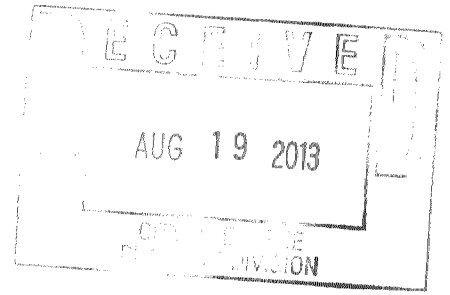


**WRITTEN STATEMENT
ANNEXATION
AUGUST 8, 2013**



This application proposes an annexation for Tax Map 17-04-11-11 Tax Lot 4100, and Tax Map 17-04-11-12 Tax Lot 5600. Both properties are located inside the Metro Plan boundary and River Road Santa Clara Urban Facilities Plan and are zoned AG Agriculture, with a /UL Urbanizable Land Overlay Zone. The subject sites are currently adjacent to City of Eugene incorporated land (Tax Map 17-04-11-11 Tax Lot 4003 and Tax Map 17-04-11-12 Tax Lot 5602). The purpose of the annexation is to allow submittal of a subdivision application of Tax Lots 4100, 4003 and 5600. The following describes how the proposed annexation conforms to the Eugene Code:

9.7825 Annexation – Approval Criteria. The city council shall approve, modify and approve, or deny a proposed annexation based on the application’s consistency with the following:

- (1) The land proposed to be annexed is within the city’s urban growth boundary and is:
- (a) Contiguous to the city limits; or
 - (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.

Both properties to be annexed are within the urban growth boundary.

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

The properties are within the Metro Plan and the River Road Santa Clara Urban Facilities Plan. Both plans require key urban facilities and services to be available.

- *Electrical service is provided by EWEB. Overhead wires are available for connection along the north side of TL 5600.*
- *Water is provided by the Santa Clara Water District, which currently contracts all functions of water distribution with EWEB. A 6” water main is located along Gardenia Way, adjacent to Tax Lot 5600.*
- *The City of Eugene currently has an 8” wastewater main located along Gardenia Way.*
- *The Santa Clara Fire protection services are currently provided to the subject properties; however upon annexation, these properties will be automatically withdrawn from the Santa Clara RFPD, and fire protection will be provided by the City of Eugene Fire & EMS Department.*
- *The city stormwater system is not directly available to the site for stormwater discharge. An onsite stormwater system will be addressed as part of the subdivision design and permitting process.*

- (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.

As mentioned, public services are in place and readily available to the parcels proposed for annexation. Because of the proximity to the surrounding urban facilities, services can be provided in an orderly, efficient, and timely manner.

* CB = Coburg CG = Cottage Grove
 CR = Creswell EU = Eugene
 FL = Florence JC = Junction City
 OA = Oakridge 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): Eugene

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>Tony Butler</i>	8/19/13	Future B Inc., dba Future B Homes	n/a	17-04-11-12-5600	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2.03
<i>David Butler</i>	8/19/13	Future B Inc., dba Future B Homes	n/a	17-04-11-11-4100	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1.34

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, Michael A Butler (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
 X Michael A. Butler (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 2 (qty). This petition reflects that 2 (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.

Quinn Thomas
 Lane County Department of Assessment and Taxation

Date Certified 8-19-13

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 0 (qty). I hereby certify that this petition includes 0 valid signatures representing 100 (%) of the total active registered voters that are registered in the proposed annexation.

Cynthia M. Munn
 Lane County Clerk or Deputy Signature

Date Certified 8-19-13

TAX MAP 17-04-11-11, TAX LOT 4100

SITUATED in Lane County, State of Oregon in the Northeast 1/4 of Section 11, Township 17 South, Range 4 West of the Willamette Meridian and described as follows:

BEING all those lands conveyed in that Warranty Deed recorded on December 27, 2012 as Reception Number 2012-0066289 in the Lane County Oregon Official Records; said lands being more or less described as follows:

BEGINNING at the Southeast corner of those lands conveyed in that Warranty Deed recorded on December 27, 2012 as Reception Number 2012-0066289 in the Lane County Oregon Official Records; **THENCE** North 89°40'04" West, 467.67 feet (West, 584.66 feet on the tax map); **THENCE** North 00°14'15" East, 100.05 feet; **THENCE** South 89°47'44" East, 467.63 feet (East, 584.66 feet on the tax map); **THENCE** South 00°12'39" West, 101.09 feet (South 99.0 feet on the tax map) to the **POINT OF BEGINNING**.

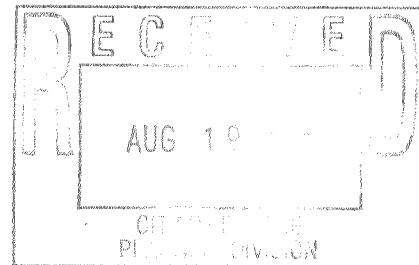
TAX MAP 17-04-11-12, TAX LOT 5600

SITUATED in Lane County, State of Oregon in the Northeast 1/4 of Section 11, Township 17 South, Range 4 West of the Willamette Meridian and described as follows:


BEING all those lands conveyed in that Statutory Warranty Deed recorded on March 24, 2006 as Reception Number 2006-020457 in the Lane County Oregon Official Records; said lands being more or less described as follows:

BEGINNING at the Northeast corner of those lands conveyed in that Warranty Deed recorded on December 27, 2012 as Reception Number 2012-0066289 in the Lane County Oregon Official Records; **THENCE** North 89°47'44" West, 560.82 feet; **THENCE** North 17°17'44" West, 188.35 feet (North 17°19'30" West, 188.27 feet on the tax map); **THENCE** South 89°47'44" East, 439.76 feet (South 89°49'30" East on the tax map); **THENCE** South 00°12'16" West, 129.52 feet (South 00°10'30" West, 129.52 feet on the tax map); **THENCE** South 89°47'44" East, 120.00 feet (120.0 feet on the tax map); **THENCE** North 00°12'16" East, 129.52 feet (North 00°10'30" East, 129.52 feet on the tax map); **THENCE** South 89°50'26" East, 57.72 feet; **THENCE** South 00°12'39" West, 179.68 feet to the **POINT OF BEGINNING**.

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.

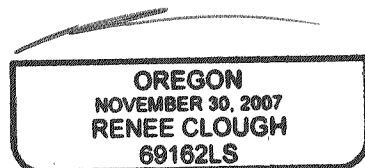
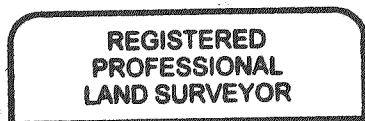
Signature: 

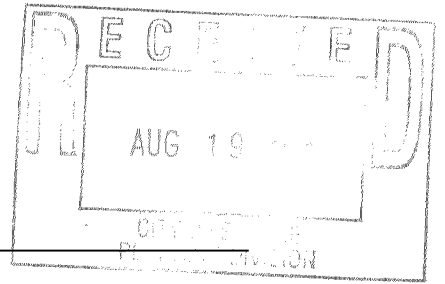
Registered Land Surveyor

Print Name: Renee Clough

Date: 8/15/13

Seal:





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:
Future B Inc., dba Future B Homes

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

17-04-11-11-4100

17-04-11-12-5600

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

The property(ies) in this annexation request:

will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:

8" wastewater main located along Gardenia Way

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? -

Onsite stormwater system will be addressed after annexation and

after a proposed Tentative Subdivision application has been submitted

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. Access to this site is available from River Road via Wedgewood Drive to Gardenia Way

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:

The property is near Terra Linda Park and the to-be-developed Ferndale Park.

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

Public Safety

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

For River Road/Santa Clara area-

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

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

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

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

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

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

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

Electric Service – Which electric company will serve this site?

EWEB

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

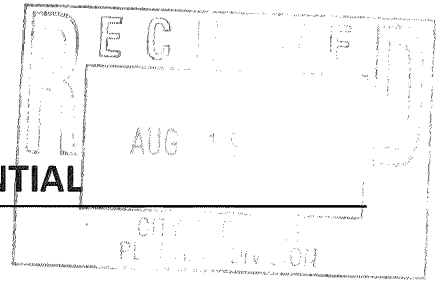
Santa Clara Water District / EWEB

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.

Census Information Sheet – CONFIDENTIAL



Please complete the attached survey and return it with your annexation application. It is not necessary to include the names of all individuals. Addresses and number of people living at each address is essential and sex and age information is helpful. If you have any questions, please contact the Planning Department at 541-682-5377.

City of Eugene Address: n/a

*- Vacant Land -
M. A. B. L. H.*

HOUSING TYPE

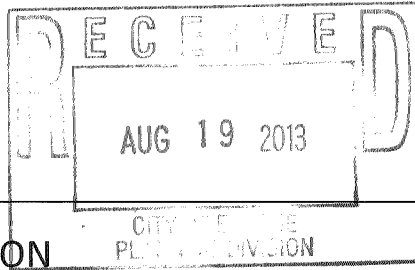
TENURE

- Single Unit Structure
- Multiple Unit Structure
- Trailer or Mobile Home
- Seasonal

- Owner-Occupied
- Renter-Occupied
- Vacant

RESIDENTS

Respondent	Last Name	First Name	Sex	Age
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____



Planning & Development Planning

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

ANNEXATION APPLICATION

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

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

Assessor's Map	Tax Lot	Zoning	Acreage
17-04-11-11	4100	AG, UL	1.34
17-04-11-12	5600	AG, UL	2.03

Property Address: n/a

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

Public Service Districts:

Name			
Parks:	Terra Linda		
Electric:	EWEB		
Water:	Santa Clara Water District / EWEB		
Sanitary Sewer:	City of Eugene		
Fire:	Santa Clara Rural Fire Protection District		
Schools:	Elementary: Awbrey	Middle: Madison	High: North Eugene
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

Written Statement (Submit 5 copies)

- Submit a detailed written statement describing **how** this request is consistent with all applicable criteria (Section 9.7825 of the Eugene Code).

Site Plan Requirements

Submit 8 copies of a site plan, drawn to an engineer's scale on 8 ½" 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.*
- Notarized Consent to Annexation form.
- A legal description of the land proposed for annexation, including any public right of way prepared by a registered land surveyor. Oregon Revised Statutes (ORS) 308.225 requires submittal of a closing metes and bounds description or subdivision block and lot number description. Please see example of acceptable legal descriptions contained in the application packet. The legal description must exactly correspond with the map included with the application or the Assessor's map.
- Summary of Urban Service Provision form.
- A county Assessor's cadastral map. *(Available at Lane County Assessment & Taxation)*
- 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.

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: 5600

Name (print): Future B Inc. dba Future B Homes

Address: P.O. Box 7425

Email: _____

City/State/Zip: Springfield, OR 97475

Phone: 744-2660 Fax: 744-0116

Signature: *Trig Butler*

Date: 8/19/13

President

PROPERTY OWNER OF TAX LOT: 4100

Name (print): Future B Inc. dba Future B Homes

Address: P.O. Box 7425

Email: _____

City/State/Zip: Springfield, OR 97475

Phone: 744-2660 Fax: 744-0116

Signature: *Trig Butler*

Date: 8/19/13

President

PROPERTY OWNER OF TAX LOT: _____

Name (print): _____

Address: _____

Email: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Signature: _____

Date: _____

SURVEYOR:

Name (print): Renee Clough, PLS, PE, AICP

Company/Organization: Branch Engineering, Inc.

Address: 310 5th St.

City/State/Zip: Springfield, OR 97477

Phone: 746-0637 Fax: 746-0389

E-mail: renee@branchengineering.com

Signature: 

Date: 8/15/13

REPRESENTATIVE (If different from Surveyor):

Name (print): Renee Clough, PLS, PE, AICP

Company/Organization: Branch Engineering, Inc.

Address: 310 5th St.

City/State/Zip: Springfield, OR 97477

Phone: 746-0637 Fax: 746-0389

E-mail: renee@branchengineering.com

Signature: 

Date: 8/15/13

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

17041112
EUGENE

N.W.1/4 N.E. 1/4 SEC. 11 T.17S. R.4W. W.M.
Lane County

1" = 100'

FOR ASSESSMENT AND
LOCATION ONLY



EUGENE
17041112



**Planning
Receipt**



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

Date: 8/19/13

Received From Address

FUTURE B HOMES

Method of Payment:

- Cash
- Check
- Visa/MC

Amount Received \$ 5155.70

Phone Project

()
17-09-11-11 - 04100
17-04-11-12 - 05600

Enter amount:

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

Staff Initials CBW

DUPLICATE RECEIPT DUPLICATE RECEIPT

CITY OF EUGENE
BUILDING & PERMIT SERVICE
99 WEST 10TH AVE 682-5086
REG-RECEIPT:3-0007166 Aug 19 2013
CASHIER: KJV

Annexation Fee \$4,730.00
Admin Fee-Auto Calc \$425.70

TOTAL DUE: \$5,155.70
RECEIVED FROM:
FUTURE B HOMES

Check: \$5,155.70
Total tendered: \$5,155.70
Change due: \$.00

www.eugene-or.gov/bldgpermitttracking
Please take our customer survey at:
www.survey/monkey.com/s/COEPermittSurvey
DUPLICATE RECEIPT DUPLICATE RECEIPT