City Council
101 W 10th Ave., Suite 203
Eugene, OR 97401
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

March 14, 2022

7:30 p.m. CITY COUNCIL MEETING

As the state and community recover from the COVID-19 pandemic, most City Council meetings will continue to be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials

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Meeting of March 14, 2022;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Claire Syrett, President	Matt Keating, Vice President
Mike Clark	Greg Evans
Randy Groves	Emily Semple
Jennifer Yeh	Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING

1. **CEREMONIAL MATTER**

2. **COMMITTEE REPORTS AND ITEMS OF INTEREST**

3. **CONSENT CALENDAR 1**

   A. **Approval of City Council Minutes**
   - October 11, 2021, Council Meeting
   - October 20, 2021, Work Session
   - January 12, 2022, Work Session
   - January 19, 2022, Work Session
   - January 24, 2022, Work Session
   - January 24, 2022, Council Meeting
   - January 26, 2022, Work Session

   B. **Approval of City Council Tentative Agenda**

C. **Adoption of An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District.**

4. **PUBLIC FORUM**

5. **CONSENT CALENDAR 2**

A. **Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-23-14, Tax Lots 01600 and 02300, Located at 1070 and 1075 Fairway Drive)(City File: FAIRWAY HOMES LLC; A 21-14)**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of City Council Minutes

Meeting Date: March 14, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Brooke Freed
Contact Telephone Number: 541-682-5010

ISSUE STATEMENT
This is a routine item to approve City Council minutes.

SUGGESTED MOTION
Move to approve the minutes for the work sessions on October 20, 2021, January 12, January 19, January 24, January 26, 2022; and the minutes for the council meeting on October 11, 2021, and January 24, 2022.

ATTACHMENTS
A. October 11, 2021, Council Meeting minutes
B. October 20, 2021, Work Session meeting minutes
C. January 12, 2022, Work Session meeting minutes
D. January 19, 2022, Work Session meeting minutes
E. January 24, 2022, Work Session meeting minutes
F. January 24, 2022, Council Meeting minutes
G. January 26, 2022, Work Session meeting minutes

FOR MORE INFORMATION
Staff Contact: Brooke Freed
Telephone: 541-682-5010
Staff E-Mail: bfreed@eugene-or.gov

M I N U T E S

Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

October 11, 2021
7:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Randy Groves, Claire Syrett, Greg Evans

Mayor Vinis opened the October 11, 2021, meeting of the Eugene City Council in a virtual format.

1. **CEREMONIAL MATTER**
   Mayor Vinis read a proclamation recognizing October 11 as Indigenous People's Day.
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2. **COMMITTEE REPORTS AND ITEMS OF INTEREST**
   - Councilor Syrett - shared that the NAACP headquarters at the Mims House needs to expand programs and space and is requesting a code change; asked Council to help with funds for the building fees and shared she will bring a motion in the future to assist with this allocation.
   - Councilor Groves - shared that he had an opportunity to learn about and ride electric bikes with other city officials.
   - Councilor Yeh - shared that October is Breast Cancer Awareness Month and provided some facts around breast cancer.
   - Councilor Keating - shared that it is National Coming Out Day and that Lane Community College Board is looking for a new President.
   - Councilor Evans - shared he will be out until November 1, 2021, and again between Christmas and New Year's due to health conditions he is fighting.
   - Councilor Clark - appreciated efforts to raise breast cancer awareness and encouraged individuals to get involved and donate money to help find a cure.
   - Councilor Semple - shared a brief report from the Housing Policy Board and the good work that was done, noting more information and recommendations would be available in November.
   - Councilor Zelenka – said he is looking forward to the renter protections issue coming to Council for action.
   - City Manager Medary - shared that at the annual International City Mangers meeting, the City of Eugene won two program awards – the Community Equity and Inclusion award for the young women's fire camp and the Community Sustainability award for the Love Food Not Waste program.
   - Mayor Vinis - shared information about the Metropolitan Policy Committee presentation on the Oregon Transportation Plan, which is being updated for the first time since 2006 and will be open for public comment; said the presentation was inspiring and aligned with the City Council's goals for transportation overall and the main reasons for updating include climate change, resiliency, technological changes and equity and inclusion; encouraged councilors to take a look at the presentation.
   - Councilor Groves - shared the young women's firefighters camp was developed and run by women firefighters, noting it is powerful and has had a significant positive impact on young women over the years.

3. Consent Calendar 1

A. Approval of City Council Minutes

- May 10, 2021, Work Session
- September 8, 2021, Work Session
- September 20, 2021, Work Session
- September 20, 2021, Public Hearing

B. Approval of City Council Tentative Agenda

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to approve items Consent Calendar 1. **PASSED 8:0**

4. PUBLIC FORUM

1. Lin Woodrich - reminded council of the importance of a Bethel area plan that is long overdue.
2. Marty Wilder – encouraged council to provide additional funding for CSI and CAHOOTS.
3. Dal Ollek - shared an AFSCME Union bargaining update and said the union is preparing for mediation.
4. Josselyn St. Clair – said that school buses need to be included in electrification plans.
5. Sandra Bishop - shared her concerns about environmental conditions related to EWEB projects.
6. Ted Shriro - asked for council support for AFSCME bargaining efforts and fair cost of living increase.
7. Katie Preston - stated that the local indigenous community needs the return of their land.
8. Brooklyn - commented a land acknowledgment is not enough, noting water protectors were arrested.

Council Discussion

- Councilor Yeh - shared that the City of Eugene is working with tribal governments and is committed to this work; commented that Bethel and 4j would need to decide to transition to electrical school busses; noted that this is the first union contract negotiation that has occurred during her time on Council and asked what Council's role is in bargaining.
- Councilor Evans - commented that since the uprisings following George Floyd's murder, people of color and allies have been asking for changes that are necessary for the progress of poorer communities; expressed concern that justice was requested, but only a holiday was designated in response, noting additional holidays aren't needed but real justice is; identified the real struggle of gaining the justice that these communities deserve, particularly the Native American allies; said all treaties have been violated by the U.S. Government and Council should do more than talk about it.
- Councilor Syrett – encouraged those interested to contact Bethel and 4j school districts about electrification of their school buses; commented that as a union member and labor representative for nurses at Sacred Heart, she has great interest in the City coming to a fair contract with represented workers; said she will talk to the City Manager about the details and then talk to members of the bargaining team if appropriate; commented that the land acknowledgment criticism was made without knowing what collaborative work was done by the Mayor and City Manager to create the land acknowledgment; shared some inspirational examples of land that has been returned or bought by tribal nations across the state of Oregon.
- Mayor Vinis - shared that there is always more work done behind the scenes than is apparent, and the City continues its efforts to build stronger relationships; mentioned that 4j schools and LTD are the City's partners in the climate action plan, and encouraged testimony in front of those bodies.

5. CONSENT CALENDAR 2

A. Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-15-23, tax Lot 1400 located West of HWY 99N, South of McDougal Lane) (City File: Snake River Jessen; A 21-9),

B. Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-02-14; Tax Lot 1400 Located at 3915 Scenic Drive) (City File: 3915 Scenic Drive; A 21-11)

MOTION AND VOTE: Councilor Yeh, Seconded Syrett, move to approve the item on Consent Calendar 2. **PASSED 8:0**

6. ACTION: An Ordinance Extending the Term of Ordinance No. 19775 and Ordinance No. 20397 Granting Comcast of Oregon II, Inc. a Franchise for Operation of a Cable Telecommunications System

MOTION AND VOTE: Councilor Yeh, Seconded Syrett, move to adopt an Ordinance extending the term of Ordinance 19775 and Ordinance 20397 granting Comcast of Oregon II, Inc. a franchise for operation of a cable telecommunications system. **PASSED 6:2,** councilors Keating and Evans opposed.

Council Discussion

- Councilor Syrett - noted that this does not make Comcast the sole cable provider and there are no exclusive rights.

7. ACTION: An Ordinance Vacating Ferry Alley Between East 3rd and Avenue and East 2nd Alley, and Providing for an Effective Date

MOTION AND VOTE: Councilor Yeh, Seconded Syrett, move to adopt the Ordinance, included as Attachment C to this AIS, vacating Ferry Alley, located between East 3rd and Avenue and East 2nd Alley. **PASSED: 8:0**

8. ACTION: Motions Related to Safe Sleep Sites

MOTION AND VOTE: Councilor Yeh, Seconded Syrett, move to approve 2243 Roosevelt Blvd. (SquareOne Villages) for use as a Safe Tent Site. **PASSED: 7:0,** Councilor Clark opposed.

Council Discussion

- Council Clark – announced that he will be voting no until a more complete policy is developed, noting he is in favor of have safe sleep sites but not when they are the only alternative to an effective policy.

MOTION AND VOTE: Councilor Yeh, Seconded Syrett, move to approve Dani Street (EveryOne Villages) for use as a Safe Tent and Safe Parking Site. **PASSED: 7:0,** Councilor Clark opposed.

9. WORK SESSION: Right-of-Way Resolutions on Federal-Aid Projects

City Engineer, AIC, Jenifer Willer introduced the topic and provided background information.

Council Discussion

- Councilor Clark - asked why the City's policy was set up the way it is and why the federal policy differs.
- Councilor Keating - commented the inclusion of the term "eminent domain" is concerning as a last resort and he has consternation and concern about public safety the subjective language used; cautioned colleagues to act carefully and asked about the issue raised and the examples given.

- Councilor Syrett - asked where in the process of working on a project that has federal funding will a resolution be required; used Franklin Boulevard redesign project as an example of when this type of actin will be requested.
- Councilor Evans- asked what role the MPO has within the state and requested clarification on the MPO process.
- Councilor Groves - confirmed this process is to ensure continued funding for future requests; shared his concern about the use of eminent domain and government overreach.

The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Brooke Freed
City Recorder, AIC

(Recorded by Niyah Ross)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Virtual Work Session
Eugene, Oregon 97401

October 20, 2021
12:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Jennifer Yeh, Randy Groves, Alan Zelenka

Absent: Mike Clark, Greg Evans and Claire Syrett

Mayor Vinis opened the October 20, 2021, work session of the Eugene City Council in virtual format.

1. WORK SESSION: 1059 Willamette Proposed Terms

City Manager Sarah Medary introduced the topic. Business Development Analyst Amanda D'Souza gave a presentation on the topic.

Council Discussion:

- Councilor Semple - shared her support for the proposed plans; said she is interested in seeing how the mixed-income aspect of the development will work out; asked if there be building restrictions on adjacent development to not block the windows at 1059 Willamette; requested additional information on zoning and building code for this area.
- Councilor Groves - shared his concerns about the proximity of future buildings; asked if there will be periodic income checks to ensure tenants still meet income requirements; said he thinks it's also important to create market-rate housing downtown to help support local downtown businesses and improve the health of the local economy; expressed interest in how this experiment with mixed-income housing will work.
- Councilor Zelenka - noted several aspects of the project he supports and several that he finds challenging, such as uninspiring architecture; stated that although he is not a supporter of the MUPTE program in general, this project gives the City the affordable housing units the program strives for; stated the housing tools and strategies initiative the Council has been working on is problematic in that the only affordable housing units the City is getting are ones that Council subsidizes because private builders are not building affordable housing; voiced frustration that there is no data to track; said he is not in favor of the fair market rate because he is not willing to increase the spending limit and prefers to use urban renewal dollars for other projects, noting there is already a good plan for the use of CET funds.
- Councilor Keating - discussed the 35-year affordability rate and noted Council will be doing a disservice to tenants in the long-term; asked if the 35-year threshold is a legal limit and if there are other tools that can help the minimum 35-year affordability period; said that considering this is an experiment, he would like to see how future projects like this could have an longer affordability life.
- Mayor Vinis - asked it the Low-Income Rental Housing Property Tax Exemption program comes back to Council for renewal; asked if a different mechanism was being used for this project.
- Councilor Semple – agreed with the sentiment that the building could be more beautiful since it will still be standing in 35 years; encouraged subtle redesign of exterior aesthetics.
- Councilor Keating - stated he likes the modern and welcoming design; commented on the inspiring shot of one of the photographs that shows the where the project will be located, noting it fits well within the downtown landscape.
- Mayor Vinis - commented that the yellow brick façade is reminiscent of the 5th Street Market expansion; said the designers are aiming for an aesthetic that recalls an earlier history.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Zelenka, moved to approve the terms in Attachment A and to authorize the City Manager to enter into a real property transfer agreement consistent with the terms included in Attachment A. **PASSED: 5:0**

2. WORK SESSION: Downtown Open Space Improvements

City Manager Sarah Medary introduced and gave background on the topic. Community Development Director Will Downy gave a presentation on the topic.

Council Discussion:

- Councilor Semple - shared her excitement about the new downtown public restroom; commented that the open space project is vital to a thriving downtown; shared her concern about access from downtown to the expansion of 5th Street and the riverfront; said the proposal stimulates and energizes the space, is in line with urban renewal goals, will bring in new businesses, and will be safer.
- Councilor Keating - appreciated the work to increase public restroom space around the park blocks; asked what the other open space improvements were considered; asked if the safety and beautification of Broadway and/or Kesey Square were considered; asked about engagement efforts with local businesses in the area and the community regarding what they want to see improved downtown, specifically related to the use of urban renewal funds for the space between the Graduate Hotel and the Hult Center.
- Councilor Zelenka - asked what urban renewal dollars can be spent on, noting this long-standing target area for improvement; said he likes the flexibility in moving forward and the connection to downtown and 5th Street Market developments; said the improvements enhance safety, showcase the Japanese interment memorial, and create a more inviting and beautiful city.
- Councilor Groves - asked what other projects are in the queue or foreseeable future that would be in competition for urban renewal funding; asked how much goes into the urban renewal account each year; asked if the current urban renewal district is the right shape and size; commented that adding some nice areas close to downtown such as the Riverfront/5th Street area will benefit all of downtown; said he is hopeful there will be more information and discussion about the continued evolution of the urban renewal district to be responsive to the continued growth of the downtown area and community.
- Councilor Yeh - appreciated the aerial views to see the exciting progress of the project, noting her support for the new downtown restroom; supported the focus on fixing the accessibility ramp and asked how much the full project is expected to cost.
- Mayor Vinis - commented that the bathrooms will open on World Kindness Day; commented that the connection across Willamette Street was poorly designed yet gets quite a bit of use any time there is a concert or event at the Hult Center or The Graduate Hotel, noting it is a major thoroughfare that is slippery, hazardous, and very dark; said she believes using urban renewal funds to improve pedestrian safety and beautify the area is appropriate; agreed the northern end of the plaza deserves more attention if the funds are tight because it is in worse condition.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Zelenka, moved to approve the use of $400,000 of Downtown Urban Renewal tax increment funds for the Willamette Connection project and other downtown Open Space improvements. **PASSED: 4-1,** Councilor Keating opposed.

The meeting was adjourned at 1:02 p.m.

Respectfully submitted,

Brooke Freed
City Recorder, AIC

(*Recorded by Niyah Ross*)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Virtual Work Session
Eugene, Oregon 97401

January 12, 2022
12:00 p.m.

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Randy Groves, Mike Clark

Councilors Absent: Greg Evans

Mayor Vinis opened the January 12, 2022, work session of the Eugene City Council in virtual format.

1. **WORK SESSION – Eugene Public Library Year 5 Levy Report**
Library Service Director Will O'Hearn provided City Council with an informational update on the fifth year of the expanded "Library of the Future" services provided with levy funding. On November 3, 2015, the City of Eugene voters approved Measure 20-235 to fund expanded Eugene Public Library services for five years beginning July 2016. Accountability and transparency were built into the levy measure through an annual review by the citizen Library Advisory Board.

Council Discussion:
- Mayor Vinis – thanked staff for their presentation and leadership.
- Councilor Semple – thanked staff for their efforts; stated that approving the levy was a great investment and wise decision by the public; said she was impressed how the role of the library has seemingly shifted to that of a community center, providing much more than books and information, and becoming a fantastic source of outreach and access to vital resources for the community.
- Councilor Keating – echoed gratitude for the library and voters who passed the levy five years ago; asked if there is any data on those who have utilized library resources to secure permanent employment; stated that increased digital resources are critical during these times; asked about future growth of library spaces and what may be needed from Council to support that; asked staff to discuss the Imagination Library, a service which provides free books to children ages 0-5 that can be accessed by all Lane County residents.
- Councilor Groves – thanked staff for everything they do to provide for the community; stated that some may question the relevance of a brick and mortar library during the increased expansion of the digital age, but the library has demonstrated its worth and relevance through its community programs and outreach; stated that the phrase 'promises made, promises kept' should be used for all City project expenditures.
- Councilor Syrett – thanked staff for the presentation and their ongoing work; shared history on funding of the Eugene Public Library building; expressed excitement about the refined approach to maker resources and the size/impact of Wi-Fi hotspot distribution; advocated for continued funding of library programs and services.
- Councilor Zelenka – expressed appreciation that the library has been a bright spot during the pandemic; thanked staff for their responsiveness during challenging times.
- Councilor Yeh – echoed praise from Councilors and expressed appreciation to staff for thinking outside the box and their flexibility in providing services beyond the traditional bounds of a library; expressed appreciation for branch libraries and advocated for their continuing service and expansion.

- Councilor Semple – concurred with Councilor Yeh about the essential nature of branch libraries; stated that providing hearing loops and other forms of access to vulnerable residents is vital.
- Councilor Keating – shared suggestion from a neighborhood association meeting that a library materials drop-off box be installed in South Eugene to reduce user's carbon footprint and provide them with greater access; stated broad support of expanding such drop-off locations.
- Councilor Zelenka – noted that the bilingual storywalk in the parks stood out as a great idea which combines ingenuity, equity and physical activity.
- Councilor Clark – echoed fellow Councilors' support for the expanded library services and their contribution as a community benefit.
- Mayor Vinis – noted that the language used to frame this presentation would be extraordinarily helpful to use with issues faced by the City.

2. WORK SESSION – Background on Upcoming Affordable Housing Related Council Action Items

Housing Finance Analyst Ellen Meyi-Galloway provided Council with background information on several items related to affordable housing that have proposed actions slated for the January 24, 2022 meeting, allowing Council an opportunity to indicate if any additional information would be helpful for its consideration.

Council Discussion:

- Councilor Zelenka – asked about the difference between a payable and forgivable loan; clarified on the timing of a loan's forgivability; asked if there is any evidence of affordable housing being provided by the marketplace that is not subsidized.
- Councilor Semple – stated that this program is an excellent investment in affordable housing; stated that both proposals for low-income housing have merit and are desperately needed; stated the City should move forward with borrowing from Springfield to fund both projects.
- Councilor Clark – asked about the proposed affordable housing projects and the per unit development costs once completed; asked staff to talk about the specific areas of each project that these funds will subsidize; asked staff to detail any additional discounts and costs that will be absorbed by the City; asked for the approximate square footage per finished unit in the Coleman property.
- Councilor Syrett – asked if there were only two projects that submitted proposals; asked about the proposed location of the Coleman property; asked if it is known whether Springfield is willing to let the City borrow funds; asked if, under the terms of the loan forgiveness, the property manager would be obligated to address building rehabilitation/maintenance issues.
- Councilor Clark – asked staff to elaborate on Oak Leaf Village and the financial distress noted within their application for loan forgiveness, and if the factors go beyond high operating costs and rental income received being lower than what was originally forecasted.
- Councilor Groves – thanked staff for presentation; agreed with Councilor Zelenka that more affordable housing is needed; asked if benchmarking data could be provided alongside the cost report in order to compare it against similar projects as a way to ensure the benefit received from the City's investment is maximized.
- Councilor Clark – reminded Council that this kind of land comes at a premium, and there is already very little available land for the market to create new housing; noted that certain 1/8 acre lots in Ward 5 sold for upwards of $600,000; stated that without the expansion of the City's Urban Growth Boundary, buyers subject to market rate will pay more because the amount of available, buildable land has been artificially constrained, thereby increasing cost.
- Mayor Vinis – said she believes that housing is fundamentally infrastructure and that providing access to it for residents is important; stated that it seems short-sighted to think affordable housing is expensive to build; noted that the City relies on nonprofit organizations to a great extent to build publicly funded housing, even if that feels wrong; stated that the use of Housing and Urban Development (HUD) dollars has very specific requirements and expectations; stated

that it is not a terrible thing to use public funds to create housing, as those funds are also used to create other infrastructure projects; stated that subsidized affordable housing belongs in the larger spectrum of the City's housing implementation pipeline.

- Councilor Zelenka – stated there are 40+ listings on Zillow for 1/8 acre lots in the $60-$100,000 range; asked staff if they could provide info on average cost per lot in Eugene.

Mayor Vinis adjourned the meeting at 1:11 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Virtual Work Session
Eugene, Oregon 97401

January 19, 2022
12:00 p.m.

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Randy Groves, Mike Clark, Greg Evans

Mayor Vinis opened the January 19, 2022, work session of the Eugene City Council in virtual format.

1. EXECUTIVE SESSION

The executive session was held pursuant to ORS 192.660(2)(i) to review and evaluate the job performance of a chief executive officer, other officers, employees, and staff.

2. WORK SESSION – Municipal Court Judge Self Evaluation

Municipal Presiding Judge Greg Gill provided Council with his informal self-evaluation, consistent with Eugene Code 2.011(2). Greg Gill was hired as the Presiding Judge on August 30, 2019.

Councilor Evans joined the meeting at 1:04 p.m.

Council Discussion:

- Councilor Syrett – handed the floor to Judge Gill to highlight items from their self-evaluation and provide further information/context for Council.
- Councilor Groves – stated he is impressed with the work Judge Gill has been doing alongside staff and praised him for doing a tremendous job adapting during unprecedented times; stated he does yeoman's work within a system that is all too short of capacity; stated the criminal justice and restorative justice systems are inadequate, as are mental health and substance treatment resources, making his job all the more difficult; stated the system is not robust enough to adequately serve the community, and thanked Judge Gill for his ongoing efforts to innovate and continually seek ways of improving the system.
- Councilor Zelenka – stated that he has not heard from residents about the court, specifically no complaints which he believes underscores the good job Judge Gill is doing; stated that despite these strange times, Judge Gill has been able to carry the courts forward with his ability to adapt and thrive; thanked the entire court staff for the excellent work throughout the pandemic.
- Councilor Yeh – stated that Judge Gill is doing a fantastic job, both as a manager and in his work product; stated he possesses the character the community wants and needs in this role; stated that his commitment to the profession is evident not only through his extensive knowledge, but in the ways he is always looking to improve the system; highlighted his commitment to fairness, equity and transparency, all of which are highly desirable; stated that Judge Gill cares about people and wants the best and fairest outcome for them; expressed appreciation for the excellence of staff and the support they provide to the community's courts.
- Councilor Semple – stated she is impressed by the ways Judge Gill has stepped up to challenges that require innovative solutions and responses; stated he is forward-facing with continuous improvements to the system; stated it is evident that Judge Gill cares about people; expressed great appreciation for his outlook and work with those experiencing mental health challenges; thanked him for his critical work.
- Councilor Clark – noted that Council only directly supervises the City Manager, Police Auditor and the Municipal Judge; highlighted that this job is not only about being in the courtroom

administering justice, but running the department, its staff and resources like a manager would; concurred with colleagues that he has not received any complaints from residents, despite this being such difficult times; stated that Judge Gill has done a fantastic job, not just during the pandemic but within a larger unhealthy system; shared a previous conversation with District Attorneys who stated that counties west of the Rockies average one jail bed for every 350 residents; stated that would calculate to over 1,000 beds for Lane County, yet Judge Gill continues to do great work with only half that amount.

- Councilor Keating – expressed appreciation for Judge Gill's service to the community and his dedication to fairness, integrity, compassion and justice; thanked him for the opportunity to tour the Municipal Courthouse; recognized the court has advanced a virtual docket process in response to COVID-19 backlogs; asked if it is the intent to continue virtual access to the court, and if so, what guardrails are in place to ensure those participating receive justice regardless of format; stated that Judge Gill has navigated changing times with aplomb.
- Councilor Evans – stated that Judge Gill's performance has been outstanding; praised him for improving access and efficiency; asked if it would be better to have an ordinance in place that gave specific direction on virtual court methodology; asked how Oregon Revised Statutes (ORS) account for virtual presence standards; asked if there is capacity to engage videoconferencing platforms beyond Zoom, such as Skype, Microsoft Teams, etc.
- Mayor Vinis – thanked Judge Gill for the work he does and the ways with which he provides leadership in the community; expressed appreciation for his capacity to target limited resources while being responsive to emerging needs; thanked him for being respectful and humane to those passing through the courts; stated Council has been discussing accountability, and that Judge Gill's reporting and self-evaluation provide a leading edge example on how to manage resources and measure accountability.
- Councilor Syrett – expressed appreciation for the extraordinary level of care and dedication with which this role has been carried out; stated that Judge Gill has done an excellent job and is grateful to have him as part of the team administering justice in such thoughtful ways; provided Council with a brief overview of Judge Gill's contract and review timelines.

MOTION AND VOTE: Councilor Keating, seconded by Councilor Groves, moved to give Judge Greg Gill a 3.2 percent merit increase to his annual salary and authorize the Council President to negotiate and execute an amendment to his employment contract allowing for discretionary salary adjustments for the years that he is not formally evaluated by the Council and deleting the reference to an October evaluation date. **PASSED 8:0**

3. **WORK SESSION – Public Art Update (TABLED FOR FUTURE MEETING)**
Due to time constraints, this item was postponed to a future meeting date (to be determined).

Mayor Vinis adjourned the meeting at 1:26 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Virtual Work Session
Eugene, Oregon 97401

January 24, 2022
5:30 p.m.

Councilors Present: Claire Syrett, Matt Keating, Jennifer Yeh, Emily Semple, Alan Zelenka, Mike Clark

Councilors Absent: Greg Evans, Randy Groves

Mayor Vinis opened the January 24, 2022, work session of the Eugene City Council in virtual format.

1. WORK SESSION – Housing Implementation Pipeline

Planning and Development Executive Director Denny Braud and Economic Prosperity Programs Manager Amanda Nobel Flannery presented the updated Housing Implementation Pipeline (HIP) document, a five-year internal work plan to coordinate current and future resources, goals, and priorities with a systems-thinking approach to housing across the full spectrum from people experiencing homelessness to overall housing supply.

Council Discussion:

- Mayor Vinis – stated that this plan is complete, coherent and important in building a framework for aligning future decisions with the City's goals and values; urged all to read this document.
- Councilor Keating – echoed Mayor Vinis' enthusiasm for this work; thanked staff for their efforts and presentation; clarified about the two-year follow up schedule and planned updates for Council; suggested that Council and the community would benefit from more frequent updates, such as quarterly or biannually; asked for a high-level overview of the 50 percent increase in downtown housing over the next five years and its balance between owners and renters.
- Councilor Semple – thanked staff for the amazing and ambitious work; expressed uncertainty about total of funding sources cited within the HIP; asked staff to differentiate between the Low-income Rental Housing Property Tax Exemption (LIRHPTE) and Multi-Unit Property Exemption (MUPTE) incentive tiers; expressed concerned about Systems Development Charge (SDC) waivers and how increased capacity for development will be funded.
- Councilor Syrett – stated that she is ready to approve the HIP knowing it aligns with previous versions; expressed appreciation for the HIP's strategic approach; recognized there are outstanding questions on how certain items will be funded and accomplished, but having a thorough plan tied to explicit goals and needs can be helpful in resolving that.
- Councilor Clark – expressed appreciation for staff's ongoing efforts and systemic approach to planning; asked how success of the plan will be measured at its five-year conclusion; noted that previous passage of the Urban Growth Boundary (UGB) covered a 20-year span and predicted 34,000 new residents over that period yet the city is on track to double that number; inquired about the plan for 15,000 new housing units (8,600 single family, 6,400 multi-family) and if there is a dashboard or reporting which tracks the City's progress towards its development goals; said he strongly feels that more needs to be done to provide adequate, affordable housing.
- Councilor Yeh – echoed comments that the plan is easy to understand and contains a great deal of valuable information; expressed appreciation for the focused approach; stated that accountability is important and the council must know what success looks like and how to adjust along the way; clarified that the anti-displacement timeline is for engagement and creation of the plan, to begin implementation at the conclusion of the five-year plan.

- Councilor Keating – referred to the direction that this plan be reviewed through an equity lens; shared he recently met with disability justice advocates and asked what percent of Americans With Disabilities Act (ADA) accessible units will be available within new housing, and what percentage of income-qualified units are currently ADA-accessible in the city; asked what percent of ADA-accessible units are mandated by Federal and/or State governments.
- Councilor Zelenka – stated that the overall plan is comprehensive, well laid out with many good actions which they support approving; noted that the 'Overall Housing Supply' section of the HIP states a need for 6,000 new housing units over the next five years (pg. 26), yet new builds have averaged 800/year for the last 20 years, meaning a 50 percent increase in builds would be needed to reach the goal of approximately 1,200/year; asked how Council can ensure some of those new builds are helping solve the affordable housing crisis; asked if there are any metrics showing non-subsidized affordable housing; stated that if the City relies on subsidy programs to solve the affordable housing crisis in Eugene, it will never happen.
- Mayor Vinis – noted in relation to increasing the overall housing supply that House Bill 2001, which is another intervention to create additional housing types and a broader spectrum of affordability, is not factored into options for housing growth; stated that the broader potential impacts of HB 2001 should be better known by Year 2 of the HIP.
- Councilor Clark – clarified that the City does have control over land cost, regulation and taxes, which have increased the cost of housing in incremental ways; stated that metrics are needed to better measure the impact of City decisions on the market; advocated for more transparency, such as public access to building permits; asked about the time period covered by the Growth Monitoring Program (as mandated by House Bill 2003); noted that 15,000 people have moved to the area during the current monitoring period with 22,000 new jobs created, indicating at least 7,000 people commuting to and from Eugene for work, which is not helpful for climate goals; stated that people are living elsewhere due to affordability issues.
- Councilor Zelenka – stated that unless something different is done, the council is relying on a market that has been consistent for the last 34 years, which is what lead to the affordable housing crisis; stated that without some kind of intervention in that marketplace, relying solely on subsidized programs will not come close to solving this issue; noted that when talking about supply it is the supply of housing, which is different from the supply of land; stated that the Urban Growth Boundary process set a 20-year supply of land for residential housing; asked for an investigation into other jurisdictions and what they have been doing to address affordable housing beyond subsidy programs, such as inclusionary zoning and work for housing requirements; stated that the bigger picture is not being addressed.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to approve the Housing Implementation Pipeline. **PASSED 6:0**

Mayor Vinis adjourned the meeting at 6:27 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Link to the webcast of this City Council meeting here.

MINUTES
Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

January 24, 2022
7:30 p.m.

Councilors Present: Claire Syrett, Matt Keating, Emily Semple, Jennifer Yeh, Mike Clark, Alan Zelenka

Councilors Absent: Randy Groves, Greg Evans

Mayor Vinis opened the January 24, 2022, meeting of the Eugene City Council in virtual format.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Syrett – provided updates on members and current work of the Intergovernmental Relations Committee; thanked the *Register-Guard* for publishing her and Councilor Yeh's guest op-ed highlighting the City's approach to the implementation of House Bill 2001.
- Councilor Keating – reviewed his current committee assignments; noted the Human Rights Commission met last week and received a report from the Eugene Police Department on bias and hate crimes; stated he was alarmed to learn approximately half of these crimes go unreported, but is encouraged by ongoing outreach to affected communities; asked if Police Chief Chris Skinner could discuss current approaches to encouraging otherwise hesitant victims to come forward; noted a recent meeting of the Lane Regional Air Protection Agency (LRAPA) advancing a parity resolution to participate in the Public Employees Retirement System (PERS); noted LRAPA received an excellent air quality report for Oakridge; noted the Human Services Commission (HSC) recently met to discuss American Rescue Plan Act (ARPA) funding and allocations for youth homeless demonstration grants; noted the HSC call for increased community and interagency service provider collaboration in support of critical operations at safe sleep sites.
- Councilor Clark – noted he and Councilor Yeh attended a recent Northeast Neighbors Association meeting, which included a discussion with the Oregon Department of Transportation and state senator representatives about the OR 569 Beltline/Delta Interchange Project, its funding, and the ongoing role of Council to make that intersection safer; added there was also discussion on the upgrade status of Gilham and Ayres Road, a longstanding interjurisdictional issue between the City and County, funding for which he is likely to discuss during budget planning; noted the upcoming meeting of the Cal Young Neighborhood Association.
- Councilor Zelenka – noted a recent meeting with the South University Neighborhood Association and their concerns about the impact of House Bill 2001 on residential neighborhoods; noted he and Councilor Yeh attended the Police Commission meeting and received information on 911 operator processes and priority levels.
- Mayor Vinis – mentioned her attendance at a WOW Hall board meeting and was impressed by their determined resilience; noted the Martin Luther King, Jr. Day dedication to former Councilwoman Ortiz at the newly created Andrea Ortiz Park;

noted she and Councilor Syrett recently attended a meeting of the Active Bethel Citizens Neighborhood Association to discuss community visioning and ways to address dioxin contaminants in the wake of the JH Baxter site closure; noted she has agreed to serve on an ad hoc committee for the Lane County Poverty and Homelessness Board and will help to ensure their strategic plan aligns with the City's Housing Implementation Pipeline; noted her participation with Mayors and CEOs for US Housing Investment, and has signed a letter to those involved with the congressional budget reconciliation process urging them to retain $150B in support for housing services.

- Councilor Keating – commended Mayor Vinis for the Andrea Ortiz Park memorial dedication; noted social media responses blaming the hip hop genre of music for the WOW hall shooting are unfair and dreadful in the face of such tragedy.

2. CONSENT CALENDAR 1

A. Approval of City Council Tentative Agenda
B. Reappointment to the Metropolitan Wastewater Management Commission
C. Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property located on Coburg Road in Eugene, Oregon (Assessor's Map 17- 03-20-41, Tax Lot 03300; Assessor's Property Account No. 0176147) (Applicant 1121 Coburg Road, LLC)
D. Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on W. 11th Avenue, Eugene, Oregon (Assessor's Map 17-03-31-13, Tax Lots 12900, 13000, 13100, 13200, and 13300; Assessor's Property Account Nos. 0262020, 0262012, 0261998, 0262004, and 0262038) (Applicant Lincoln Affordable Limited Partnership)

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to approve the items on Consent Calendar 1. **PASSED 6:0**

3. PUBLIC FORUM

1. Heather Marek – shared concerns on the relocation of 13th and Chambers campers.
2. Scott Zakarian – shared concerns about proposed renter protections.
3. Elliott Farren – expressed support for proposed renter protections.
4. Laura Jacobson – shared concerns about proposed renter protections.
5. Jason Evans – shared concerns about proposed renter protections.
6. Stephanie Turnbull – shared concerns about proposed renter protections.
7. Kathryn Dunn – shared concerns about proposed renter protections.
8. Eric Lundberg – shared concerns about proposed renter protections.
9. Amy Cubbage – expressed support for Oak Leaf Conditional HOME Loan Forgiveness.
10. Joann Shotola – shared concerns about proposed renter protections.
11. Randall Birzer – shared concerns about proposed renter protections.
12. Tara Garkow – expressed support for displacement prevention assistance.
13. Lin Woodrich – discussed the ongoing need for Bethel area planning.
14. Ali Gartlan – shared concerns about proposed renter protections.
15. Debra Gaudette – shared concerns about proposed renter protections.
16. Robin Miller – shared concerns about proposed renter protections.
17. Jennifer Wyncoop – shared concerns about proposed renter protections.

18. Erin Dey – expressed support for DevNW Polk 2.0 housing project.
19. Chad – discussed wireless safety and non-ionizing radiation exposure concerns.
20. Michael Havlik – shared response and concerns about proposed renter protections.
21. Ryan Moore – provided responses to concerns over proposed renter protections.
22. Zach Mulholland – urged Council support for increased climate funding.
23. Lisa Arkin – expressed concerns over chronic polluters in West Eugene.
24. Mike Grudzien – shared concerns about proposed renter protections.
25. Paul Solomon – expressed support for expanded housing services.
26. Alicia – expressed support for proposed renter protections.
27. Kathryn Rogers – shared concerns about proposed renter protections.
28. Steve Ochs – provided background on the Coleman housing development project.
29. Pamela Kittelson – shared concerns about closing the 13th and Chambers camp site.
30. Darren Stone – shared concerns about proposed renter protections.
31. Bridgette Butler – requested transparency of City's plans for WA-Jefferson Park.
32. Victoria Whitman – shared concerns about proposed renter protections.
33. William Smith – discussed wireless safety and broadband infrastructure.
34. Aimée Okotie-Oyekan – expressed support for proposed renter protections.

Council Discussion

- Councilor Clark – thanked everyone for their testimony; acknowledged the challenges of current issues but said he appreciates the thought-provoking discussion; concurred with testimony that the City faces a housing supply problem and agreed some protections would add to the cost of housing; noted recent data showing rental housing is more expensive per square foot compared to Springfield, and at a higher rate compared to home purchases; stated he believes this to be in part due to differences in regulations; requested clear information from the Housing Policy Board, including metrics by which stated outcomes and goals can be measured; stated Council needs to take Bethel and JH Baxter situation more seriously and he is ready to act on this issue.
- Councilor Syrett – thanked all for their passionate discussion; noted Council has approved the Housing Implementation Pipeline, which includes a coordinated plan to increase housing supply; reminded all that the renter protections are not meant to solve housing supply issues, but intended to mitigate the impacts of a landscape where renters, particularly of a certain economic class, are disadvantaged when it comes to affordable and accessible housing; stated it is not Council that has created a 'renters vs tenants' dynamic; stated there is evidence of major challenges faced by those forced to seek new housing with little to no support in an extremely competitive marketplace; noted there are many landlords who offer good housing at a fair price; reminded all that Councilor Yeh asked residents to provide specific reasons as to which parts of the proposals are not workable and to articulate the impacts.
- Councilor Keating – thanked residents for their testimony; asked to consider incentives Council could provide to landlords who keep people housed and maintain fair pricing for years at a time, and said he welcomes discussion on the topic; stated the need to improve landlord tenant education opportunities; stated he is not prepared to rely on the state legislature to lead the way on this issue.

- Councilor Syrett – expressed concern about the landlord who acknowledged favoritism towards renting to those with children over those without; stated choosing tenants based on their family dynamics is the opposite of seeking equity and fairness in the community and hopes other landlords will reject such practices; concurred she is also ready to take stronger actions in support of the Bethel area and its residents.

4. **ACTION: Adoption of A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on Green Lane in Eugene, Oregon (Assessor's Map 17-04-12-33, Tax Lot 00304; Assessor's Property Account No. 1740339) (Applicant Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing)**
City Council is asked to adopt a resolution for a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) renewal for Oak Leaf Village, an existing affordable housing development located at 205 Green Lane. Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing (Cornerstone) is the applicant and the sole member of Oak Leaf Village, LLC, the owner of the property that is the subject of the application. The development includes 14 low-income rental units.

MOTION: Councilor Syrett, seconded by Councilor Keating, moved adopt a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on Green Lane in Eugene, Oregon (Assessor's Map 17-04-12-33, Tax Lot 00304; Assessor's Property Account No. 1740339) (Applicant Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing).

Council Discussion

- Councilor Yeh – acknowledged her partner is serving on the Cornerstone Community Housing Board, and upon review by the City Attorney, this does not create a potential or actual conflict of interest.

VOTE: PASSED 6:0

5. **ACTION: Conditional HOME Loan Forgiveness for Oak Leaf Village**
City Council is asked to consider authorizing the City Manager to execute the necessary documents to amend the terms of a 2001 HOME Investment Partnership Program (HOME) loan for Oak Leaf Village so that no further loan payments will be required and the loan balance will be forgiven at the end of the loan term in 2031 as long as Oak Leaf Village remains an affordable housing development throughout the term of the loan. Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing (Cornerstone) is the sole member of Oak Leaf Village, LLC, the owner of the property. The development includes 14 low-income rental units. The conditional forgiveness of the HOME loan would allow Cornerstone to maintain Oak Leaf Village as affordable housing and allocate resources for resident support services and capital improvements.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to authorize the City Manager to execute the necessary documents to convert the

payable Oak Leaf Village HOME loan to a zero percent interest, deferred payment, forgivable loan, on the condition that the development's current affordability restrictions are maintained through June 1, 2031. **PASSED 6:0**

6. **ACTION: Resources for Housing Affordable to Low-Income Persons**
   City Council is asked to approve the use of Federal HOME Investment Partnerships Program (HOME) funds for proposals submitted in response to the Eugene-Springfield HOME Consortium's 2021 Affordable Housing Request for Proposals (RFP). The two new construction proposals recommended for funding are: 1) Polk 2.0, by DevNW, for 12 units of permanent supportive housing and rental housing targeted to former foster youth and other system-engaged youth (age 16-24) experiencing homelessness and at risk of homelessness; and 2) The Coleman, by Homes for Good Housing Agency (Homes for Good), for 51 units of permanent supportive housing for persons with histories of conviction.

   MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to recommend full funding of $550,000 for Polk 2.0, utilizing $550,000 in HOME funds from the City of Eugene's HOME allocation. In addition, move to recommend full funding of $1,048,766 for The Coleman, utilizing $580,623 in HOME funds from the City of Eugene's HOME fund allocation and, if Springfield agrees pursuant to the HOME Consortium's Flexibility Policy, $468,143 in HOME funds from the City of Springfield's HOME allocation. **PASSED 6:0**

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(*Recorded by Jay Ferris*)

Webcast of meeting available here.

MINUTES

Eugene City Council
Virtual Work Session and
Meeting of the Eugene Urban Renewal Agency
Eugene, Oregon 97401

January 26, 2022
12:00 p.m.

Councilors Present: Jennifer Yeh, Claire Syrett, Emily Semple, Matt Keating, Alan Zelenka, Mike Clark, Randy Groves

Councilors Absent: Greg Evans

Mayor Vinis opened the January 26, 2022, work session of the Eugene Urban Renewal Agency in virtual format.

1. WORK SESSION – Steam Plant Redevelopment Proposed Terms

Community Development Director Will Dowdy provided an update on the Steam Plant redevelopment and reviewed the current investments, goals, and challenges of this project, which involves the transformation of the former Eugene Water and Electric Board steam plant.

Council Discussion:

- Councilor Zelenka – expressed appreciation for the historical investment and revenue possibilities for the City; asked about the total agency contribution; asked about system development charges and the source of funding for the agency payment of permit and building fees; asked about $5.2 million gap funding strategies and possible actions if strategies are not acceptable, as well as whether any funding may come from private sources; asked if it can it be made explicit in the agreement that no additional agency funding will be contributed; asked about the parking commitment and working with a buyer to identify 125 spaces and whether this number of spaces is required and could create a possible commitment for additional agency funding; expressed concerns over liability of asbestos abatement and selling the property as-is; asked and confirmed that housing developments within downtown riverfront are unlikely to be eligible for a Multi-Unit Property Tax Exemption.
- Councilor Clark – noted that there may be low-cost properties nearby that come with 250 parking spaces; asked whether it possible for the project to require additional City funding to address the parking issue; expressed concern about any potential use of funding that had been reserved for other projects, such as the Striker Field Park Development; asked if there any specific agreements in place between the proposed hotelier and outside restaurateurs; asked that staff speak to the importance of natural gas for any potential restaurant and hotel space and possible outcomes if restricted from using fossil fuels; asked if is it possible to put in specific caveats about the use of additional agency funds (save urban renewal funding) for parking development, and the potential impacts of such action.
- Councilor Keating – asked if the public will have access to restrooms in the general use spaces and whether that is articulated in the current deal points; asked for clarification about a private entity having exclusive concession rights to outdoor park spaces adjacent to the steam plant; questioned if this is the best use of public dollars; asked about the overall net benefit from property and income tax revenue, as well as projected figures for transient room tax revenue; asked if there is a snapshot over the next 10, 20, and 30 years showing the net benefit to the

City in revenue as it moves toward making a significant financial ask from the state; asked the City Attorney about a conflict of interest related to his current working relationship with the state legislature.

- Councilor Yeh – thanked staff for the presentation and expressed excitement about the project; said she believes it is better to use urban renewal dollars to save historic buildings as opposed to tearing them down; noted that the building has great historic value and it is no small task to make this building economically viable; concurred that commitment to electric building is a positive thing.
- Councilor Syrett – thanked staff and team for the presentation and their work; reminded the public that without this project the land in question would need to be remediated at a significant cost to the City and taxpayers; shared her enthusiasm that the development team has progressed despite ongoing challenges of the pandemic; noted that investment is small relative to investment that the development team will be seeking; said an estimate of $350k in property taxes per year is good news and she is pleased to see that land which is currently generating no revenue will now be doing so, as well as becoming an amenity; said she expects the dynamic within the public spaces, such as use of open seating and public restrooms, will be similar to that of the 5th Street Public Market.
- Councilor Groves – thanked staff; expressed excitement about the project; said he is happy to see that the project has numerous local stakeholders, and their affection for and knowledge of Eugene is a positive; asked for an overview about the complexity of the project to help address community concerns that the money invested will be lost with the property being sold for $1; clarified that this is more expensive than building a new structure on bare ground.
- Councilor Semple – noted she is a long-time supporter of this project; expressed appreciation for council sharing their concerns and the staff's response; agreed that open access to the public is crucial and appreciated seeing that remains a development priority.
- Mayor Vinis – expressed support for this large boon to the community; noted it is an extraordinary coordinated effort here and she appreciates the hard work that goes into it; reminded the group of Councilor Evans' previous interest in extension of urban renewal timeline.
- Councilor Zelenka – asked the City Attorney to assist with language for a "friendly" amendment to limit the use of additional agency dollars to close the expected funding gap
- Councilor Clark – echoed excitement about building redevelopment and support for the local development team, noting the vision of development plan is in line with City values; asked about the timeline for future amendments or alterations if council approves moving forward today and what ability there will be to make changes; confirmed that any decisions on funding will come back to council for approval; asked if the City will be responsible for contributing more money in the future if there are deficiencies; confirmed that a major cost is asbestos abatement; stated he will vote in favor and feels it is important to present a unified front when going to state legislature for funding.
- Councilor Syrett – stated there are creative ways to cover parking, such as downtown parking coupled with Lane Transit District shuttle service; however, purchasing additional buildings only for parking is not financially viable; said she hopes that the Oregon Bureau of Labor and Industries (BOLI) declares this a prevailing wage project but in case it is not declared as such, an amendment to any motions that prevailing wage be paid regardless is needed.
- Councilor Keating – thanked Councilor Syrett for inclusion of prevailing wage language; expressed that it would be good to for the City to include itself in the Community Benefits Agreement; stated that there are many positives to this project, such as creating an art hub, open community spaces and redevelopment and revitalization of vital riverfront area; asked if there is a approximation of the number of jobs that will be created were this to advance; expressed need for urban renewal district along transit lines – with millions of taxpayer dollars involved hopes there is support for such an endeavor.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Keating, moved to authorize the Agency Director to enter into an agreement for the sale and redevelopment of the Steam Plant property that is consistent with Attachment A ("Proposed Terms for Sale of Steam Plant property"), with the addition of the deal point that the project shall be constructed with prevailing wage and continue working with the development team during the due diligence period to identify funding and strategies to cover the funding gap; it is understood that neither Agency nor City funds will be used to fill this funding gap. **PASSED 7:0**

- Councilor Clark – agreed with the prevailing wage addition; asked if for the sake of strategic approach to state legislature, should that piece be omitted to allow the state legislature an opportunity to make that determination.
- Councilor Syrett – said she expects this to be a BOLI prevailing wage project, the cost for which is already worked into the cost model and that the City would not give the dollars back in lieu of paying a prevailing wage.

2. WORK SESSION – Public Art Update (TABLED FOR FUTURE MEETING)

Due to time constraints, this item was postponed to a future meeting date (to be determined).

Mayor Vinis adjourned the meeting at 1:12 p.m.

Respectfully submitted,

Brooke Freed
City Recorder AIC

(Recorded by Jay Ferris)

Link to the webcast of this City Council meeting here.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of Tentative Working Agenda

Meeting Date: March 14, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3B
Staff Contact: Brooke Freed
Contact Telephone Number: 541-682-5010

ISSUE STATEMENT
This is a routine item to approve the 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.

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

SUGGESTED MOTION
Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS
A. Tentative Working Agenda

FOR MORE INFORMATION
Staff Contact: Brooke Freed
Telephone: 541-682-5010
Staff E-Mail: bfreed@eugene-or.gov

City Council Tentative Agenda

Updated March 10, 2022

**** SPECIAL NOTICE ****
As our state and community recover from the COVID-19 pandemic, City Council meetings will continue to be held remotely using virtual meeting technology. Information about how to access these meetings will be available at https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials.

March 2022

Date	Day	Time	Title	Length	Dept. Contact
14-Mar	Monday	5:30 pm	MovingAhead Deliberation and Action (Work Session & Possible Action)	60 mins	Rob Inerfeld, PW
			Potential Amendment to Penalties for Violation of EC 4.830 (Portion of Street Reserved for Vehicular Traffic) (Work Session)	30 mins	Matt Rodrigues, PW
		7:30 pm	Ceremonial Matter		
			Committee Reports and Items of Interest		
			Ord. on Withdrawal of Annexed Properties from Special Districts (Consent Calendar 1)		Althea Sullivan, PDD
			Public Forum		
			Resolution Annexing Land at 1070 and 1075 Fairway Drive (Consent Calendar 2)		Althea Sullivan, PDD
Expected absences for 3/14: none					
16-Mar	Wednesday	12 pm	Renter Protection Follow-up (Work Session)	90 mins	Genevieve Middleton, PDD
Expected absences for 3/16: none					

Council Break: March 17 – April 10

Work Session | Action | Public Hearing | Public Forum | Consent Calendar
Committee Reports/Items of Interest | Ceremonial Matters | Pledge of Allegiance

April 2022					
Date	**Day**	**Time**	**Title**	**Length**	**Dept. Contact**
11-April	Monday	5:30 pm	Middle Housing Code Update (Work Session)	60 mins	Terri Harding, PDD
			Willamette River Greenway (Work Session)	30 mins	Gabe Flock, PDD
		7:30 pm	Committee Reports and Items of Interest		
			Public Forum		
Expected absences for 4/11: none					
13-April	Wednesday	12 pm	Building Electrification (Work Session)	60 mins	Lydia Bishop, PDD
			Parks and Recreation Annual Bond and Levy Update (Work Session)	30 mins	Craig Carnagey, PW Craig Smith, LRCS Carolyn Burke, PW
Expected absences for 4/13: none					
18-April	Monday	5:30 pm	***Hold for Planning Commission Interviews***		Staff, CS
		7:30 pm	Public Contracting Code Provisions and Exemptions (Public Hearing)		Becky Wheeler, CS
			Willamette River Greenway (Public Hearing)		Gabe Flock, PDD
			Ord. Adopting Middle Housing Code and Metro Plan Amendments (Public Hearing)		Terri Harding, PDD
Expected absences for 4/18: none					
20-April	Wednesday	12 pm	Street Repair & Pavement Management Annual Reports (Work Session)	45 mins	Jenifer Willer, PW
			Use of Electric Micromobility Devices in Whilamut Natural Area (Work Session)	45 mins	Rob Inerfeld, PW
Expected absences for 4/20: none					
25-April	Monday	5:30 pm	TBD (Work Session)	45 mins	Staff
			TBD (Work Session)	45 mins	Staff
		7:30 pm	Committee Reports and Items of Interest		

			One-Year Plan for Affordable Housing and CDBG Approval (Consent Calendar 1) Public Forum		Genevieve Middleton, PDD
Expected absences for 4/25: none					
27-April	Wednesday	12 pm	Addressing Chronic Toxic Polluters (Work Session)	90 mins	Staff
Expected absences for 4/27: none					
27-April	Wednesday	5:30 pm	***Budget Committee*** City Manager Proposed Budget (Work Session)		Vicki Silvers, CS
Expected absences for 4/27: none					*Note: Budget Committee Meeting Added*

May 2022

Date	Day	Time	Title	Length	Dept. Contact
9-May	Monday	5:30 pm	Livability Code Revisions (Work Session) Fossil Fuel Risk Bonds (Work Session)	45 mins 45 mins	Rachelle Nicholas, PDD Staff
		7:30 pm	Committee Reports and Items of Interest Public Forum		
Expected absences for 5/9: none					
11-May	Wednesday	12 pm	Middle Housing (Work Session)	90 mins	Terri Harding, PDD
Expected absences for 5/11: none					
11-May	Wednesday	5:30 pm	***Budget Committee*** Budget Deliberation, topic TBD (Work Session)		Vicki Silvers, CS
Expected absences for 5/11: none					*Note: Budget Committee Meeting Added*
16-May	Monday	5:30 pm	***Boards and Commissions Interviews***		Staff, CS
		7:30 pm	TBD (Public Hearing)		Staff
Expected absences for 5/16: none					
18-May	Wednesday	12 pm	Willamette River Greenway (Work Session)	90 mins	Gabe Flock, PDD
Expected absences for 5/18: none					

18-May	Wednesday	5:30 pm	***Budget Committee*** Budget Deliberation, topic TBD (Work Session)		Vicki Silvers, CS
Expected absences for 5/18: none					*Note: Budget Committee Meeting Added*
23-May	Monday	5:30 pm	Urban Forestry (Work Session) TBD (Work Session)	45 mins 45 mins	Craig Carnagey, PW staff
		7:30 pm	Pledge of Allegiance Committee Reports and Items of Interest Public Forum		
Expected absences for 5/23: none					
25-May	Wednesday	12 pm	TBD (Work Session) TBD (Work Session)	45 mins 45 mins	staff staff
Expected absences for 5/25: none					
25-May	Wednesday	5:30 pm	***Budget Committee*** Public Comment and Recommendation (Work Session)		Vicki Silvers, CS
Expected absences for 5/25: none					*Note: Budget Committee Meeting Added*

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**
"Housing Status" as a Protected Class – *follow-up TBD*	Semple	03/12/20
Reparations (two-part work session) – *follow-up TBD*	Evans	03/18/21
Funding Source for Climate Change and Homelessness – *follow-up TBD*	Zelenka	05/10/21
Fossil Fuel Risk Bonds – *Scheduled*	Groves, Syrett	10/21/21
Addressing Chronic Toxic Polluters – *Scheduled*	Groves	12/2/21
Urban Renewal Districts - TBD	Groves	2/25/22

UPCOMING PUBLIC HEARINGS			
Date of Public Hearing	**Title**	**Description**	**Staff Contact**
February 22, 7:30 p.m.	An Ordinance Providing For Withdrawal of Annexed Properties From the Following Special Districts: River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and the Willakenzie Rural Fire Protection District	The City Council will hold a required public hearing to consider an ordinance concerning the annual withdrawal of annexed land from special service districts.	Althea Sullivan, PDD
April 18, 7:30 pm	An Ordinance Adopting Willamette River Greenway Code Amendments	The City Council will hold a public hearing to consider an Ordinance implementing clear and objective standards for proposed housing development within the City's existing Willamette River Greenway boundary	Gabe Flock, PDD
April 18, 7:30 pm	An Ordinance Adopting Middle Housing Land Use Code and Metro Plan Amendments	The City Council will hold a public hearing to consider an Ordinance implementing House Bill 2001 (2019) which requires Oregon cities with over 25,000 population to allow duplexes, triplexes, fourplexes, cottage clusters and rowhouses in residential zones.	Terri Harding, PDD

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Action: An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District.

Meeting Date: March 14, 2022
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 3C
Staff Contact: Althea Sullivan
Contact Telephone Number: 541-682-5485

ISSUE STATEMENT
The City Council is scheduled to take action on this request for the annual withdrawal of previously annexed properties from special districts.

BACKGROUND
The purpose of the ordinance is to remove annexed properties from the tax rolls of special service districts, which in this case are the Junction City Water Control District; Lane Fire Authority; River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District. State law and local code require annexed properties to withdraw from special service districts through a separate process after the annexation of those properties becomes effective.

Withdrawals come before the City Council on an annual basis. Properties annexed at the request of the property owner during the previous year are batched together to facilitate this process. The 2022 batch contains eleven annexations approved by City Council in 2021—for a total of twelve tax lots.

Withdrawals are time sensitive. State law provides that, if a withdrawal is not approved prior to March 31, the withdrawal does not become effective until July 1 of the following year (i.e., 2023 for these properties). This delay would mean that the properties will remain on the tax roll of the special service districts that no longer provide services to the property for more than a year. Approving the withdrawal ordinance prior to March 31, 2022, will result in the withdrawals taking effect on July 1, 2022, and those properties being included on the City tax roll immediately thereafter.

The City Council held the required public hearing on this item on February 22, 2022. Public notice

of the hearing was published and posted as required by state law and local code requirements, including notice to the affected special service districts. The inclusion of these properties on City tax rolls, and withdrawal from special districts taxation, is anticipated by the property owners and by special districts as part of the annexation process. The City received correspondence from the Junction City Water Control District which raised questions about the City's fulfillment of an existing Memorandum of Understanding regarding staff coordination and stormwater runoff requirements at the time of future development. In response to the email, City staff spoke with a representative of Junction City Water Control District to understand concerns and ensure that coordination was occurring appropriately.

The approval criterion for withdrawal from public service districts following annexation is contained in Eugene Code 9.7835 and corresponding statutory provisions in Oregon Revised Statute 222.524, which require the City Council to find that approval of the withdrawal is in the best interest of the City.

If council finds the withdrawals are in the City's best interest, council is asked to adopt the attached ordinance (see Attachment A), which provides for the withdrawal from special service districts of these annexed properties. Maps and legal descriptions of the properties to be withdrawn are provided as exhibits to the ordinance.

PREVIOUS COUNCIL DIRECTION

February 22, 2022, Public Hearing

A public hearing was held, at which no testimony was provided.

COUNCIL OPTIONS

City Council may consider the following options:

1. Approve the withdrawals by ordinance;
2. Approve the withdrawals by ordinance with specific modifications as determined by the City Council;
3. Deny the withdrawals by ordinance.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adoption of the ordinance as drafted, providing for withdrawal of all listed territories by March 31, 2022.

SUGGESTED MOTION

Move to adopt An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Parks & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District

ATTACHMENTS

A. Ordinance, including Exhibits A-K (maps and legal descriptions of properties)

FOR MORE INFORMATION

Staff Contact: Althea Sullivan, Senior Planner
Telephone: 541-682-5485
Staff E-Mail: ASullivan@eugene-or.gov

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR WITHDRAWAL OF ANNEXED PROPERTIES FROM THE FOLLOWING SPECIAL DISTRICTS: JUNCTION CITY WATER CONTROL DISTRICT; LANE FIRE AUTHORITY; RIVER ROAD PARK & RECREATION DISTRICT; RIVER ROAD WATER DISTRICT; SANTA CLARA RURAL FIRE PROTECTION DISTRICT; SANTA CLARA WATER DISTRICT; AND WILLAKENZIE RURAL FIRE PROTECTION DISTRICT.

The City Council of the City of Eugene finds that:

A. Notice of the proposed withdrawal of real property which has been annexed to the City, but is currently contained within the boundaries of the Junction City Water Control District; Lane Fire Authority; River Road Park & Recreation District; River Road Water District; Santa Clara Rural Fire Protection District; Santa Clara Water District; and Willakenzie Rural Fire Protection District; ("the Districts") was published in the Register-Guard newspaper on February 8 and 15, 2022, posted in four public places in the City of Eugene for a period of two successive weeks prior to the hearing date, and mailed to the affected public service districts.

B. The Notice provided that a public hearing to allow the City Council to hear objections to the withdrawals and to determine whether the withdrawals are in the best interest of the City was scheduled remotely for February 22, 2022, at 7:30 p.m., using virtual meeting technology.

C. The City is willing to assume the liabilities and indebtedness previously contracted by the Districts proportionate to the parts of the Districts that have been annexed to the City upon the effective date of the withdrawals as provided in ORS 222.520.

D. The withdrawals of the annexed territories from the Districts are consistent with adopted City policies and are in the best interest of the City.

NOW, THEREFORE,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The following territories in Lane County, Oregon, annexed to the City of Eugene by Resolution of the Eugene City Council, are withdrawn from the Districts indicated effective July 1, 2022:

Junction City Water Control District

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
SNAKE RIVER JESSEN	A 21-9	West of HWY 99N, South of McDougal Lane	17-04-15-23	1400	5333	10/11/2021	10/26/2021	Ex. A

Lane Fire Authority

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
SNAKE RIVER JESSEN	A 21-9	West of HWY 99N, South of McDougal Lane	17-04-15-23	1400	5333	10/11/2021	10/26/2021	Ex. A

River Road Park & Recreation District

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
CLARK TIPPIN	A 21-1	665 Horn Lane	17-04-23-11	4402	5321	5/10/2021	5/27/2021	Ex. B
LEAH HYLAND	A 21-2	608 & 610 Audel Ave.	17-04-23-12	5902	5322	5/10/2021	5/27/2021	Ex. C
GILLEN, TODD & CARYN	A 21-4	25 Knoop Lane	17-04-24-34	2200	5323	5/10/2021	5/27/2021	Ex. D
HENDERSON DAVE & JANICE L	A 21-5	Undeveloped, south of Oakleigh Lane	17-04-24-24	10100	5329	7/26/2021	8/16/2021	Ex. E

River Road Water District

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
CLARK TIPPIN	A 21-1	665 Horn lane	17-04-23-11	4402	5321	5/10/2021	5/27/2021	Ex. B
LEAH HYLAND	A 21-2	608 & 610 Audel Ave.	17-04-23-12	5902	5322	5/10/2021	5/27/2021	Ex. C
GILLEN, TODD & CARYN	A 21-4	25 Knoop Lane	17-04-24-34	2200	5323	5/10/2021	5/27/2021	Ex. D
HENDERSON DAVE & JANICE L	A 21-5	Undeveloped, south of Oakleigh Lane	17-04-24-24	10100	5329	7/26/2021	8/16/2021	Ex. E

Santa Clara Rural Fire Protection District

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
CHRISTOP HER VREIM	A 21-6	3514 River Road	17-04-02-43	1200	5330	7/26/2021	8/16/2021	Ex. F
KENDALL & JAMES HOMES LLC	A 21-7	801 River Loop 1	17-04-12-20	900	5331	7/26/2021	8/16/2021	Ex. G
PINERIDGE CONSTRUC-TION	A 21-11	3915 Scenic Drive	17-04-02-14	1400	5334	10/11/2021	10/26/2021	Ex. H

Santa Clara Water District

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
CHRISTOPHER VREIM	A 21-6	3514 River Road	17-04-02-43	1200	5330	7/26/2021	8/16/2021	Ex. F
KENDALL & JAMES HOMES LLC	A 21-7	801 River Loop 1	17-04-12-20	900	5331	7/26/2021	8/16/2021	Ex. G
PINERIDGE CONSTRUCTION	A 21-11	3915 Scenic Drive	17-04-02-14	1400	5334	10/11/2021	10/26/2021	Ex. H

Willakenzie Rural Fire Protection District

Name	File #	Site Address or Location	Assessor's Map	Tax Lot	Resolution	Approval Date	Effective Date	Legal Desc. & Map
STATON FAMILY TRUST	A 21-3	3647 Coburg Road	17-03-09-31	1200	5324	5/10/2021	5/27/2021	Ex. I
CORNERSTONE COMMUNITY HOUSING	A 21-8	158 & 132 South Garden Way	17-03-28-40	2103 & 2200	5332	9/27/2021	10/8/2021	Ex. J
MULLER, JOSEPH	A 21-10	3840 Gilham Road	17-03-08-23	3900	5335	11/8/2021	11/18/2021	Ex. K

Section 2. The City Recorder is requested to forward a copy of this Ordinance to the above referred Districts.

Passed by the City Council this

_____ day of February, 2022.

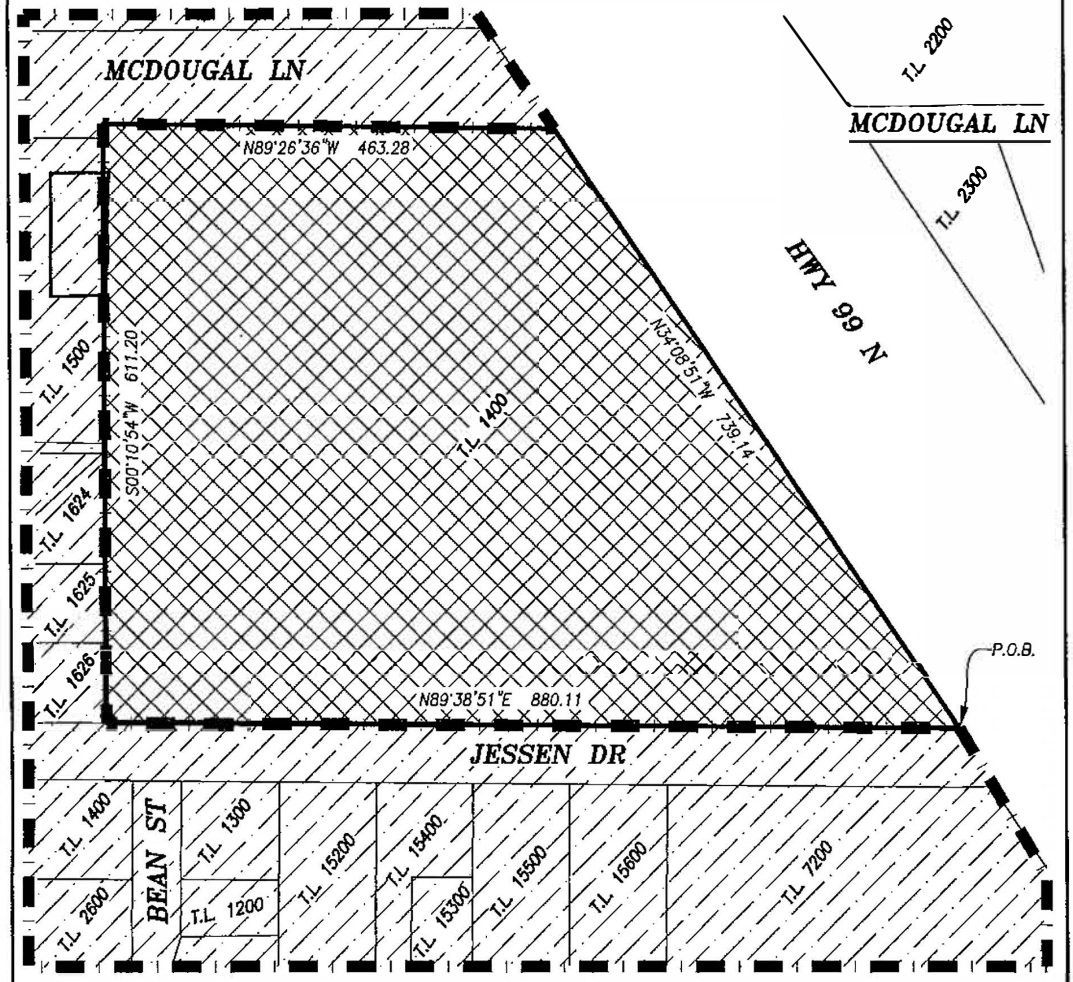
Approved by the Mayor this

____ day of February, 2022.

City Recorder

Mayor

LAND ANNEXATION FOR
SNAKE RIVER JESSEN, LLC
NW 1/4, SEC 15, T17S, R4W, WM
EUGENE, LANE COUNTY, OREGON
MAY 25, 2021



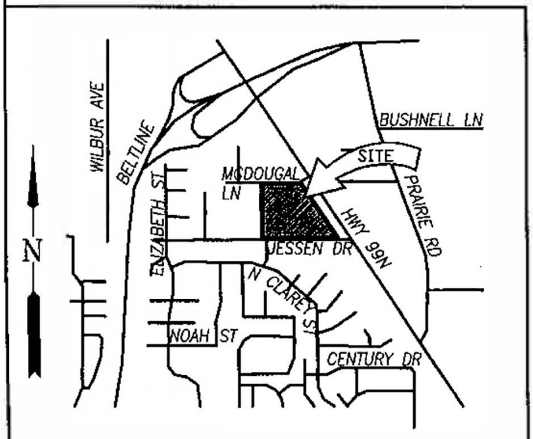
LEGEND

CITY LIMITS

LANDS TO BE ANNEXED

NOTES

P.O.B. POINT OF BEGINNING



VICINITY MAP NOT TO SCALE

SCALE: 1"=150'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
MAY 12, 2011
DANIEL ADAM NELSON
84832PLS

EXPIRES: December 31, 2022

Branch ENGINEERING Inc
Since 1977

310 5th Street
Springfield, OR 97477
p: 541.746.0637
www.BranchEngineering.com

ASSESSOR'S MAP(S) TAX MAP: 17-04-15-23 TAX LOT: 1400

\\branch.local\Data\2020\20-258 Jessen Drive Multi-Family\20-258 annexation.dwg SAVED: 5/26/2021 10:27 AM EMILYF

May 15, 2021

ANNEXATION LEGAL DESCRIPTION
TM 17-04-15-23 TL 1400
Branch Engineering Inc. Project No. 20-258

A parcel of land lying in lots 26 and 25 of THE OAKS, as platted and recorded in Volume 4, Page 106, Lane County Oregon Plat Records, and situated in the Northwest quarter of Section 15, Township 17 South, Range 4 West, Willamette Meridian, and being described as follows:

COMMENCING at a point on the South line of the plat of THE OAKS, said line being also the South line of the North half of Section 15, Township 17 South, Range 4 West, Willamette Meridian, said point being 1643.1 feet East and 14.8 feet South from the West quarter corner of Section 15, Township 17 South, Range 4 West, Willamette Meridian, said point being also opposite and 120 feet distant Westerly from Engineer's center line Station 494+68 of the relocated line of the Junction City-Eugene Secondary Highway No. 223; **THENCE** North 34°08'51" West, parallel to and 120 feet distant from said relocated center line, a distance of 36.40 feet, to a point on the north margin of Jessen Drive and the Point of Beginning; **THENCE** continuing North 34°08'51" West, parallel to and 120 feet distant from said relocated center line, a distance of 739.14 feet to a point on the South boundary of a dedicated road in the plat of THE OAKS; **THENCE** North 89°23'36" West a distance of 463.28 feet, along the South boundary of the dedicated road; **THENCE** South 0°10'54" West a distance of 611.20 feet to a point 30.00 feet north, by perpendicular measurement, of the South line of the plat of THE OAKS, being a point on the north margin of said Jessen Drive; **THENCE** along said north margin, South 89°38'51" East a distance of 880.11 feet, to the **POINT OF BEGINNING**, in Lane County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

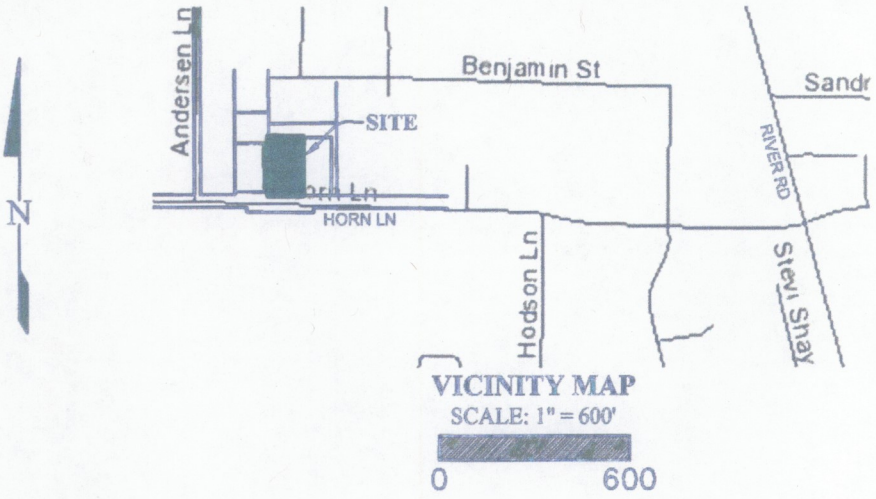
DIGITALLY SIGNED

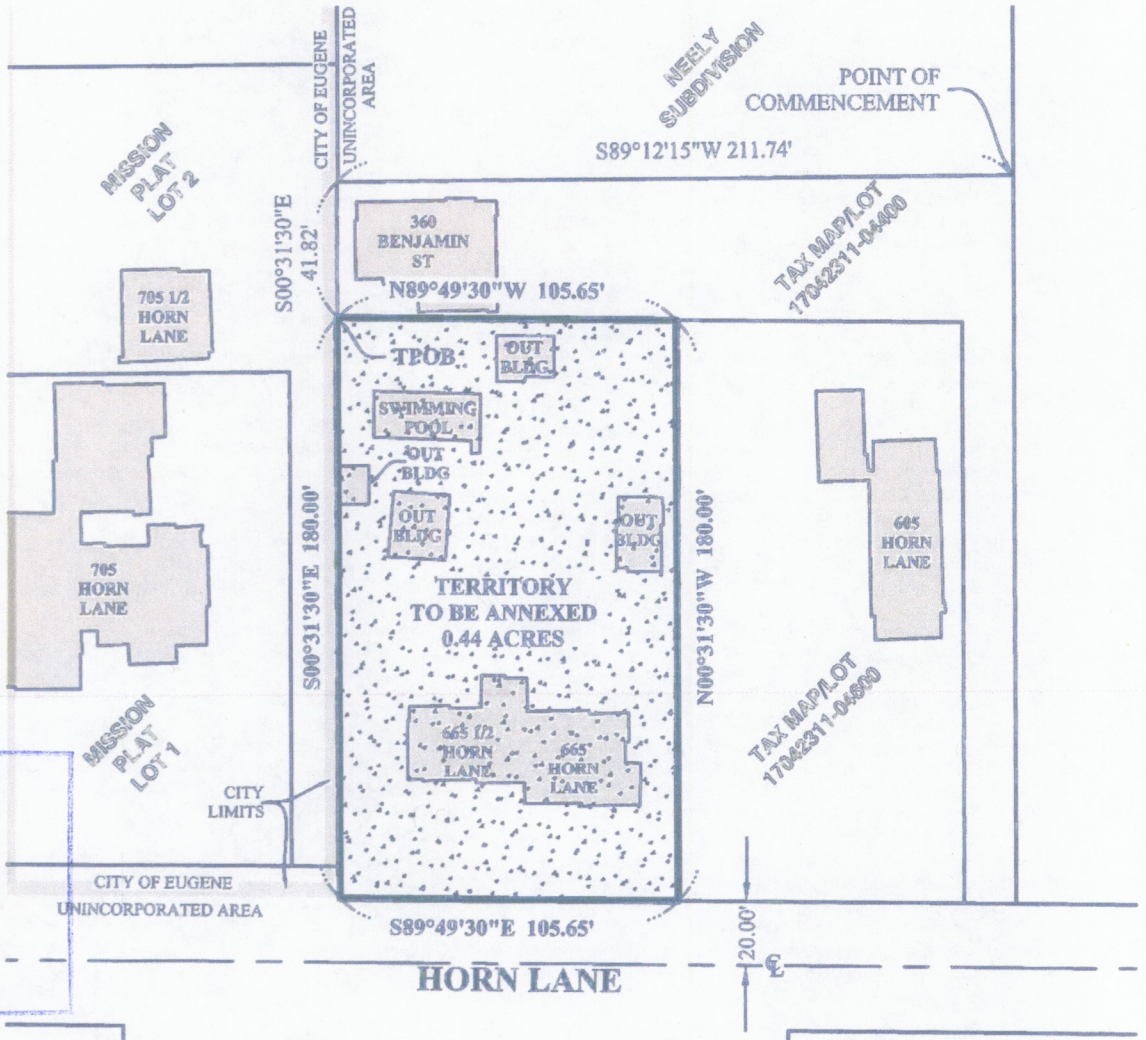
OREGON
MAY 12, 2011
DANIEL ADAM NELSON
84832LS

RENEWAL DATE: 12/31/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 20, 1993
REX A. BETZ
#2606
RENEWS: 12/31/21





RECEIVED
JAN 25 2021
CITY OF EUGENE
PLANNING DIVISION

ANNEXATION EXHIBIT
665 HORN LANE, EUGENE OREGON
TAX MAP/LOT 17042311-04402
FEBRUARY 10, 2020

EGR & Associates, Inc.
Engineers, Geologists, and Surveyors
2535B Prairie Road
Eugene, Oregon 97402
(541) 688-8322
Fax (541) 688-8087

S:\Projects\6992 Tippin, Clark\20-0018 -- 665 Horn Lane Partition\AutoCad\665 Horn Lane Base Map.dwg Feb 10, 2020 - 5:17pm LAYOUT=V-1-ANNEX EXHIBIT

DESCRIPTION OF AFFECTED TERRITORY TO BE ANNEXED

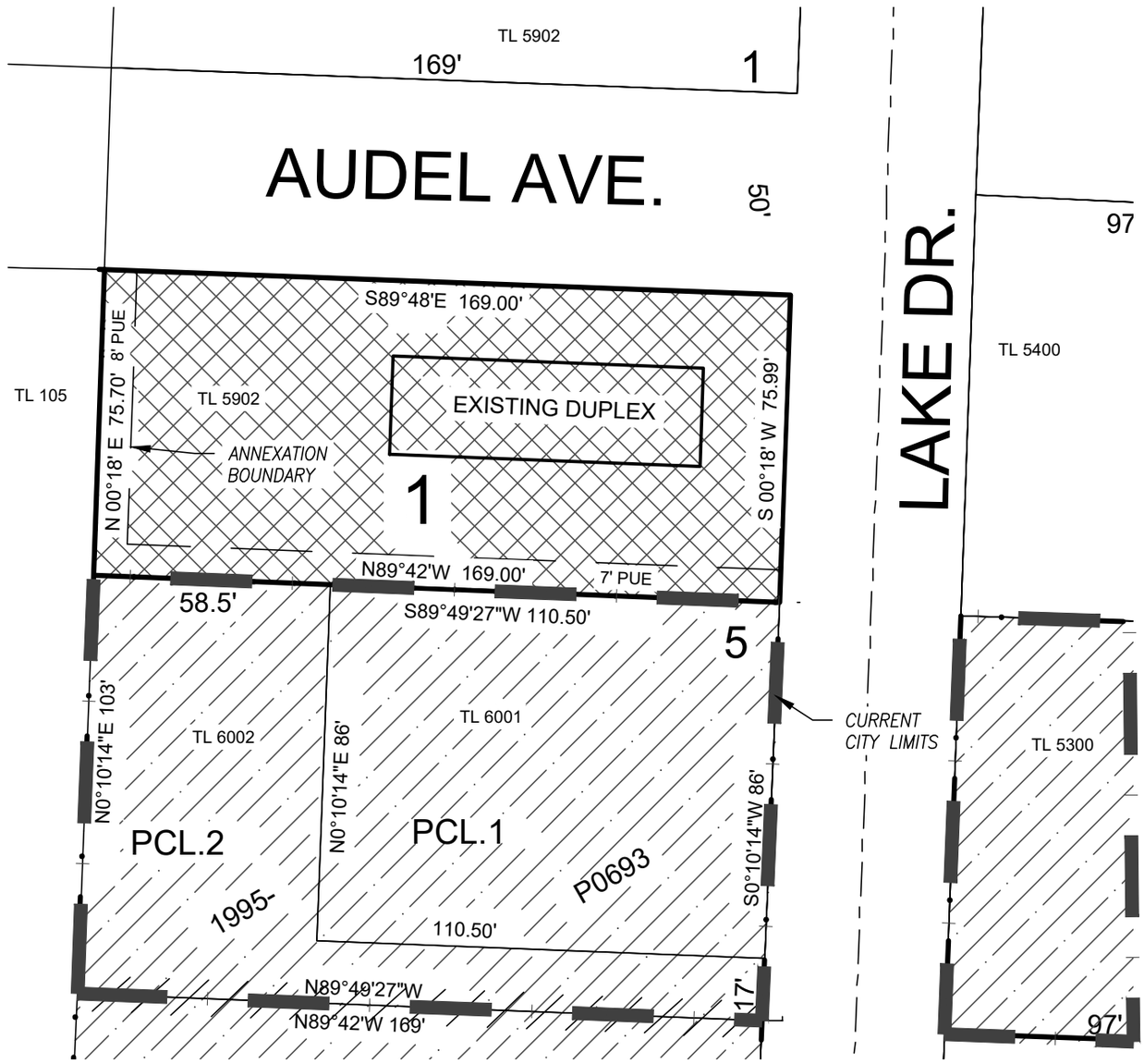
Situated in the Northeast 1/4 of the Northeast 1/4 of Section 23 in Township 17 South, Range 4 West of the Willamette Meridian in unincorporated area of Lane County, State of Oregon and described as follows:

Being all of the lands that were conveyed to Clark Tippin in that certain Warranty Deed that was recorded June 29, 2005 at Reception Number 2005-047924 in Lane County Oregon Deed Records. The perimeter boundary of said lands is more particularly described as follows:

Commencing at the Southeast corner of the Neely Subdivision as platted and recorded January 2, 1963 in Book 36 at Page 25 in Lane County Oregon Plat Records; thence westerly and running along the South line of said subdivision and the westerly extension thereof, South 89°12'15" West 211.74 feet to a point; and thence South 0°31'30" East 41.42 feet to the TRUE POINT OF BEGINNING [being a point that lies on the existing city limits line of the City of Eugene];

THENCE, southerly from and leaving said TRUE POINT OF BEGINNING, the following one numbered course: (1) South 0°31'30" East 180.00 feet [along said city limits line] to the north margin of Horn Lane (a public right-of-way) as said margin is offset 20.00 feet northerly of the centerline of said right-of-way; THENCE, easterly along said north margin [and leaving said city limits line], the following one numbered course: (2) South 89°49'30" East 105.65 feet to a point; THENCE, northerly and leaving said north margin, the following one numbered course: (3) North 0°31'30" West 180.00 feet to a point; AND THENCE, westerly the following one numbered course: (4) North 89°49'30" West 105.65 feet RETURNING to the TRUE POINT OF BEGINNING [and said city limits line] and containing 0.44 acres, more or less.

LAND ANNEXATION FOR
LEAH HYLAND
NE 1/4, SEC 23, T17S, R4W, WM
EUGENE, LANE COUNTY, OREGON
OCTOBER 6, 2020

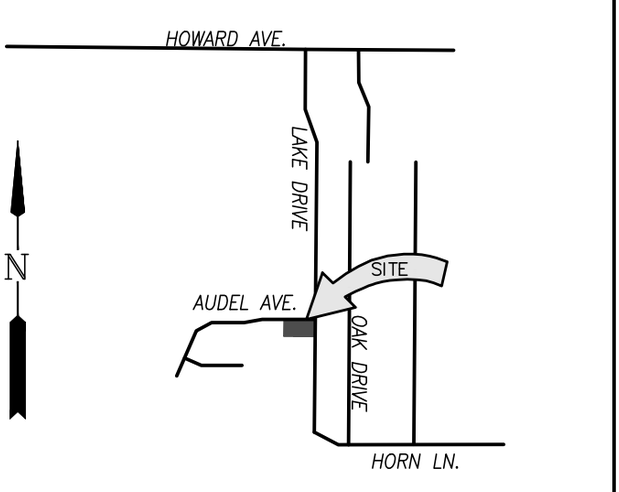


LEGEND

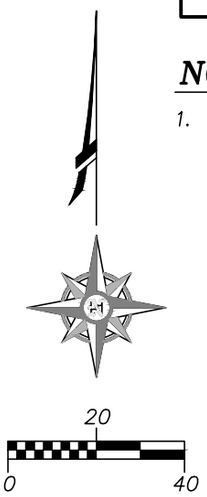
- CITY LIMITS
- LANDS TO BE ANNEXED
- EXISTING STRUCTURE

NOTES

1. 2 PUE'S FROM PLAT AS SHOWN.



VICINITY MAP NOT TO SCALE



SCALE: 1"=40'

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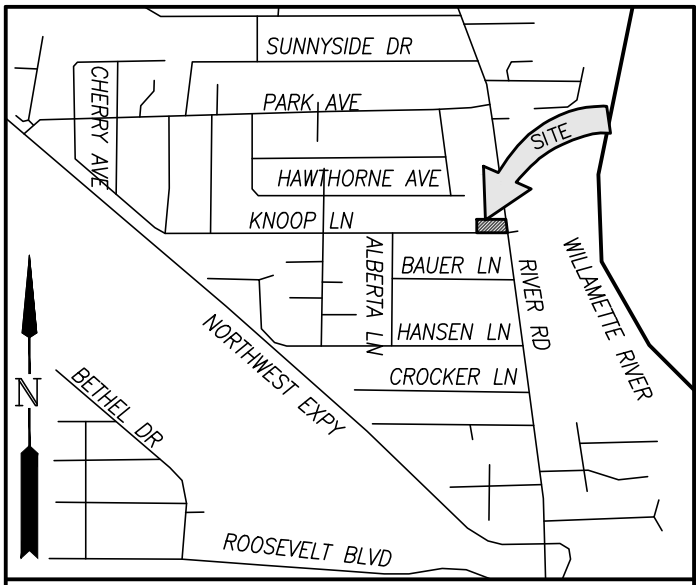
ASSESSOR'S MAP(S) TAX MAP 17-04-23-12, T.L. 5902

Z:\2020\20-100 Audel Ave Part'n\ANNEXATION\20-100 ANNEX.MAP.dwg SAVED: 10/7/2020 11:27 AM BOBH

Lot 1, Block 1, Audel Estates as platted and recorded in book 43, page 6 in the Lane County Oregon Plat Records; said Lot being more particularly described as follows:

COMMENCING at the Initial Point of Audel Estates as described above; thence North 0°18' East 94.94 feet to the southwest corner of Lot 1, Block 1 of Audel Estates and the **True Point of Beginning;** Thence continuing North 0°18' East 75.70 feet to the Northwest corner of said Lot 1; Thence South 89°48' East 169.00 feet to the Northeast corner of said Lot 1; Thence South 0°18' West 75.99 feet to the Southeast corner of said Lot 1; Thence North 89°42' West 169.00 feet to the point of beginning, all in Lane County Oregon.

LAND ANNEXATION FOR
CARYN & TODD GILLEN
SE 1/4, SW 1/4, SEC 24, T17S, R4W, WM
EUGENE, LANE COUNTY, OREGON
FEBRUARY 26, 2021



VICINITY MAP
NTS

LEGEND

- CITY LIMITS
- LANDS TO BE ANNEXED
- EXISTING STRUCTURE

NOTES

1. CITY LIMITS BOUNDARIES SHOWN PER THE CITY OF EUGENE ON-LINE INTERACTIVE ZONING MAP ON FEB 10, 2021.
2. NO EASEMENT OR OTHER RECORDED RESTRICTIONS ARE KNOWN TO EXIST ON THE SITE.

ASSESSOR'S MAP(S) TAX MAP 17-04-24-34, T.L. 2200

Z:\2021\21-112 Gillen On Knoop\Land Use\annexation\drawings\21-112 Knoop Annexation.dwg 3/24/2021 4:13 PM EMILYP

SCALE: NTS'

SHEET 1 OF 2

KNOOP ANNEXATION

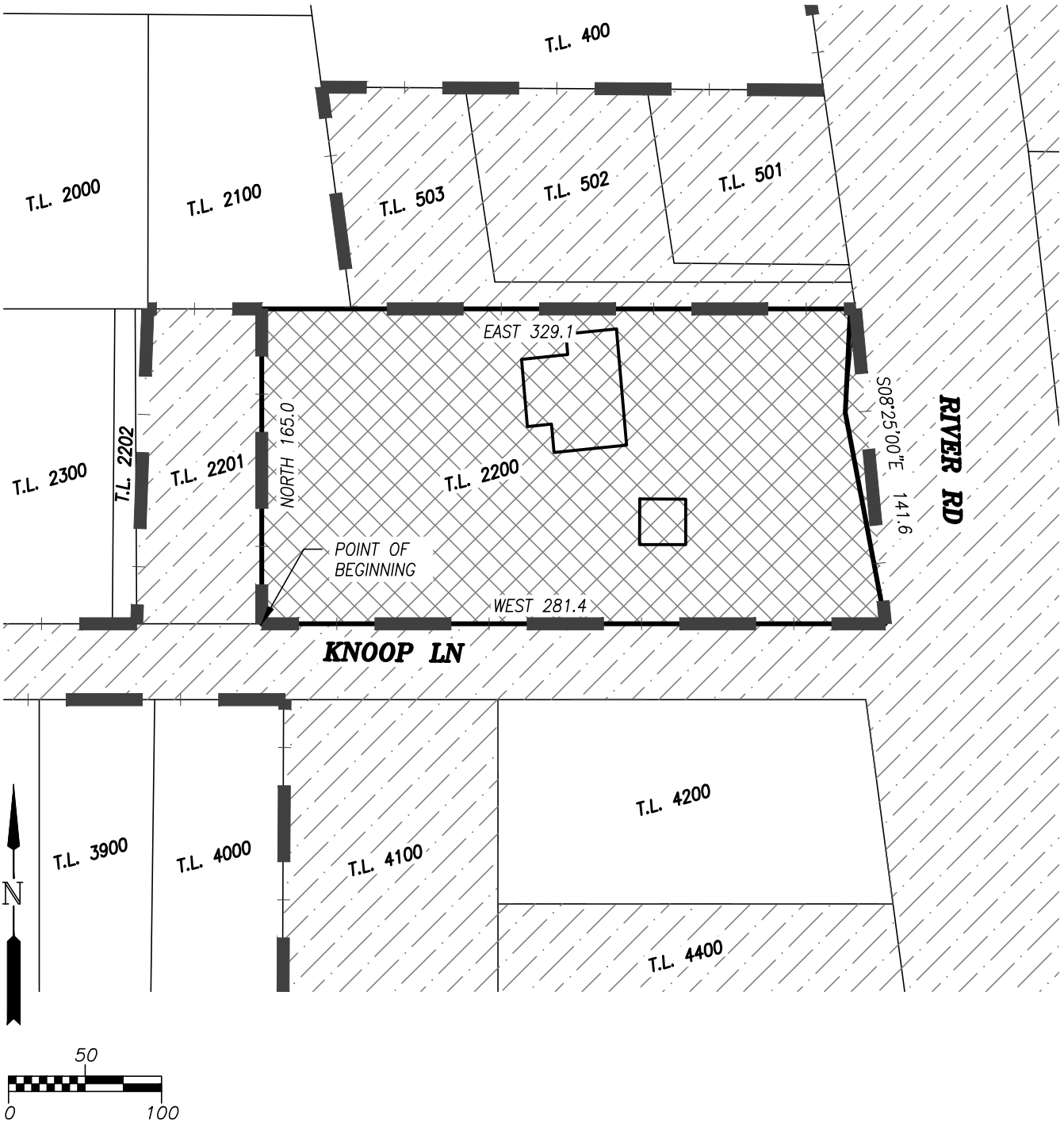
ANNEXATION MAP

MAR 24, 2021

Branch ENGINEERING Inc. Since 1977
310 5th Street, Springfield OR 97477 | p: 541.746.0637 | www.branchengineering.com

Project No: 21-112

LAND ANNEXATION FOR
CARYN & TODD GILLEN
SE 1/4, SW 1/4, SEC 24, T17S, R4W, WM
EUGENE, LANE COUNTY, OREGON
FEBRUARY 26, 2021



SCALE: 1"=100'

SHEET 2 OF 2

ASSESSOR'S MAP(S) TAX MAP 17-04-24-34, T.L. 2200

Z:\2021\21-112 Gillen On Knoop\Land Use\annexation\drawings\21-112 Knoop Annexation.dwg 3/24/2021 4:13 PM EMILYP

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KNOOP ANNEXATION

ANNEXATION MAP

MAR 24, 2021

Project No: 21-112

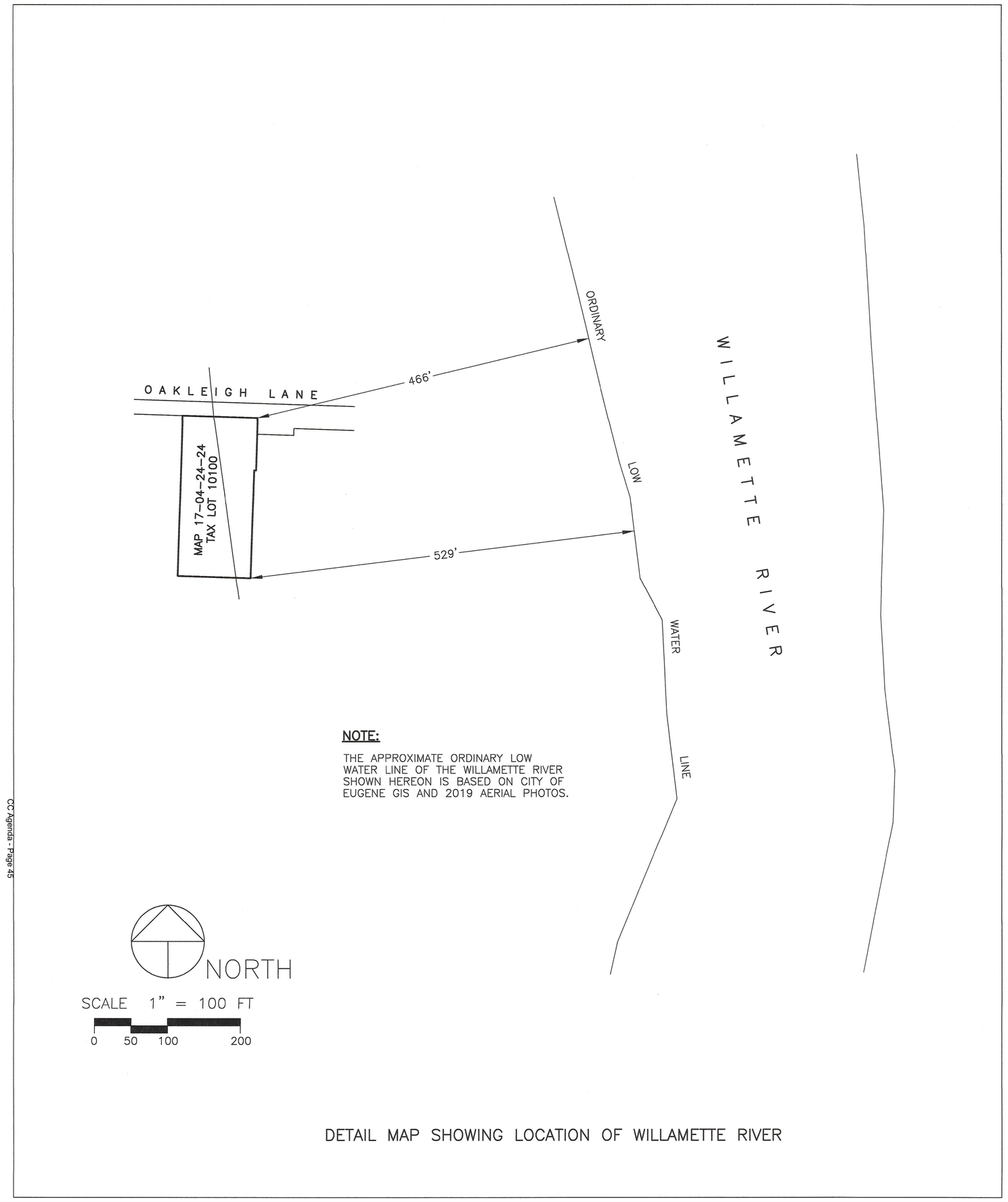
February 24, 2021

LEGAL DESCRIPTION
ANNEXATION APPLICATION
TM 17-04-24-34, TL 2200
Branch Engineering Inc. Project No. 21-112

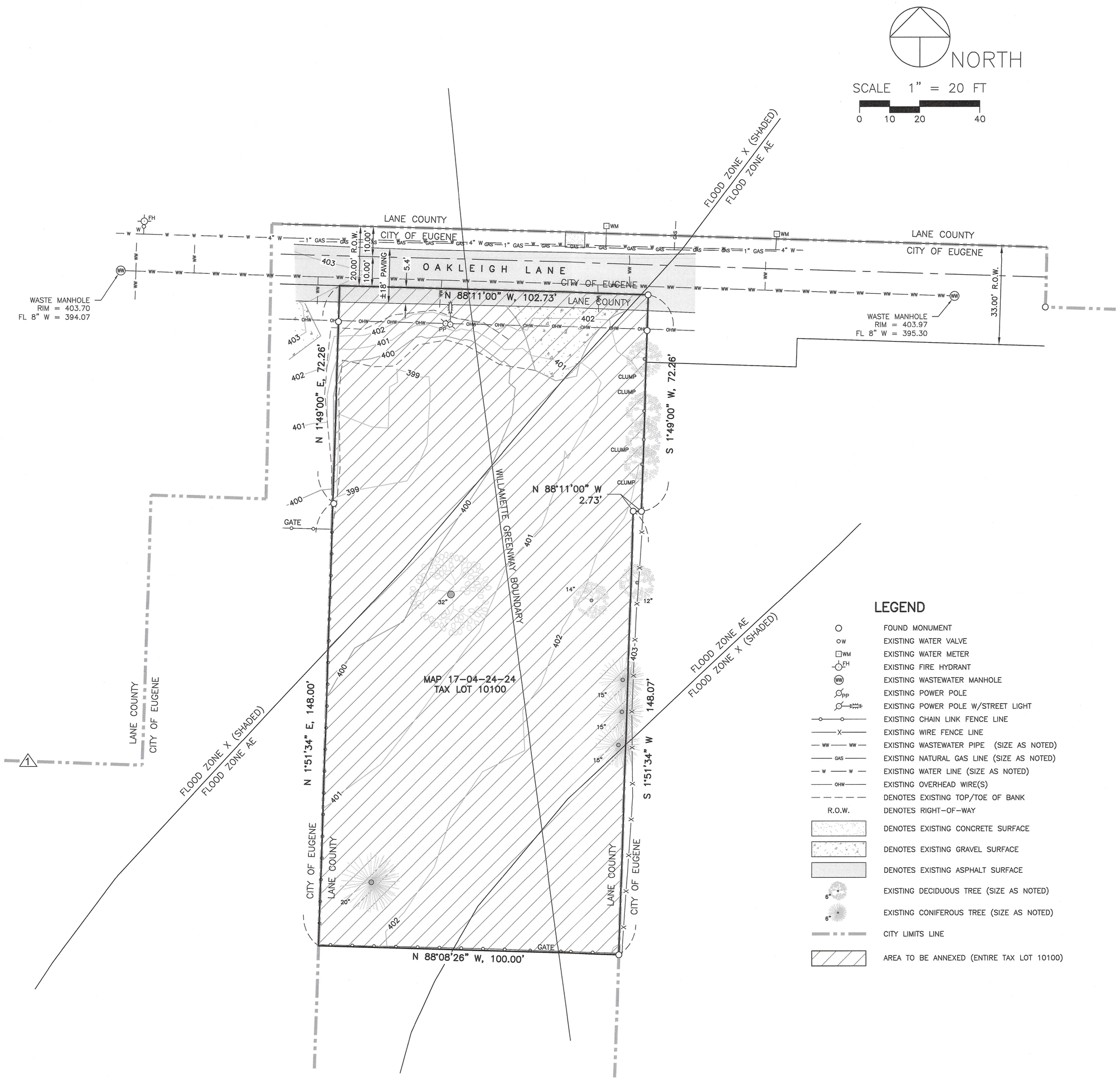
ALL THOSE LANDS conveyed in that Warranty Deed from Nicole Freeman to Caryn and Todd Gillen recorded on June 22, 2012 as Reception Number 2012-031152 in the Lane County Oregon Official Records, said lands being approximately described as follows:

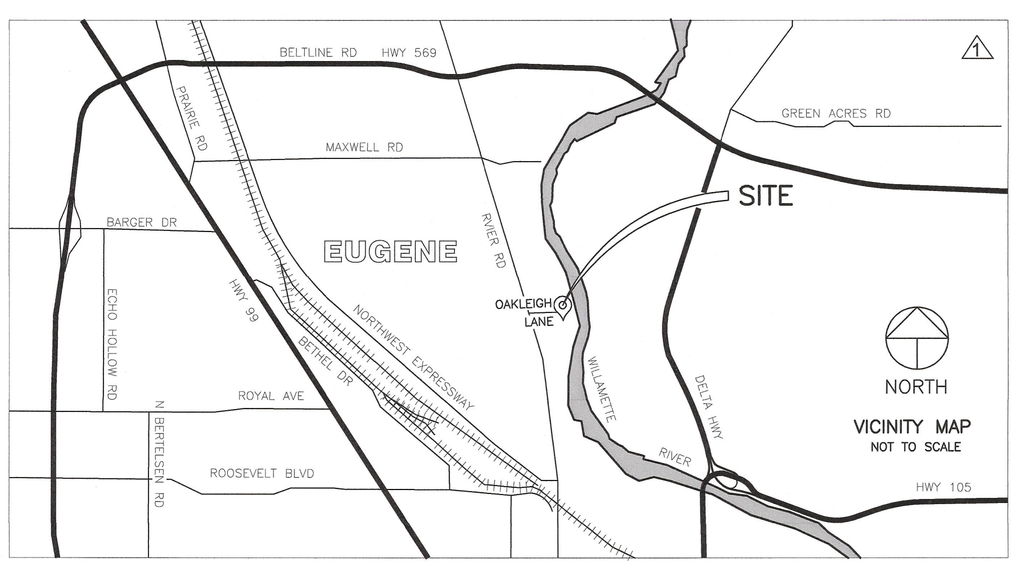
COMMENCING at the northeast corner of County Survey 588, said northeast corner being the centerline-centerline intersection of River Road (County Road Number 200) and Knoop Lane (County Road Number 1113) and lying East, 45.52 chains, more or less, of the southeast corner of the Joseph Ogle Donation land Claim Number 43, Township 17 South, Range 4 West, Willamette Meridian; THENCE along said Knoop Lane centerline West, 331.9 feet, more or less, to a point lying 25.00 feet southerly by perpendicular measurement from the southwest corner of said lands conveyed in Reception Number 2012-031152; THENCE Northerly 25.00 feet to last said southwest corner, being a point on the northerly Knoop Lane right-of-way margin dedicated by Instrument 5715 on Reel 215D in the Lane County Oregon Official Records, also being the **POINT of BEGINNING; THENCE** along the westerly boundary of said lands North, 165 feet, more or less, to the northwest corner of said lands; **THENCE** along the northerly boundary of said lands East, 329.1 feet, more or less, to the northeasterly corner of said lands, being a point on the westerly River Road right-of-way margin dedicated by Instrument 5558 on Reel 215D in the Lane County Oregon Official Records; **THENCE** along the easterly boundary of said lands, also being the westerly River Road right-of-way margin South 08°25' East, 141.6 feet, more or less, to the southeasterly corner of said lands, being a point on the aforesaid northerly Knoop Lane right-of-way margin; **THENCE** along the southerly boundary of said lands, also being the northerly Knoop Lane right-of-way margin, West, 281.4 feet, more or less, **RETURNING to the POINT OF BEGINNING.**

Exhibit E



DETAIL MAP SHOWING LOCATION OF WILLAMETTE RIVER





FLOOD ZONE NOTE:

THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE AE – SPECIAL FLOOD HAZARD AREA INUNDATED BY 100–YEAR FLOOD, AND IN FLOOD ZONE X (SHADED) AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD, AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 41039C1128 F BEARING AN EFFECTIVE DATE OF JUNE 2, 1999.

BASE FLOOD ELEVATION NOTE:

100–YEAR BASE FLOOD ELEVATION FOR THE MOST UPSTREAM EDGE OF THE SUBJECT PROPERTY STRUCTURE WAS CALCULATED FROM THE FLOOD PROFILES FOR THE WILLAMETTE RIVER CONTAINED IN THE FEMA FLOOD INSURANCE STUDY FOR LANE COUNTY OREGON.

BASE FLOOD ELEVATION IS 401.40

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF EUGENE DATUM. BENCHMARK USED WAS CITY BENCHMARK NO. RR0132, A BRASS CAP IN THE CURB AT THE NE CORNER OF THE INTERSECTION OF RIVER ROAD AND OAKLEIGH LANE.

ELEVATION = 401.58 (NGVD '29 DATUM)

EASEMENT NOTE:

EASEMENTS MAY EXIST OVER THE SUBJECT PROPERTIES THAT ARE NOT SHOWN OR NOTED HEREON.

BOUNDARY NOTE:

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. DATA SHOWN HEREON IS PER SURVEY BY BRANCH ENGINEERING IN 2011 (CSF 42125)

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

LEGEND

- FOUND MONUMENT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING POWER POLE
- EXISTING POWER POLE W/STREET LIGHT
- EXISTING CHAIN LINK FENCE LINE
- EXISTING WIRE FENCE LINE
- EXISTING WASTEWATER PIPE (SIZE AS NOTED)
- EXISTING NATURAL GAS LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- EXISTING OVERHEAD WIRE(S)
- DENOTES EXISTING TOP/TOE OF BANK
- R.O.W. DENOTES RIGHT–OF–WAY
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING ASPHALT SURFACE
- EXISTING DECIDUOUS TREE (SIZE AS NOTED)
- EXISTING CONIFEROUS TREE (SIZE AS NOTED)
- CITY LIMITS LINE
- AREA TO BE ANNEXED (ENTIRE TAX LOT 10100)

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael Dahrens
OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052
RENEWS: 12–31–2021

SSW ENGINEERS INC
CIVIL • STRUCTURAL • BUILDING DESIGN
SURVEYING • LAND USE PLANNING
2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

SITE PLAN FOR ANNEXATION
DAVE & JANICE HENDERSON
MAP 17 04 24 24, TAX LOT 10100
LANE COUNTY, OREGON

REVISIONS		
date		by
5/3/21	1	GAP
5/20/21	2	MRD

EXISTING CONDITIONS PLAN

job	21-7821
drawn	NEG
date	2/24/21
checked	MRD
filed	

SHEET 1

CO Agenda - Page 45
Attachment A

Description of Affected Territory to be Annexed

Commencing at the Initial Point of the Plat of OAKLEIGH, as Platted and Recorded in Volume 9, Page 32, in the Plat Records of Lane County, State of Oregon; thence running along the South line of said Plat, South 88° 11' 00" East, 790.91 feet to a point that lies on the South margin of Oakleigh Lane, a 20.00 foot wide public right-of-way and the True Point of Beginning of the lands being described herein; thence leaving said True Point of Beginning and continuing along the South line of said Plat of OAKLEIGH and said South margin, South 88° 11' 00" East, 102.73 feet; thence leaving said South plat boundary and South margin and running South 1° 49' 00" West, 72.26 feet; thence North 88° 11' 00" West, 2.73 feet; thence South 1° 51' 34" West, 148.07 feet; thence North 88° 08' 26" West, 100.00 feet; thence North 1° 51' 34" East, 148.00 feet; and thence North 1° 49' 00" East, 72.26 feet to the True Point of Beginning, in Lane County, Oregon.

ANNEXATION SITE PLAN

FOR

3514 RIVER RD

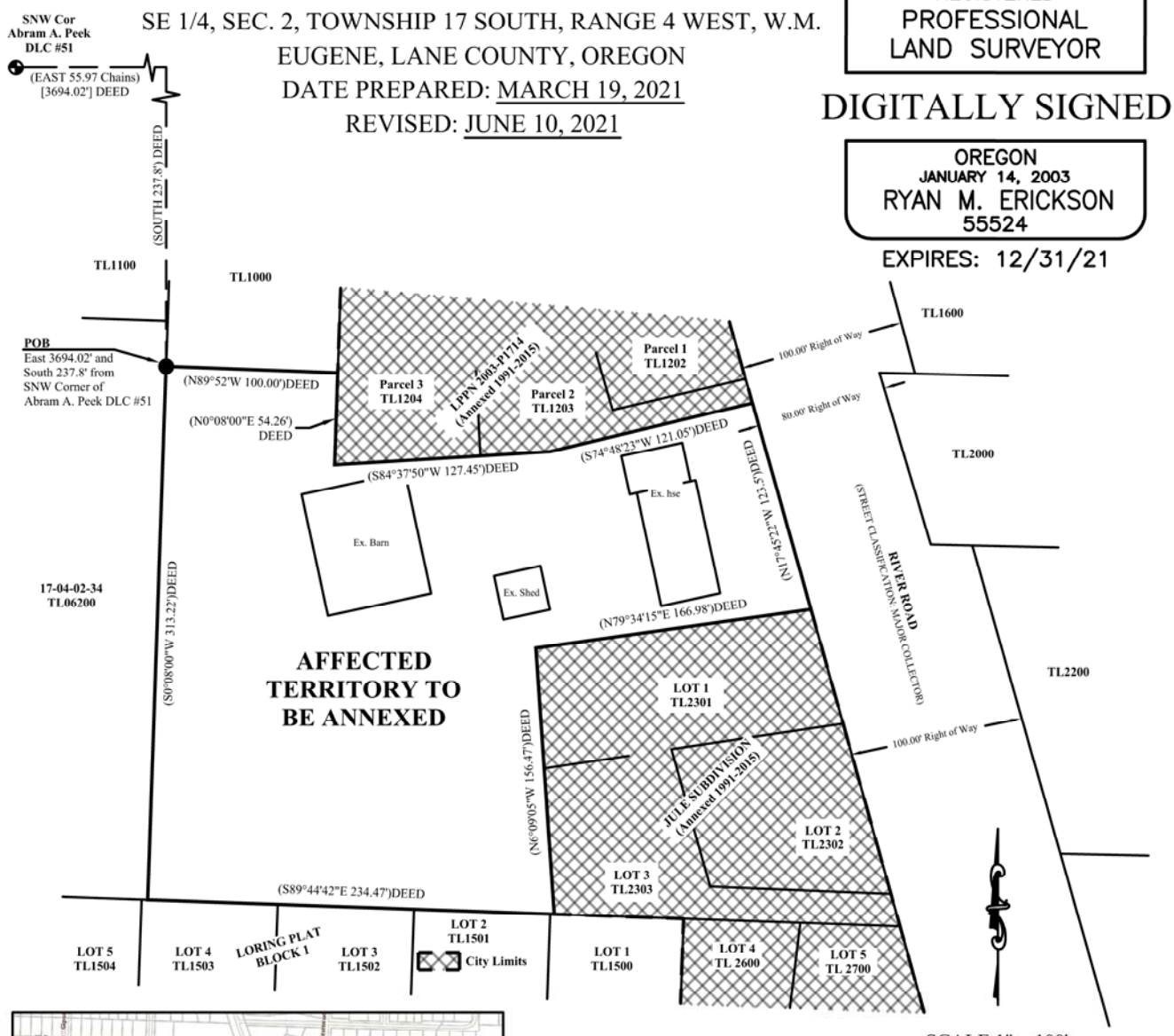
SE 1/4, SEC. 2, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.
EUGENE, LANE COUNTY, OREGON
DATE PREPARED: MARCH 19, 2021
REVISED: JUNE 10, 2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

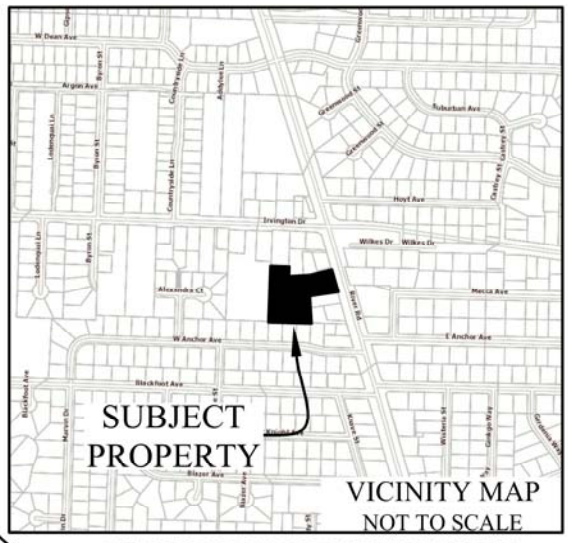
DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

EXPIRES: 12/31/21



SCALE 1" = 100'



VICINITY MAP
NOT TO SCALE

ASSESSORS MAP/LOT: 17-04-02-43-01200

EGR & Associates, Inc.
Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830

JOB NO. XXXX

3514 RIVER RD

ANNEXATION

LEGAL DESCRIPTION

That property described in Warranty Deed Instrument Number 2019-034712, recorded August 14, 2019, Lane County Oregon Deeds & Records, and more particularly described as follows:

Beginning 237.80 feet South of a point in the centerline of County Road No. 540 (Irvington Road, formerly known as Irving Road), referenced as being 55.97 chains East of the South Northwest corner of the Abram A. Peck Donation Land Claim No. 51, Notification No. 2074, in Township 17 South, Range 4 West of the Willamette Meridian, said point also being described as the Southerly Northwest corner of that property conveyed to Delona L. David, and described in Reception No. 64474, Lane County Oregon Deed Records; thence South 0°08' West 313.22 feet to the North line of LORING PLAT, as platted and recorded in Book 48, Page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence South 89°44'42" East along the monumented North line of said LORING PLAT, 215.81 feet to a point 247.0 feet North 89°44'42" West of the monumented old Wets right of way of River Road (Old Highway 99 North, 60 feet wide); thence North 6°09'05" West 153.00 feet to a point 205.80 feet South 79°34'15" West of a point on said old West right of way line of River Road; thence North 79°34'15" East 185.64 feet to a point on the right of way line of River Road (100.0 feet wide); thence North 17°45'22" West along said right of way line of River Road, 123.50 feet to a point on the South line of that property described in deed recorded September 9, 2003, Reception No. 2003-087219, Lane County Deeds and Records, in Lane County, Oregon; leaving said right of way line and run along said Reception No. 2003-087219 the following three (3) courses, South 74°48'23" West 121.05 feet to a 5/8 inch iron rod, South 84°37'50" West 127.45 feet to a 5/8 inch iron rod; thence North 00°08' East 54.26 feet to a 5/8 inch iron rod bearing 100.0 feet South 89°52' East of the point of beginning; thence leaving said Reception No. 2003-087219, North 89°52' West 100.0 feet to the point of beginning, all in Lane County, Oregon.

ALSO: Beginning 237.80 feet South of a point in the centerline of County Road No. 540 (Irvington Road, formerly known as Irving Road), referenced as being 55.97 chains East of the South Northwest corner of the Abram A. Peck Donation Land Claim No. 51, Notification No. 2074, in Township 17 South, Range 4 West of the Willamette Meridian, said point also being described as the Southerly Northwest corner of that property conveyed to Delona L. David, and described in Reception No. 64474, Lane County Oregon Deed Records; thence South 0°08' West 313.22 feet to the North line of LORING PLAT, as platted and recorded in Book 48, Page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence South 89°44'42" East along the monumented North line of said LORING PLAT, 215.81 feet to a point 247.00 feet North 89°44'42" West of the monumented old Wets right of way of River Road (Old Highway 99 North, 60 feet wide) and the true point if beginning of the tract herein described; thence North 6°09'05" West 153.00 feet to a point 205.80 feet South 79°34'15" West of a point on said old West right of way line of River Road; thence North 79°34'15" East 18.60 feet to a point; thence South 6°09'05" East 156.47 feet to the said North line of LORING PLAT; thence North 89°44'42" West along said North line, 18.66 feet to the true point of beginning, in Lane County, Oregon.

ANNEXATION SITE PLAN

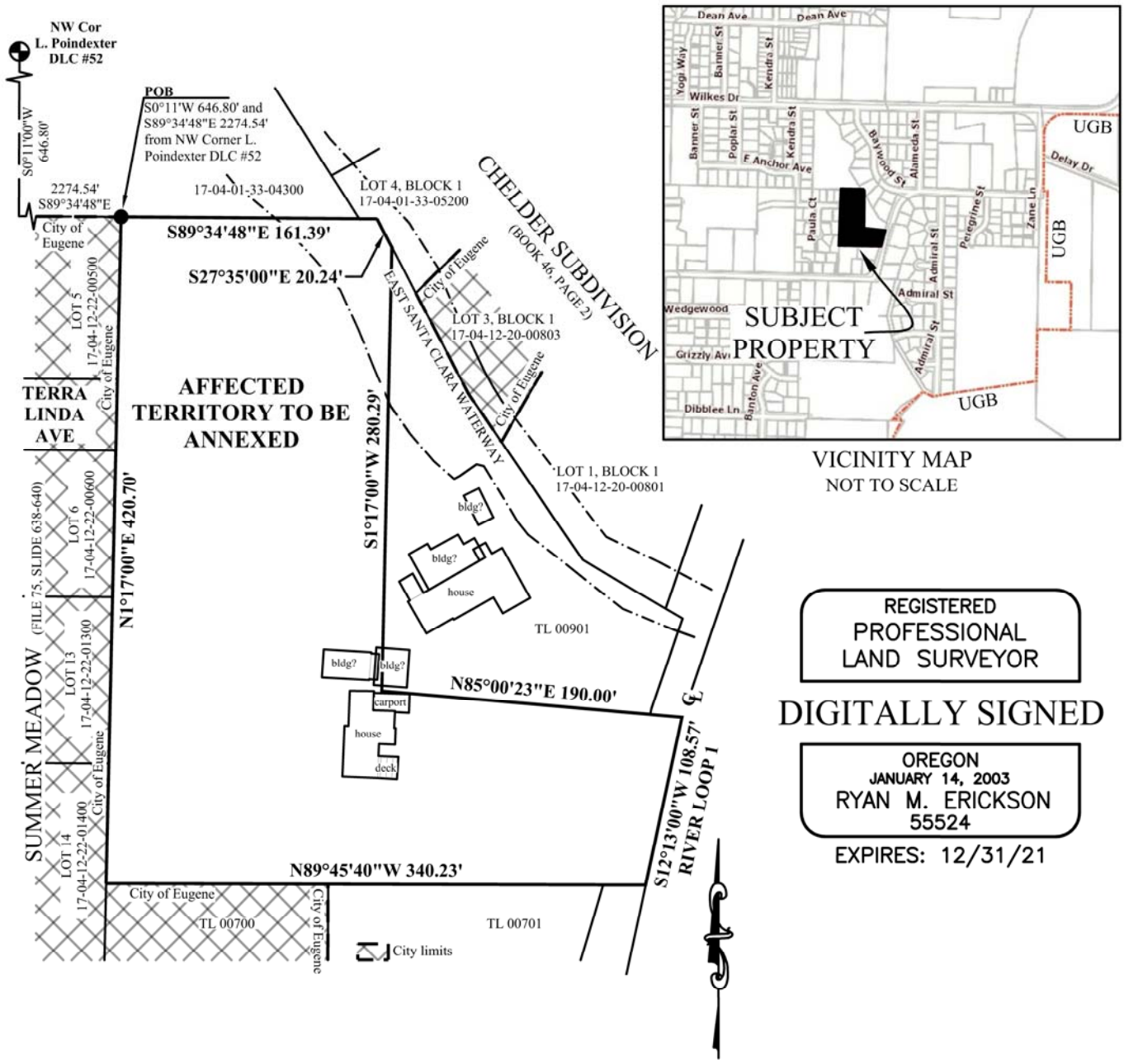
FOR

801 RIVER LOOP 1

NW 1/4, SEC. 12, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.

EUGENE, LANE COUNTY, OREGON

DATE PREPARED: APRIL 30, 2021 REVISED: JUNE 10, 2021



VICINITY MAP
NOT TO SCALE

SCALE 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

EXPIRES: 12/31/21

EGR & Associates, Inc.
Engineers, Geologists, and Surveyors
2535B Prairie Road
Eugene, Oregon 97402
(541) 688-8322
Fax (541) 688-8087

ASSESSORS MAP/LOT: 17-04-12-20-00900

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830
JOB NO. 20-060

ANNEXATION LEGAL DESCRIPTION

FOR 801 RIVER LOOP 1

That property described in Warranty Deed Instrument No. 2020-070712, recorded December 01, 2020, Lane County Oregon Deeds & Records, and more particularly described as follows:

Beginning at a 2 inch iron pipe marking the Northwest corner of the L. Poindexter Donation Land Claim No. 52, Township 17 South, Range 4 West of the Willamette Meridian; thence South 0°11' West 646.80 feet to a point marked by an axle; thence South 89°34'48" East 2274.54 feet along a line parallel with the North line of said Donation Land Claim No. 52 to a point marked by an iron pin and the True Point of Beginning; thence South 89°34'48" East 161.39 feet along a line parallel with the North line of said Donation Land Claim No. 52 to a point in the center of a slough; thence South 27°35'00" East 20.24 feet along the center of said slough; thence South 1°17'00" West 280.29 feet to a point; thence South 84°59'53" East 190.00 feet to a railroad spike marking an angle point in the centerline of County Road No. 11; thence South 12°13'00" West 108.57 feet along the center line of said County Road No. 11 to a point marked by an iron pin; thence North 89°45'40" West 340.23 feet to a point marked by an iron pin; thence North 1°17'00" East 420.70 feet to the True Point of Beginning, in Lane County, Oregon.

RECEIVED

MAY 12 2021

City of Eugene
Planning Division

LAND ANNEXATION FOR TAX LOT 17-04-02-14-1400 NE1/4 SECTION 2, T17S, R4W, W.M. LANE COUNTY, OREGON

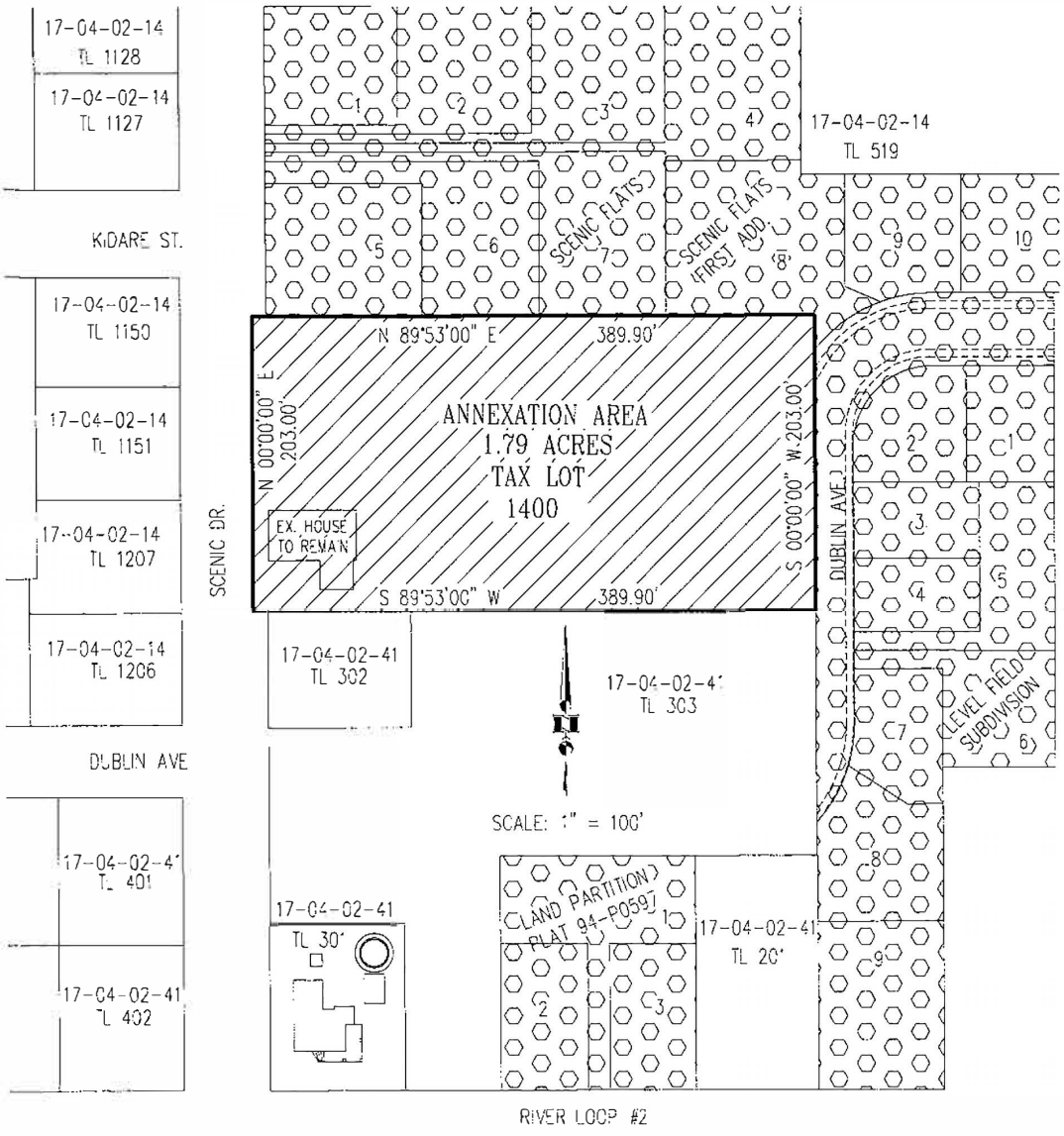
VICINTY MAP

NO SCALE

LEGEND

CITY LIMITS

LAND TO BE ANNEXED



LEGAL DESCRIPTION:

Beginning 7.88 chains North 89° 53' East and 561.30 feet North of the Northwest corner of the B.W. Poindexter Donation Land Claim No. 57, Township 17 South, Range 4 West of the Willamette Meridian; Thence North 89° 53' East, 20.00 feet to the True Point of Beginning;

Thence North 89° 53' East, 389.90 feet;

Thence South 203.00 feet;

Thence South 9° 53' West, 389.90 feet;

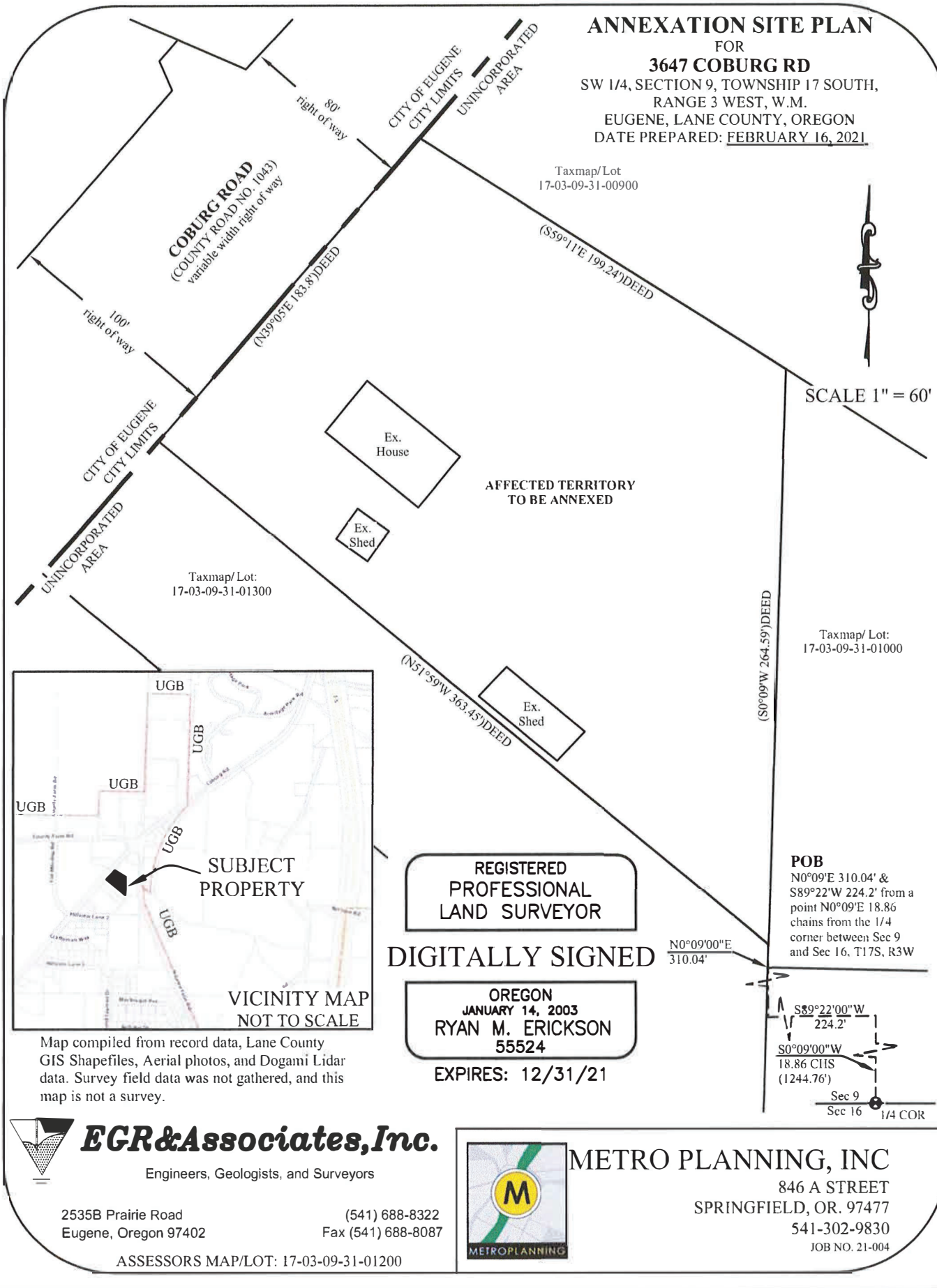
Thence North 203.00 feet to the True Point of Beginning, all in Lane County, Oregon.

ANNEXATION SITE PLAN

FOR

3647 COBURG RD

SW 1/4, SECTION 9, TOWNSHIP 17 SOUTH,
RANGE 3 WEST, W.M.
EUGENE, LANE COUNTY, OREGON
DATE PREPARED: FEBRUARY 16, 2021



Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.

EGR&Associates,Inc.
Engineers, Geologists, and Surveyors
2535B Prairie Road
Eugene, Oregon 97402
(541) 688-8322
Fax (541) 688-8087

ASSESSORS MAP/LOT: 17-03-09-31-01200

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830
JOB NO. 21-004

LEGAL DESCRIPTION

That property described as Parcel 2 in Bargain and Sale Deed Instrument No. 2020-045395, Recorded August 17, 2020, Lane County Oregon Deeds & Records, and more particularly described as follows:

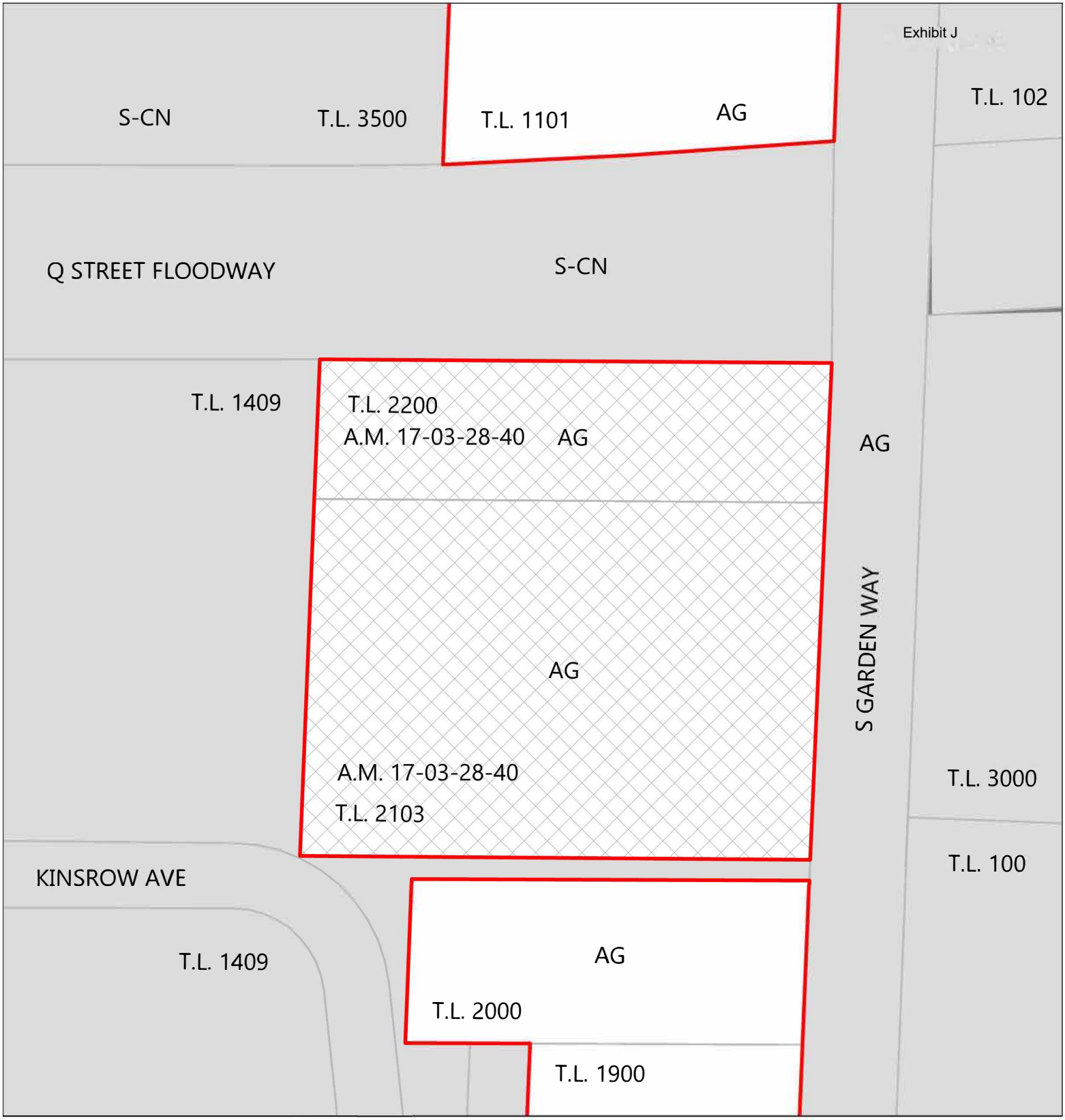
Beginning at a point North 0°09' East 310.04 feet and 224.2 feet South 89°22' West of a point on the quarter section line 18.86 chains North 0°09' East from the quarter section corner between Sections 9 and 16, in Township 17 South, Range 3 West, of the Willamette Meridian; and running thence North 51°59' West 363.45 feet to the easterly line of the Eugene Branch of County Road No. 1043; thence North 39°05' East along the easterly line of County Road No. 1043, 183.8 feet; thence South 59°11' East 199.24 feet; thence South 0°09' West 264.59 feet to the place of beginning, in Lane County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

EXPIRES: 12/31/2021



LAND ANNEXATION MAP

1" = 100'

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

LEGEND

LANDS TO BE ANNEXED

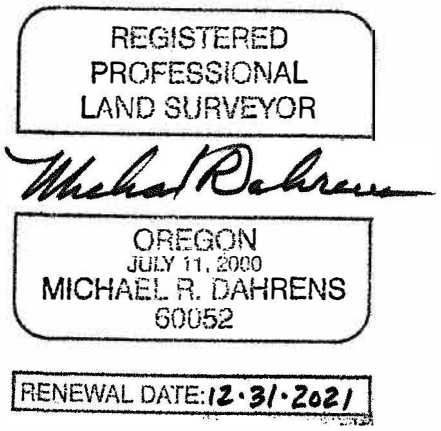
CITY LIMITS

0' 50' 100' 200'

LEGAL DESCRIPTION

Assessors Map 17-03-28-40
Tax Lot 2103

Beginning at a 5/8 inch rebar on the Westerly margin of County Road No. 388 (Garden Way) which is North 0° 03' 30" West 2419.26 feet and South 87° 52' 00" West 23.76 feet from the Southeast corner of the Mahlon Harlow Donation Land Claim No. 57, in Section 33, Township 17 South, Range 3 West of the Willamette Meridian; said beginning point being in Section 28 of said Township and Range; and running thence South 87° 52' 00" West 390.87 feet to a 5/8 inch rebar; thence South 0° 03' 30" East 272.82 feet to a 1/2 inch iron pipe; thence North 87° 52' 00" East 390.87 feet to a 1/2 inch iron rod on the Westerly margin of said County Road No. 388; thence along said margin North 0° 03' 30" West 272.82 feet to the point of beginning, all in Lane County, Oregon.



LEGAL DESCRIPTION

Assessors Map 17-03-28-40
Tax Lot 2200

Beginning at a 1/2 inch iron pipe on the West margin of County Road No. 388 (Garden Way) which is North 0° 03' 30" West 2525.78 feet and South 87° 52' 00" West 23.76 feet from the Southeast corner of the Mahlon Harlow Donation Land Claim No. 57 in Section 33, Township 17 South, Range 3 West of the Willamette Meridian, said beginning point being in Section 28 of said Township and Range; and running thence South 87° 52' 00" West 390.87 feet to a 1/2 inch iron rod; thence South 0° 03' 30" East 106.52 feet to a 5/8 inch rebar; thence North 87° 52' 00" East 390.87 feet to a 5/8 inch rebar on the Westerly margin of said Road No. 388; thence along said margin North 0° 03' 30" West 106.52 feet to the point of beginning, all in Lane County, Oregon.

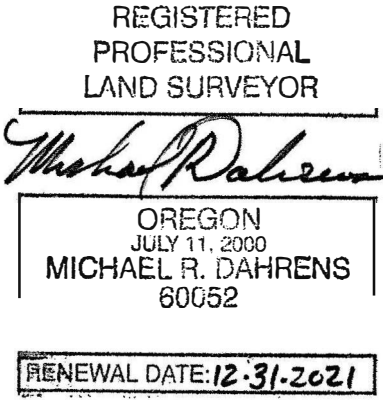
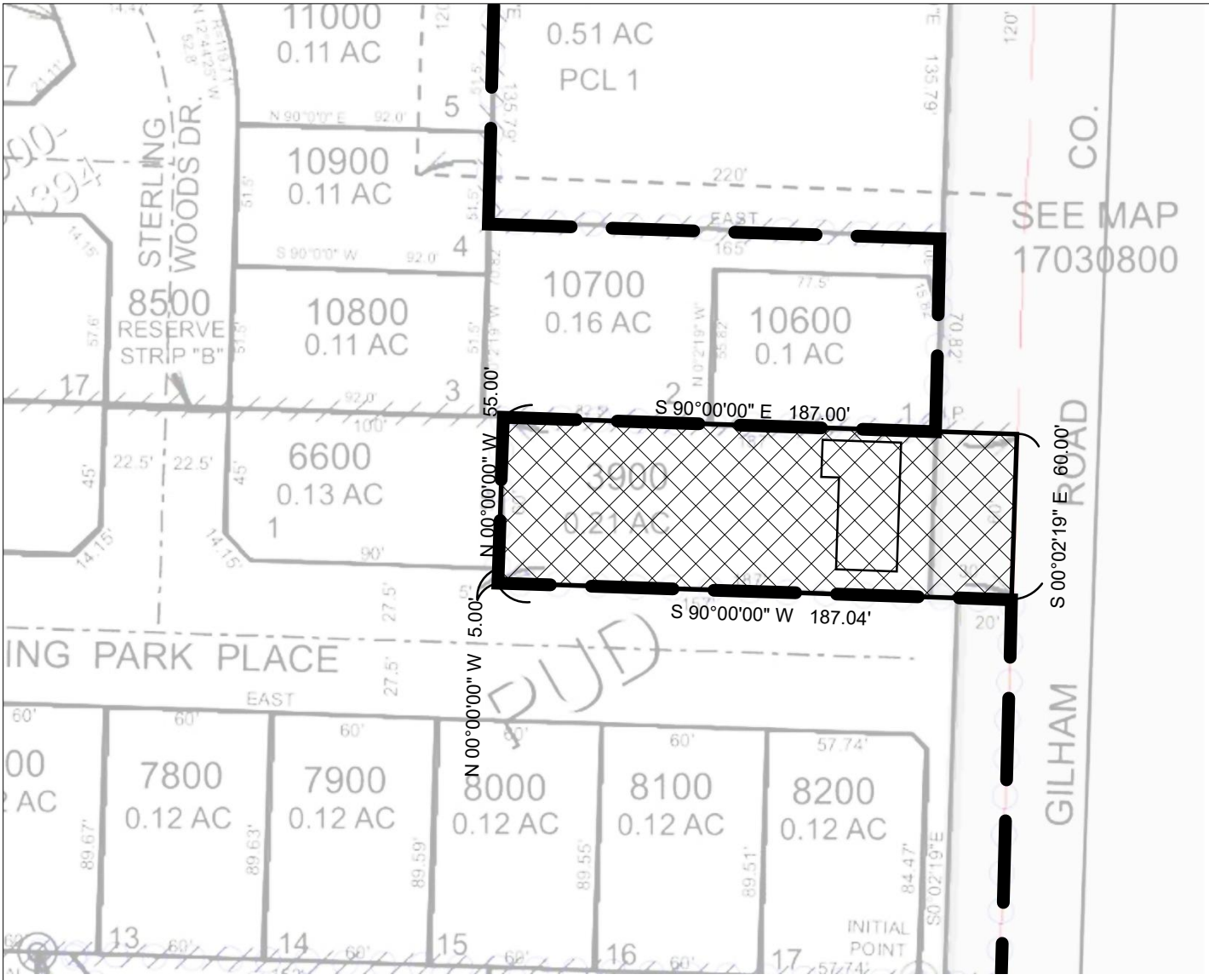
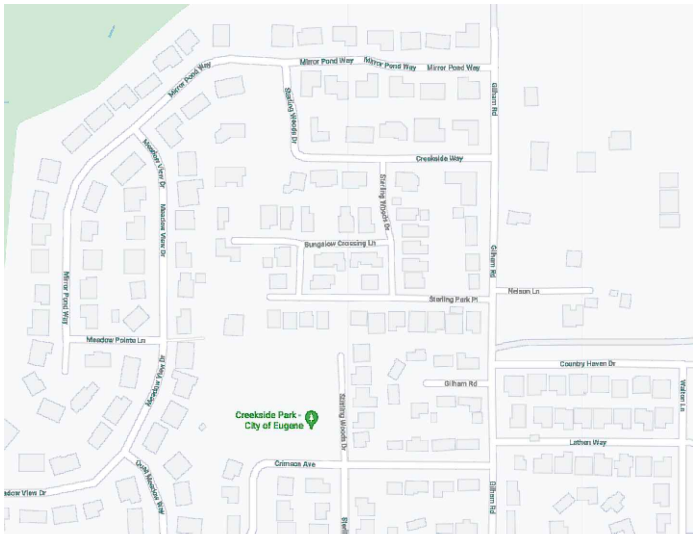


Exhibit K



VICINITY MAP



nts

LAND TO BE ANNEXED

CITY LIMITS

EXISTING BUILDINGS

REGISTERED #325 CAROL E. SCHIRMER OREGON 11-18-94 LANDSCAPE ARCHITECT

MAP: 17 03 08 23 Tax Lot 3900

SCHIRMER CONSULTING, LLC
Landscape Architecture + Land Use Planning
PO Box 10424
Eugene, Oregon 97440
Phone: 541.234.5108

ANNEXATION MAP

Muller Annexation

Gilham Road, Eugene, OR

Date: July 9, 2021
Revised: August 20, 2021

Scale: 1" = 60' - 0"

0 30 60 120

N

© 2021, SCHIRMER CONSULTING, LLC

Legal Description of Affected Territory to be Annexed

(Tax Lot #3900)

A unit of land being situated in the Northwest 1/4 of Section 8, Township 17 South, Range 3 West of the Willamette Meridian, said unit of land being more particularly described as follows:

Commencing at the Northeast corner of the A.B. Stevens Donation Land Claim No. 40 in Township 17 South, Range 3 West of the Willamette Meridian;

Thence along the east line of the A.B. Stevens Donation Land Claim No. 40, South 00°02'19" East a distance of 796.60 feet to the **POINT OF BEGINNING** of this land to be annexed;

Thence continuing along the east line of the A.B. Stevens Donation Land Claim No. 40, South 00°02'19" East a distance of 60.00 feet;

Thence along the easterly projection of the northerly right-of-way line of Sterling Park Place and the northerly right-of-way line of Sterling Park Place, South 90°00'00" West a distance of 187.04 feet;

Thence North 00°00'00" West a distance of 5.00 feet to the southeast corner of Lot 1, ALDER WOODS PUD, as recorded August 27, 2014, Reception No. 2014-033783, Lane County Deeds and Records, in Lane County, Oregon;

Thence along the east line of said Lot 1, North 00°00'00" West a distance of 55.00 feet to the northeast corner thereof, said northeast corner also lies on the south line of Lot 2, BRIDGE WAY, as recorded March 31, 2017, Reception No. 2017-015817, Lane County Deeds and Records;

Thence along the south line of said Lot 2 and Lot 1, BRIDGE WAY, and the easterly projection of the south line of said lot 1, South 90°00'00" East a distance of 187.00 feet to the point of beginning, all in Lane County, Oregon and containing 11,221 square feet (0.26 acres) of land, more or less.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Public Forum

Meeting Date: March 14, 2022
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Brooke Freed
Contact Telephone Number: 541-682-5010

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: Brooke Freed
Telephone: 541-682-5010
Staff E-Mail: bfreed@eugene-or.gov

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-04-23-14, Tax Lots 01600 and 02300,
Located at 1070 and 1075 Fairway Drive)
(City File: FAIRWAY HOMES LLC; A 21-14)

Meeting Date: March 14, 2022 | Agenda Item Number: 5A
Department: Planning and Development | Staff Contact: Althea Sullivan
www.eugene-or.gov | Contact Telephone Number: 541-682-5485

ISSUE STATEMENT

This item is a request to annex properties located at 1070 and 1075 Fairway Drive. The properties to be annexed total approximately .60 acres and are comprised of two tax lots located on either side of Fairway Drive, south of Horn Lane and west of River Road. No public right-of-way is proposed for annexation as part of this request and there is no formal deadline for Council action on this item. A vicinity map is provided as Attachment A.

The properties are zoned R-1 Low-Density Residential with the /UL Urbanizable Land Overlay. Both the Metro Plan and the applicable refinement plan, the River Road – Santa Clara Urban Facilities Plan, designate the subject properties for low density residential use. The area of annexation is located within the City's urban growth boundary (UGB) and one tax lot is adjacent to the City limits along the property's eastern boundary and the other tax lot is separated from the City only by a public right of way. Annexation will allow for future rezoning and development consistent with the properties residential land use designations 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 is based on the criteria at Eugene Code Section 9.7825 which require 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 B to the attached draft resolution (see 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 (River Road Community Organization) consistent with Eugene Code requirements. The City did not receive any comments in response to the notice.

Referral comments were provided by affected agencies. 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 absence of any testimony in opposition to the request, 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. To take preventative measures for community members and staff safety against the spread of COVID-19, please contact the listed staff representative about alternatives for reviewing materials or the staff report. Copies may be also obtained at a reasonable cost.

PREVIOUS COUNCIL DIRECTION
None.

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 a resolution approving the proposed annexation request consistent with the applicable approval criteria.

ATTACHMENTS
A. Vicinity Map
B. Draft Annexation Resolution with Exhibits A through B
   Exhibit A: Legal Description

Exhibit B: Planning Director Findings and Recommendation

C. Application Materials for Annexation Request

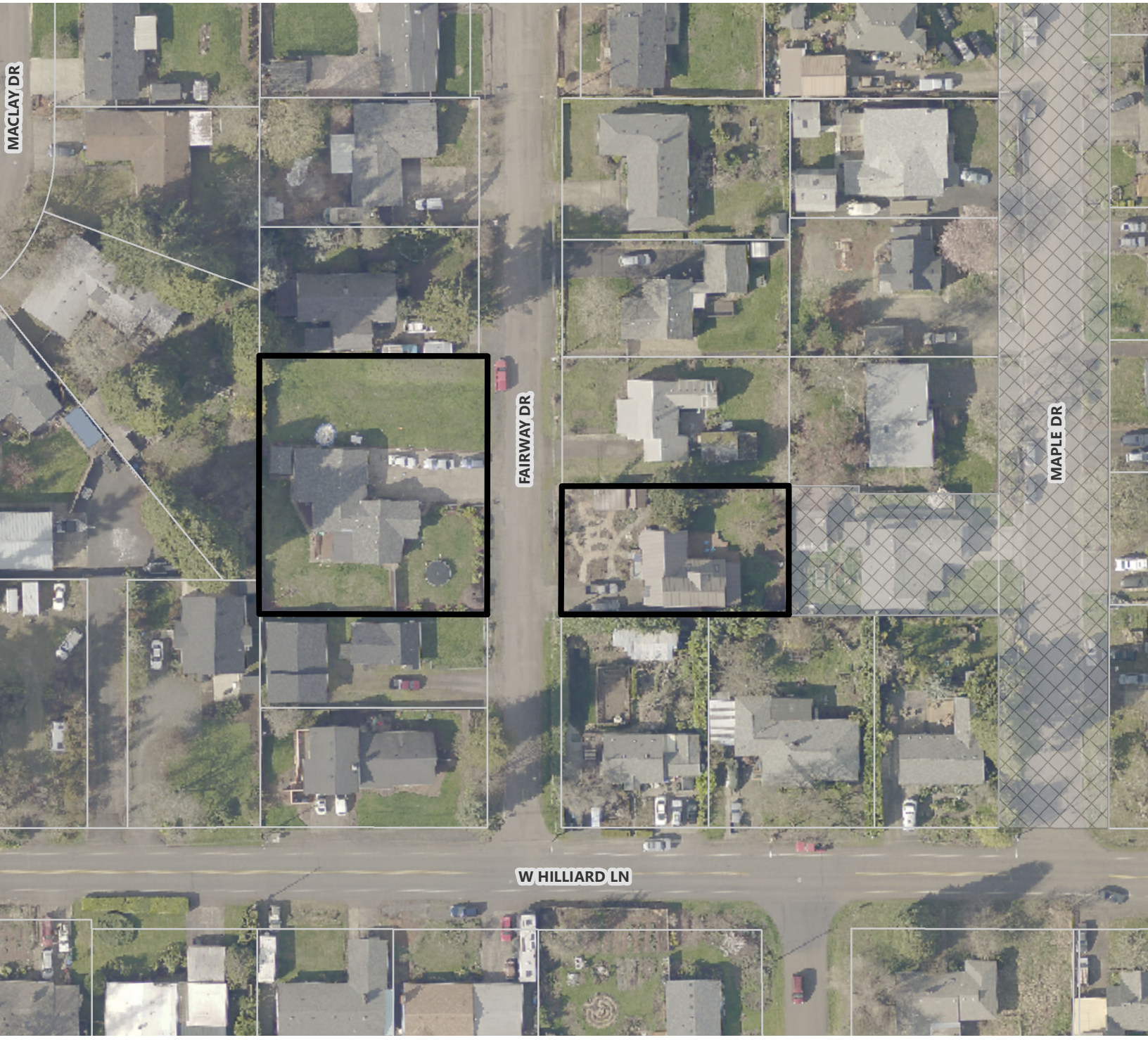
FOR MORE INFORMATION

Staff Contact: Althea Sullivan, Senior Planner
Telephone: 541-682-5485
Staff E-Mail: ASullivan@eugene-or.gov

Vicinity Map

FAIRWAY HOMES LLC (A 21-14)

Attachment A



Subject Property
Eugene City Limits
Taxlots

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

Created on 2/23/2022
by City of Eugene Planning Division

0 15 30 60 Ft

NORTH

RESOLUTION NO. _____

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-04-23-14, TAX LOTS 01600 AND 02300, LOCATED AT 1070 AND 1075 FAIRWAY DRIVE).

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on October 26, 2021, by Karen Kielas and Fairway Housing LLC, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-04-23-14, Tax Lots 01600 and 02300 to the City of Eugene. Karen Kielas is the owner of Tax Lot 1600 and Fairway Housing LLC is the owner of Tax Lot 2300.

B. The property proposed to be annexed is described in the legal description attached to this Resolution as Exhibit A.

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 are attached as Exhibit B.

D. On February 11, 2022, 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 properties located within 500 feet of the perimeter of the subject property, and the River Road Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on March 14, 2022.

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 B and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-04-23-14, Tax Lots 01600 and 02300, which is more particularly described in the attached Exhibit A, 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 R-1 Low-

Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

The foregoing Resolution adopted the ____day of March, 2022.

_____

City Recorder

Exhibit A

ANNEXATION LEGAL DESCRIPTION FOR 1070 & 1075 FAIRWAY DRIVE

1075 FAIRWAY DRIVE, TAX LOT 01600

Beginning at a point 1694.1 feet South 89°47’ East of a point on the West line of the Benjamin Davis and wife Donation Land Claim No. 45, Township 17 South, Range 4 West of the Willamette Meridian, which is 1205.82 feet North of the Southwest corner of said claim and run thence North 0°11’ East 140.67 feet to the Point of Beginning of the tract; thence South 89°47’00” East 20.00 feet to the True Point of Beginning; thence North 0°11’ East 70.34 feet; thence South 89°47’ East 123.90 feet; thence South 0°11’ West 70.34 feet; thence North 89°47’ West 123.90 feet to the True Point of Beginning, in Lane County, Oregon.

1070 FAIRWAY DRIVE, TAX LOT 02300

Beginning at a point 1550.2 feet South 89°47’ East of a point on the West line of the Benjamin Davis and Wife Donation Land Claim No. 45, in Township 17 South, Range 4 West of the Willamette Meridian, which is 1205.82 feet North of the Southwest corner of said claim and run thence North 0°11’ East 140.67 feet to the True Point of Beginning of the tract; thence North 0°11’ East 140.68 feet; thence South 89°47’ East 123.90 feet; thence South 0°11’ West 140.68 feet; and thence North 89°47’ West 133.90 feet to the True Point of Beginning, in Lane County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

EXPIRES: 12/31/2021

Planning Director's Findings and Recommendation: Annexation Request for FAIRWAY HOMES LLC (City File: A 21-14)

Application Submitted: October 26, 2021
Applicants: Karen Kielas and Fairway Housing LLC
Property Included in Annexation Request: Tax Lots 01600 and 02300 of Assessor's Map 17-04-23-14
Zoning: R-1 Low-Density Residential with an /UL Urbanizable Land Overlay
Location: 1070 and 1075 Fairway Drive
Lead City Staff: Althea Sullivan, Senior Planner, City of Eugene Planning Division, 541-682-5485

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:** Tax Lot 01600 is contiguous to City limits along the property's eastern boundary. Tax Lot 02300 is located across Fairway Drive from Tax Lot 01600, which will be annexed by this annexation making Tax Lot 02300 separated from the City only by a public right of way. Based on the available information, the proposed annexation complies with this criterion based on subsection (a) and (b).

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	**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 *italic* text): *Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:* *a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.* *b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)*

		Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5). *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)* The following policy from the Residential Element of the Metro Plan is also applicable: *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.* The Metro Plan designates the annexation area as appropriate for low-density residential use. The River Road - Santa Clara Urban Facilities Plan (RR/SC UFP) is the adopted refinement plan for the subject property, which also designates the area for low density residential use, consistent with the subject property's existing R-1 Low-Density Residential zoning. The /UL overlay will be automatically removed from the property upon approval of the annexation. Regarding applicable policies of the RR/SC UFP, the subject property is not within a defined subarea. Further, none of the general "Residential Land Use Policies" at Section 2.2 appear to be directly applicable to the subject request. The "Public Facilities and Services Element" policies of the RR/SC UFP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that property within the UGB will be annexed. As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law. Based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and RR/SC UFP refinement plan.
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		**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:
☒ **YES**	☐ **NO**	

Wastewater

Wastewater service is available via an existing 12-inch line within Fairway Drive which abuts the subject properties. Based on the proximity to the service, service is available to the subject properties.

Stormwater

At the time of further development of the properties, treatment of stormwater will be further evaluated for consistency with City of Eugene policies and plans for treatment. With a variety of options available to provide stormwater treatment, service can be provided in an orderly, efficient, and timely manner.

Transportation

The properties have frontage on Fairway Drive which is a public street that connects to other streets allowing access to the greater public street system. In the event further development occurs, additional evaluation of access to the public street system will take place.

Solid Waste

Collection service is provided by private firms. Regional disposal sites are operated by Lane County.

Water and Electric

Eugene Water and Electric Board (EWEB) Water staff confirm that water and electric services are available to the properties. Water and electric services can be extended to the subject properties in accordance with EWEB policies and procedures.

Public Safety

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 and will continue in the same manner upon annexation.

Parks and Recreation

Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject properties in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Planning and Development Services

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

Communications

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

		Public Schools The subject properties are within Eugene School District 4J and within the district boundary of River Road Elementary School, Kelly School, and North Eugene High School. As access to schools is evaluated on a district-wide basis, the properties' location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.

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 of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS:

- Upon approval of the annexation, the base zoning of R-1 Low-Density Residential will remain; however, the /UL Urbanizable Lands overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 541-682-5377 for more information.

- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.

ANNEXATION

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

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

Assessor's Map	Tax Lot	Zoning	Acreage
17-04-23-14	01600	R-1	0.2
17-04-23-14	02300	R-1	0.4

Property Address: 1070 & 1075 Fairway Dr. Eugene, OR

Plans for Future Development & Permit Number (if applicable): N/A

Public Service Districts:

	Name		
Parks:	Emerald Park		
Electric:	EWEB		
Water:	River Road Water District		
Sanitary Sewer:	River Road Water District		
Fire:	River Road Water District		
Schools:	**Elementary:** River Road	**Middle:** Kelly	**High:** North Eugene
Other:			

Filing Fee

☒ A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website at www.eugeneplanning.org

Written Statement *(Submit 5 copies)*

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

Site Plan Requirements

Submit 3 paper copies and 1 digital copy of a site plan, drawn to an engineer's scale on 8 ½" 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 Statues (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.

☒ 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: _____

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:

PROPERTY OWNER OF TAX LOT: _____

Name (print):

Address: Email:

City/State/Zip: Phone: Fax:

Signature: Date:

SURVEYOR:

Name (print): Ryan Erickson, PLS

Company/Organization: EGR & Associates, Inc

Address: 2535B Prairie Rd

City/State/Zip: Eugene, OR 97402 Phone: 541-688-8322 Fax: 541-622-8087

E-mail: rerickson@egrassoc.com

Signature: Ryan Erickson Date: 15 October 2021

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: 1600

Name (print): Karen Kielas

Address: 1075 Fairway Dr Email:

City/State/Zip: Eugene, OR 97404 Phone: Fax:

Signature: Karen Kielas Date: 8-5-21

PROPERTY OWNER OF TAX LOT: 2300

Name (print): Karen Kielas/ Fairway Housing LLC

Address: 1075 Fairway Dr. Email:

City/State/Zip: Eugene, OR 97404 Phone: Fax:

Signature: Karen Kielas Date: 8-5-21

PROPERTY OWNER OF TAX LOT: 2300

Name (print): Joshua Kielas/ Fairway Housing LLC

Address: 1075 Fairway Dr. Email:

City/State/Zip: Eugene, OR 97404 Phone: Fax:

Signature: Joshua Kielas Date: 8/5/21

SURVEYOR:

Name (print):

Company/Organization:

Address:

City/State/Zip: Phone: Fax:

E-mail:

Signature: Date:

REPRESENTATIVE (If different from Surveyor):

Name (print): Jed Truett

Company/Organization: Metro Planning, Inc.

Address: 846 A St.

City/State/Zip: Springfield, OR 97477 Phone: 541-302-9830 Fax:

E-mail: jed@metroplanning.com

Signature: Date: 9-14-21

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

METROPLANNING
LAND USE PLANNING AND CONSULTING SERVICES
846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

ANNEXATION APPLICATION FOR KAREN KIELAS & FAIRWAY HOMES, LLC.

WRITTEN STATEMENT

Submittal No.:	1
Document Date:	October 20, 2021
Applicant's Request:	Approval of annexation of property located 1075 & 1070 Fairway Drive.
Property Owner/ Applicant:	Karen Kielas & Fairway Homes, LLC. 1075 Fairway Dr. Eugene, Oregon 97404
Applicant's Representative/ Planner/Project Coordinator:	Metro Planning, Inc. c/o Jed Truett 846 A Street Springfield, OR 97477 Tel (541) 302-9830
Subject Property:	Map 17-04-23-14; Tax Lot 01600 & 02300
Location:	1075 & 1070 Fairway Drive
Property Size:	0.2 & 0.4 acres
Zoning:	R-1 Low Density Residential UL - Urbanizable Land
Future Development Plans Proposed with this Annexation:	N/A

Background

This is an annexation application for two sites, located at 1070 (tax lot 2300) and 1075 (tax lot 1600) Fairway Drive, in an area zoned Low Density Residential (R-1). The subject property is in the Urbanizable Land Overlay District, (UL), as it is located outside City of Eugene city limits, but well within the Urban Growth Boundary (UGB). The properties are separated by a public right of way, Fairway Drive. Tax lot 1600 is contiguous to city limits on one side and both properties in this proposed annexation is consistent with the City's Metro Plan designation.

To facilitate city staff review of this annexation application, this written statement clearly demonstrates how the development meets the Annexation application criteria of EDC 9.7825 Criteria. The Eugene Development Code (EDC) text sections are in bold and/or italics and the responses are included in plain text.

Annexations

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

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

The subject property tax lot 1600 is contiguous to city limits on one side: the eastern boundary. Tax lot 2300 adjacent to tax lot 1600 but separated by a public right of way, Fairway Drive. See included site plan.

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

The subject properties are located within the City's urban growth boundary and in an area zoned Low Density Residential (R-1). The Metro Plan diagram indicates that the properties are designated for low density residential development, therefore this proposed annexation is consistent with the Metro plan. The area is within the Santa Clara Community Organization and the River Road- Santa Clara Urban Facilities Plan. River Road- Santa Clara Urban Facilities Plan standards are addressed below as well as subarea policies where applicable.

As further detailed below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services.

Several other 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:

Metro Plan Growth Management Policies:

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

a. *A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.*
b. *There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan.*

The minimum level of key urban facilities and services are provided to the area in an orderly and efficient manner.

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

This annexation application adheres to normal processes and therefore complies to this policy.

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.

The full range of urban facilities and services are provided. This annexation application is for land designated as urbanizable within the UGB. Annexation allows for urbanizable land to transition to urban.

9.9610 River Road – Santa Clara Urban Facilities Plan Policies.

1. General Land Use. *Minimize land use conflicts by promoting compatibility between land uses, especially among residential, commercial-industrial, and commercial-agricultural uses. (policy 1)*

The subject properties are located within the Urban Growth Boundary and are zoned low density residential with an urbanizable land overlay. Upon annexation, the urbanizable land overlay will cease to apply and the land will be zoned low density residential.

2. Residential Land Use.

a. *Recognize and maintain the predominately low-density residential character of the area consistent with the Metro Plan (Policy 1)*

Each subject property is occupied by a single-family residential home. This maintains the predominately low-density residential character of the area.

b. *Evaluate traffic and compatibility impacts when considering new residential development on parcels fronting arterial streets. (Policy 3)*

New residential development is not proposed with this application. Therefore, this standard does not apply.

c. *Provide adequate buffering and traffic control for existing non-residential development fronting River Road, (to minimize conflicts with surrounding development). (Policy 4)*

The subject property does not have frontage on River Road, nor is any new residential development proposed with this application. Therefore, this standard does not apply.

d. *Permit medium-density housing (10 to 20 dwelling units/acre) in proximity to existing or planned urban facilities. Access to commercial development, transit, and alternative modes of transportation, schools and parks, and open space should be considered. Medium-density residential development will be considered for the north Santa Clara area consistent with the above criteria. (Policy 5)*

No development is associated with this application. Therefore, this standard does not apply.

e. *Design residential development which is adjacent to the Greenway, parks, and other identified natural features in a manner that ensures its compatibility with those features. (Policy 6)*

No development is associated with this application. Therefore, this standard does not apply.

River Road/Hilliard Subarea.

a. *Rezone small split-zone tax lots to their most intensive use.*

This annexation application does not include split-zone tax lots. Therefore, this standard does not apply.

b. Maintain viability of existing residential land use.

This application is for the annexation of residential land with single family homes, therefore this standard is met.

c. *Recommend professional office development for the undeveloped land on the west side of River Road between West Hillcrest and Horn Lane. Only professional office development making unified*

use of one or more acres shall be allowed in the area. Access shall be limited to mitigate impacts on existing low-density residential development west of the area.

The property in this annexation application is developed, under one acre and residential, therefore this standard does not apply.

3. *The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.*

The proposed boundary results in key urban facilities and services provided in an orderly, efficient, and timely manner. Utilities required to serve the property are located within the right-of-way.

Electric power facilities are currently provided by Eugene Water and Electric Board and wastewater and storm sewer lines are existing.

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

- Electrical service is provided by EWEB.
- Water service will be transferred to EWEB upon annexation.
- River Road Water District currently provides fire service to the area. Upon annexation, service will be provided by Eugene Springfield Fire.
- Both properties have frontage on Fairway Drive which connects to Horn Lane in the north and W. Hilliard Lane to the south. Both roads have access to River Road allowing for transportation access from the north and south.
- The properties are within the Eugene School District 4J and is within the district boundaries of River Road Elementary School, Kelly Middle School, and North Eugene High School.

If there are any questions or concerns, please do not hesitate to contact me at Metro Planning via email (jed@metroplanning.com) or phone (541-302-9830).

Regards,

Jed Truett

Principal Planner

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

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

PETITION

Petition Signature Sheet
Annexation by Individuals

RECEIVED
SEP 01 2021
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)*: Eugene

Signature	Date Signed m/d/y	*Print Name*	Residence Address *(street, city, zip code)*	Map and Tax Lot Number (example: 17-04-03-00-00100)	✓ Land Owner	✓ Reg Voter	Acres (qty)
1. Karen Kielas	8-5-21	Karen Kielas	1075 Fairway Dr Eugene, OR 97404	17-04-23-14-01600			
2. Karen Kielas	8-5-21	Fairway Housing LLC Karen Kielas	1070 Fairway Dr Eugene, OR 97404	17-04-23-14-02300			
3. Joshua Kielas	8-5-21	Fairway Housing LLC Joshua Kielas	1070 Fairway Dr Eugene, OR 97404	17-04-23-14-02300			
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, Juliet Thompson *(printed name of circulator)*, hereby certify that every person who signed this sheet did so in my presence.

X _____ *(signature of circulator)*

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 2 *(qty)*. This petition reflects that 2 *(qty)* landowners *(or legal representatives)* listed on this petition represent a total of 100 *(%)* of the landowners and 100 *(%)* of the acres as determined by the map and tax lots attached to the petition. *A&T is not responsible for subsequent deed activity which may not yet be reflected on the A&T computerized tax roll.*

Lane County Department of Assessment and Taxation

9/1/2021
Date Certified

CERTIFICATION OF ELECTORS

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

Lane County Clerk or Deputy Signature

9/1/21
Date Certified

Consent to Annexation

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

Map and Tax Lot: 17-04-23-14-02300 Address: 1070 Fairway Dr
Eugene, OR 97404

Legal Description:

See Attached.

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

DATED this 5th day of August, 2021.

Joshua Kielas

Karen Kielas

STATE OF OREGON)
)ss
County of Lane)

On this 5 day of August, 2021, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Joshua Kielas & Karen Kielas, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
FRANK FEBUS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1012455
MY COMMISSION EXPIRES MAY 17, 2025

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

Notary Public for Oregon
My Commission Expires 5/17/25

Consent to Annexation

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

Map and Tax Lot: 17-04-23-14-01600 Address: 1075 Fairway Dr
Eugene, OR 97404

Legal Description:

See Attached.

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

DATED this 5TH day of AUGUST, 2021.

Karen Kielas

STATE OF OREGON)
)ss
County of Lane)

On this 5 day of August, 2021, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Karen Kielas, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
FRANK FEBUS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1012455
MY COMMISSION EXPIRES MAY 17, 2025

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

Notary Public for Oregon
My Commission Expires 5/17/25

ANNEXATION LEGAL DESCRIPTION FOR 1070 & 1075 FAIRWAY DRIVE

1075 FAIRWAY DRIVE, TAX LOT 01600

Beginning at a point 1694.1 feet South 89°47' East of a point on the West line of the Benjamin Davis and wife Donation Land Claim No. 45, Township 17 South, Range 4 West of the Willamette Meridian, which is 1205.82 feet North of the Southwest corner of said claim and run thence North 0°11' East 140.67 feet to the Point of Beginning of the tract; thence South 89°47'00" East 20.00 feet to the True Point of Beginning; thence North 0°11' East 70.34 feet; thence South 89°47' East 123.90 feet; thence South 0°11' West 70.34 feet; thence North 89°47' West 123.90 feet to the True Point of Beginning, in Lane County, Oregon.

1070 FAIRWAY DRIVE, TAX LOT 02300

Beginning at a point 1550.2 feet South 89°47' East of a point on the West line of the Benjamin Davis and Wife Donation Land Claim No. 45, in Township 17 South, Range 4 West of the Willamette Meridian, which is 1205.82 feet North of the Southwest corner of said claim and run thence North 0°11' East 140.67 feet to the True Point of Beginning of the tract; thence North 0°11' East 140.68 feet; thence South 89°47' East 123.90 feet; thence South 0°11' West 140.68 feet; and thence North 89°47' West 133.90 feet to the True Point of Beginning, in Lane County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

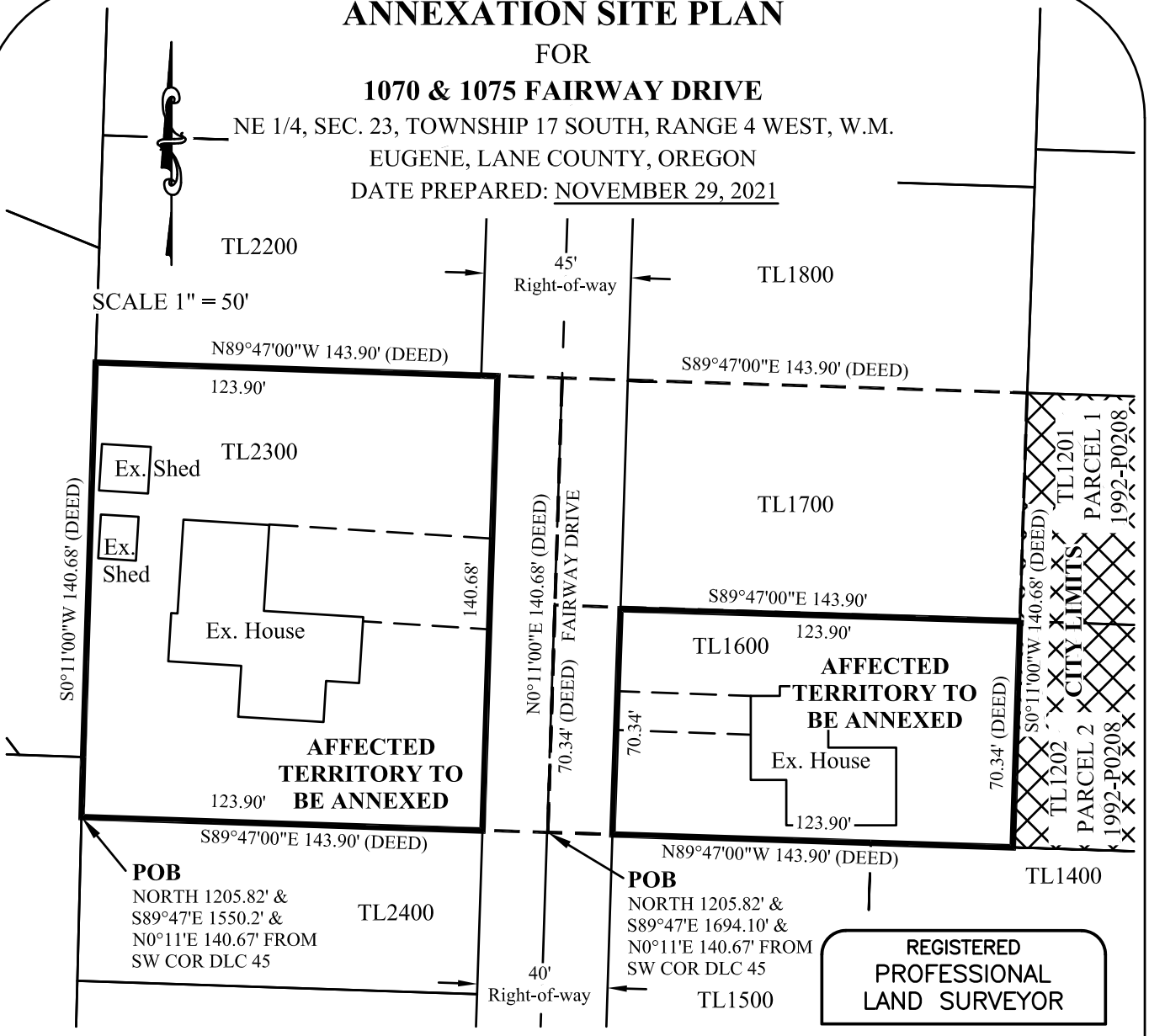
EXPIRES: 12/31/2021

ANNEXATION SITE PLAN

FOR

1070 & 1075 FAIRWAY DRIVE

NE 1/4, SEC. 23, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.
EUGENE, LANE COUNTY, OREGON
DATE PREPARED: NOVEMBER 29, 2021



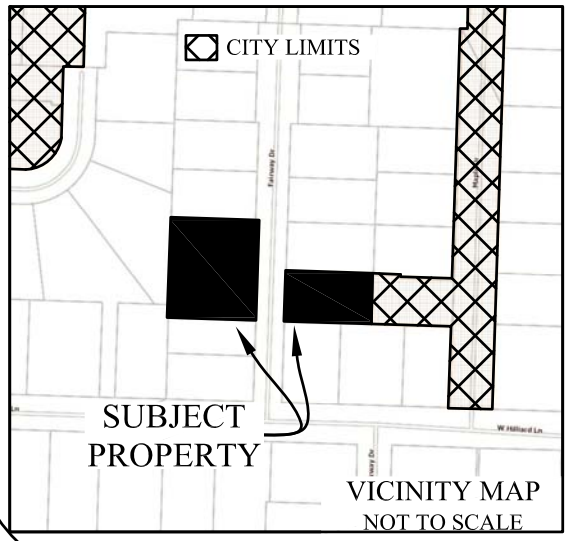
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED

OREGON
JANUARY 14, 2003
RYAN M. ERICKSON
55524

EXPIRES: 12/31/21

Map compiled from record data, Lane County GIS Shapefiles, Aerial photos, and Dogami Lidar data. Survey field data was not gathered, and this map is not a survey.



EGR & Associates, Inc.
Engineers, Geologists, and Surveyors

2535B Prairie Road
Eugene, Oregon 97402

(541) 688-8322
Fax (541) 688-8087

METRO PLANNING, INC
846 A STREET
SPRINGFIELD, OR. 97477
541-302-9830

JOB NO. 21-064

ASSESSORS MAP/LOT: 17-04-23-14-01600 & 02300