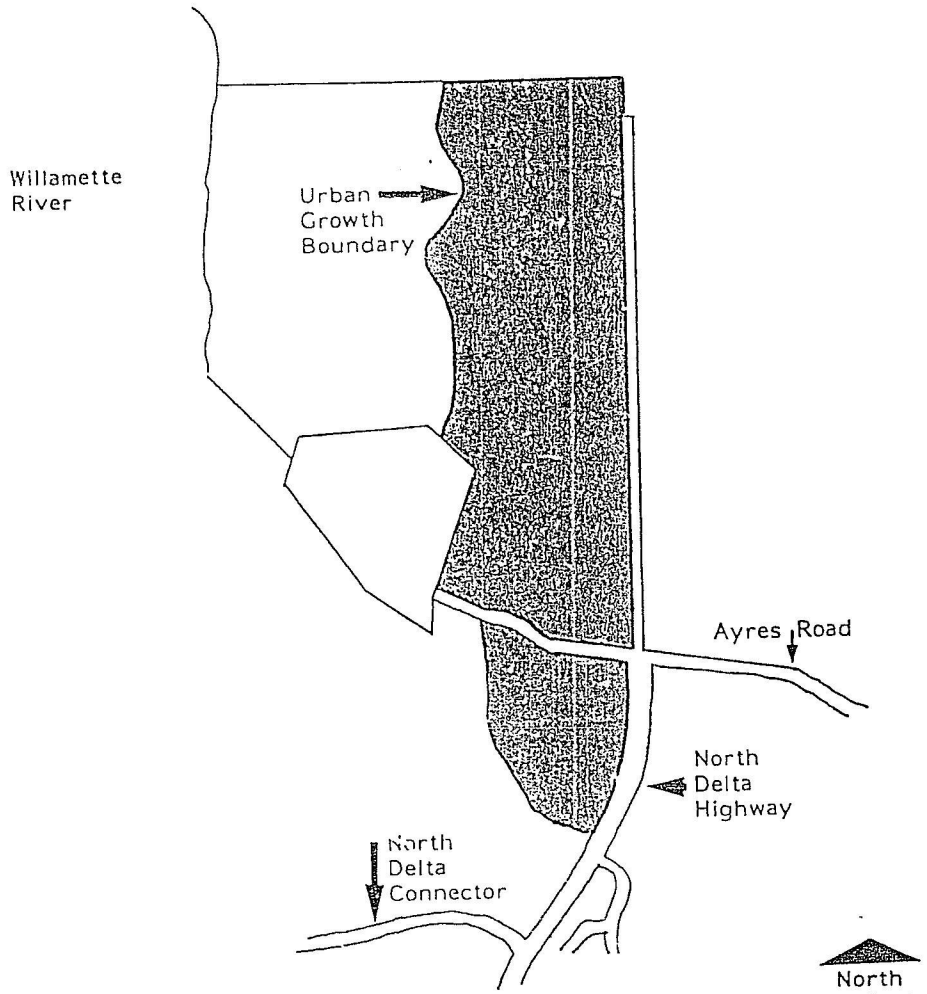
732 013

CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION



Attachment C - Application Materials

Ayres Property - 74.27-acre tract  
Zone Change Application  
Vicinity Map



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CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION

732 014

Attachment C - Application Materials

*Save to  
Cathy Czernick  
for recording  
+ filing  
4/4/88  
DAA*

CONSENT TO ANNEXATION FOR  
UL (URBANIZABLE LAND) SUBDISTRICT PROPERTIES

This is a Consent to Annexation by Mary Ayres Family, by  
Mary Craiger, Treasurer (Owner).

RECITALS: Owner represents the following:

1. Owner owns real property located outside the city limits of the City of Eugene and within the Urban Growth Boundary of the Eugene-Springfield Metropolitan Area General Plan (Metro Plan). This tract (Property) is more particularly described in Exhibit A, attached to this Consent.
2. The Urbanizable Land (UL) Zoning Subdistrict, described in § 9.268(f) of Lane County Ordinance No. 18-86 (adopted April 8, 1987) (Ordinance) has been applied to the Property.
3. By the terms of the Ordinance a Consent to Annexation is required as a precondition to allowance of a land use activity desired by Owner.

AGREEMENT: Owner agrees as follows:

1. Owner irrevocably consents to annexation of the Property to the City of Eugene. This Consent is given in consideration for allowance by the City of Eugene of a land use activity desired by Owner.
2. This Consent may be used by the City of Eugene or any other person in initiating proceedings for annexation of territory to the City of Eugene under ORS 199.490 or under any other applicable law. Such annexation proceedings may be for annexation of the Property or of the Property together with other territory.
3. Owner agrees to execute a separate waiver of any time limitation on this Consent to Annexation on a form approved by the City of Eugene.
4. This Consent to Annexation is binding on Owner and Owner's heirs, assigns and successors and runs with the land. Notice of this Consent may be recorded by the City of Eugene in the records of the Lane County Recorder.
5. This Consent is limited by and conditioned on the following:

Consent to Annexation - 1

732 017

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CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION

Attachment C - Application Materials

- a. If the Property is zoned for commercial or industrial uses, the Property or the area to be annexed must be contiguous to the central incorporated area of the City of Eugene at the time of proposed annexation. In other words, the area to be annexed cannot merely be contiguous to a portion of the City surrounded by unincorporated territory; and
  - b. At the time of annexation the City of Eugene must be able to provide to the Property the key urban facilities and services set forth in the Metro Plan.
6. If the land use activity sought by Owner is allowed and if the condition or conditions in Paragraph 5 are satisfied, Owner agrees that annexation of the Property is logical, reasonable, and conforms to the provisions of the Metro Plan.

DATED this 29 day of February, 1988.

Mary Craiger Treasurer  
Mary Ayres Family  
Mary Craiger, Treasurer

Owner(s)

Subscribed and sworn to before me this 29<sup>th</sup> day of  
February, 1988.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 12-31-90

732 018

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Consent to Annexation - 2

FEB 29 1998

CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION

Attachment C - Application Materials

Exhibit "A"

Beginning at the Northwest corner of the A. Stevens D.L.C. No. 40 in Township 17 South, Range 3 West of the Willamette Meridian; thence South  $00^{\circ}39'02''$  West 2845.84 feet; thence North  $21^{\circ}37'00''$  West 410.51 feet; thence North  $40^{\circ}00'00''$  West 257.11 feet; thence West 170.21 feet; thence North  $64^{\circ}31'20''$  West 243.02 feet; thence North  $18^{\circ}45'49''$  East 517.60 feet; thence North  $43^{\circ}45'05''$  West 175.59 feet; thence along the arc of a 1000 foot radius curve left (the chord of which bears North  $4^{\circ}05'18''$  West 487.79 feet) a distance of 492.76 feet; thence along the arc of a 1700 foot radius curve left (the long chord of which bears North  $26^{\circ}34'34''$  West 495.00 feet) a distance of 496.77 feet; thence along the arc of a 230.58 foot radius curve right (the long chord of which bears North  $1^{\circ}36'04''$  West 253.50 feet) a distance of 268.40 feet; thence along the arc of a 1200 foot radius left (the chord of which bears North  $22^{\circ}25'36''$  East 307.95 feet) a distance of 389.66 feet; thence North  $24^{\circ}15'00''$  West 94.56 feet; thence North  $14^{\circ}30'00''$  East 159.00 feet to a point which is North  $89^{\circ}31'04''$  West of the point of beginning; thence South  $89^{\circ}31'04''$  East 1030.33 feet to the point of beginning, all in Lane County, Oregon.

Containing 60.77 acres more or less

732 019

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FEB 29 1988

CITY OF EUGENE  
DEVELOPMENT ASSISTANCE  
AND INFORMATION

Attachment C - Application Materials


NOTICE OF SITE REVIEW SUBDISTRICT

The City of Eugene, an Oregon municipal corporation, has granted approval of an SR zoning subdistrict for:

Tax Lot 300--Assessor's Map 17-03-07-0 0

as more particularly described on Exhibit A, attached. This approval was granted by final order of the City Hearings Official, Number Z 88-6, dated April 22, 1988. The final order is recorded in the City Recorder's Office.

IN WITNESS WHEREOF, the party hereto has set his/her hand and seal this 3rd day of May, 1988.

  
For Susan Brody,  
City of Eugene Planning Director

STATE OF OREGON

COUNTY OF LANE

On this 3rd day of May, 1988, before me appeared Jim Croteau, to me personally known, who being sworn and duly authorized to act on behalf of the Planning Director, acknowledged that this instrument is the free act and deed of the City of Eugene.

Seal:

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

  
Notary Public

My Commission Expires: 6/28/91

# Attachment C - Application Materials

## MINUTES

Eugene Hearings Official  
Regular Public Hearing  
Council Chamber--City Hall

April 13, 1988  
7:30 p.m.

PRESENT: Acting Eugene Hearings Official Gary Darnielle; Jim Croteau,  
Jean Hahn, Planning.

### I. PUBLIC HEARING ON REQUEST FOR A CHANGE OF ZONE

Mary Ayres (Z 88-6)

Tax Lot 300 (portion)--Assessor's Map 17-07-07-0 0

Located on the northwest corner of Ayres Road and Delta Highway

Requests a zone change from AG/UL Agricultural District with Urbanizable Land Subdistrict to RA/UL Suburban Residential District with Urbanizable Land Subdistrict

Mr. Darnielle opened the meeting and reviewed the hearing format. He reviewed the appeal process and declared no ex parte contacts or conflicts of interest. No challenge to the jurisdiction or the impartiality of the Hearings Official was made.

Ms. Hahn presented the staff report. She noted that criteria for the zone change evaluation were described in staff notes. She said testimony submitted should be directed toward those criteria and failure to address them would preclude appeals based on those criteria. Ms. Hahn reviewed background information and said the request involved a zone change in order to allow development of a golf course, which is permitted as a conditional use under RA/UL zoning. She added that the nearest neighborhood group (Cal Young) had been notified and that no response had been received.

Jim Saul, 111 West 7th Avenue, representing the applicant, noted that representatives and members of the Ayres family and the purchaser/developer of the property were available to respond to questions and that the applicants had submitted a written statement.

Mr. Saul said staff notes recommended addition of Site Review procedures, and it was his understanding that the intent of those procedures was to allow an opportunity to document and record the historical aspects of the property, not to prevent removal of the structures on the site. Mr. Saul

said the applicants had no objection to Site Review procedures if that was the intent, but if other purposes existed, he requested elaboration and response

Mr. Saul also reported new information indicating that structures on the property actually were not part of the original donation land claim, as stated in staff notes.

Elsie Moore, 200 East 11th Avenue, realtor for the Ayres family, read and submitted a letter from Jerry L. Knight, president of Banfield Properties, Ltd., stating that as neighbors, developers, and citizens of Eugene, they strongly supported the request for rezoning to accommodate a new 18-hole public golf course.

No other testimony was offered.

Ms. Hahn responded to testimony about the intent of Site Review procedures, stating that Site Review had been recommended to allow documentation and recording of the historical aspects of structures and not to save the buildings on site. Mr. Saul expressed appreciation for the confirmation and said the Ayres family had made arrangements to preserve certain portions of structures as part of the golf clubhouse development.

Mr. Darnielle closed the public hearing. He said his decision would be issued next week, and his intent was to approve the request with addition of Site Review procedures, whose intent, as stated above, would be made clear.

The meeting was adjourned at 7:45 p.m.

(Recorded by Leslie Scales)

mnho041388

# Attachment C - Application Materials

## F I N D I N G S

Public Hearing - April 13, 1988

MARY AYRES (Z 88-6)

Tax lot 300--Assessor's Map 17-03-07-0 0

Located at the northwest corner of Ayres Road and Delta Highway

Request for a change in zone from AG/UL Agricultural District/Urbanizable Land Subdistrict to RA/UL Suburban Residential District with Urbanizable Land Subdistrict. Staff recommends the addition of an SR site review suffix.

DECISION DATE: April 22, 1988

APPEAL DEADLINE: May 2, 1988

### CONCLUSION:

A change in zone from AG/UL Agricultural District with Urbanizable Land Subdistrict to RA/UL/SR Suburban Residential District with Urbanizable Land Subdistrict with Site Review procedures is granted. The site review procedures shall address the following concern:

1. Due consideration to the preservation of attractive and distinctive historical and natural features.

### FINDINGS:

Section 9.678(2)(a): The uses and density that will be allowed in the location of the proposed change 1) can be served through the orderly and efficient extension of key urban facilities and services prescribed in the Metropolitan Area General Plan, and 2) are consistent with the principles of compact and sequential growth.

The property subject to this zone change request is about 60.77 acres in size and can be identified as tax lot 300, Assessor's Map 17-03-07-0 0. The property is currently zoned AG/UL Agricultural District with an Urbanizable Land Subdistrict and is occupied by the following: 1) a large single-family dwelling built near the turn of the twentieth century; 2) a smaller single-family residence; 3) a barn in disrepair; 4) a smokehouse; 5) a greenhouse; and 6) a pump house. The homestead area is surrounded by a significant stand of older pine and maple trees. The large house and related buildings have potential historical significance since the main house represents the Italianate-Victorian architecture; the interior finish work and spatial configuration of the main house is virtually intact; the prominent location of the main house on a rise; and the significance of the homestead site in relationship to the Ayres family. Site Review procedures are being required as a part of this requested

1 FINDINGS - PUBLIC HEARING OF APRIL 13, 1988

722 048



## Attachment C - Application Materials

zone change to allow the City of Eugene to document and record the historical nature of the homestead and other structures on the property.

The subject property is not within the Eugene City Limits but is within the Eugene Urban Growth Boundary. This application is subject to Eugene's jurisdiction under a transfer of jurisdictional authority from Lane County in 1987. The property is intended to be combined with an adjacent 13.5 acres of land located outside of the Eugene Urban Growth Boundary for ultimate use as a golf course.

The Eugene City Engineer, Les Lyle, has reviewed the proposal and has determined that, while subsurface sewage disposal and individual water wells appear to be feasible to serve the property until the surrounding area develops, sewer and water facilities could be extended to the property if necessary. These facilities are currently located about 3,000 feet south of the subject property. The property is within the Willakenzie Rural Fire Protection District and police protection is currently provided by the Lane County Department of Public Safety and the Oregon State Police. The Eugene Water and Electric Board provides electricity to the subject property.

No adverse traffic impacts have been identified with this requested zone change. Delta Highway is a major arterial and the density in the immediate area is quite light. The subject property is bordered by parcels zoned AG/UL on the east. These seven parcels are occupied by five single-family residences. Property to the southeast is zoned R-1/PD Low-Density Residential District with Planned Unit Development procedures and is vacant. The parcels to the south and west are currently outside of the Eugene Urban Growth Boundary and are zoned EFU. Tax lot 200, to the north, is outside of the Eugene Urban Growth Boundary and is the site of Eugene Sand and Gravel operations.

While the applicant indicates that the intended use of the property is a golf course the zone change cannot be conditioned upon any specific land use and must therefore be judged upon the basis of the heaviest impacts allowed by uses permitted in the requested zone. While the RA District allows subdivisions, multi-family development, and public schools as permitted uses, the underlying UL Urbanizable Land Sub-district severely restricts minimum lot size. In the case of residential designations, the UL Sub-district would require a minimum lot size of 10 acres and would allow the subject property to be divided into only 6 parcels. This density would not generate a demand for the extension of key urban facilities and services.

Section 9.678(2)(b): The proposed change is consistent with the Metropolitan Area General Plan 1) applicable text, 2) specific elements related to the uses listed in the proposed zoning districts, and 3) applicable land use designations. The written text of the plan takes precedence over the plan diagram where apparent conflict or inconsistencies exist.

The Metropolitan Area General Plan diagram designates the subject property for low-density residential use. The proposed zone change to RA/UL would be consistent with this designation.

2 FINDINGS - PUBLIC HEARING OF APRIL 13, 1988

772 049

## Attachment C - Application Materials

This proposal is consistent with Residential Land Use and Housing Element Policy 3 of the Metropolitan Plan (Page III-A-4), which encourages increasing the supply of residential land in the metropolitan area. The applicant's proposed intent, to develop a private golf course, is also consistent with Policy 4 of the Parks and Recreation Facilities Element of the Metropolitan Plan (Page III-H-5), which encourages the development of private recreational facilities. There are no other examples of Metropolitan Plan policies or text which are relevant to the requested zone change.

Section 9.678(2)(c): The proposed zone change is consistent with applicable adopted neighborhood refinement plans, special area studies, and functional plans. In the event of inconsistencies between these plans or studies and the Metropolitan Area General Plan, the latter is the prevailing document.

The area of the request is not located within the boundaries of a neighborhood refinement plan or special area of study. There are no functional plans which specifically address the subject property. However, this application was referred to the nearest neighborhood group, the Cai Young Neighborhood Organization. This neighborhood group has not commented on the proposal.

Respectfully submitted,

  
Gary L. Darnielle

cigdayre

# Attachment C - Application Materials

BEFORE THE HEARINGS OFFICIAL OF THE CITY OF EUGENE, OREGON

Final Order in Z 88-6

The Hearings Official of the City of Eugene finds as follows:

1. On February 29, 1988, the following application for a change of zone was submitted:

Mary Ayres (Z 88-6)

Tax lot 300, Assessor's Map 17-03-07-0 0

Northeast corner of Ayres road and Delta Highway

Requests a zone change from AG/UL Agricultural District with Urbanizable Land Subdistrict to RA/UL Suburban Residential District with Urbanizable Land Subdistrict.

2. The application was initiated and submitted in accordance with EC Section 9.672. Timely and sufficient notice of the zone change hearing under EC Section 9.672 has been provided.

3. On April 13, 1988, a public hearing on the zone change request was held. The Planning Department staff notes and recommendation together with the testimony and submittals of persons testifying at that hearing have been considered and are a part of the record of this proceeding.

4. Further consideration has been given to and administrative notice taken of the provisions of the Eugene-Springfield Metropolitan Area General Plan and all applicable special purpose/functional plans, planning-related policies, neighborhood refinement plans, and community plans as set forth on pages I-5 and I-6 of the Metro Plan.

5. On the basis of this record, the requested zone change is ~~is~~ consistent with the criteria set forth at EC Section 9.678(2). This general finding is supported by the specific findings of fact and conclusions of law set out in Exhibit B to this order.

002 051

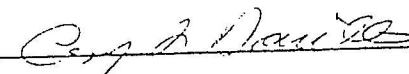
# Attachment C - Application Materials

NOW, THEREFORE, based on the above findings and the record in this proceeding, IT IS HEREBY ORDERED THAT:

- The application for rezoning is DENIED.
- The application for rezoning is APPROVED. The zoning map established under EC SECTION 9.274 is amended to reflect a change of zone district designation for the property described in Exhibit A from AG/UL Agricultural to RA/UL/SR Suburban Residential/Urbanizable Land/Site Review zoning district.
- The application for rezoning is APPROVED AS MODIFIED. The zoning map established under EC Section 9.274 is amended to reflect a change of zoning district designation from the property described in Exhibit A from \_\_\_\_\_ to \_\_\_\_\_ zoning district.
- The change of zone includes the attachment of the SITE REVIEW SUFFIX with the specific concerns listed in Exhibit C to be addressed during the Site Review process.
- The application for change of sign district is APPROVED. The sign district map established under EC Section 8.625 and the sign code schedule of district changes are amended to reflect a change of sign district designation for the property described in Exhibit A from \_\_\_\_\_ to \_\_\_\_\_ sign district.

Approval dated this 22nd day of April, 1988.

This action will become final and effective on the 11th day following the approval date above.

  
\_\_\_\_\_  
Gary L. Darnielle  
Acting Eugene Hearings Official

NOTICE OF APPEAL RIGHTS: THIS DECISION MAY BE APPEALED TO THE EUGENE PLANNING COMMISSION. SUCH AN APPEAL MUST BE FILED ON A PLANNING DEPARTMENT FORM WITHIN TEN (10) DAYS OF THE APPROVAL DATE SHOWN ABOVE. APPEALS ARE GOVERNED BY THE PROVISIONS OF EUGENE CODE SECTIONS 9.681 AND 9.682.

Attachments: Exhibit A - Legal Description  
Exhibit B - Hearings Official Findings  
Exhibit C - Site Review Concerns

2683P

700 052

**Planning  
Receipt**



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

Date: 12/20/12 Received From: Bill Weiss

Method of Payment:  Cash  Check # 142202 Address: 375 W 4th Ave # 204 Eugene, OR 97401

Visa/MC  Contract: Bill Weiss

Amount Received: \$5155.70 Project: 3800 N. Delta Hwy

<b>Enter amount:</b>			
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	\$	<b>Subtotal</b>	\$
PUD Final	\$	<b>Administrative Fee (except appeals)</b>	\$425.70
Site Review	\$	<b>TOTAL</b>	\$5155.70

Staff Initials WJ

=====  
 CITY OF EUGENE  
 BUILDING & PERMIT SERVICE  
 99 WEST 10TH AVE 682-5086  
 REG-RECEIPT:3-0010710 Dec 20 2012  
 CASHIER: NLR  
 =====

Annexation Fee \$4,730.00  
 Admin Fee-Auto Calc \$425.70  
 TOTAL DUE: \$5,155.70

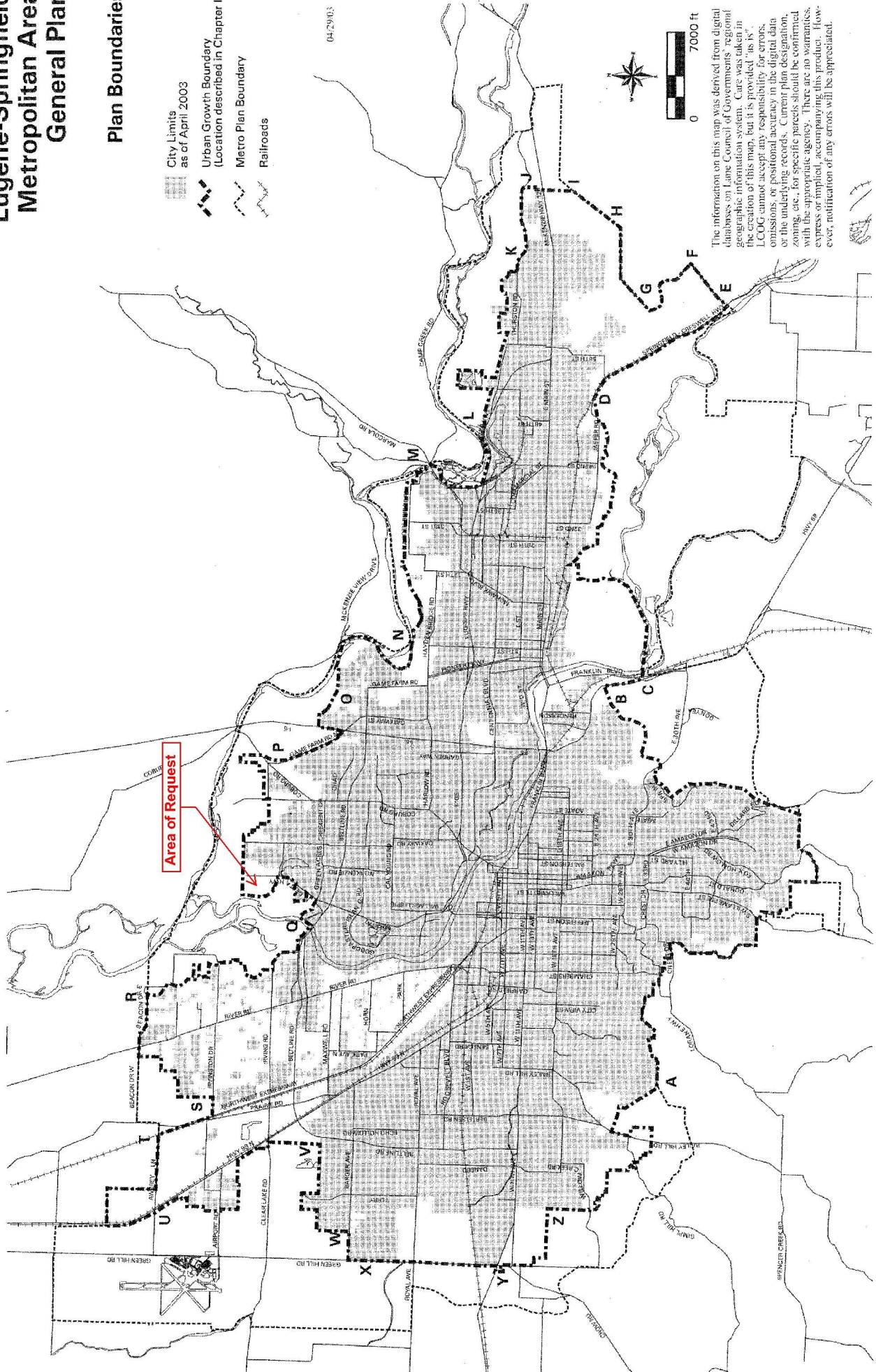
RECEIVED FROM:  
 RIVERIDGE LTD  
 Check: \$5,155.70  
 Total tendered: \$5,155.70  
 Change due: \$ .00

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 www.eugene-or.gov/bldgpermitttracking  
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# Eugene-Springfield Metropolitan Area General Plan

## Plan Boundaries

- City Limits as of April 2003
- Urban Growth Boundary (Location described in Chapter II)
- Metro Plan Boundary
- Railroads



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