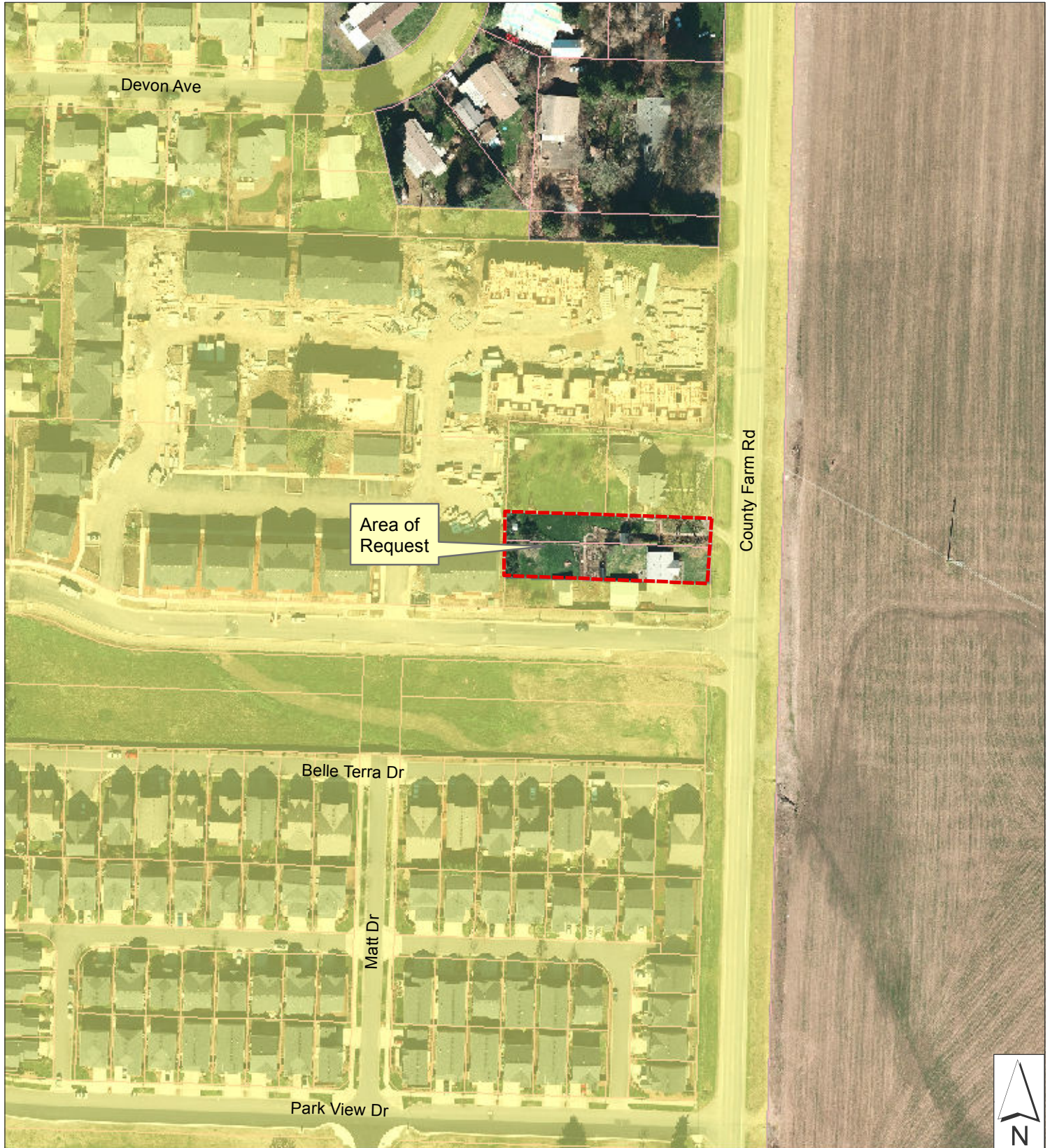




MWIC Eugene, LLC (A 14-7)



Legend

-  EUG
-  Taxlots



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

December 10, 2014



RESOLUTION NO. _____

A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (NORTHWEST CORNER OF COUNTY FARM ROAD AND LAKEVIEW DRIVE, AND IDENTIFIED AS ASSESSOR'S MAP 17-03-08-44, TAX LOT 6200 AND A PORTION OF TAX LOT 9200).

The City Council of the City of Eugene finds that:

A. An annexation application was submitted by MWIC Eugene, LLC, on October 23, 2014, 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 17-03-08-44, Tax Lot 6200 and a portion of Tax Lot 9200.

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 January 23, 2015, a notice containing the street address and assessor's map and tax lot number, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicants, owners and occupants of property within 500 feet of the subject property, and the Northeast Neighbors. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on February 23, 2015.

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 17-03-08-44, Tax Lot 6200 and a portion of Tax Lot 9200, as depicted on the map attached as Exhibit A, and described in the legal description attached as Exhibit B, is annexed to the City of Eugene.

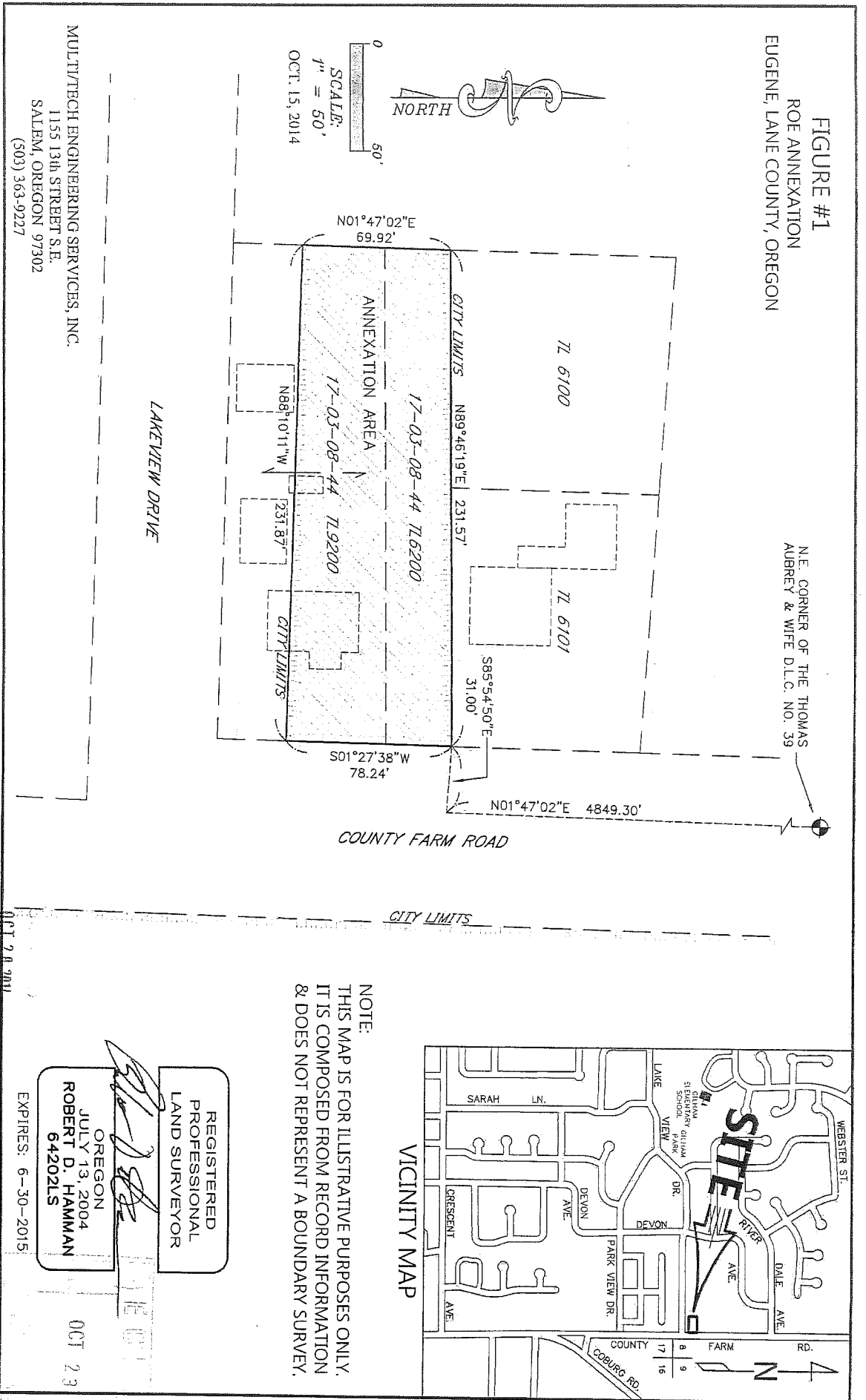
Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and automatic rezoning of the land from R-2/UL to R-2 pursuant to EC 9.7820(3) shall be effective in accordance with State law.

The foregoing Resolution adopted the ____ day of _____, 2015.

City Recorder

EXHIBIT A

FIGURE #1
ROE ANNEXATION
EUGENE, LAKE COUNTY, OREGON



MULTI/TECH ENGINEERING SERVICES, INC.
1155 13th STREET S.E.
SALEM, OREGON 97302
(503) 363-9227

N.E. CORNER OF THE THOMAS
AUBREY & WIFE D.L.C. NO. 39

NOTE:
THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY,
IT IS COMPOSED FROM RECORD INFORMATION
& DOES NOT REPRESENT A BOUNDARY SURVEY.

OCT 20 2011

EXPIRES: 6-30-2015

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT D. HAMMAN
OREGON
JULY 13, 2004
64202LS

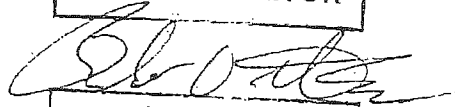
OCT 23 2014

EXHIBIT B

AREA TO BE ANNEXED

Beginning at a point being 4849.30 feet South 01°47'02" West, and 31.00 feet North 85°54'50" West, of the Northeast corner of the Thomas Aubrey and wife D.L.C. No. 39 , in Township 17 South, Range 3 West of the Willamette Meridian, city of Eugene, Lane County, Oregon; thence along the West right of way of County Farm Road, South 01°27'38" West 78.24 feet; thence North 88°10'11" West 231.87 feet; thence North 01°47'02" East 69.92 feet; thence North 89°46'19" East 231.57' to the point of beginning and containing 17165 Sq. Ft. of more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6/30/2015

RECEIVED
OCT 23 2014

EXHIBIT C



**Planning Director’s Recommendations and Findings:
3120 County Farm Road (MWIC Eugene, LLC) (A 14-7)**

Application Submitted: October 23, 2014	
Applicant: Jason Tokarski, Manager, MWIC Eugene, LLC	
Map/Lot(s): 17-03-08-44, Tax Lot 6200 and a portion of Tax Lot 9200	
Zoning: R2/UL; Medium Density Residential with Urbanizable Land Overlay	
Location: 3120 County Farm Road; County Farm Road and Lakeview Drive	
Representative: Bill Kloos, 541-954-1260	
Lead City Staff:	Steve Nystrom, 541-682-8385

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 area to be annexed includes one tax lot and one partial tax lot totaling 0.35 acres. The annexation area is within the City's urban growth boundary and is contiguous to the city limits along all of its boundary lines.</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: 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> <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 <u>Metro Plan</u> designates the annexation area as appropriate for medium density residential use.</p> <p>The <u>Willakenzie Area Plan</u> is the adopted refinement plan for the annexation area and also designates the area for medium density residential use. The subject property is currently zoned R2/UL Medium Density Residential with Urbanizable Land overlay zone. Upon annexation, the /UL overlay will automatically be removed.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with <u>Metro Plan</u> growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.</p>
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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 align="center">Complies</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 Public wastewater is available to serve the subject property. An 8-inch main line is located within Lakeview Drive, the street located just south of tax lot 9200. The applicant confirms that they will extend public wastewater within the subject property at the time of development, at the developer's expense.</p> <p>Stormwater Public stormwater facilities are available to serve this site. There are public mainlines of varied diameters within Lakeview Drive. Stormwater runoff generated by development may be accommodated on-site, or discharged to a new stormwater flood control facility constructed by the applicant. Compliance with applicable stormwater development standards will be ensured at the time of development.</p> <p>The applicant confirms that future development of the subject property will include onsite stormwater management facilities to infiltrate all runoff within the bounds of the subject property. Available data indicates that the site is suitable for infiltration. This type of stormwater management is preferred in the City's stormwater development standards, for providing pollution-reduction and minimizing contributing flows to the</p>
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	

public system and to more closely mimic the natural hydrological cycle. Compliance with the stormwater development standards for pre-treatment and any detention requirements will be confirmed during the development permit process.

Streets

The property is located at the northwest corner of the intersection of County Farm Road and Lakeview Drive. Lakeview Drive is classified as a local street. County Farm Road is designated as a major collector.

Street improvements will be determined at the time of property development.

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. Referral comments from EWEB staff state no objections to the proposed annexation and include contact information for obtaining additional service information.

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 Willakenzie/Eugene RFPD. 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 subject area as prescribed in the Metro Plan. Armitage Park, a major county park, is roughly ½ mile from the subject property. Smaller city parks, including Gilham Park at Gilham Elementary, are also within ½ mile of the subject property.

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

A variety of telecommunications providers offer services throughout the Eugene/Springfield area.

Public Schools

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.

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.

October 23, 2014

ANNEXATION APPLICATION

Property Location: Map 17-03-08-44, TL 6200 and 9200

Owners/applicant: MWIC Eugene LLC
201 Ferry St., Ste 400
Salem, Or 97301

Applicants’
Representative: Law Office of Bill Kloos, PC
PO Box 11906
Eugene, OR 97440

Contact: Bill Kloos
Phone: 541-954-1260; email: billkloos@landuseoregon.com

**Narrative in Support of
Annexation of Property known as 3120 County Farm Rd
(Map 17-03-08-44, TL 6200 and 9200)**

I. Introduction

This is an application for annexation of roughly 0.35 acres of land containing a house and accessory structures. The property is at the northwest corner of County Farm Road and Lakeview Drive. The property is located within the City of Eugene UGB. The property is a small island of unincorporated territory that is entirely surrounded by territory that has been incorporated into the city limits, and is adjacent to the city limits on all sides. In addition, a portion of one of the tax lots that is the subject of this application (TL 9200) has already been incorporated into the city limits.

The street address is 3120 County Farm Road, Eugene, OR 97408 (Map 17-03-08-44, TL 6200 and 9200). The subject property is currently zoned R-2/UL.¹

The City of Eugene makes annexation decisions under the standards and procedures set out in Ordinance No. 4960 (Dec. 10, 2007). The requirements for an annexation 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.

¹ The applicant is also filing a separate, concurrent application for a zone change on adjacent, but separate land owned by the applicant. The “footprint” of the annexation application is distinct and non-overlapping with the “footprint” of the zone change application.

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, tax lots, street addresses:

Owner: MWIC Eugene LLC, 201 Ferry St., Ste 400, Salem, Or 97301

Electors: None.

Street address: 3120 County Farm Road, Eugene, OR 97408

EC 9.7810(2): Consent to annex form by all owners and not less than 50 percent of residing electors : See Exhibit A, a consent to annex form signed by the owner and no electors, as no electors are registered to vote at this address.

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 Lane County A&T: See Exhibit B.

EC 9.7810(6): Certificate of electors form signed by Lane County Elections: See Exhibit B. See also census sheet, Exhibit C.

EC 9.7810(7): Legal Description by surveyor in form of ORS 308.225: See Exhibit D, prepared by Multi/Tech Engineers.

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

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

Fire: Willakenzie/Eugene RFPD

Ambulance: Eugene Fire & EMS (district WC)

Transportation: Lane Transit District (service area and ride source)

Soil and Water Conservation District: Upper Willamette

Utility District: Eugene Water and Electric Board

Schools: Eugene 4J (Gilham, Cal Young and Sheldon)

See Exhibit F and G.

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.*

(1) Within the Urban Growth Boundary: The property proposed to be annexed is within the UGB. See Exhibit H.

(1)(a) Contiguous to the city limits: The property proposed to be annexed is contiguous to the city limits on all sides. See Exhibit H.

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

Metro Plan Policy 10, page 11-C-4, recognizes annexations through this normal process to be the highest priority. As such, the proposal is consistent with this policy.

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

Metro Plan Policy 16 provides that land within the UGB shall be annexed to a city and provided with the minimum level of urban facilities and services. It further provides that while the timeframe for annexation may vary, annexation should occur as land transitions from urbanizable to urban. The property is within the UGB and is surrounded on three sides with urban level development. The provision of facilities and services is addressed in standard (3) below. The property is already designated Medium Density

Residential and zoned R-2, and key facilities and services have been provided to adjacent properties. See (3) below. As such, the property has transitioned to urban, and following annexation, the property is a candidate for re-development at densities consistent with its zoning. The proposal is consistent with Policy 16.

Metro Plan Policy 18 is instructional to the City to dissolve special service districts after annexation and to consider intergovernmental agreements with affected special service districts. The applicant does not object to dissolving special service districts, as needed. The proposal is consistent with Policy 18.

Refinement Plans: The subject property is also within the area of the Willakenzie Area Plan (“WAP”), an area refinement plan. The Land Use Element of the WAP contains generally applicable policies, and it also includes policies that apply to specific sub-areas. The subject property is within the Unincorporated Subarea. Below we address the generally applicable policies first, followed by the residential policies, followed by the potentially relevant policies specifically applicable to the Unincorporated Subarea:

Policy 5 (page 15) Site review procedures or special development standards shall be considered for properties which abut or face one another, when the uses permitted on those properties are potentially incompatible.

Site Review procedures and special development standards are not relevant at this time because this annexation application does not propose development. EC 9.7820(4) does not allow a property to be re-zoned until after annexation. It would appear, however, that none of the abutting or facing properties permit uses incompatible with the uses allowed on the subject property, or *vice versa*, as the subject property shares the same R-2 zoning as the abutting properties.

Policy 6 (page 15) – Minimize land use conflicts by promoting compatibility between low density and higher-density residential land uses as well as between residential and nonresidential land uses.

6.1 Encourage nonresidential land uses to provide landscaping with particular emphasis on parking-lot screening and provision of buffering between residential and nonresidential uses.

The general directive to encourage compatibility between areas of different residential densities is further described in the Residential section of policies in the WAP. This refinement plan policy is a general directive that helps describe implementing regulations that could be adopted (*e.g.*, a code requirement for buffering between residential and nonresidential uses, such as EC 9.2170(5)(c), which requires landscaping in commercially-zoned yards that abut residential zones.) This refinement plan policy is not directly applicable to an annexation application. However, if this standard did apply directly here, it would be of limited relevance, as the subject property is surrounded on

three sides by land with identical medium-density designation, and is separated from low-density residential land on the fourth side by County Farm Rd.

Residential Policy 2 (page 16) – Require new medium-density residential development in the Willakenzie area to achieve a minimum density level of 10 dwelling units per acre and new high-density residential development to achieve a minimum density level of 15 dwelling units per acre. If a future citywide code amendment establishes different minimum density levels than are established in this plan, the levels established in the code will take precedence, except in the Chase Gardens High-Density Residential area. Development in this area shall achieve a minimum density level of no less than 15 dwelling units per acre.

2.1 – Amend the Eugene Code to establish minimum density requirements for medium- and high-density residential development within the Eugene urban growth boundary. The suggested minimum density requirements are 10 DU/Acre for areas designated Medium-Density Residential and 15 DU/Acre for areas designated High-Density Residential.

This policy sets minimum density levels, but it also provides that those density levels may be subsequently set by city code. Eugene Code provides the minimum density for R-2 (the base zoning applicable to the subject property) is 10 units per acre. Table EC 9.2750. Regardless, these minimum density standards will apply directly at the time of development, and, consistent with this WAP policy, can be implemented by code. In the meantime, this policy does not apply to the current annexation request, as no residential development is currently being proposed.

Residential Policy 4 (page 16) – Encourage a mixture of housing densities and types to address the housing needs of a diverse population.

This policy is hortatory, as the Metro Plan designations and zoning designations accomplish exactly this task. An overview of the city's zoning map shows that the roughly one square mile area surrounding the subject property contains R1, R2 and R4 zones, along with smaller areas of C-1 and GO zones. The three residential zones in this area provide the mixture of housing densities and types called for by this policy.

Residential Policy 5 (page 16) – Encourage medium- and high-density residential uses in areas which have good access to commercial services, public open space, schools, parks, transit and other alternative modes of transportation.

This policy is also intended to be implemented by zoning designations, and specific development applications, and is not directly applicable to an *ala carte* annexation application. However, an overview of the city's zoning map in this area shows that this policy has been implemented, as medium-density residential areas (including the subject

property) and the nearby high-density residential areas (such as the area at Crescent Ave. and Lord Byron Pl.) have access to Gilham Park and elementary, Striker field, the county's Armitage Park, and the wide range of commercial services available nearby at the intersection of Coburg Rd. and Chad Dr. Therefore, this policy has already been implemented.

Residential Policy 8 (page 16) Promote compatibility between low-density residential land uses and medium- to high-density residential land uses.

8.1 Apply the site review /SR suffix to all parcels designated medium or high-density residential land use which directly abut low-density residential land uses.

As explained above, compatibility between uses is already “baked into” the subject property, because it is surrounded by property that shares its medium-density designation. The subject property is developed with a single-family residence, but it does not directly abut low-density residential land use, and it is likely to be redeveloped in medium density residential use (similar to the adjacent development to the west and north) in the near future. For the meantime, this policy does not apply directly to the current annexation request.

Policies 1 through 10 in the unincorporated subarea section of the WAP are not applicable because they apply to specific properties, separate from the subject property.

Unincorporated Subarea Policy 11 (page 59) – The City shall acknowledge the potential for development of residential/mixed-use neighborhoods in the Unincorporated Subarea.

11.1 Create a process for preparing Eugene Code amendments which are specifically structured to encourage the development of pedestrian-oriented communities. This process should insure the involvement of property owners, neighborhood groups, and other interested parties in the development of the code amendments.

This policy acknowledges potential for residential/mixed use neighborhoods and provides directives for future code amendments. In the current situation, the subject property has already been zoned for medium-density residential, and the surrounding area has already been developed with medium-density uses. This policy is not directly applicable to a simple annexation application.

Policies 12 through 14 are not relevant because they either apply to areas identified as “opportunity areas” in the unincorporated subarea or to residential mixed-use areas.

Unincorporated Subarea Policy 15 (page 59) – The City shall recognize the area at the northwest corner of Ayres and Gilham roads and the area at the southwest corner of Coburg Road and County Farm Loop, as

depicted on the Willakenzie Land Use Diagram, as appropriate for medium-density residential development.

15.1 Amend the Metro Plan diagram from low-density to a medium-density residential designation for the above-referenced area, as depicted on the Willakenzie Land Use Diagram.

The current Metro Plan diagram indicates that this policy has already been fulfilled. As it applies to the subject property, the medium-density residential designation called for in the Willakenzie land use diagram has already been applied. After annexation, the subject property will automatically have its urbanizable lands /UL overlay removed, and it can potentially be redeveloped with medium-density residential uses, as envisioned by this policy.

Public Facilities and Services Element

Policy 1 (page 122) – The City shall provide for annexation of urbanizable land in a manner consistent with State law as well as local annexation and growth management policies.

By applying through the standard annexation process, which requires county certification of ownership and electors in the subject property, the proposal is consistent with the state law portion of this policy. Local annexation and growth management policies are further addressed in section (3), below, in regard to provision of key urban facilities and services.

(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.

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. See Exhibit F.

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). 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.

Currently, there is an 8-inch public wastewater line adjacent to the subject property in Lakeview Dr. No extension of public trunk line would be required. A private service line could tie directly into the public line within the adjacent road ROW. Alternatively, in light of the fact that the adjacent property to the west and north of the subject property is under the same ownership, future development of the subject property could potentially tie into the existing waste water system associated with this adjacent property. See Exhibit F-3.

Stormwater services:

Maps from the City of Eugene's 2013 edition of the Wastewater and Stormwater Infrastructure Map Book show there are stormwater facilities in place adjacent to the subject property in Lakeview Dr. The diagram is somewhat unclear, but it appears to show two parallel 6-inch public lines in the Lakeview Dr. ROW, with one 12-inch section. These lines appear to be overlaid in places with the red-dashed line indicating a "BMP line," which is an unfamiliar term for the applicant. Regardless, it appears that stormwater facilities are already in place to serve the subject property. See Exhibit F-2.

Transportation:

The property is at the corner of County Farm Road and Lakeview Dr. County Farm Rd. is designated on the City of Eugene's Street Classification Map as a Major Collector. Exhibit F1. Lakeview Dr. appears to have been completed after this map was produced (2009), but the applicant suspects it would be classified as a local street. In addition, the site is within the LTD service and ride source area. County Farm Rd. has paved shoulders suitable to accommodate cyclists, and there are dedicated bike lanes on Coburg Rd. Therefore, transportation facilities currently exist, and do not need to be extended, in order to serve the subject property.

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

Water Service: Water is available to the subject property from a 12-inch water main line on the east side of County Farm Road and an 8-inch main line on the north side of Lakeview Dr. The existing residential structure has a service line coming off of the main line in County Farm Rd. Exhibit F4.

Fire and emergency medical services: Fire protection is currently provided either by Willakenzie/Eugene RFPD. Upon annexation, the City of Eugene will provide services directly to the property.

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: A minimum level of park services can be provided to this area, consistent with the Metro Plan. Armitage Park, a major county park, is roughly ½ mile north of the subject property on Coburg Road. Smaller city parks, including Gilham Park at Gilham Elementary, are also within ½ mile of the subject property.

Electric Service: The property is already served by EWEB. Exhibit F6. 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 and wireless service from major carriers is currently available at the subject property.

Public schools on a district-wide basis: The Eugene 4J School District serves the annexation area. Existing schools are: Gilham Elementary, Cal Young Middle School and Sheldon High School. Exhibit G.

CONCLUSION: key urban services and facilities can be extended to the subject property. In most regards, they already have been extended to the subject property.

CONCLUSION: Approval of the annexation application is consistent with the three core approval standards established by EC 9.7825.

Sincerely,

Bill Kloos

Bill Kloos

LIST OF EXHIBITS FOR ANNEXATION

- A. Consent to Annex Forms
- B. Annexation Petition, which includes: Lane County Assessment and Taxation Verification of Property Ownership form and Certificate of Electors Form, Lane County Elections
- C. Census information sheet

- D. Legal description and Map of Annexation Area, Multi/Tech Engineering
 - Exhibit D.1 – Site Plan for annexation area
 - Exhibit D.2 – Surveyor certification of legal description and map

- E. Lane County Assessor’s cadastral map of subject property.

- F. Summary Table of Urban Services Provided
 - F2. City Stormwater Maps excerpt
 - F3. City Wastewater Maps excerpt
 - F4. EWEB Water Maps excerpts
 - F5. EWEB Power Maps excerpt

- G. RLID property printouts
 - G1. 17-03-08-44-06200
 - G2. 17-03-08-44-09200

- H. Area Map

- I. Aerial Photograph detail

- J. Zoning Maps details
 - J1. Base zones
 - J2. Overlay zones

- K. Designation Map detail

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: Map 17-03-08-44, TL 6200 and 9200 Address: 3120 County Farm Rd., Eugene OR 97408

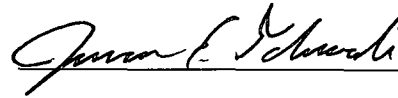
Legal Description:

Attached as Exhibit A.

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

DATED this 16 day of October, 2014.

Jason Tokarski, as Manager of MWIC Eugene, LLC.



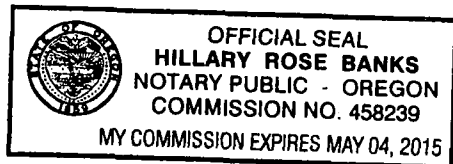
STATE OF OREGON)

)ss

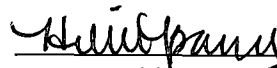
County of)

On this 16 day of October, 2014, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Jason Tokarski, as Manager of MWIC Eugene, LLC., who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

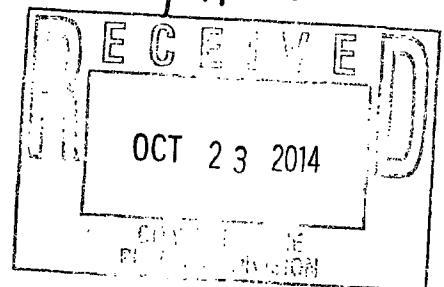


IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Notary Public for Oregon

My Commission Expires May 4, 2015



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

**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)
1. <i>Janice E. Schwab</i>	10/21/14	MWIC Eugene, LLC, By and through its manager, Jason Tokarski, Vice President of Mountain West Investment Corp. Manager of MWIC Eugene, LLC.	MWIC Eugene LLC 201 Ferry St., Ste 400 Salem, Or 97301	Map 17-03-08-44, TL 6200	x		0.17
				Map 17-03-08-44, TL 9200	x		0.2 approx

(.39 ac approx AS)

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, Hillary Banks (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
x *Hillary Banks* (signature of circulator)

RECEIVED
OCT 22 2014

Lane County
Assessment & Taxation

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.

A. Stupaski
Lane County Department of Assessment and Taxation

10-22-2014
Date Certified

CERTIFICATION OF ELECTORS

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

Cynthia Plimmon
Lane County Clerk or Deputy Signature

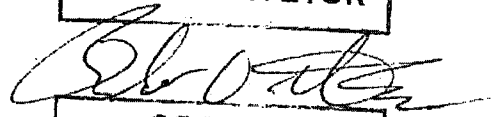
10/22/14
Date Certified

RECEIVED
OCT 23 2014

AREA TO BE ANNEXED

Beginning at a point being 4849.30 feet South 01°47'02" West, and 31.00 feet North 85°54'50" West, of the Northeast corner of the Thomas Aubrey and wife D.L.C. No. 39 , in Township 17 South, Range 3 West of the Willamette Meridian, city of Eugene, Lane County, Oregon; thence along the West right of way of County Farm Road, South 01°27'38" West 78.24 feet; thence North 88°10'11" West 231.87 feet; thence North 01°47'02" East 69.92 feet; thence North 89°46'19" East 231.57' to the point of beginning and containing 17165 Sq. Ft. of more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



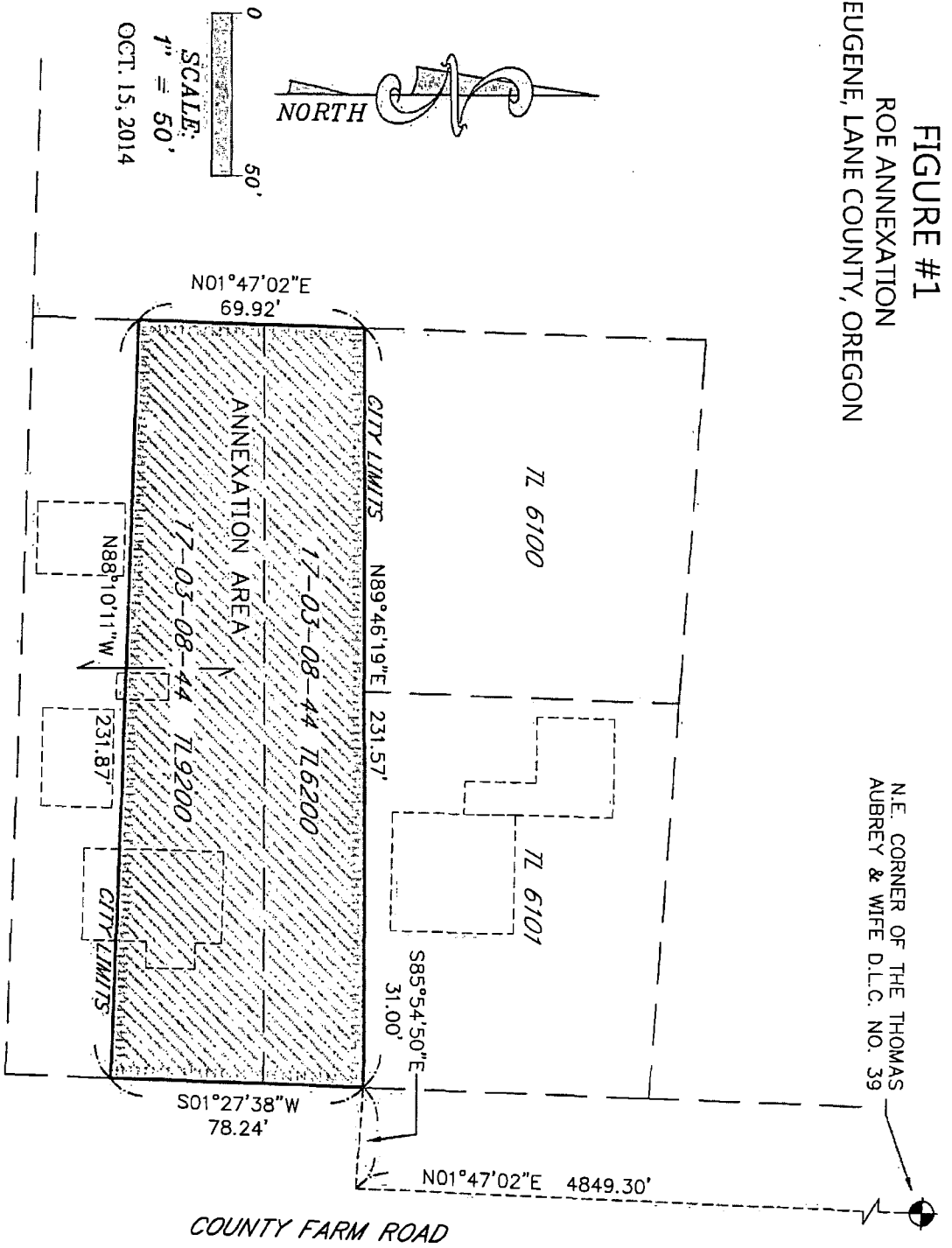
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6/30/2015

RECEIVED
OCT 23 2014

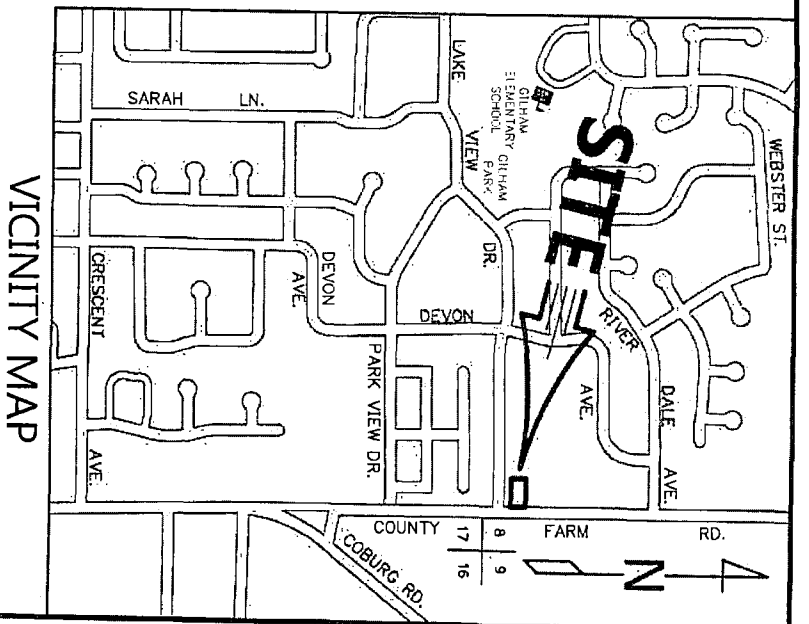
FIGURE #1
ROE ANNEXATION
EUGENE, LANE COUNTY, OREGON

NE CORNER OF THE THOMAS
 AUBREY & WIFE D.L.C. NO. 39



MULTITECH ENGINEERING SERVICES, INC.
 1155 13th STREET S.E.
 SALEM, OREGON 97302
 (503) 363-9227

CITY LIMITS



VICINITY MAP

NOTE:
 THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY.
 IT IS COMPOSED FROM RECORD INFORMATION
 & DOES NOT REPRESENT A BOUNDARY SURVEY.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

ROBERT D. HAMMAN

OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2015

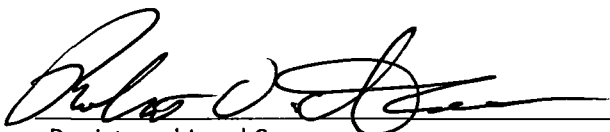
RECEIVED

OCT 23 2014

CITY OF SALEM, OREGON

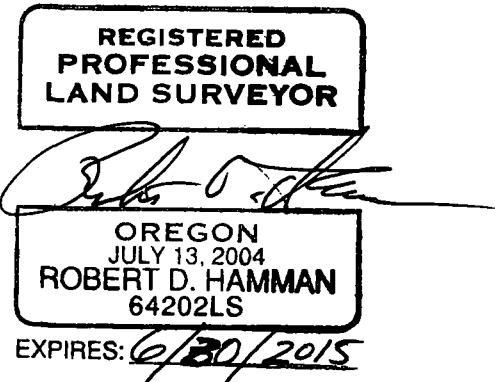
Certification of Description

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: 
Registered Land Surveyor

Print Name: Robert Hamman

Date: 10/13/2014

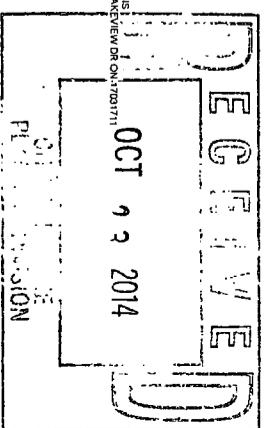
Seal: 

RECEIVED
OCT 23 2014
CITY OF... DIVISION



CANCELLED
6300
6600
6700
6300
6400
7500

REVISIONS
02/07/2011 - LOT 17A - CONVERT MAP TO GIS
02/19/2012 - LOT 17A - P/N OF 2021 INTO LAKEVIEW DR ON 17031711



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:

MWIC Eugene, LLC

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

Map 17-03-08-44, TL 6200 and 9200

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:

In Lakeview Dr. ROW, 8' line.

 n/a will be served by an extension of an existing gravity wastewater line.

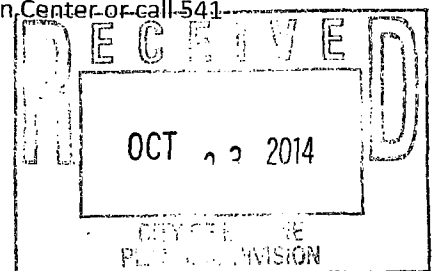
Where will a wastewater line be extended from? When will it be extended? By whom?

 n/a

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

Is the site currently served by an approved stormwater system?

 no.



If yes,
location? n/a

If no, how will stormwater be handled after development? -
At the time of redevelopment, stormwater standards will be addressed. As described in the Applicant's narrative, the general vicinity is served by public stormwater facilities.

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 available from County Farm Rd. and Lakeview Dr. From Beltline, take Coburg Rd. north. Turn left to continue north onto County Farm Rd. Subject property is on the left.

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:

Gilham Park to the west, Armitage Park to the northeast, Striker field to the east, Cal Young Sports Park to the south west.

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. There is an existing 12-inch water main line on the east side of County Farm Road and an 8-inch main line on the north side of Lakeview Dr.

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.