



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 14, 2019

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of January 14, 2019;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Betty Taylor
Greg Evans
Mike Clark
Jennifer Yeh

Emily Semple
Chris Pryor
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

- 1. ACTION: Election of City Council Officers for 2019**
- 2. PUBLIC FORUM**
- 3. CONSENT CALENDAR**
 - A. Approval of City Council Minutes**
 - B. Approval of Tentative Working Agenda**
 - C. Adoption of a Resolution Annexing Land to the City of Eugene**
(Assessor's Map 17-03-33-12 Tax Lot 200 — located at 435 Lindley
Lane) (City File: Sebring; A 18-9)
- 4. ACTION: Approval of Resources for Housing Affordable to Low-Income Persons**

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Election of City Council Officers for 2019

Meeting Date: January 14, 2019
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This item is to elect the 2019 City Council President and Vice President.

BACKGROUND

Each year the City Council elects a new president and vice president. The City Charter and City Code specify the office of Council President; the City Code outlines the process of selecting the President and Vice President.

Section 13 of the Charter states:

- "Council - President. (1) Each year, at the first regular meeting of the council, or as soon as practicable, the council shall choose by ballot one of its members to serve as council president.
- (2) The council president shall preside at council meetings when the mayor is absent.
- (3) The council president shall function as mayor, with the powers and subject to the limitations of the office of mayor when the mayor:
- (a) is absent from the city on leave granted by the council;
 - (b) has been absent from the city for 30 days or more; or
 - (c) has been physically unable to function as mayor for 30 days or more."

Further, the Section 2.009 of the City Code states:

(1) The council president shall be elected for a one-year term. That person who has served the longest on the council and has not previously acted as council president shall normally be entitled to election as the president. A councilor may be re-elected as president of the council only after the expiration of one year from the date the councilor last served as such president unless two-thirds of the total membership of the council votes otherwise. A councilor will not be eligible to be elected president who has not served as a councilor for at least two years.

(2) The vice-president of the council shall be elected at the same time and in the same manner as the president of the council. A vice-president may be nominated and elected as president.

(3) The candidates for president and vice-president of the council shall be nominated and elected by a majority vote at the first regular meeting of the council in each calendar year.”

CITY MANAGER’S RECOMMENDATION

The City Manager has no recommendation on this item.

SUGGESTED MOTION

Move to elect Betty Taylor as President of the City Council for 2019.

Move to elect Emily Semple as Vice President of the City Council for 2019.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: January 14, 2019
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This segment allows citizens the opportunity to express opinions and provide information to the council. Testimony presented during the Public Forum should be on City-related issues and should not address items which have already been heard by a Hearings Official or are on the present agenda as a public hearing item.

SUGGESTED MOTION

No action is required; this is an informational item only.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: January 14, 2019
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes for the November 28, December 10 and December 12, 2018, work sessions as well as the December 10, 2018, meeting.

ATTACHMENTS

- A. November 28, 2018, Work Session
- B. December 10, 2018, Work Session
- C. December 10, 2018, Meeting
- D. December 12, 2018, Work Session

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**November 28, 2018
12:00 p.m.**

Councilors Present: Emily Semple, Jennifer Yeh, Claire Syrett, Alan Zelenka, Mike Clark. Chris Pryor, Betty Taylor

Councilors Absent: Greg Evans

Mayor Vinis opened the November 28, 2018, Work Session of the Eugene City Council.

Assistant City Manager Kristie Hammitt provided an update on the temporary shelter located at Hwy 99 and outlined a proposal to re-designate the camp as a dusk-to-dawn or rest stop site.

Council Discussion

- Council is not prepared to take immediate action; more specifics on the Dusk-to-Dawn requirements and status of the downtown day center needed.
- Concern expressed about where the current camp users will go during the day if camp is transitioned to a dusk-to-dawn facility.
- Any proposals for change should include plans to establish a downtown day center.
- Councilors are hearing competing concerns from downtown businesses and homeless advocates.
- More information requested about best practices around day centers. Communities that are proactive in creating shelter opportunities have seen very positive results.
- A built structure is needed as the weather worsens; there is still significant support for using City Hall lot or other empty buildings downtown.
- Important to ensure that there are no unintended consequences from delaying the decision to re-designate the site.
- Request made that staff return to council as soon as possible with options that ensure any facility is safe, secure, and well-maintained; demonstrate that the site contributes positively to efforts to address the issue of homelessness.
- Plans to change the structure of the site from a camp to a dusk-to-dawn facility feels like bait-and-switch for those who agreed to move to Hwy. 99 from the Butterfly Lot.
- A downtown shelter is critically needed; work with business community to make it happen.
- Questions asked about whether re-designation will result in a change in legal liability for the site.

1. WORK SESSION: Eugene Recycling Program

Solid Waste Analyst Michael Wisth gave a presentation on the status of the City's recycling program as it has been affected by changes in the global recycling environment.

Council Discussion

- Questions asked about the impacts of dumping plastics on the local landfill capacity, the criteria Oregon uses for accepting recycled materials, and what other cities in Oregon are doing to mitigate the impacts of this issue.
- Haulers should do more to educate the public about options for recycling.
- Disposal of food products critical to City's efforts to reduce greenhouse gas emissions.

- Segregating plastics from other materials will allow Eugene to reframe the dumping of plastics to “storage of plastics for future use.”
- Since the City often subsidizes what it wants to occur, it should consider an incentive for recycling plastics.
- Eugene is the perfect place to innovate ways to turn waste products into something useful; incentivize the development of think tanks and entrepreneurial efforts.
- Increased focus on reducing and reusing will positively impact the amount of materials to recycle.
- Explore ways to keep local food resources in the area, rather than relying on outside suppliers.
- The issue has great economic development potential, benefitting jobs, the economy and the community’s climate goals; explore incentives and collaborate with other southern Oregon communities.
- Request made to develop a proposal for incentivizing innovations in recycling and schedule a follow-up work session.

2. WORK SESSION: Nuisance Codes

Code Compliance Manager Rachelle Nicholas and Building Official Mark Whitmill gave an overview of the proposed code amendment language that would address the impacts to neighborhoods caused by abandoned and derelict properties as well as nuisance odors related to the growing and processing of marijuana, especially in residential neighborhoods.

Council Discussion

- Proposal is a good start to a multi-step process; support proposed code changes.
- Language is too broad and subjective; more specific and measurable criteria needed.
- The offensive odor issue will only get worse as the community densifies.
- Questions asked about the issue of dry grass as a fire hazard, the means for detecting hoarding situations, and possible ways to address vacant buildings.
- Livability issues are of greatest concern; include both occupied and unoccupied buildings in code provisions.
- Information requested about what parameters the City will use to judge marijuana odors.
- Proposed code language around odors does include some measurables; could be strengthened to be more objective.
- Dry grass is a public safety issue that should be covered by other code sections.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to extend the meeting by 10 minutes. **PASSED 8:0.**

- It is unfair to place expectations on buildings and not on natural resources when the same nuisance or health conditions exist at both.
- Options that push the envelope will help frame the community discussion.
- Questions asked about the timeline for receivership process, the number of staff currently doing nuisance abatement, and invasive species control.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor move to direct the City Manager to schedule a public hearing on the draft code amendments set forth in Attachment A. **PASSED 8:0.**

The meeting adjourned at 1:40 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting: [here](#).

MINUTES

ATTACHMENT B

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**December 10, 2018
5:30 p.m.**

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Chris Pryor, Greg Evans

Mayor Vinis opened the December 10, 2018, Work Session of the Eugene City Council.

1. Committee Reports and Items of Interest

- Concern expressed about how little time councilors have to review agenda materials.
- The need for a downtown day center is more critical than ever; if the City Hall site is no longer an option, an effort should be made to identify an alternative.
- Lane Regional Air Protection Agenda is a good forum for those concerned about wood smoke and automobile emissions to express their opinion.
- Topics raised by constituents include natural gas, automobile inspections, and categorizing the homeless population to determine how many are homeless by choice.
- Providing council agenda materials earlier would allow the public and the council to better understand the issues and surface questions/suggestions on what action should be taken.
- December 10 is the 70th anniversary of International Human Rights Day; a celebratory event was held at Churchill High School.
- Support discussing ways with which to make work sessions more effective, including a look at the timeline for council agenda materials.

2. WORK SESSION: Housing Tools and Strategies

Planning and Development Director Denny Braud, Policy Analyst Jason Dedrick, Economic Development Planner Anne Fifield, and Consultant Carrie Bennett presented a PowerPoint outlining the Housing Tools and Strategies project, including key takeaways, process and next steps.

Council Discussion

- Important to acknowledge that there were many skeptics at the beginning of this project and the focus of the working group evolved as issues were surfaced and discussed.
- Challenging to bring very diverse perspectives to the table and negotiate a shared set of recommendations.
- The direction given in the original motion establishing the project timeline has not been completely fulfilled; the report before council is a first step.
- Important to have adequate technical and economic analyses to anticipate what will and will not work; preliminary recommendations reflect only what is politically and economically feasible.
- Questions asked about whether a budgetary resource for funding to cover the cost of the proposed City pick-up of the Construction Excise Tax had been identified.
- Disappointed that the recommendation didn't show how different combinations of strategies might interact with each other and could help council move towards its housing goals; the suggested motions should be council-generated, based on their collective synthesis of the committee's research and discussion.

- The composition of the Housing Tools and Strategies working group was admittedly lacking in representation by the rental community.
- Concern expressed that there was no minority report provided.
- Clarification requested about whether the working group was addressing issues associated with affordable housing or subsidized housing.
- Goal of work is to identify what the City can do to increase the supply of affordable housing; criterion used to assess each strategy should be how much it moves the dial to achieve this goal.
- Further analysis requested that would add metrics to show the effects of each strategy.
- Expectation by work group participants that any differences of opinion would be reflected in report and that those opposing a recommendation would receive follow-up from staff.
- Unclear in report which items were being tacitly approved by council and which items would require more discussion.
- Important to have a review after two years of whether the CET funds and other implemented strategies are achieving the goals they are intended to address.
- Validity of study questioned, based on the composition of the work group members and the inadequate timeline.
- Council not ready to act on recommendations; more analysis needed to develop better strategies.
- Suggestion made to more clearly outline those strategies that are administrative in nature and require no more analysis.

The meeting adjourned at 7:06 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting: [here](#)

MINUTES

**Eugene City Council and Eugene Urban Renewal Agency
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**December 10, 2018
7:30 p.m.**

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett, Chris Pyrror,

Mayor Vinis opened the December 10, 2018, meeting of the Eugene City Council.

1. PUBLIC FORUM

1. Danadia Greene – urged council to act in support of homeless, especially women with children.
2. Larry Bowser – shared concern about incidents occurring at the Camp 99 homeless site.
3. Dave Cooley – shared concern about incidents occurring at the Camp 99 homeless site.
4. Serena Orsinger – spoke in support of increased prioritization of Climate Action Plan.
5. Lee DeVeau – objected to business’ objection to the use of City property as a homeless shelter. .
6. Todd Boyle – spoke about the urgent need to provide low-income housing.
7. Pam Garrison – spoke about the urgent need for homeless shelter and protection.
8. Sue Barnhart – said the housing crisis and global warming are the two most important issues.
9. Michael Carrigan – encouraged council to resist the NIMBY reaction to housing and climate goals.
10. Louie Vidmar – supported safe places for people to be, especially in winter weather.
11. Pamela Krause – spoke of personal experience with homelessness and safety at Camp 99.
12. Mel Hite – urged council to develop different types of housing and shelters; draw on expertise.
13. Jerry Smith – supported increasing resources for the homeless.
14. Raging Grannies – sang a song about the urgency of addressing climate change.
15. Linda Heyl – spoke in support of a Climate Action Plan course correction.
16. Carol Scherer – spoke in support of a Climate Action Plan course correction. .
17. Jim Neu – spoke in support of a Climate Action Plan course correction; 350 Eugene’s suggestions.
18. Betzi Hitz – spoke in support of a Climate Action Plan course correction.
19. Mitchell McDonald – supported allowing those in homeless camps to stay throughout the day.
20. John Thielking – supported efforts to increase focus and resources on homelessness.
21. Ralph McDonald – asked council to support sustainability efforts and ideas.
22. Donna Riddle – supported an increased focus on winter strategies to help the homeless.
23. Benjamin Brubaker – supported resources to help homeless shelter efforts.
24. Rob Grey – highlighted issues faced as a result of homeless camp at Highway 99.
25. David Piccioni – spoke about homeless issues and asked for an end to criminalization.
26. John Abbe – spoke on behalf of “the shed” in support of homeless shelters.
27. Eloise Mueller – supported environmental justice efforts; course correction on CAP.
28. Timothy Morris – action on housing should be highest priority; shelter is primary human need.
29. Stephen Carson – supported peer management of the Highway 99 homeless camp.
30. David Strahan – implored audience to unify and demand change in City’s homeless policies.
31. Kris McAlister – appreciated efforts to address winter shelter crisis; success requires everyone.
32. Robin Bloomgarden – spoke in support of a Climate Action Plan course correction.
33. Wayne Martin – asked council for an apology for breaking its promise on a homeless shelter.
34. D. Hagner – spoke against efforts to stop the proliferation of natural gas.
35. Laurie Hauber – reminded council that one-size-fits-all shelter won’t solve any problems.
36. Michael Gannon – related experience with motorists who harass pedestrians and bikers.
37. E. Running Deer – asked for opportunity to prove self-governance works at Camp 99.

38. Richard Self – supported creating a downtown day center; allowing people to sleep.
39. Justin Thompson – supported extending Camp 99 and making it an all-day facility.
40. Aimee Barrera – supported extending Camp 99 and making it an all-day facility.
41. Eric Jackson – asked for support in continuing Camp 99 under self-management model.
42. Anthony Theil – spoke about the reality of homelessness and supported the Camp 99 site.
43. Majeska Seese-Green – asked whether Housing Tools and Strategies work included shelters.
44. Max Jackson – disappointed with conversation about changing the structure of Camp 99.
45. Jerry Glass – said services are needed at Camp 99 site to help residents move out of homelessness.
46. Zondie Zinke – supported efforts to establish Camp 99 as a self-managed site.
47. Stefan Strek – expressed appreciation for public process.
48. Brandon Greene – supported use of public property for homeless shelter and services.

Council Discussion

- Climate Recover Ordinance is important in establishing goals and giving direction to staff; progress is being made.
- Pressure must be placed on federal administration to take action to stem the crisis.
- Homeless situation is desperate; a fresh look at potential solutions is needed.
- Expansion of car camping program is viable strategy for helping homeless.

2. CONSENT CALENDAR

- A. Approval of City Council Minutes
 - November 14, 2018, Work Session Minutes
 - November 19, 2018, Work Session Minutes
 - November 26, 2018, Work Session Minutes
 - November 26, 2018, Meeting Minutes
- B. Approval of Tentative Working Agenda
- C. Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for 11th and Lincoln
- D. Adoption of a Resolution Acknowledging Receipt of City of Eugene, Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2018

Item C was pulled for further discussion.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to approve the items on the Consent Calendar. **PASSED 8:0.**

Council Discussion

- Appreciation expressed for the project and to developer of the property for reaching out to the councilors.

VOTE ON ITEM 3 (Move to adopt the resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption for the property located at the northwest corner of 11th Avenue and Lincoln Street). **PASSED 8:0**

Mayor Vinis adjourned the meeting of the Eugene City Council and convened a meeting of the Eugene Urban Renewal Agency.

3. ACTION: Resolution Acknowledging Receipt of the Annual Financial Report of the Urban Renewal Agency of the City of Eugene for the Fiscal Year Ended June 30, 2018

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to adopt the resolution acknowledging receipt of the Annual Financial Report for the Urban Renewal Agency of the City of Eugene for the fiscal year ended June 30, 2018. **PASSED 8:0**

4. PUBLIC HEARING AND ACTION: A Resolution Adopting a Supplemental Budget; Making Appropriations for the Urban Renewal Agency of the City of Eugene for the Fiscal Year Beginning July 1, 2018, and Ending June 30, 2019

City Manager Ruiz introduced the item and explained the purpose of the Supplemental Budget.

1. John Barofsky – called the council’s attention to the increase in funding for PDD staff.

Council Discussion

- There was not enough time to review the agenda materials before the council is asked to take action.
- Questions asked about the rationale behind the increase in funding for PDD staff and why, in general, those costs continue to go up.
- Questions asked about whether funds between urban renewal districts are transferrable.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to adopt the resolution adopting a Supplemental Budget; making appropriations for the Urban Renewal Agency of the City of Eugene for the fiscal year beginning July 1, 2018, and ending June 30, 2019. **PASSED 8:0.**

Mayor Vinis adjourned the meeting of the Eugene Urban Renewal Agency and reconvened a meeting of the Eugene City Council.

5. PUBLIC HEARING AND ACTION: A Resolution Adopting a Supplemental Budget; Making Appropriations for the City of Eugene for the Fiscal Year Beginning July 1, 2018 and Ending June 30, 2019

City Manager Ruiz introduced the item and explained the purpose of the Supplemental Budget.

1. John Barofsky – said the proposed Supplemental Budget is very large and needs scrutiny.
2. Majeska Seese-Green – supported the inclusion of homeless services in the proposed budget.
3. Michael Gannon – objected to size of budget request with little opportunity for review.

Council Discussion

- Clarification requested about the late change made to the agenda materials.
- Questions asked about the inclusion of funds for homeless services.
- Disappointment expressed about the timeline for council approval; more time for review needed.
- Questions asked about the proposal to provide for parking at the former City Hall lot, funds for 2021 activities, the funds for Sister Cities, and reappropriated funds for the University Neighborhood Plan.
- Questions asked about the SB process in general; suggested earlier communication about proposals.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to adopt a resolution adopting a Supplemental Budget; making appropriations for the City of Eugene for the fiscal year beginning July 1, 2018 and ending June 30, 2019. **PASSED 8:0.**

The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting: [here](#).

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**December 12, 2018
12:00 p.m.**

Councilors Present: Emily Semple, Jennifer Yeh, Claire Syrett (via phone), Alan Zelenka, Mike Clark, Chris Pryor, Betty Taylor

Councilors Absent: Greg Evans

Mayor Vinis opened the December 12, 2018, Work Session of the Eugene City Council.

1. WORK SESSION: 525 Highway 99 Dusk to Dawn and/or Rest Stop Site Designation

Assistant City Manager Kristie Hammitt and City Manager's Office Division Manager Becky DeWitt provided an update on the temporary shelter located at Hwy 99 and outlined a proposal to re-designate the camp as a dusk-to-dawn or rest stop site.

Council Discussion

- Concerns expressed about who will manage the proposed site(s), who will help triage residents of the current site for transition, and whether there are plans to enforce any illegal camping that results from those who oppose or are banned from St. Vincent DePaul facilities.
- The dusk-to-dawn model will not address everyone's needs. While the proposed changeover should provide better oversight, consideration should be given to installing an on-site manager at the current camp.
- The establishment of homeless camps and shelters along Hwy 99 may impact the available resources at the Lindholm Center. The City should help to fund some of the additional services needed at that facility.
- Questions asked about where the money for the proposed dusk-to-dawn site is coming from, what the anticipated effect on nearby businesses will be, and whether it makes sense to explore the creation of smaller sites to disperse the campers more equitably. It is critical to provide shelter for people with pets.
- The City has an obligation to be more responsive to the homeless crisis, but can't be expected to provide ideal spaces that meet every need. Any site must accommodate those who work at night, by providing a place to sleep during the day.
- Clarification requested about how a dusk-to-dawn model was chosen, what work is being done to gain State support and resources for the issue, and whether empty jail space could be used for emergency shelter.
- The proposal before council is a temporary winter strategy that provides safe, secure shelter. It is not intended to be a permanent solution. Failure to act on the proposed transition will mean that Lane County will be solely responsible for decisions related to the current camp.
- Important that council and staff not lose sight of the goal to establish a downtown day center.
- Claims that increasing services for the homeless population will draw more homeless to the community are untrue.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to allow the operation of a dusk-to-dawn and/or rest stop at 525 Highway 99. **FAILED 1:6**, Councilor Syrett in favor.

1. WORK SESSION: Housing Tools and Strategies

Mayor Vinis explained that the scope of the work session was to review only the proposed administrative housing tools and strategies and said the other strategies would be brought back for council consideration in early 2019. Planning and Development Director Denny Braud was available for questions.

Council Discussion

- Lessons learned from this process include the need for more frequent updates about the work group's progress, including projected goals and results.
- Several of the proposals will have a negative effect on housing. Eugene has two primary problems: the poverty rate and the inability for people to own a home. Goal of council should be to make it less expensive to build homes that are affordable to more people.
- It is important to clarify the percentage of types of housing available. Consider support/assistance for renters.
- The proposed Construction Excise Tax amount is too low; consider increasing. Inclusion of the Multiple Unit Property Tax Exemption in the strategies is questionable.
- Conversation about "housing" should not assume home ownership; shift focus to bring renters back into the process. The proposed process is not targeted enough to be effective in creating more affordable housing.
- Many of the proposed strategies have costs associated with them.
- Appreciate effort to break the proposed strategies into manageable chunks that identify actionable items; the approval process should be deliberate and inclusive.
- Questions asked about how neighborhood participation would be encouraged and facilitated.
- Unsure what problem(s) will be solved by creating a "housing action plans."

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to direct the City Manager to move forward the 12 administrative items listed on December 11, 2018, proposed action matrix. **PASSED 7:0.**

- A work session to discuss the Construction Excise Tax will be scheduled early in 2019.

The council returned to an issue associated with the Hwy 99 homeless camp discussion.

- At an earlier meeting, the council approved additional funding to partner with Lane County for transitioning the camp to a dusk-to-dawn facility.
- Staff now needs clarification if any the approved funds will be used for the camp site, to increase capacity at the Lindholm Center, or both.
- If the County contracts with St. Vincent DePaul, several of the current residents of the homeless camp will be excluded. The City must have a back-up plan for dealing with the fact that these excluded individuals will need somewhere to go.

MOTION AND VOTE (including friendly amendment): Councilor Clark, seconded by Councilor Taylor, moved to authorize the expenditure of up to \$100,000 to support Lindholm Center services. **PASSED 6:1**, Councilor Zelenka opposed.

The meeting adjourned at 1:45 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting: [here](#).

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: January 14, 2019
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 3B
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve City Council Tentative Working Agenda.

BACKGROUND

On July 31, 2000, the City Council held a process session and discussed the Operating Agreements. Section 2, notes in part that "The City Manager shall recommend monthly to the council which items should be placed on the council agenda. This recommendation shall be placed on the consent calendar at the regular City Council meetings (regular meetings are those meetings held on the second and fourth Monday of each month in the Council Chamber). If the recommendation contained in the consent calendar is approved, the items shall be brought before the council on a future agenda. If there are concerns about an item, the item may be pulled from the consent calendar at the request of any councilor or the Mayor. A vote shall occur to determine if the item should be included as future council business." Scheduling of this item is in accordance with the Council Operating Agreements.

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

The council may choose to approve, amend or not approve the tentative agenda.

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest

Telephone: 541-682-5882

Staff E-Mail: bforrest@eugene-or.gov



City Council Tentative Agenda

Updated January 10, 2019

Meeting Location: Harris Hall, 125 East 8th Avenue, unless otherwise noted

January 2019						
Date	Day	Time	Title		Length	Dept. Contact
14-Jan	Monday	5:30 pm	 Committee Reports and Items of Interest		60 mins	Denny Braud, PDD
			 Construction Excise Tax (Work Session)			
			Library Levy Update			
		7:30 pm	 Election of 2019 Council Officers (Action)		Rodney Bohner, PDD	
 Public Forum						
 Resolution Annexing Land Located at 435 Lindley Lane (Sebring A 18-9) (Consent Calendar)		Ellen Meyi-Galloway, PDD				
 Approval of Funding and Use of City Resources for Housing Affordable to Low-Income Persons (Action)						
Expected absences for 1/14: none						
16-Jan	Wednesday	12 pm	 Single Use Plastics Ban (Work Session)		45 mins	Michael Wisth, PDD
			 Home Energy Score (Work Session)		45 mins	Mark Nystrom, CS
Expected absences for 1/16: Syrett						
22-Jan	Tuesday	5:30 pm	 Joint City Council/Lane County Commission – Homeless Services Systems Analysis Report (Work Session)		90 mins	Jason Dedrick, CS
22-Jan	Tuesday	7:30 pm	 TBD (Public Hearing)			
Expected absences for 1/22: none						



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest



Ceremonial Matters



Pledge of Allegiance

January 14, 2019

23-Jan	Wednesday	12 pm	 Clear & Objective Housing Approval Criteria (Work Session)	60 mins	Jenessa Dragovich, PDD
			 Rest Stops Update (Work Session)	30 mins	Jason Dedrick, CS
Expected absences for 1/23: none					
28-Jan	Monday	5:30 pm	 Committee Reports and Items of Interest		
			 Presiding Judge (Work Session)	45 mins	Keri Beraldo, CS
			 Inclusionary Zoning (Work Session)	45 mins	Stephanie Jennings, PDD
		7:30 pm	 Public Forum		
Expected absences for 1/28: none					
30-Jan	Wednesday	12 pm	 Potential Regulation of Natural Gas in Eugene (Work Session)	45 mins	Ethan Nelson, CS
			 Climate Action Plan Update (Work Session)	45 mins	Ethan Nelson, CS
Expected absences for 1/30: none					

February 2019					
Date	Day	Time	Title	Length	Dept. Contact
11-Feb	Monday	5:30 pm	 Committee Reports and Items of Interest  Joint Meeting with EWEB (Work Session)	90 mins	TBD
		7:30 pm	 Public Forum  Resolution Annexing Land at 301 Diblee Lane (Kempf, Rodney and Gloria; A 18-10) (Consent Calendar)		Nick Gioello, PDD
Expected absences for 2/11: none					
13-Feb	Wednesday	12 pm	 Community Safety Revenue Update (Work Session)	90 mins	Kristie Hammitt, CS
Expected absences for 2/13: none					
19-Feb	Tuesday	5:30 pm	 Joint Meeting w/LTD Board on MovingAhead (Work Session)	60 mins	Rob Inerfeld, PW
			 Housing Policy Board Update (Work Session)	30 mins	Stephanie Jennings, PDD

19-Feb	Tuesday	7:30 pm	 Ordinance Revising Nuisance Codes (Public Hearing)  Ordinance Providing for Withdrawal of Annexed Properties from Special Districts (Public Hearing & Possible Action)		Rachelle Nicholas, PDD Jenessa Dragovich, PDD
Expected absences for 2/19: none					
20-Feb	Wednesday	12 pm	 Highway 99/Bethel Urban Renewal District (Work Session)	90 mins	Michael Kinnison, PDD
Expected absences for 2/20: none					
25-Feb	Monday	5:30 pm	 Committee Reports and Items of Interest  Police Commission, Sustainability Commission, Human Rights Commission Updates (Work Session)	90 mins	Jeremy Cleversey, EPD Chelsea Clinton, CS Jen Van Der Haeghen, CS
		7:30 pm	 Public Forum  Resolution Annexing Land at 3510 Walton Lane (A-18-8) (Consent Calendar)  Resolution Annexing Land at 503 Sunnyside Drive (A 18-11) (Consent Calendar)		Rodney Bohner, PDD Rodney Bohner, PDD
Expected absences for 2/25: Vinis					
27-Feb	Wednesday	12 pm	 Emergency Management Update (Work Session)  TBD (Work Session)		Randi Bowers-Payne, CS
Expected absences for 2/27: Vinis					

March 2019						
Date	Day	Time	Title		Length	Dept. Contact
11-Mar	Monday	5:30 pm	 Committee Reports and Items of Interest	45 mins	Eric Brown, PDD	
			 River Road-Santa Clara Neighborhood Plan (Work Session)			
			 TBD (Work Session)			
		7:30 pm	 Public Forum		Mike Streepey, CS Rachelle Nicholas, PDD	
 Capital Improvement Program (Public Hearing and Action)						
 Ordinance Revising Nuisance Codes (Action)						
Expected absences for 3/11: Taylor, Evans						
13-Mar	Wednesday	12 pm	 TBD (Work Session)	45 mins		
			 TBD (Work Session)	45 mins		
Expected absences for 3/13: Taylor, Evans						

Council Break: March 14 – April 8

April 2019						
Date	Day	Time	Title		Length	Dept. Contact
8-Apr	Monday	5:30 pm	 Committee Reports and Items of Interest	45 mins	Matt Rodrigues, PW	
			 Zone of Benefit/Reimbursement District (Work Session)			
			 Accessory Dwelling Units/SB1051 (Work Session)			
		7:30 pm	 Public Forum			
Expected absences for 4/8: none						
10-Apr	Wednesday	12 pm	 Vision Zero Update (Work Session)	45 mins	Matt Rodrigues, PW	
			 Commercial Setbacks (Work Session)	45 mins	Denny Braud, PDD	
Expected absences for 4/10: none						

15-Apr	Monday	5:30 pm	 Committee Reports and Items of Interest  TBD (Work Session)  TBD (Work Session)	45 mins 45 mins	
		7:30 pm	 TBD (Public Hearing)		
		Expected absences for 4/15: none			
17-Apr	Wednesday	12 pm	 Clear & Objective Housing Approval Criteria (Work Session)	45 mins	Jenessa Dragovich, PDD
			 Data Collection Policy/Protection of Individuals and Groups (Work Session)	45 mins	Jen Van Der Haeghen, Becky DeWitt, CS
Expected absences for 4/17: none					
22-Apr	Monday	5:30 pm	 Boards and Commissions Interviews	90 mins	
		7:30 pm	 Public Forum		
Expected absences for 4/22:					
24-Apr	Wednesday	12 pm	 Boards and Commissions Interviews	90 mins	
Expected absences for 4/24:					

May 2019					
Date	Day	Time	Title	Length	Dept. Contact
8-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 5/8: none					
13-May	Monday	5:30 pm	 Committee Reports and Items of Interest	45 mins	
			 TBD (Work Session)		
			 TBD (Work Session)		
		7:30 pm	 Public Forum		John Huberd, PW
 MWMC Budget Ratification (Consent Calendar)					
Expected absences for 5/13: none					

15-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 5/15: none					
20-May	Monday	5:30 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 TBD (Public Hearing)		
Expected absences for 5/20: none					
22-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 5/22: none					
28-May	Tuesday	5:30 pm	 Committee Reports and Items of Interest		
			 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
		7:30 pm	 Public Forum		
Expected absences for 5/28: none					
29-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 5/29: none					



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest



Ceremonial Matters



Pledge of Allegiance

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Hwy 99/Bethel Urban Renewal District – <i>scheduled 2/20/19</i>	Evans	11/9/17
Home Energy Score Policy – <i>scheduled 1/16/19</i>	Semple	3/9/18
Data Collection Policy/Protection of Individuals and Groups – <i>scheduled 4/17/19</i>	Syrett	7/19/18
Single-Use Plastics Ban – <i>scheduled 1/16/19</i>	Semple	10/04/18
Potential Regulation of Natural Gas in Eugene – <i>scheduled 1/30/19</i>	Semple	10/11/18
Revisit City Code Regarding Alley Access Rules	Semple	10/11/18
Follow-Up Work Sessions to be Scheduled		
\$1 Million Shelter		
Commercial Setbacks – <i>scheduled 4/10/19</i>		
Inclusionary Zoning – <i>scheduled 1/28/19</i>		
SB1051/ADUs – <i>scheduled 4/8/19</i>		

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-33-12 Tax Lot 200 — located at 435 Lindley Lane) (City File: Sebring; A 18-9)

Meeting Date: January 14, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 3C
Staff Contact: Rodney T. Bohner
Contact Telephone Number: 541-682-5437

ISSUE STATEMENT

This item is a request to annex a property located at 435 Lindley Lane. The property to be annexed is approximately .42 acres (18,295 square feet) and is developed with single-family residence. No public right-of-way is proposed for annexation as part of this request. A vicinity map is provided as Attachment A.

The property is zoned AG Agricultural with /UL Urbanizable Land overlay. The property is designated for low density residential use in the Metro Plan and the applicable refinement plan, the Willakenzie Area Plan. The area of annexation is located within the City's urban growth boundary and is contiguous to the City limits. Annexation will allow for future development consistent with the property's land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

BACKGROUND

To encourage compact urban growth and sequential development within Eugene's UGB, the Metro Plan provides that ultimately all land within the UGB will be annexed into the City and provided with a minimum level of urban services.

Approval of annexation requests are based on the criteria at Eugene Code 9.7825 which requires that (1) the land proposed to be annexed is within the City's UGB and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans; and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient and timely manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C to the attached draft resolution (Attachment B).

To provide nearby property owners and residents an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within 500 feet of the subject property and the affected neighborhood association (Harlow Neighbors) consistent with Eugene Code requirements. No testimony has been received to date regarding the proposed annexation of this property.

Referral comments were provided by affected agencies including City of Eugene Public Works, Eugene Water & Electric Board, and Lane County Public Works. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance, ability for the provision of key urban services, and lack of testimony received, a public hearing is not recommended in this instance.

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

RELATED CITY POLICIES

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

COUNCIL OPTIONS

City Council may consider the following options:

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

CITY MANAGER'S RECOMMENDATION

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

SUGGESTED MOTION

Move to adopt the resolution approving the proposed annexation request consistent with the applicable approval criteria.

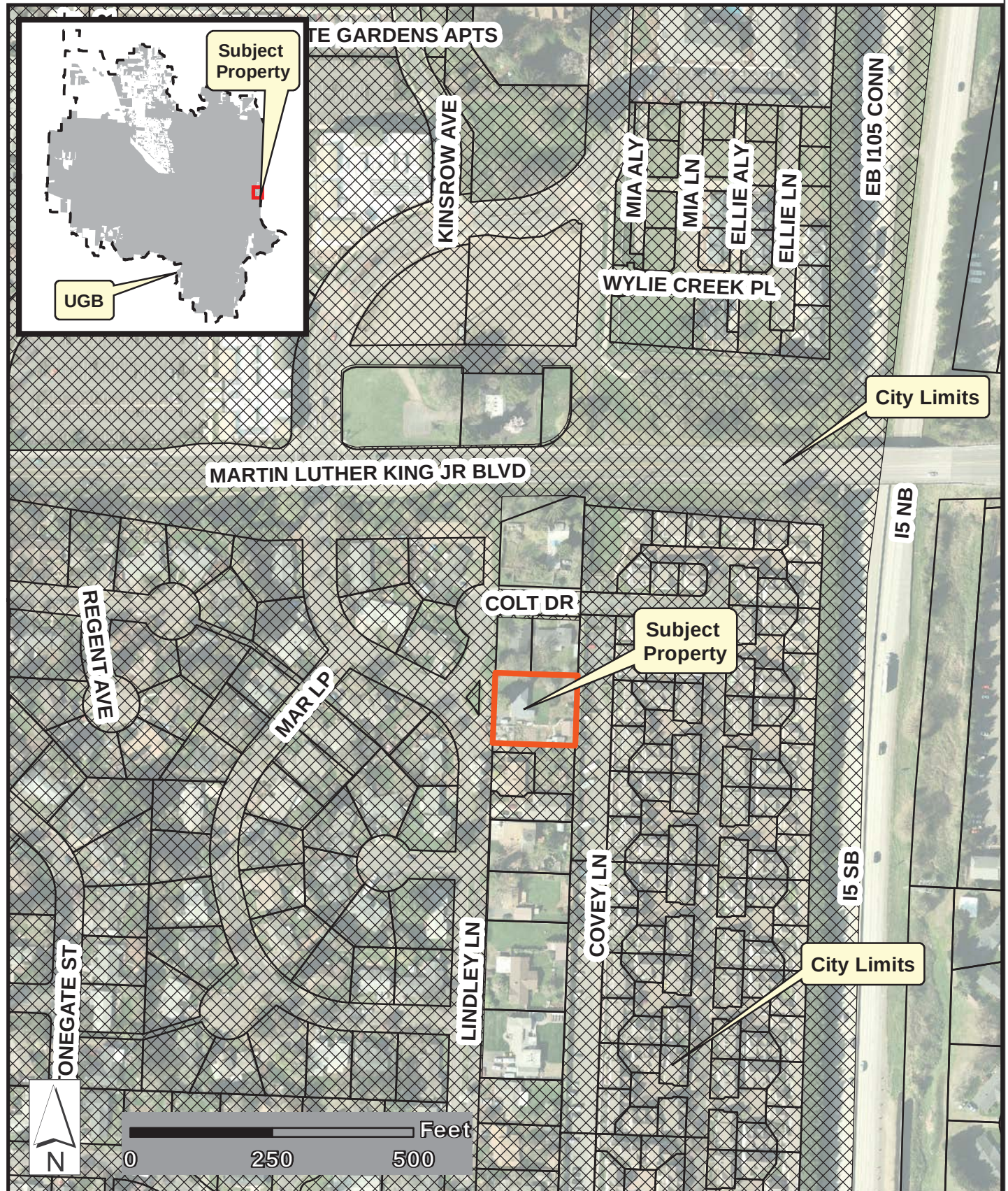
ATTACHMENTS

- A. Vicinity Map
- B. Draft Annexation Resolution with Exhibits A through C
 - Exhibit A: Map of Annexation Request
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request

FOR MORE INFORMATION

Staff Contact: Rodney T. Bohner
Telephone: 541-682-5437
Staff E-Mail: rbohner@eugene-or.gov

Sebring (A 18-9)



Legend

 Subject Property
  Taxlots
  City Limits

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



January 14, 2019 Meeting - Item 3C
December 2018

RESOLUTION NO. _____

APPROVAL OF A RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-03-33-12, TAX LOT 200—LOCATED AT 435 LINDLEY LANE).

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on October 12, 2018, by Mark and Linda Sebring, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-03-33-12, Tax Lot 200, to the City of Eugene.

B. The property proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property proposed to be annexed 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 Findings and Recommendation is attached as Exhibit C.

D. On December 14, 2018, a notice containing the street address, the assessor's map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicant, owners and occupants of property within 500 feet of the perimeter of the subject property, and the Harlow Neighbors neighborhood organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on January 14, 2019.

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 Findings and Recommendation which are attached as Exhibit C and adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-03-33-12, Tax Lot 200, which is depicted on the map attached as Exhibit A, and more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from AG

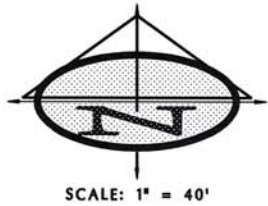
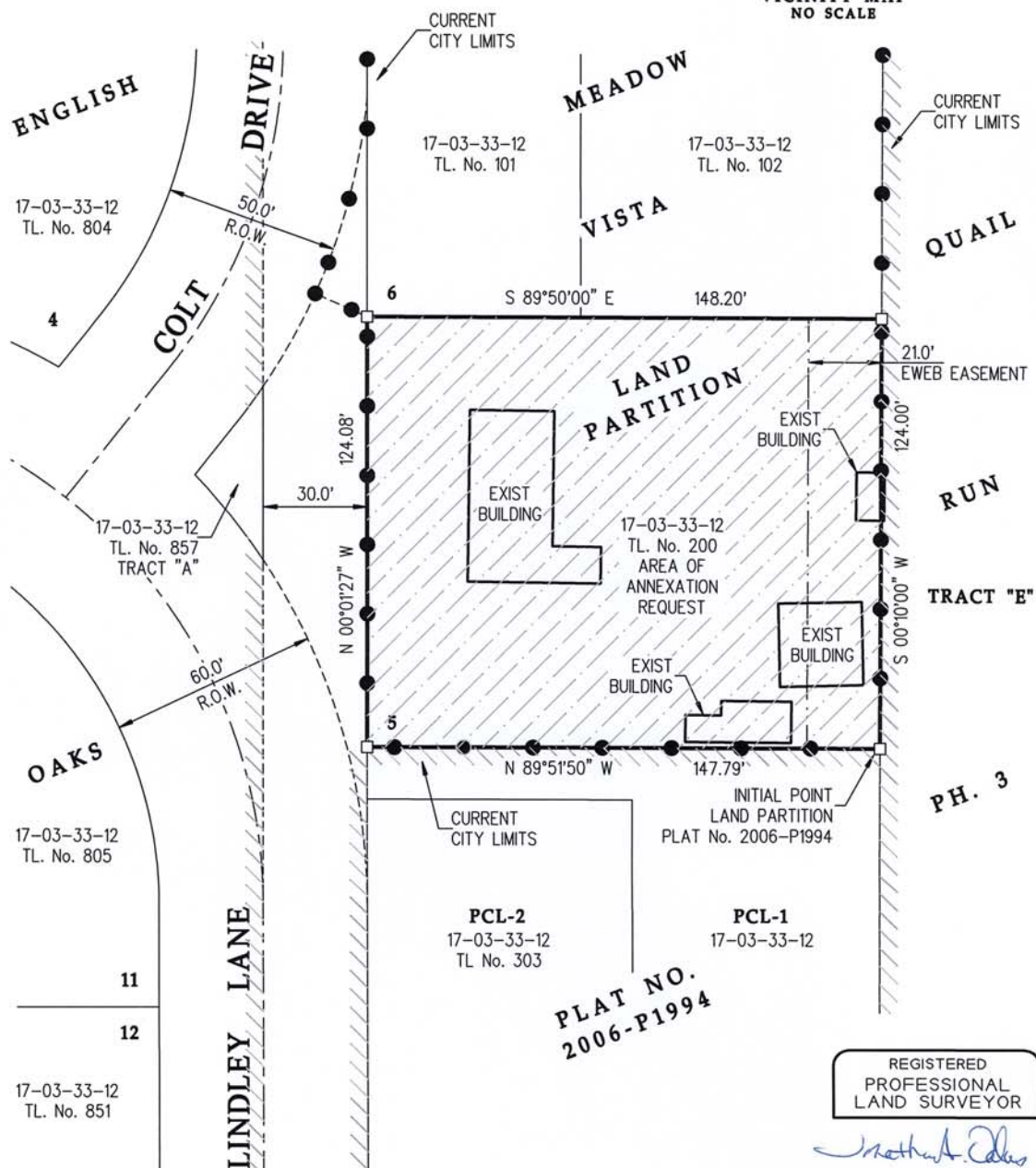
Agricultural and /UL Urbanizable Land to AG Agricultural Land shall become effective in accordance with State law.

The foregoing Resolution adopted the ____ day of January, 2019.

City Recorder

SITE PLAN for MARK AND LINDA SEBRING

NE 1/4, SEC. 33 T 17 S, R 3 W W.M.
 ASSESSOR'S MAP 17-03-33-12 TL No. 200
 EUGENE, LANE COUNTY, OREGON
 OCTOBER 05, 2018



PLAT NO.
2006-P1994

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes

OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105

EXPIRES: DECEMBER 31, 2018

POAGE ENGINEERING & SURVEYING, INC.

P.O. BOX 2527 • EUGENE, OREGON 97402 • (541) 485-4505
 JOB No. 4627 • DRAWN: KSG\4627.GXD • 10-18

January 14, 2019, Meeting - Item 8C

**Legal Description for the Annexation
of
Assessor's Map No. 17-03-33-12 Tax Lot No. 200
to the
City of Eugene
October 5, 2018**

Lot 5, Meadow Vista as platted and recorded in Book 22, Page 21 Lane County Oregon Plat Records, all in Lane County Oregon.

Containing 18,050 sq. ft. more or less.



**Planning Director's Findings and Recommendation
Annexation Request for Sebring
(City File: A 18-9)**

Application Submitted: October 12, 2018
Applicant: Sebring, Mark and Linda
Property Included in Annexation Request: Tax Lot 200 of Assessor's Map 17-03-33-12
Zoning: AG Agricultural with /UL Urbanizable Land Overlay
Location: 435 Lindley Lane, south of Martin Luther King, Jr Boulevard, east side of Lindley Lane
Representative: Jonathan Oakes; Poage Engineering
Lead City Staff: Rodney Bohner, City of Eugene Planning Division, 541-682-5437

EVALUATION:

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

EC 9.7825(1) The land proposed to be annexed is within the city's urban growth boundary and is: (a) Contiguous to the city limits; or (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.	
Complies ☒ YES ☐ NO	Findings: The annexation area is within the City's urban growth boundary (UGB), and is contiguous to the City limits, consistent with subsection (a).
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.	
Complies ☒ YES ☐ NO	<p>Findings: Several policies from the Metro Plan provide support for this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following policies from the Growth Management section (in <i>italic text</i>):</p> <p><i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i></p> <p style="margin-left: 40px;"><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></p> <p style="margin-left: 40px;"><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-5).</i></p>

		<p><i>Policy 15. 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 following policy from the Residential Element of the Metro Plan is also applicable:</p> <p><i>Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.</i></p> <p>The Metro Plan designates the annexation area as appropriate for low-density residential use. The Willakenzie Area Plan (WAP) is the adopted refinement plan for the subject properties and also designates the area low density residential development. The property is currently zoned AG Agricultural and /UL Urbanizable Land Overlay. The /UL overlay will be automatically removed from the zoning following annexation approval. It is noted that prior to development consistent with the plan designation, the property will need to be rezoned to R-1 Low-Density Residential Zone.</p> <p>With regard to applicable policies of the WAP, the subject property is located within the Chase Gardens Subarea. None of the listed policies for this subarea appear to be directly applicable to the subject property. The proposed annexation does not appear to conflict with any of the Land Use Policies or Residential Policies. The “Public Facilities and Services Element” policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.</p> <p>As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.</p> <p>Therefore, based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and refinement plan.</p>
EC 9.7825(3)		The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.
Complies ☒ YES ☐ NO		<p>Findings: Consistent with this criterion, 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><u>Wastewater</u></p> <p>There is an 8-inch public wastewater line in Lindley Lane on the western boundary of the subject property. The property to the south at 455 Lindley is already served by the city</p>

	<p>system (and owned by the applicant). As an informational item, there is a wastewater assessment found that needs to be paid prior to any development.</p> <p><u>Stormwater</u> Public stormwater is not available to serve these lots at the present time. Records show that the soils are mapped Type B, indicating fairly good infiltration. Testing may be required at the time of development to demonstrate adequate percolation rates and the applicant must discharge its stormwater runoff from impervious surface to an approved point of discharge and demonstrate the downstream capacity for stormwater disposal.</p> <p><u>Transportation</u> The property fronts Lindley Lane, a local street owned and maintained by the City of Eugene. Access management and street standards will be evaluated at the time of future development.</p> <p><u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.</p> <p><u>Water and Electric</u> EWEB Water staff state no objection to the annexation. EWEB Electric staff also state no objection to the annexation. Water and electric services can be extended to the subject property in accordance with EWEB policies and procedures.</p> <p><u>Public Safety</u> Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection will be provided by Eugene Springfield Fire. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield and will continue in the same manner upon annexation.</p> <p><u>Parks and Recreation</u> Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.</p> <p><u>Planning and Development Services</u> Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.</p> <p><u>Communications</u> A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.</p>
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		<p><u>Public Schools</u></p> <p>The subject property is within Eugene School District 4J and is within the district boundary of Holt Elementary School, Monroe Middle School, and Sheldon High School. As access to schools is evaluated on a district-wide basis, the property's location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.</p>
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CONCLUSION:

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is consistent with the applicable approval criteria. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date is set in accordance with State law.

October 5, 2018

ANNEXATION APPLICATION

Property Location: Map 17-03-33-12, TL No. 200
435 Lindley Lane
Eugene, OR. 97401

Owner: Mark and Linda Sebring
461 Lindley Lane
Eugene, OR 97401

Applicant: same as owner

Applicant's Representative: Poage Engineering and Surveying Inc.
P.O. Box 2527
Eugene, OR 97402

Contact: Jonathan Oakes
Phone: 541-485-4505; email: oakes@poage.net

WRITTEN STATEMENT

I. INTRODUCTION AND BACKGROUND

1. Description of subject property:

Map and tax lot 17-03-33-12-00200 is approximately 0.42 acres in size. It is designated in the Metro Plan as Low Density Residential. It is zoned AG (Agricultural) with the UL (Urbanizable Land) overlay. The site contains an existing single family residence with two accessory structures used for storage of building materials associated with the construction business operated by the property owner. These structures are intended to remain on the property. Tax Lot 200 is contiguous to the incorporated city limits of Eugene along its entire eastern, southern and western boundaries.

2. Summary of land use request:

The applicant requests to annex all of TL No. 200, such that the /UL overlay will be removed. The applicant will also be submitting a zone change application in conjunction with this annexation to rezone the property to R-1 low density residential to bring the site into conformity with the Metro Plan designation for the site.

3. Application Contents

The information requirements for an annexation application are stated under EC 9.7810(1) through (10). This required information is also listed on Page 2 of the application form and is compiled herein as reflected in the check boxes on the application form.

4. Criteria for approval of annexation application:

EC 9.7825 provides the primary criteria applicable to an annexation application. This code section refers to additional criteria (such as applicable Metro Plan policies) that will need to be addressed as well.

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.*

Applicant's proposed finding: The subject property is within the city's UGB. The subject property is directly contiguous with the current city limits along its entire eastern, southern and western boundaries.

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

Applicant's proposed finding: The Metro Plan Policy 9, page II-B-5, 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 II-B-4, provides for annexation when a minimum level of key facilities and services can be provided. This policy is the subject of the annexation standard in (3) below.

Metro Plan Policy 15 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 therefore, based on this policy, should be annexed. The provision of facilities and services is addressed in standard (3) below. The property is designated LDR on the Metro Plan. The property is currently zoned AG. As stated above, the applicant will be submitting a Zone Change application in conjunction with this annexation application to rezone the

property to R-1 low density residential to bring the property in to conformity with the Metro Plan.

Metro Plan Policy 17 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 17.

Metro Plan Policy 19 stipulates the criteria that must be met in order to annex territory to existing service districts within the UGB. This proposal is consistent with Policy 19 in the fact that the key urban services are directly available to the property making immediate annexation to the City a possibility and the affected property owners have provided the signed consent to annex agreement with the City of Eugene in accordance Oregon annexation law.

Metro Plan Policy 20 outlines the methodology for extending new urban service to unincorporated areas within the UGB. This proposal is consistent with Policy 20 in the fact that the applicant is requesting annexation to the City of Eugene, which is the highest priority of all the methods outlined in Policy 20 for providing new urban service to unincorporated areas within the UGB.

“(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.”

Applicant’s proposed finding: 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.

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" public wastewater line in Lindley Lane immediately adjacent to the western boundary of the subject property. This fact is illustrated on Page 108 of the Wastewater and Stormwater Infrastructure Index Book 2013. Therefore, wastewater services are already available to the subject property.

Stormwater services:

As shown on Page 108 of the aforementioned Infrastructure Index Book, the nearest public stormwater facility is CB No. 64807 located near the southeast corner of the northerly intersection of Lindley Lane and Mar Loop approximately 260' Northwesterly of the subject property. Current City stormwater policies require that stormwater be kept on-site and any run-off shall be limited to predevelopment flows. Therefore, future development of the site will require an on-site stormwater facility sized in accordance with the treatment and flood control guidelines of the City of Eugene Stormwater Management Manual. Where practical, overflows from the designed treatment facility will be directed to the curb and gutter system in Lindley Lane where it will eventually enter the public system at the above mentioned intersection. Therefore, this type of "key urban facility" is available to the subject property.

Transportation:

The property is adjacent to Lindley Lane along its entire western boundary. Lindley Lane is fully improved a.c. paving, curbs and gutter and curbside sidewalk adjacent to the western curb line. Lindley Lane directly connects to Martin Luther King Jr. Blvd classified as a minor arterial on the City of Eugene Street Classification Map. MLK Jr. Blvd. eventually connects to Coburg Road which is classified as a major arterial providing the site with access to the entire transportation network within the city limits and surrounding area. Therefore, the subject property is already served with this type of "key urban facility."

Solid Waste Management: Private firms and individuals collect and transport solid waste to the Lane County administered landfill. Therefore, the subject property is already served with this type of "key urban facility."

Water Service: The subject property receives water service from the Eugene Water and Electric Board through the 8" water main located in Lindley Lane. Therefore, the subject property is already served with this type of "key urban facility."

Fire and emergency medical services: Currently, the subject property is located within the Willakenzie/Eugene RFPD. Upon annexation, the City of Eugene will provide fire suppression services directly to the property. Therefore, the subject property is already served with this type of "key urban facility."

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. Therefore, the subject property is already served with this type of "key urban facility."

City-wide parks and recreation programs: Park services are already provided to this area, consistent with the Metro Plan. The subject property is not currently located within an established park district. According to Lane County's GIS maps, there are two parks within one mile of the subject property: Marche/Chase Park and Alton Baker Park.

Electric Service: The adjacent properties are served by EWEB, and service is available at the property boundaries.

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, cellular phone and data service, and cable television are available in the area, and can be extended to the subject property.

Public schools on a district-wide basis: The Eugene 4J School District serves the annexation area. Existing schools are: Holt Elementary, Monroe Middle, and Sheldon High Schools

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: 17-03-33-12 TL+200 Address: 435 LINDLEY LN.
EUGENE OR 97401

Legal Description:

LOT 5, MEADOW VISTA AS PLATTED & RECORDED IN BOOK 22
PAGE 21, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY
OREGON.

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

DATED this 10TH day of OCTOBER, 2018.

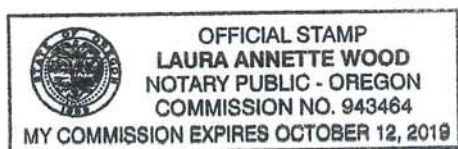
Mark M. Sebring
Linda J. Sebring

STATE OF OREGON)

)ss
County of)

On this 10TH day of OCTOBER, 2018, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, MARK M. SEBRING & LINDA J. SEBRING, 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.

Laura A. Wood
Notary Public for Oregon
My Commission Expires Oct. 12, 2019

* 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

RECEIVED

NOV 06 2018

Lane County
Assessment & Taxation

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. Mark H. Delving	11/5/18	MARK H. SEERING	435 LIMOLEY LA. EUGENE OR 97401	17-03-33-12 #200	X	X	0.42
2. Linda J. Seering	11/5/18	LINDA J. SEERING	435 LIMOLEY LA. EUGENE OR 97401	17-03-33-12 #200	X	X	0.42
3. Rebecca Glock	11/5/18	REBECCA GLOCK	435 LIMOLEY LA. EUGENE OR 97401	17-03-33-12 #200	X	X	0.42
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, Jessamine A. Oakes (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.

X Jessamine A. Oakes (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.

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 1. I hereby certify that this petition includes 1 valid signatures representing 100 (%) of the total active registered voters that are registered in the proposed annexation.

A. Stupachuk
Lane County Department of Assessment and Taxation

11-6-18
Date Certified

Cynthia Skinnish
Lane County Clerk or Deputy Signature

11/6/18
Date Certified

**Legal Description for the Annexation
of
Assessor's Map No. 17-03-33-12 Tax Lot No. 200
to the
City of Eugene
October 5, 2018**

Lot 5, Meadow Vista as platted and recorded in Book 22, Page 21 Lane County Oregon Plat Records, all in Lane County Oregon.

Containing 18,050 sq. ft. more or less.

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

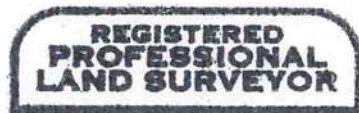
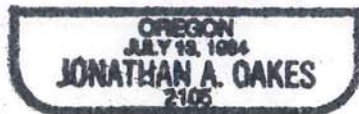
Print Name:

JONATHAN A. OAKES

Date:

OCTOBER 8, 2018

Seal:



Expires: DEC 31, 2018

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:

MARK & LINDA SEBRING

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

17-03-33-12 TL# 200

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:

SEE ACCOMPANYING WRITTEN STATEMENT

☐ 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?

INDIRECTLY

If yes,
location? SEE ACCOMPANYING WRITTEN STATEMENT

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. _____

LINDLEY LANE

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

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:

ALTON BAKER PARK, MARCHE/CHASE 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- N/A

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._____.

SEE ACCOMPANYING WRITTEN STATEMENT
_____.

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.



Property Account Summary

As Of 11/6/2018 Status: Active

Account No.: 0289742 **Alternate Property Number:** 1703331200200
Account Type: Real Property
TCA: 00404
Situs Address: 435 LINDLEY LN
EUGENE OR 97401
Legal: Township 17 Range 03 Section 33 Quarter 12 TL 00200

Parties:

Role	Name & Address
Mortgage Company	PNC MORTGAGE UNKNOWN ADDRESS UNKNOWN OR
Owner	SEBRING MARK N & LINDA J 461 LINDLEY LN EUGENE OR 97401
Tax Service Companies	CORELOGIC REAL ESTATE SERVICE UNKNOWN ADDRESS UNKNOWN OR 97401
Taxpayer	SEBRING MARK N & LINDA J 461 LINDLEY LN EUGENE OR 97401

Property Values:

Value Name	2018	2017	2016	2015	2014
MKTTL	\$217,388	\$208,108	\$191,076	\$179,126	\$166,639
AVR	\$144,119	\$139,921	\$135,846	\$131,889	\$128,048
TVR	\$144,119	\$139,921	\$135,846	\$131,889	\$128,048

Property Characteristics:

Tax Year	Characteristic	Value
2018	Property Class	101 Res conforming improved
	Change Property Ratio	1XX Residential
	Size	0.42
	Code Split	N
	Neighborhood	441503

Exemptions:

(End of Report)

\$5155.70

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
17-03-33-12	200	AG/UL	0.42 ac.

Property Address: 435 LINDSEY LANE EUGENE OR 97401

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

Public Service Districts:

Name			
Parks:	NONE		
Electric:	EWB		
Water:	EWB		
Sanitary Sewer:	METROPOLITAN WASTEWATER		
Fire:	WILAKENZIE / EUGENE RFPD		
Schools:	Elementary: HOLT	Middle: MONROE	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

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 3 paper copies and 1 digital copy of a site plan, drawn to an engineer's scale on 8 1/2" x 11" 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 3 paper copies and 1 digital copy 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. *CONTAINED WITHIN WRITTEN STATEMENT*
- ☒ 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: 200

Name (print): MARK & LINDA SEBRING

Address: 461 LINDLEY LANE

Email: _____

City/State/Zip: EUGENE OR 97401

Phone: 541-521-9240 Fax: _____

Signature: Mark M. Sebring
Linda J. Sebring

Date: 10/10/18

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): JONATHAN OAKES

Company/Organization: POAGE ENGINEERING

Address: P.O. BOX 2527 EUGENE OR. 97402

City/State/Zip: _____

Phone: 541-485-4505 Fax: 541-485-5624

E-mail: OAKES@POAGE.NET

Signature: Jonathan A. Oakes

Date: 10-08-2018

REPRESENTATIVE (If different from Surveyor):

Name (print): _____

Company/Organization: _____

Address: _____

City/State/Zip: _____ Phone: _____ Fax: _____

E-mail: _____

Signature: _____ Date: _____

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



City of Eugene Planning

PLANNING RECEIPT

DATE 10/12/2018

Method of Payment

- ☐ Cash
☒ Check
☐ Visa/MC

Customer Information

Name Mark Sebring/Sebring Construction
Address 461 Lindley Ln
Eugene OR 97401
Project 435 Lindley Ln

Amount Received

\$5,155.70

☐ City/Government Agency

#	Application Type	Modification	Concurrent	Qty	Base Fee	Discount	Total
1	Annexation			1	\$ 4,730.00		\$ 4,730.00
2							
3							
4							
5							
6							
7							
8							
9							
Other							
Other							
Appeal				1			\$ -
Appeal							
					Subtotal App Fees	\$	4,730.00
					Subtotal Other Fees	\$	-
Admin Fee (not included on appeals or other fees)					9%	\$	425.70
Total						\$	5,155.70

Staff Receiving Application
MHD

99 West 10th Avenue • Eugene, Oregon • 97401 • 541-682-5377 • eugeneplanning.org

=====

CITY OF EUGENE
BUILDING & PERMIT SERVICE
99 WEST 10TH AVE 682-5086
REG-RECEIPT: 1-0004919 Oct 12 2018
CASHIER: RMW

=====

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

=====

TOTAL DUE: \$5,155.70
RECEIVED FROM:
MARK SEBRING / SEBRING CONST

Check: \$5,155.70

Total tendered: \$5,155.70

Change due: \$.00

=====

www.eugene-or.gov/bldgpermittracking
=====

Please take our customer survey at:
www.surveymonkey.com/s/COEPermitSurvey
=====

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Approval of Resources for Housing Affordable to Low-Income Persons

Meeting Date: January 14, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Ellen Meyi-Galloway
Contact Telephone Number: 541-682-5532

ISSUE STATEMENT

The City Council is asked to award a city-owned property at 1505-1525 River Road and approve the use of Federal HOME Investment Partnerships Program funds and Low-Income Housing funds for proposals submitted in response to the Eugene-Springfield HOME Consortium's 2018 Affordable Housing request for proposals. The recommended proposals are 1) River Road Affordable Housing, by St. Vincent de Paul Society of Lane County Inc., 53 units of rental housing for very low and extremely low income households including victims of domestic violence, and 2) The Commons on MLK by Homes for Good Housing Agency, 51 units of permanent supportive housing for persons experiencing chronic homelessness.

BACKGROUND

The Affordable Housing RFP process is guided by the priority needs and strategies identified in the Eugene-Springfield 2015 Consolidated Plan, the One-Year Action Plans, and the Eugene-Springfield HOME Intergovernmental Agreement.

The Eugene-Springfield 2015 Consolidated Plan identified priority needs for five populations including low-income renters, low-income homeowners, people experiencing homelessness, people with special needs, and unemployed/underemployed persons. The 2015 Consolidated Plan established a five-year goal to increase the affordable housing supply by 650 units. Since plan adoption, 235 units have either been constructed or are in the pipeline to be constructed by 2020.

HOME Program

One way the City expands affordable housing opportunities for low-income persons is through the HOME Investment Partnership Program, a federal program administered by the U.S. Department of Housing and Urban Development. In 1992, the cities of Eugene and Springfield formed the Eugene-Springfield HOME Consortium in order to increase the amount of HOME funds received and to enable funding of HOME activities in Springfield. Eugene receives the HOME funds from HUD on behalf of the HOME Consortium and is responsible for the oversight and administration of HOME funds in the entire Consortium area.

HOME funds are offered as a development subsidy through the Affordable Housing RFP process. The HOME Consortium Governing Board makes final decisions for use of HOME funds for development projects based on the input of the Board's Evaluation Committee and direction of the

respective City Councils. The Governing Board is composed of the Eugene and Springfield Mayors, one Springfield City Councilor, and one Eugene City Councilor. City of Eugene is represented by Councilor Pryor and Mayor Vinis.

Land Acquisition for Affordable Housing Program

Another way the City supports development of new affordable housing is through the Land Acquisition for Affordable Housing Program (also known as the Land Bank Program), first established in 1979. Through the Land Acquisition for Affordable Housing Program, the City creates a pipeline of appropriate sites and seeks to place affordable housing throughout the community.

In November 2015, City Council approved the acquisition of 2.91 acres at 1505-1525 River Road, located on the east side of River Road just north of East Maynard Ave (see Attachment A). With the Controlled Income and Rent density bonus for affordable housing, it was anticipated that 50-60 affordable units could be built on the site. As part of the development selection process, staff conducted extensive outreach with area neighbors, including attendance at multiple River Road Community Organization meetings, a tour of existing affordable housing developments, meetings with adjacent neighbors, and a presentation to interested neighbors by potential developers of the site. The Community Development Block Grant funds used for acquisition require that the site be developed within five years.

2018 Affordable Housing Request for Proposals Process

Through the 2018 Affordable Housing RFP, \$1,474,534 in HOME funds were made available for projects in Eugene that addressed the needs of very-low income persons and special needs populations. The RFP prioritized funding for the city-owned River Road site because of the CDBG requirements for timing of construction. Four proposals were received in Eugene including three proposals for the development of the River Road site. One proposal was also received for a project in Springfield.

Summary of Proposals

The following summary of the three River Road property proposals are presented in order of their ranking by the Evaluation Committee. See Attachments B – D for images and additional information about each proposal.

River Road Affordable Housing (to be named later in partnership with RRCO) – SVDP requested \$725,000 to build 52 one, two, and three bedroom housing units affordable to very low and extremely low-income households.

River Connection- Cornerstone Community Housing requested \$817,114 to build 60 one, two, three, and four bedroom housing units affordable to low and very low-income households.

Harmony Court – Northwest Real Estate Capital Corp, based in Boise, Idaho, requested \$500,000 in HOME funds to build 46 one, two, three, and four bedroom housing units affordable to low and very low-income households, and 3 market-rate rental units.

The proposal for the remaining available HOME funds was submitted by Homes for Good Housing Agency:

The Commons on MLK – Homes for Good requested \$900,000 to build 51 affordable housing units at 2411 Martin Luther King Jr. Boulevard on Lane County property adjacent to Lane Behavioral Health and Community Health Center. The four-story building would include 51 studio apartments and common space. All units would be targeted to persons experiencing chronic homelessness through the “Housing First” model. Please see Attachment E for a map, image and additional information about the proposed site.

Evaluation Committee Scoring

In the evaluation process the Evaluation Committee scores and ranks the proposals for consideration of the applicable City Council and the Governing Board. The proposals were reviewed according to the following criteria: 1) project concept and design, 2) site feasibility, 3) targeted population and services, 4) cost benefit, 5) financial feasibility, and 6) organizational experience and performance.

Evaluation Committee members included: City of Eugene Councilor Chris Pryor; City of Springfield Councilor Sean VanGordon; Isabelle Matthews, who represents the Springfield Community Development Advisory Committee; John Barofsky, who represents the Eugene CDBG Advisory Committee; and Zoe York, a real estate appraiser with Duncan and Brown. The Evaluation Committee also included a representative from each neighborhood where the proposed projects were located. Pat Reilly represented the RRCO and Tiffany VanderZanden represented the Harlow Neighbors.

The Evaluation Committee ranking of proposals for the River Road site from highest to lowest was 1) St. Vincent de Paul’s River Road Affordable Housing, 2) Cornerstone Community Housing’s River Connection, and 3) Northwest Real Estate Capital Corp’s Harmony Court. Homes for Good’s the Commons on MLK also received a high score. No written public comments were received about the proposals. At the public hearing, one RRCO neighbor spoke in favor of the St. Vincent de Paul proposal, and one neighbor spoke about concerns related to development including increased traffic on East Maynard Avenue.

Funding Two Eugene Proposals

The projects could not proceed without the funds requested in the proposals. St. Vincent de Paul’s River Road Affordable Housing proposal requested \$725,000 in HOME funds, leaving \$749,534 available for Homes for Good’s the Commons on MLK. The Commons on MLK project requires a subsidy of \$900,000, creating a gap of \$150,466.

The City has approximately \$400,000 in a Low-Income Housing Fund that has historically been used for loans for operating and capital expenditures of affordable housing projects for persons of low income. Filling the remaining gap with the Low-Income Housing Fund would fully support the Commons on MLK project.

If the Eugene City Council approves the recommended project proposals, final HOME funding decisions will be made by the HOME Consortium Governing Board at a public meeting to be held on January 29.

RELATED CITY POLICIES

In addition to the Eugene-Springfield 2015 Consolidated Plan, the proposed projects also advance goals established in other local plans and policies. These include the Residential Land Use and Housing Element of the Metropolitan Area General Plan, Eugene City Council Adopted Growth Management Policies, the Natural Hazards Mitigation Plan, the Community Climate and Energy Action Plan, the Lane County Ten Year Plan to End Chronic Homelessness, Housing Dispersal Policy, and the Lane County Continuum of Care Plan. The proposed uses of funds also specifically support affordable housing goals set forth in the Envision Eugene pillars.

COUNCIL OPTIONS

The City Council has three options:

1. Award the property at 1505-1525 River Road and approve use of \$725,000 in HOME funds for the construction of River Road Affordable Housing as proposed by St. Vincent de Paul; and approve use of \$749,534 in HOME funds and \$150,466 in Low-Income Housing funds for the construction of the Commons on MLK as proposed by Homes for Good Housing Agency.
2. Approve funding with specific modifications as determined by the City Council.
3. Decline to approve resources for one or more of the proposed projects.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends option 1.

SUGGESTED MOTIONS

Move to award the property at 1505-1525 River Road and approve use of \$725,000 in HOME funds for the construction of River Road Affordable Housing as proposed by St. Vincent de Paul.

Move to approve use of \$749,534 in HOME funds and \$150,466 in Low-Income Housing funds for the construction of the Commons on MLK as proposed by Homes for Good Housing Agency.

ATTACHMENTS

- A. Map of City-owned property at 1505-1525 River Road
- B. Summary of River Road Affordable Housing
- C. Summary of River Connection
- D. Summary of Harmony Court
- E. Summary of Commons on MLK

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway, Housing Finance Analyst
Telephone: 541-682-5532
Staff E-Mail: EMeyi-Galloway@eugene-or.gov

1505-1525 River Road



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



0 25 50 Feet

February 9, 2016

City of Eugene - Planning and Development



River Road Affordable Housing St. Vincent de Paul 1505-1525 River Road

- New construction proposal
- 53 units: 11 one-bedroom, 17 two-bedroom, 25 three bedroom,
- Households earning less than 50% of area median income and one on-site manager
- Five units targeted to households earning less than 30% AMI and five units targeted to victims of domestic violence
- Two and three story buildings, a garden courtyard, garden plots, edible and native landscaping, hardscape play area, a playground, secure bike storage, on-site stormwater infiltration, 73 parking spaces
- Community building built to Essential Facility standards for disaster preparedness including back-up generator, PV panels, emergency supply room, meeting room, kitchen, laundry, computer room, and offices



- HOME funds requested: \$725,000
- Total development cost: \$13,335,272
- Cost per unit: \$251,609
- Other funding sources: 9% Low-Income Housing Tax Credits, state General Housing Account Program, Private bank loan, Eugene SDC exemption, EWEB incentives
- Ranked first by Evaluation Committee for City owned property

River Connection Cornerstone Community Housing 1505-1525 River Road

- New construction proposal
- 61 units: 17 one-bedroom, 24 two-bedroom, 12 three bedroom, 8 four-bedrooms
- 46 units for 60% AMI, 8 units for 50% AMI, 6 units at 30% AMI, & 1 on-site manager
- Six units targeted to victims of domestic violence earning less than 30% AMI
- Two and three story buildings, an accessible playground, a raised bed community garden, secure bike storage, a promenade street connecting the river bike path to River Road, on-site stormwater infiltration, 78 parking spaces
- Community building with large meeting room, kitchen, laundry, computer room, and offices



- HOME funds requested: \$817,114
- Total development cost: \$15,158,626
- Cost per unit: \$248,502
- Other funding sources: 9% Low-Income Housing Tax Credits, state General Housing Account Program, Private bank loan, Eugene SDC exemption, EWEB incentives
- Ranked second by Evaluation Committee for City owned property

**Harmony Court
Northwest Real Estate
Capital Corp
1505-1525 River Road**

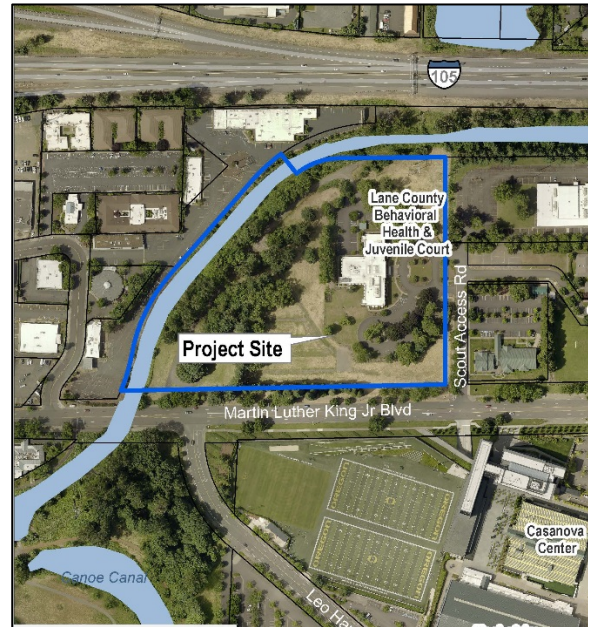
- New construction proposal
- 50 units: 12 one-bedroom, 16 two-bedroom, 16 three bedroom, 6 four-bedrooms
- 3 market-rate units, 9 units for 60% of AMI, 37 units for 50% AMI and one on-site manager
- 15 units targeted to victims of domestic violence, veterans, and persons experiencing homelessness
- Two-story buildings, a playground, basketball court, community garden, open green space and barbeque area, walking path with outdoor exercise equipment, 56 parking spaces
- Community building with large meeting room, kitchen, laundry, computer room, and offices



- HOME funds requested: \$500,000
- Total development cost: \$10,594,705
- Cost per unit: \$211,894
- Other funding sources: 9% Low-Income Housing Tax Credits, Eugene SDC exemption
- Ranked third by Evaluation Committee for City owned property

The Commons on MLK Homes for Good Housing Agency 2411 MLK Jr. Blvd.

- New construction proposal
- 51 studio apartments
- All targeted to persons experiencing chronic homelessness earning no more than 30% AMI
- “Housing First” model to first be housed without eligibility barriers and then receive access to services or treatment.
- 9 FTE staff with services 24 hours a day, 7 days a week just for residents
- Four story building with common area
- Lane County property adjacent to Lane County Behavioral Health and Community Health Center would be partitioned and donated
- Common area includes secure bicycle parking, outdoor courtyard, meeting room, kitchen, laundry, computer room, offices, counseling rooms
- Lane County has identified the project as a “flagship effort” aligning City, County, healthcare sector, state and federal goals



- HOME funds requested: \$900,000
- Total development cost: \$12,878,369
- Cost per unit: \$252,517
- Lane County donated property, pre-development funds, Housing Improvement Plan grant, annual supportive services assistance
- Other funding sources: Eugene SDC exemption, 4% Low-Income Housing Tax Credits, State Mental Health Housing funds, grants from Oregon Health Authority, Trillium, Kaiser, PeaceHealth, PacificSource, Federal Home Loan Bank of Des Moines