

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Adoption of Resolution 5084 Annexing Land to the City of Eugene (Adee-Connolly - A 13-1)

Meeting Date: April 8, 2013
Department: Planning and Development
www.eugene-or.gov

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

ISSUE STATEMENT

This item is a request to annex 2.29 acres of land located at the southeast terminus of Oakleigh Lane, between River Road and the Willamette River. The annexation is being requested by the property owners, David Adee and Joan Connolly, with the intent to develop the property under the planned unit development provisions for a co-housing project. The property is contiguous to the city limits, currently vacant and is zoned and designed as low-density residential. This request does not involve any street annexation.

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 C. A full copy of all materials in the record is also available at the Permit and Information Center located at 99 West 10th Avenue.

RELATED CITY POLICIES

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

COUNCIL OPTIONS

The City Council may consider the following options:

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

CITY MANAGER'S RECOMMENDATION

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

SUGGESTED MOTION

Move to adopt Resolution 5084, which approves the proposed annexation request consistent with the applicable approval criteria.

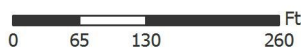
ATTACHMENTS

- 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

FOR MORE INFORMATION

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

Attachment A - Map of Annexation Request (A 13-1)



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

March 08, 2013



RESOLUTION NO. _____

**A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE;
PROPERTY IDENTIFIED AS ASSESSOR'S MAP 17-04-24-13 TAX LOT
400 AND ASSESSOR'S MAP 17-04-24-24 TAX LOT 5500**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by Willard Dixon, Willard Dixon Architect, LLC, on behalf of David Adee and Joan Connolly, on February 22, 2013, in accordance with the provisions of Section 9.7810(2) of the Eugene Code, 1971, ("EC") for annexation to the City of Eugene of the property identified as Assessor's Map 17-04-24-13, Tax Lot 400 and Assessor's Map 17-04-24-24 Tax Lot 5500.

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 River Road Community Organization. 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:**

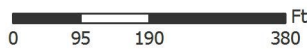
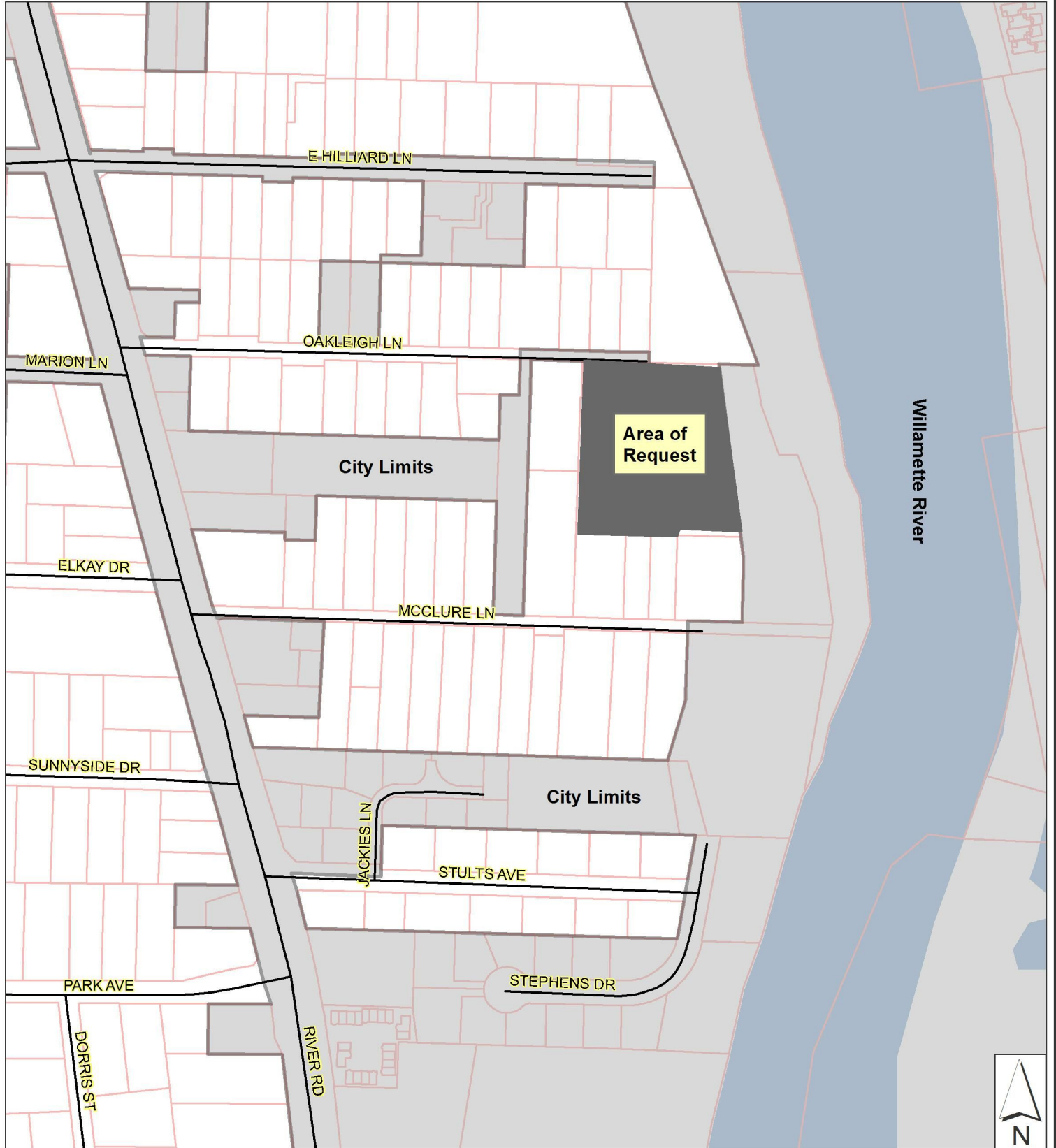
Section 1. Based on the above findings and the Planning Director's Recommendation and Findings attached as Exhibit C which are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-24-13, Tax Lot 400 and Assessor's Map 17-04-24-24 Tax Lot 5500, depicted 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 from R-1/UL Low-Density Residential with Urbanizable Land Overlay to R-1 Low-Density Residential. 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.

City Recorder

Exhibit A - Vicinity Map



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

March 12, 2013



Exhibit B

**Legal Description for Annexation to the City of Eugene
of the Adjusted Boundaries of
Assessor's Map No. 17-04-24-13, TL No. 400 &
Assessor's Map No. 17-04-24-24 TL No. 5500
comprising the boundary of Oakleigh Meadows LLC**

Beginning at a point on the south boundary of the plat of Oakleigh as platted and recorded in Book 9, Page 32 Lane County Oregon Plat Records, said point being South 88°11'00" East 893.64 feet from the Initial Point of said plat of Oakleigh; thence continuing along the south boundary of the plat of Oakleigh South 88°11'00" East 132.25 feet to the southwest corner of Lot A of said plat of Oakleigh; thence continuing South 88°11'00" East 139.88 feet to a point referenced by a 5/8" rebar and marking the northwest corner of that certain tract of land described in a Warranty Deed recorded June 4, 1985 Recep. No. 8519512 Lane County Oregon Deed Records; thence leaving the south boundary of the plat of Oakleigh and running along the west boundary of said last described tract South 7°09'32" East 323.30 feet; thence leaving said west boundary and running North 88°08'26" West 123.48 feet; thence South 1°51'34" West 21.90 feet to the northeast corner of that certain tract of land described in a Warranty Deed recorded June 9, 1976 Recep. No. 7628236 Lane County Oregon Deed Records; thence along the north boundary of said last described tract and its westerly extension North 88°08'26" West 202.11 feet to a point on the west boundary of that certain tract of land described in a Warranty Deed recorded June 12, 1961 Recep. No. 34813 Lane County Oregon Deed Records; thence along the west boundary of said last described tract North 1°52'51" East 268.76 feet to a point on the south boundary of that certain tract of land described in a Warranty Deed recorded March 16, 1970 Recep. No. 99610 Lane County Oregon Deed Records, said point being referenced by a 5/8" rebar with a yellow plastic cap stamped "Branch Eng Inc."; thence along the south boundary of said last described tract North 88°11'00" East 2.74 feet to the southeast corner thereof; thence North 1°49'00" East 72.25 feet to the point of beginning, all in Lane County Oregon.



**Planning Director's Recommendations and Findings:
Adee-Connolly (A 13-1)**

Application Submitted: February 22, 2013	
Applicant: David Adee and Joan Connolly	
Map/Lot(s): 17-04-24-13-00400 and 17-04-24-24-05500	
Zoning: R-1/UL	
Location: Southeast terminus of Oakleigh Lane, between River Road and the Willamette River	
Representative: Willard Dixon, Willard Dixon Architect, LLC Surveyor: Jonathan Oaks, Poage Engineering	
Lead City Staff:	Becky Taylor, Associate Planner, (541) 682-5437

EVALUATION:

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

<p>EC 9.7825(1) The land proposed to be annexed is within the city's urban growth boundary and is: (a) Contiguous to the city limits; or (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.</p>	
<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The annexation area is within the city's urban growth boundary (UGB) and is contiguous to the city limits. The east boundary of the subject property abuts City park lands, which are within city limits. The portion of Oakleigh Lane, abutting the subject property's northern boundary, has been annexed.</p>
<p>EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.</p>	
<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The proposed annexation area is within the UGB. Several policies from the <u>Metro Plan</u> generally support this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following:</p> <p>C. Growth Management, Goals, Findings and Policies: <i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i> <i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></p>

		<p><i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i></p> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-4).</i></p> <p><i>Policy 16. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)</i></p> <p>The Metro Plan designates the annexation area as appropriate for residential use. The River Road Santa Clara Urban Facilities Plan (RR/SC UFP) is the adopted refinement plan for the subject properties and also designates the area for residential uses. If the annexation is approved, per EC 9.7820(3), the annexation area will remain zoned R-1, and the /UL overlay will be automatically removed from the annexation area.</p> <p>With regard to applicable policies of the RR/SC UFP, the subject property is not within an identified subarea; of the general “Residential Land Use Policies” at Section 2.2, none appear to be directly applicable to the subject request. The “Public Facilities and Services Element” policies of the RR/SC UFP are directed at local government; however, the premise of these policies for the provision of urban services is the assumption that the properties within the UGB will be annexed.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with 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.</p>
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EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.

<p>Complies</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>Findings: The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p>Wastewater An eight-inch public wastewater main is located within the abutting segment of Oakleigh Lane.</p>
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Stormwater

The applicant proposes on-site management of stormwater runoff from future development of the site. The available soil data indicates that the site is suitable for infiltration facilities. Stormwater management will be more precisely determined at the time of development.

Streets

Oakleigh Lane terminates at the north boundary of the subject property. The segment of Oakleigh Lane abutting the subject property has been annexed, whereas the westerly portion has not and remains under Lane County’s jurisdiction. Oakleigh Lane is not improved to urban standards, but has a 20-foot wide surface that currently provides access to about 24 properties. Street improvement needs will be more precisely determined as part of the development review process.

Solid Waste

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

Water

Eugene Water and Electric Board (EWEB) staff states that they do not object to the proposed annexation, but that the existing water infrastructure is inadequate to serve any more development or provide the necessary fire flows along Oakleigh Lane. Therefore, prior to development, the applicant will need to upgrade the water facilities in Oakleigh Lane and provide a looped connection to McClure Lane to the south.

Electric

EWEB Electric staff has no issues with the proposed annexation and note that the street light ownership will change to the City of Eugene once the annexation is final.

Public Safety

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

Parks and Recreation

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

Planning and Development Services

Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide

		<p>the required land use controls for future development of the subject property upon annexation.</p> <p>Communications Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p>Public Schools The subject property is within the Eugene 4J School district and is served by River Road Elementary School, Kelly Middle School and North Eugene High School.</p>
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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.
- ◆ Future development of the property will require a feasible stormwater proposal and demonstration that all applicable stormwater management standards have been met.

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

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

PETITION

Petition Signature Sheet
 Annexation by Individuals

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)
<i>David Campbell</i>	2/18/13	DAVID CAMPBELL	125 McCLURE LN EUGENE, OR 97404	17-04-24-24 #5600 portion of per lot line adjustment	✓	✓	0.5a
<i>Barbara Campbell</i>	2/21/13	BARBARA CAMPBELL	125 McCLURE Lane EUGENE, OR, 97404	17-04-24-24 #400 # 17-04-24-13 #400 # line adjustment	✓	✓	1.1 ac 0.5a
<i>Joan M. Connolly</i>	2/21/2013	Joan M. Connolly	131 McClure Ln.	17-04-24-24 #5500	✓	✓	2.2ac
<i>David Adee</i>	2/21/2013	David Adee	131 McClure Ln.	17-04-24-24 #400 # 17-04-24-24 #5500	✓	✓	2.2 ac

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, Joan M. Connolly (printed name of circulator), hereby certify that every person who signed this sheet so in my presence.
 X *Barbara Campbell* (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 4 (qty). This petition reflects that 4 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 2. I hereby certify that this petition includes 2 valid signatures representing 100 (%) of the total active registered voters that are registered in the proposed annexation.

Oliver AD Marked

Lane County Department of Assessment and Taxation

2-21-13

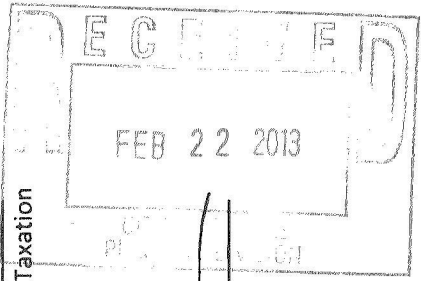
Date Certified

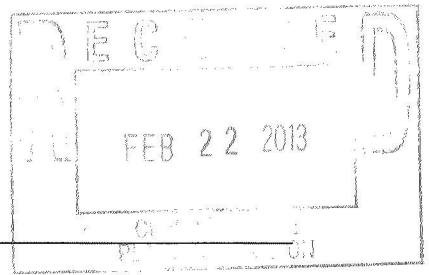
Cynthia J. Hummel

Lane County Clerk or Deputy Signature

2-21-13

Date Certified





Consent to Annexation

Consent is hereby given to the annexation by the City of Eugene, Oregon of the following described real property:

Map and Tax Lot: 17-04-24-13 #400 and Address: An address has not yet been
17-04-24-24 #5500 assigned.

Legal Description:
Please see attached

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

DATED this 21st day of February, 2013.

David Campbell
Barbara Campbell
David Ades

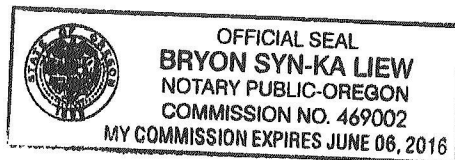
STATE OF OREGON)
County of Lane) ss

On this 21st day of February, 2013, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, David Wayne Campbell, Barbara Maria Campbell, Joan Marie Connolly, David Ades 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 6-6-16



**Legal Description for Annexation to the City of Eugene
of the Adjusted Boundaries of
Assessor's Map No. 17-04-24-13, TL No. 400 &
Assessor's Map No. 17-04-24-24 TL No. 5500
comprising the boundary of Oakleigh Meadows LLC**

Beginning at a point on the south boundary of the plat of Oakleigh as platted and recorded in Book 9, Page 32 Lane County Oregon Plat Records, said point being South 88°11'00" East 893.64 feet from the Initial Point of said plat of Oakleigh; thence continuing along the south boundary of the plat of Oakleigh South 88°11'00" East 132.25 feet to the southwest corner of Lot A of said plat of Oakleigh; thence continuing South 88°11'00" East 139.88 feet to a point referenced by a 5/8" rebar and marking the northwest corner of that certain tract of land described in a Warranty Deed recorded June 4, 1985 Recep. No. 8519512 Lane County Oregon Deed Records; thence leaving the south boundary of the plat of Oakleigh and running along the west boundary of said last described tract South 7°09'32" East 323.30 feet; thence leaving said west boundary and running North 88°08'26" West 123.48 feet; thence South 1°51'34" West 21.90 feet to the northeast corner of that certain tract of land described in a Warranty Deed recorded June 9, 1976 Recep. No. 7628236 Lane County Oregon Deed Records; thence along the north boundary of said last described tract and its westerly extension North 88°08'26" West 202.11 feet to a point on the west boundary of that certain tract of land described in a Warranty Deed recorded June 12, 1961 Recep. No. 34813 Lane County Oregon Deed Records; thence along the west boundary of said last described tract North 1°52'51" East 268.76 feet to a point on the south boundary of that certain tract of land described in a Warranty Deed recorded March 16, 1970 Recep. No. 99610 Lane County Oregon Deed Records, said point being referenced by a 5/8" rebar with a yellow plastic cap stamped "Branch Eng Inc."; thence along the south boundary of said last described tract North 88°11'00" East 2.74 feet to the southeast corner thereof; thence North 1°49'00" East 72.25 feet to the point of beginning, all in Lane County Oregon.

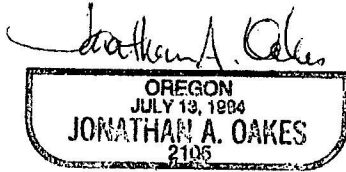
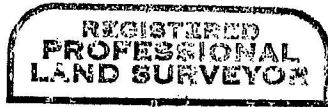
Certification of Description

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.

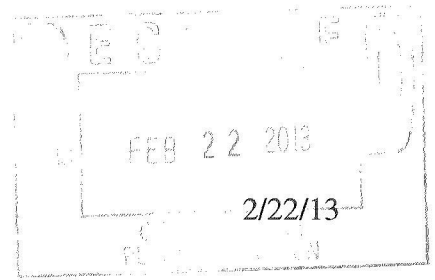
Signature: Jonathan A. Oakes 2.19.13
Registered Land Surveyor Date

Print Name: JONATHAN A. OAKES

Seal:



Expires: Dec. 31 2014



Annexation Application Written Statement

17-04-24-13 Lot #400 & 17-04-24-24 Lot #5500

R-1 / 2.297 total acres (after Lot Line Adjustments)

The proposed annexation area is within the City's urban growth boundary (UGB) and is contiguous to the City limits, consistent with Section 9.7825 of the Eugene Code, subsection (a). The area includes both lots as described above, with a total combined area of 2.297 Ac. Several policies from the Metro Plan generally support this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following:

■ C. Growth Management, Goals, Findings and Policies

Policy 8: Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:

- a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.
- b. There will be a logical area and time within which to deliver urban services and facilities

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

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.

The Metro Plan designates the annexation area as appropriate for residential use. The River Road/Santa Clara Urban Facilities Plan (RR/SC UFP) is the adopted refinement plan for the subject properties and also designates the area for residential uses. If the annexation is approved, per EC 9.7820(3), the annexation area will remain zoned R-1, and the /UL overlay will be automatically removed from the annexation area.

With regard to applicable policies of the RR/SC UFP, the subject property is not within a subarea; of the general "Residential Land Use Policies" at Section 2.2, none appear to be directly applicable to the subject request. The "Public Facilities and Services Element" policies of the RR/SC UFP are directed at local government; however, the premise of these policies for the provision of urban services is the assumption that the properties within the UGB will be annexed.

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.

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:

Wastewater

Public wastewater is available to serve the subject property from the existing 8-inch mainline located within Oakleigh Lane, abutting the subject property.

Stormwater

The applicant proposes on-site management of stormwater runoff via the construction of private infiltration facilities. Stormwater management will be more precisely determined at the time of development.

Streets

Oakleigh Lane abuts the north property boundary of Tax Lot 400. Oakleigh Lane currently has a 20-foot wide paved driving surface.

Solid Waste

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

Water & Electric

Eugene Water and Electric Board (EWEB) services are available to serve the subject property. A four-inch water main is located in the abutting Oakleigh Lane. The subject property is currently within the River Road Water District.

Public Safety

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

Parks and Recreation

A minimum level of park service can be provided to the proposal area as prescribed in the Metro Plan. The subject property is currently within the River Road Park and Recreation District.

Planning and Development Services

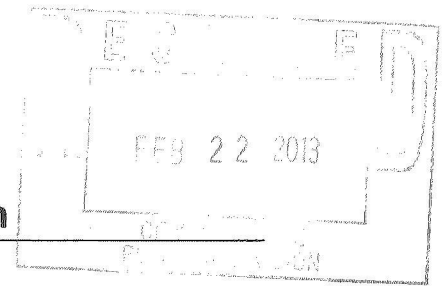
Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.

Communications

Qwest communications and a variety of other telecommunications providers offer communications services throughout the Eugene/Springfield area.

Public Schools

The subject property is within the Eugene 4J School district and is served by River Road Elementary School, Kelly Middle School and North Eugene High School.



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:

David Adee; Joan Connolly; David Campbell; Barbara Campbell

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

17-04-24-13 Lot # 400

17-04-24-24 Lot # 5500

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

The property(ies) in this annexation request:

X will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

8" in Oakleigh Lane, abutting the subject property.

_____ will be served by an extension of an existing gravity wastewater line.

Where will a wastewater line be extended from? When will it be extended? By whom?

Stormwater -- Site plans for all new development must provide for drainage to an approved system consistent with the Comprehensive Stormwater Management Plan. City approval for storm drainage will be required as part of the development process. (For more information, contact the Engineering staff at the City of Eugene Permit and Information Center or call 541-682-8400.)

Is the site currently served by an approved stormwater system?

NO

If yes,
location? _____

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

Applicant proposes on-site management of stormwater runoff via the construction of private infiltration facilities. Storm-water management will be more precisely determined at the time of 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. Oakleigh Lane abuts the north property boundary of tax lot # 400. Oakleigh Lane is accessed by River Road.

Will dedication for additional street right-of-way be required upon further development of this site?

_____ Yes X No _____ Unknown

Will existing streets be extended or new streets constructed upon further development of this site?

_____ Yes X 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:

The subject property is currently w/in the River Road Park and Recreation District.

Key services, defined by the Metropolitan Plan as parks and recreation programs, will be available to new city residents in this area on an equal basis with residents throughout the city.

Public Safety

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

For River Road/Santa Clara area-

Police services - Police protection can be extended to this site upon annexation consistent with service provision throughout the city. Police currently travel along River Road to provide service to areas throughout the River Road and Santa Clara area. Infill annexations and development in this area will increase the efficiency of service delivery to this area.

Fire and emergency services (Please indicate which fire district serves subject property.)

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

X River Road - Fire and emergency services - Fire protection is currently provided to the subject property by the River Road Water District under contract with the City of Eugene. Upon annexation, fire protection will be provided directly by the City of Eugene Fire & EMS Department.

Emergency medical transport (i.e., ambulance) services are currently provided on a regional basis by Eugene, Springfield, and Lane Rural Fire/Rescue to central Lane County, including the River Road and Santa Clara areas. After annexation, this service will continue to be provided by the current provider. All ambulance service providers have mutual aid agreements and provide back-up service into the other providers' areas.

Planning and Development Services -- Planning and building permit services are provided to the area outside the city limits but within the urban growth boundary by the City of Eugene. This service would continue after annexation.

EWEB (Eugene Water and Electric Board) currently provides water and electric service in the Eugene area and can provide service to new development in the River Road and Santa Clara area upon annexation. Some properties in northern Eugene receive electric service from EPUD (Emerald People's Utility District). Some properties in south Eugene receive electric services from the Lane Electric Cooperative; please note if this is the case for your property. For more information contact EWEB, ph. 484- 2411, EPUD, ph. 746-1583 or Lane Electric Co-op, 484-1151.

Electric Service -- Which electric company will serve this site?

EWEB

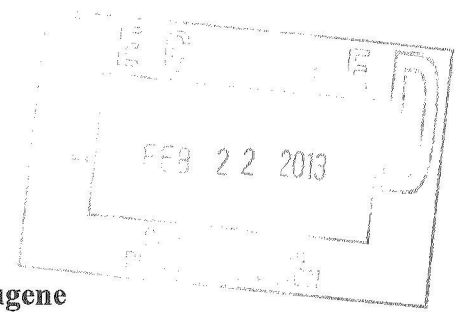
Water Service -- Please provide the size and location of the water main closest to your property. A four-inch water main is located in the

abutting Oakleigh Lane.

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

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

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



**Legal Description for Annexation to the City of Eugene
of the Adjusted Boundaries of
Assessor's Map No. 17-04-24-13, TL No. 400 &
Assessor's Map No. 17-04-24-24 TL No. 5500
comprising the boundary of Oakleigh Meadows LLC**

Beginning at a point on the south boundary of the plat of Oakleigh as platted and recorded in Book 9, Page 32 Lane County Oregon Plat Records, said point being South 88°11'00" East 893.64 feet from the Initial Point of said plat of Oakleigh; thence continuing along the south boundary of the plat of Oakleigh South 88°11'00" East 132.25 feet to the southwest corner of Lot A of said plat of Oakleigh; thence continuing South 88°11'00" East 139.88 feet to a point referenced by a 5/8" rebar and marking the northwest corner of that certain tract of land described in a Warranty Deed recorded June 4, 1985 Recep. No. 8519512 Lane County Oregon Deed Records; thence leaving the south boundary of the plat of Oakleigh and running along the west boundary of said last described tract South 7°09'32" East 323.30 feet; thence leaving said west boundary and running North 88°08'26" West 123.48 feet; thence South 1°51'34" West 21.90 feet to the northeast corner of that certain tract of land described in a Warranty Deed recorded June 9, 1976 Recep. No. 7628236 Lane County Oregon Deed Records; thence along the north boundary of said last described tract and its westerly extension North 88°08'26" West 202.11 feet to a point on the west boundary of that certain tract of land described in a Warranty Deed recorded June 12, 1961 Recep. No. 34813 Lane County Oregon Deed Records; thence along the west boundary of said last described tract North 1°52'51" East 268.76 feet to a point on the south boundary of that certain tract of land described in a Warranty Deed recorded March 16, 1970 Recep. No. 99610 Lane County Oregon Deed Records, said point being referenced by a 5/8" rebar with a yellow plastic cap stamped "Branch Eng Inc."; thence along the south boundary of said last described tract North 88°11'00" East 2.74 feet to the southeast corner thereof; thence North 1°49'00" East 72.25 feet to the point of beginning, all in Lane County Oregon.

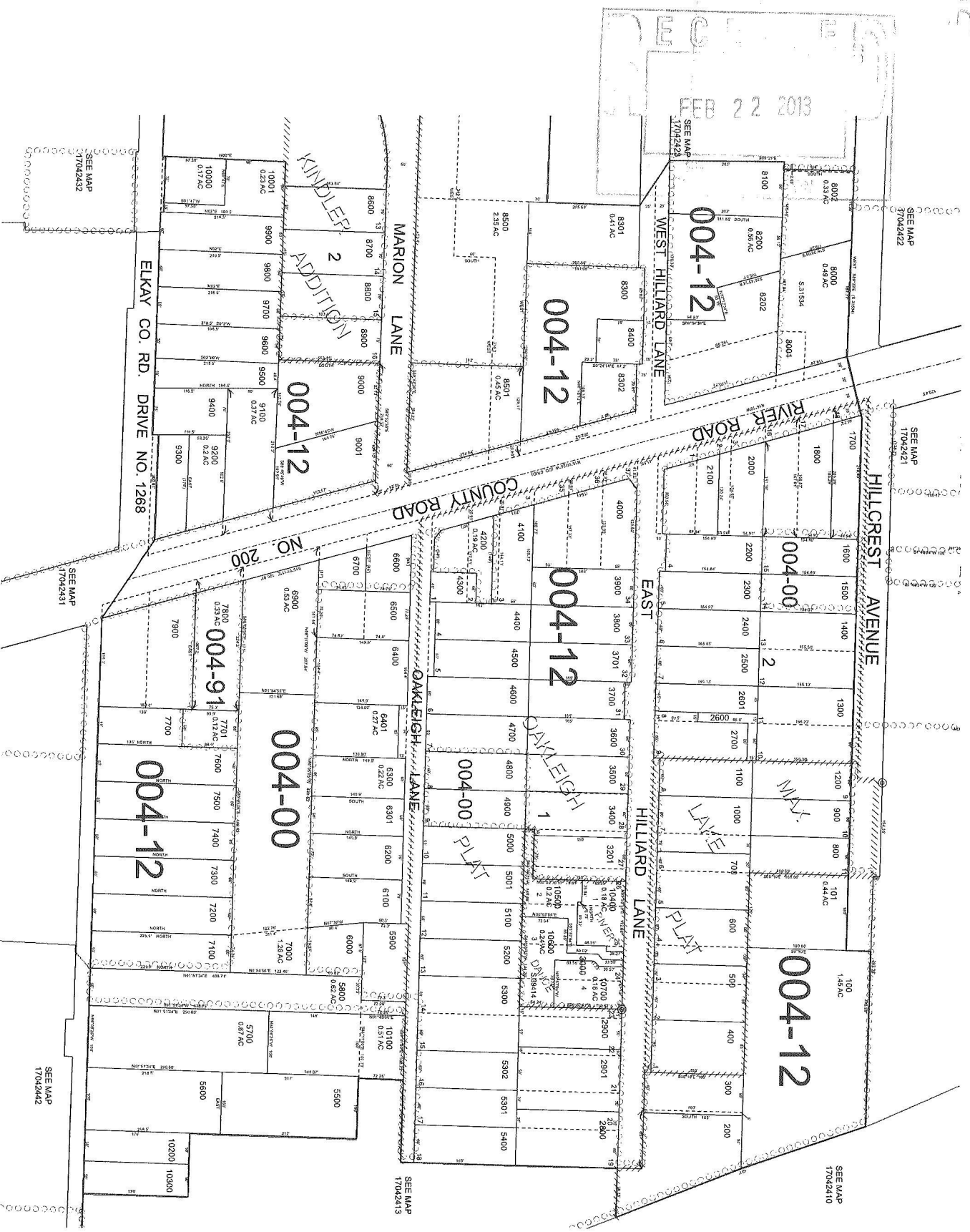
FOR ASSESSMENT AND TAXATION ONLY

S.E. 1/4 N.W. 1/4 SEC. 24 T. 17S. R. 4W. W.M.
Lane County
1" = 100'

SECTION 24
CORNER 24 - LANTANA - CORNER 14 TO 24
CORNER 24 - LANTANA - ANGLE T.L. 899.4 T.L. 770

17042424
EUGENE

Issue: - 2012-03-12 08:45



CANCELLED
8001
3000
3100
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EUGENE
17042424

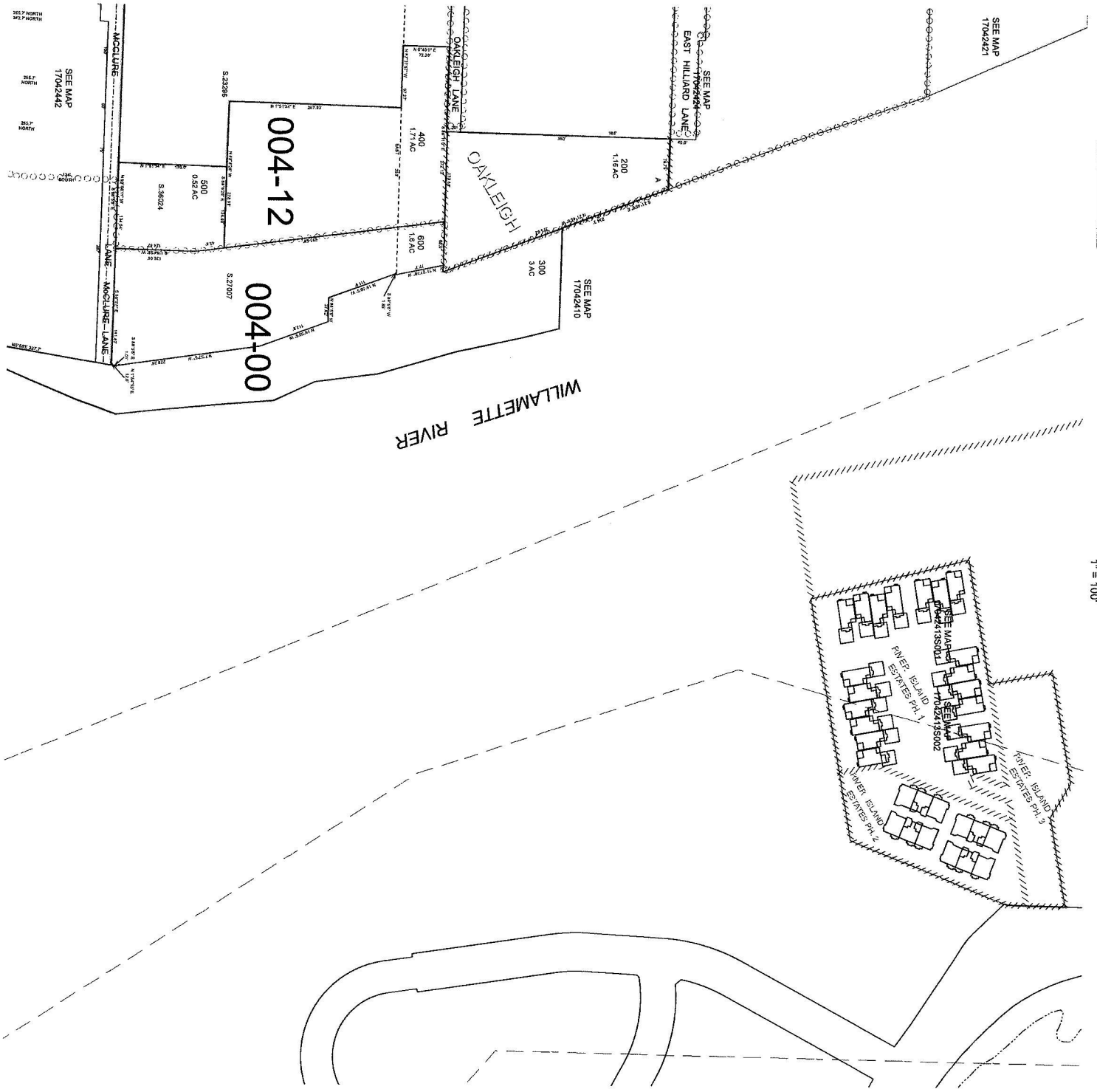
FOR ASSESSMENT AND TAXATION ONLY

S.W.1/4 N.E.1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
1" = 100'

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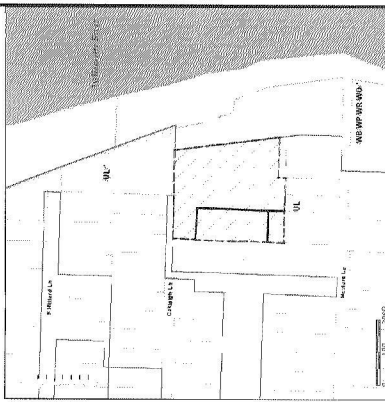
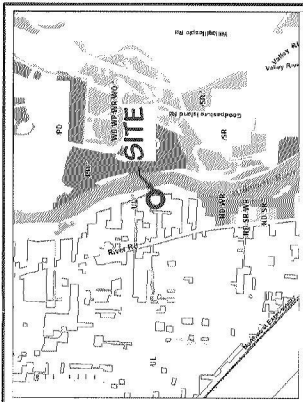
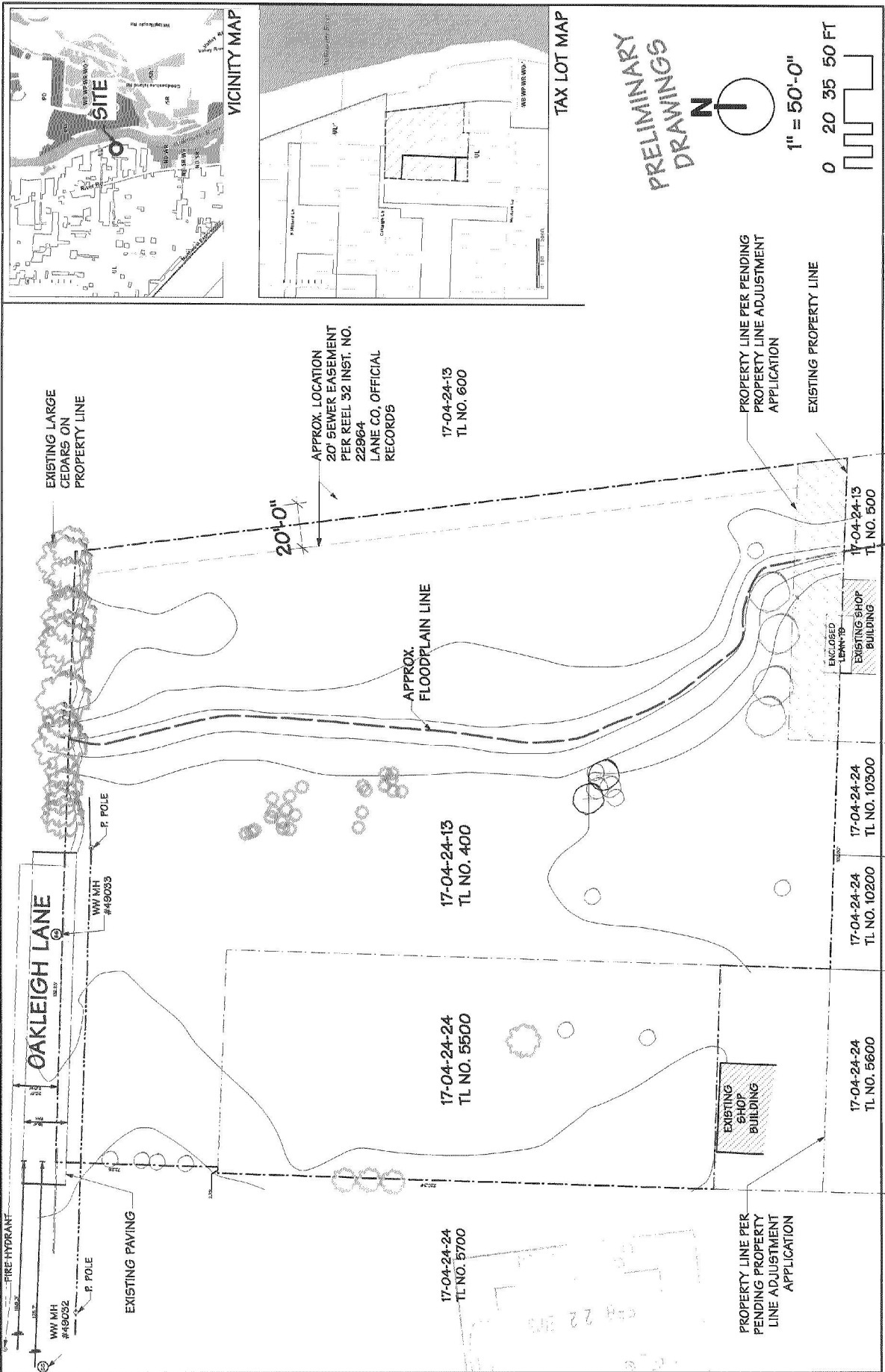
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CANCELLED



REVISIONS
DATE: 03/18/15 - CONVERT MAP TO GIS

EUGENE
17042413



PRELIMINARY DRAWINGS

N

1" = 50'-0"

0 20 35 50 FT