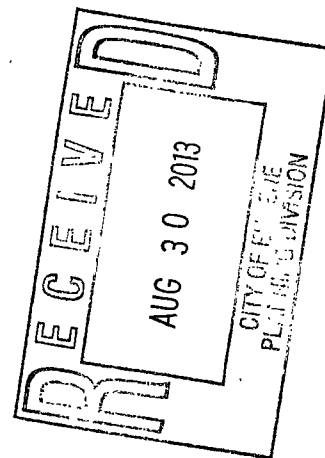


ANNEXATION NARRATIVE

**APPLICANT:** Gilbert Castro **PHONE:** (541) 953-2518  
**SURVEYOR:** Roberts Surveying Inc. **PHONE:** (541) 345-1112  
**CIVIL ENGINEER:** The Favreau Group **PHONE:** (541) 683-7048  
**DATE:** August 29, 2013  
**MAP:** 17-03-09-34, Tax Lot 3400  
**SITE ADDRESS:** 3325 Coburg Road, Eugene, Oregon



**Present Request:**

The present request is for approval to annex the subject property into the City of Eugene.

**Approval Criteria:**

The following findings demonstrate that the proposed tentative partition plan will comply with all applicable approval criteria and related standards as set forth in EC 9.7825. The approval criteria and related standards are listed below, with findings addressing each in **Bold**.

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

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

**The proposed property is contiguous to the city limits along the west boundary line.**

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

**The proposed property is designated as low density residential zoned land within the Metro Plan and the Willakenzie Plan. The proposal complies with the site's low density residential designation on the Metro Plan Diagram and the Willakenzie Plan Land Use Diagram. In this instance, there are no specific codified policies from the Metro Plan or Willakenzie Plan beginning at EC 9.9560 which serve as mandatory approval criteria or would generate any additional requirements for the proposed subdivision.**

**The Willakenzie Plan is the applicable adopted plan for the area of the requested subdivision. The land use diagram of the Willakenzie Plan designates the subject property for residential use, which is consistent with the proposed subdivision.**

**The subject property is also located within the Unincorporated Subarea, as identified within the Willakenzie Plan. The Willakenzie Plan policies and proposed actions specific to the Unincorporated Subarea are primarily focused on future residential development in the area. They do not identify any requirement relevant to the proposed residential zone.**

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

Willakenzie Plan Goals.

Provide for compatibility between existing and new development.

- Provide a balanced land use arrangement that promotes compatibility between residential and nonresidential uses while fostering environmental enhancement through the application of improved landscaping maintenance standards.
- Protect and improve the existing residential quality of the Willakenzie area.
- Ensure that new development is in scale and harmony with the exiting neighborhood character
- Provide for a range of housing choices.
- Provide opportunities for commercial and industrial development in a manner that is compatible with residential uses and natural values.
- Encourage the application of site development standards that result in reductions in noise, litter, and light pollution from nonresidential uses.
- Provide for the protection and enhancement of land designated park and open space in the Metro Plan and the Park and Recreation Plan as well as significant natural resources in the Willakenzie area, including, but not limited to, wildlife habitat areas, waterways, view sheds, and significant vegetation.
- Preserve important landmarks and historic resources.
- Provide for a transition from urban to rural uses near the edge of the urban growth boundary in a manner that protects the viability of existing rural and agricultural uses.

**The subject property is boarded by urban residential on the east and south and rural residential on the west. Therefore there are no compatibility issues. The proposed residential development will add housing choices in the existing neighborhood that will enhance the character of the area. There are no important landmarks or historic resources. The adjoining rural uses are similar to the proposed use of the subject property and therefore not pose any conflicts.**

Develop a transportation network that: a) facilitates safe and convenient vehicular access; b) minimizes through traffic on residential streets; c) minimizes traffic impacts on existing and future land uses; and d) encourages alternative modes of transportation.

- Minimize the adverse impacts of high volumes of traffic on residential land uses abutting major streets.
- Encourage street tree planting and landscaping along public rights-of-way.
- Provide for the installation of sidewalks where appropriate to ensure pedestrian safety, enhance pedestrian mobility, and encourage pedestrian linkages to transit facilities.
- Reduce reliance on the single-occupant vehicle by providing facilities and services that promote alternate modes of travel.

**The subject property currently takes access to Coburg Road. Future access will be limited to one access point on Coburg Road and any additional access points will be on Hillview Drive. The site can provide for street trees, landscaping and sidewalk. Transit facilities exist on Coburg Road.**

Provide the people of the Willakenzie area with quality, essential public safety services equal to those provided to other area of the city. Subscribe and conform to the highest professional standards in an effort to protect the constitutional rights, lives, and property of the citizens consistent with community goals and policies.

Provide for public facilities, services, and utilities in a manner that accommodates orderly, compact, and sequential growth.

**The development of subject property will provide the community with development that will enhance the area**

**The applicant is proposing annexation of tax lot 3400, of tax map 17-03-09-34. Based on this written narrative and the supporting documents, the applicant has demonstrated that this application is consistent both the criteria and intention of the Eugene City Code as set forth in EC 9.7825.**

THE FAVREAU GROUP  
 CIVIL ENGINEERING  
 3712 MORRICH AVE  
 EUGENE, OR 97403 (541) 683-7048

DATE	BY	DESCRIPTION

REVISIONS  
 DESCRIPTION  
 DATE  
 APP  
 DESIGNED  
 DRAWN  
 CHECKED  
 08-30-13  
 TAX MAP 17-09-09-34  
 TAX LOT 3400  
 CITY OF EUGENE

ANNEXATION AREA  
 FOR  
 TAX LOT 17-03-09-34-3400

LINE	LENGTH	BEARING
L1	31.44	N51°04'58"W
L2	36.09	N38°55'02"E
L3	18.00	N14°37'56"E

5800  
 5700  
 5600

LOT 13  
 CRAFTSMAN SUBDIVISION  
 DOCUMENT NO. 2004061784

POINT OF BEGINNING  
 CITY LIMITS

3300

3500

3600

TAX MAP 17-03-09-34  
 TAX LOT 3400

PROPOSED  
 ANNEXATION AREA

S 89°56'19" W 336.03'  
 S 00°17'27" E 77.22'

S 69°57'48" E 265.54'

N38°55'02"E  
 84.65'

TRUE POINT OF BEGINNING

4300

4400

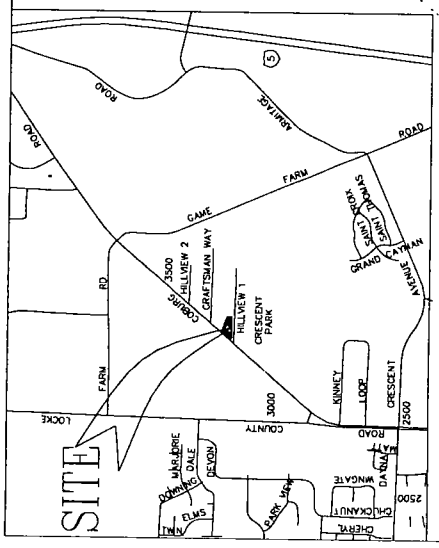
4500

HILLVIEW LANE 1

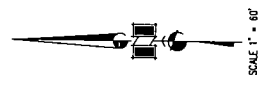
200  
 CITY LIMITS

COBURG ROAD

RECEIVED  
 AUG 30 2013  
 CITY OF EUGENE  
 PLANNING DIVISION



VICINITY MAP  
 NO SCALE

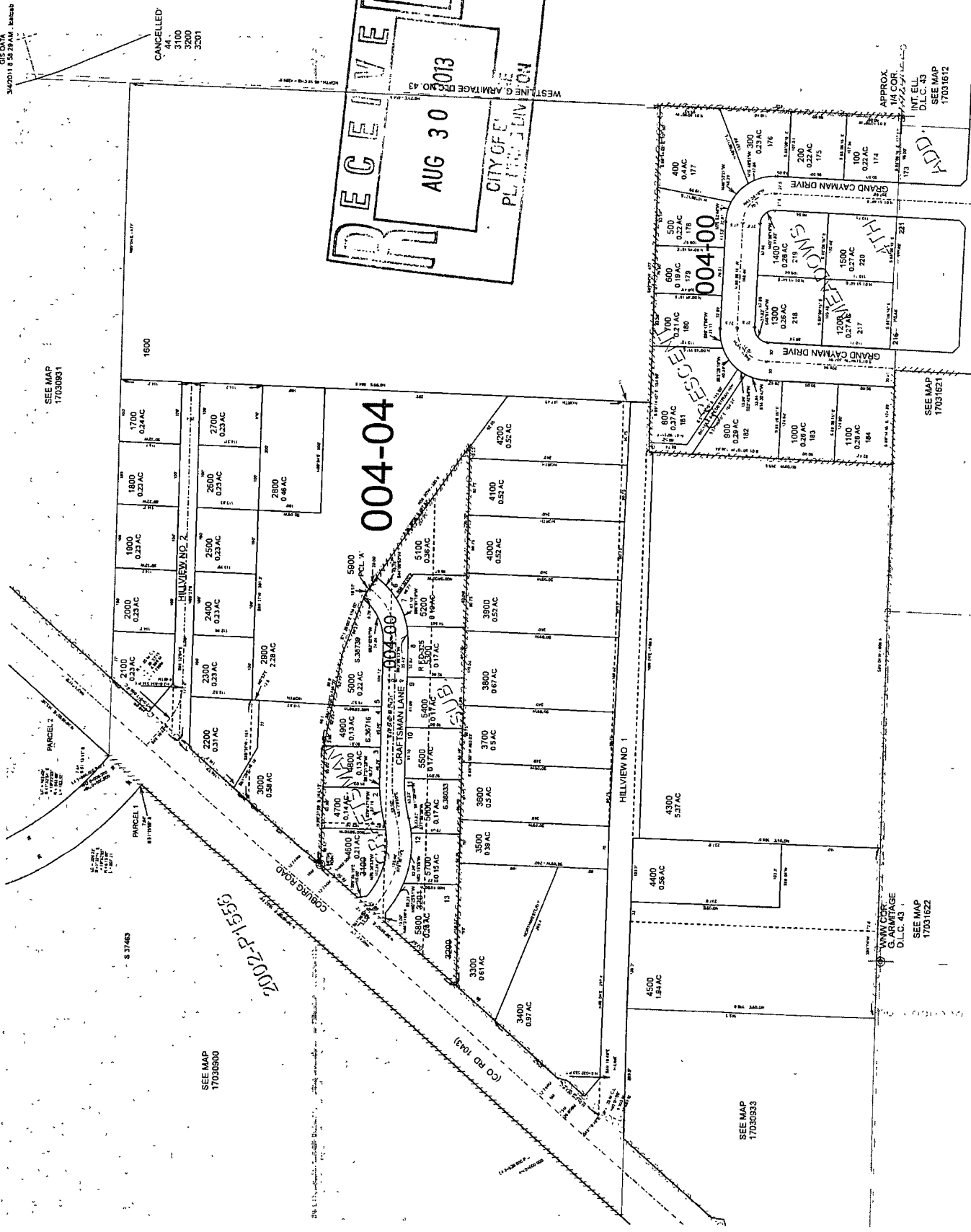


FOR ASSESSMENT AND  
TAXATION ONLY

BY ORDER OF  
CLERK OF COUNTY

17030934  
EUGENE

S.E. 1/4 S.W. 1/4 SEC. 9 T. 17S. R. 3W. W.M.  
Lane County  
1" = 100'



CANCELLED  
44  
3100  
3200  
3251

SEE MAP  
17030931

SEE MAP  
17030900

**RECEIVED**  
AUG 30  
CITY OFFICE  
PLANNING DIVISION

SEE MAP  
17030933

SEE MAP  
17031622

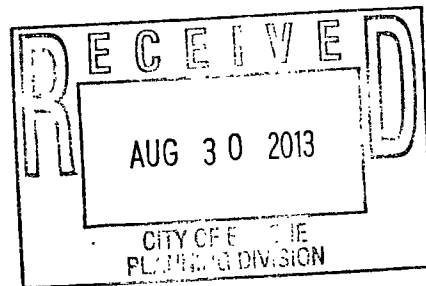
SEE MAP  
17031621

INT. ELL  
D.L.C. 43  
SEE MAP  
17031612

17030934  
EUGENE

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 OF CRAFTSMAN SUBDIVISION, RECORDED AUGUST 5, 2004, AS DOCUMENT NO. 2004061784, RECORDED IN LANE COUNTY DEEDS AND RECORDS; THENCE SOUTH ALONG THE EASTERLY RIGHT OF WAY OF COBURG ROAD S 38°55'02" W 84.65 FEET TO THE TRUE POINT OF BEGINNING, THENCE S 69°57'48" E 265.54 FEET, THENCE S 00°17'27" E 77.22 FEET TO THE NORTHERLY RIGHT OF WAY OF HILLVIEW LANE 1, THENCE S 89°56'19" W 336.03 FEET, THENCE N 51°04'58" W 31.44 FEET, THENCE N 38°55'02" E 36.09 FEET, THENCE N 14°37'56" E 18.00 FEET TO THE EASTERLY RIGHT OF WAY OF COBURG ROAD, THENCE N 38°55'02" E 132.78 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.



**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: 17-03-09-34 Address: 3325 COBURG RD.  
TL: 3400

Legal Description: SEE ATTACHED

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

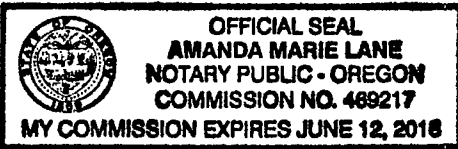
DATED this 29<sup>th</sup> day of August, 2013.

[Handwritten Signature]  
Danielle C. Castro

STATE OF OREGON )

)ss  
County of LANE )

On this 29 day of AUGUST, 2013, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, GILBERT AND DANIELE CASTRO, 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.


[Handwritten Signature]  
Notary Public for Oregon  
My Commission Expires 06/12/2016

\* 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)
1.		8/29/13	GRIEGER CASTRO	2230 COMSTOCK AVE EUGENE 97408	17-03-09-34 - 3400	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0.98 (1.00)
2.								
3.								
4.								
5.								

Note: With the above signature(s), I am attesting that I have the authority to consent to annexation on my own behalf or on behalf of my firm or agency. (Attach evidence of such authorization when applicable.)

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

**CERTIFICATION OF PROPERTY OWNERS**

The total landowners in the proposed annexation are 1 (qty). This petition reflects that 1 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.

  
 Lane County Department of Assessment and Taxation  
9/3/13  
 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

## 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:

GILBERT A. CASTRO & DANIELLE C. CASTRO

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

MAP 17-03-09-34, TAX LOT 3A00

---

**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:

X 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?

CORVUS RD.

THE PROPERTY OWNER WILL EXTEND DURING PROPOSED SUBDIVISION CONSTRUCTION

**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?

YES



If yes,  
location? COBURG RD.

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. COBURG RD.

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:

GILHAM PARK, ARMITAGE 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, 12"

COBURG RD.

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

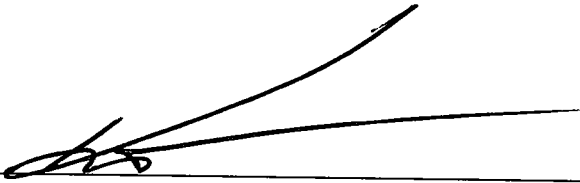
Natural Gas -- Northwest Natural Gas can extend service to new development in this area.

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

## 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

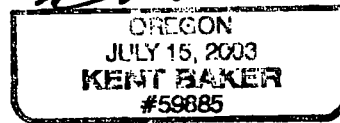
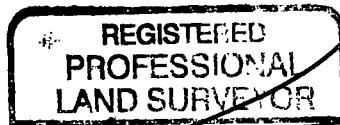
Print Name:

KENT BAKER  
\_\_\_\_\_

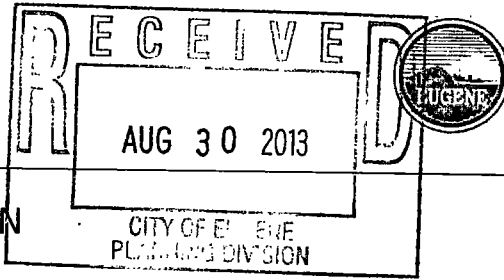
Date:

8/28/13  
\_\_\_\_\_

Seal:



Expires 12-31-2013



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
17-03-09-34	3400	R-1	0.98

Property Address: 3325 CABURG RD

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

Public Service Districts:

Name			
Parks:	ARMITAGE		
Electric:	EWEB		
Water:	EWEB		
Sanitary Sewer:	CITY OF EUGENE		
Fire:			
Schools:	Elementary: GILHAM	Middle: CAL YOUNG	High: SHELDON
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)

**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: 3400

Name (print): GILBERT CASTRO

Address: 2230 COMSTOCK AVE

Email: CASTROCONSTRUCTION@COMCAST.NET

City/State/Zip: EUGENE/OR/97408

Phone: 541-953-2518 Fax:

Signature: 

Date: 8-29-13

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): KENT BAKER

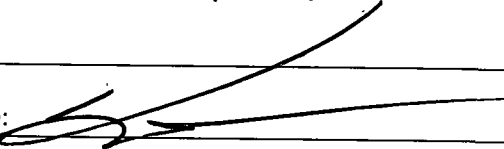
Company/Organization: ROBERTS SURVEYING, INC.

Address: 2811 LYDICK WAY

City/State/Zip: EUGENE, OR, 97401

Phone: 541-345-1112 Fax:

E-mail:

Signature: 

Date: 8/28/13

**REPRESENTATIVE** (If different from Surveyor):

Name (print): ANTHONY FAVREAU


Company/Organization: THE FAVREAU GROUP

Address: 3750 NORWICH AVE.

City/State/Zip: EUGENE / OR / 97408

Phone: 541-688-7018 Fax:

E-mail: FAVREAUGROUP@MSN.COM

Signature: 

Date:

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



# Planning Receipt



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

Date: 8/30/13

Received From  
 Address

Gilbert Castro  
2230 Comstock Ave  
Eugene, OR 97408

Method of Payment:

- Cash  
 Check # 1523  
 Visa/MC

Contact: Tony Favreau

Amount Received

Phone

(541) 683-7048

\$ 5155.70

Project

3325 Coburg Rd

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	\$	Willamette Greenway Permit	\$
Partition, Tentative	\$	Zone Change	\$
Partition, Final	\$	Other	\$
Property Line Adjustment	\$	Fire Review Fee	\$
PUD Tentative	\$	Subtotal	\$
PUD Final	\$	Administrative Fee (except appeals)	\$ <u>425.70</u>
Site Review	\$	TOTAL	\$ <u>5155.70</u>

Staff Initials CRZ

=====  
CITY OF EUGENE  
BUILDING & PERMIT SERVICE  
99 WEST 10TH AVE 682-5086  
REG-RECEIPT:3-0007556 Aug 30 2013  
CASHIER: NLR  
=====

Annexation Fee \$4,730.00  
3325 Coburg Rd  
Admin Fee-Auto Calc \$425.70  
-----

TOTAL DUE: \$5,155.70

RECEIVED FROM:  
GILBERT CASTRO

Check: \$5,155.70  
-----

Total tendered: \$5,155.70  
-----

Change due: \$0.00

=====  
[www.eugene-or.gov/bldgpermittracking](http://www.eugene-or.gov/bldgpermittracking)  
=====

Please take our customer survey at:  
[www.surveymonkey.com/s/COEPermitSurvey](http://www.surveymonkey.com/s/COEPermitSurvey)  
=====