City Council
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Eugene, OR 97401
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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

September 27, 2021

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 September 27, 2021;
Her Honor Mayor Lucy Vinis Presiding

Councilors

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

7:30 p.m. CITY COUNCIL MEETING

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

2. **CONSENT CALENDAR 1**
   - **A. Approval of City Council Minutes**
   - **B. Approval of City Council Tentative Agenda**

3. **PUBLIC FORUM**

4. **CONSENT CALENDAR 2**
   - **A. Adoption of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-28-40, Tax Lot 2103 located at 158 South Garden Way, and Tax Lot 2200 located at 132 South Garden Way) (City File: Cornerstone Community Housing; A 21-8)**

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: September 27, 2021
Department: Central Services
www.eugene-or.gov

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

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

SUGGESTED MOTION
Move to approve the minutes for the work session on May 17, 2021; and the meeting on May 24, July 12 and September 13, 2021.

ATTACHMENTS
A. May 17, 2021 Work Session Minutes
B. May 24, 2021, Meeting Minutes
C. July 12, 2021, Meeting Minutes
D. September 13, 2021, Meeting Minutes

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

MINUTES

Eugene City Council
Virtual Work Session
Eugene, Oregon 97401

May 17, 2021
5:30 p.m.

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

Mayor Vinis opened the May 17, 2021, work session of the Eugene City Council in virtual format.

1. **WORK SESSION: Ad Hoc Committee on Police Policy- Report to Council**

City Manager Sarah Medary introduced and gave background on the topic. Multicultural Liaison Kazim Zaidi gave an overview of committee outcomes, Volunteer Facilitator Mo Young discussed community engagement lessons, and Lead Staff Kevin Alltucker gave an overview of common themes with the CSI engagement process.

Council Discussion:

- Mayor Vinis - thanked all involved in this process for their important work; thanked all for holding the space in their lives for this emotional and challenging work to be done; reminded Council why this committee was created, noting that it is not time to entertain any motions for specific recommendations at this time but rather reflect on the information shared; commented the plan is to take adequate time with this important topic.
- Councilor Clark - appreciated the vastness of the work and thanked the community members who were willing to be open and honest about the changes they want to see in police policy; shared some suggestions that involved the core job of a police officer and asked what law enforcement means; said he would like to know what authority the City has on some of these laws; suggested all policy changes get fully vetted with community input and Chief Skinner's perspective; said he looks forward to vetting these suggestions more thoroughly.
- Councilor Evans - commented the report does a good job of summarizing the complexity of law enforcement; shared the need for opportunities for the officers to positively engage with youth in the community; said he would like to see a better system for officer training around social services and civil rights and address deficits officers might have to be able to build relationships and be able to better respond to community needs; said would like to see the City develop a more robust way to create deeper relationships with community members, particularly with BIPOC and LGBTQ+ communities.
- Councilor Groves - shared it would be helpful to know the legal limitations of the recommendations and would like to hear from Chief Skinner and how these recommendations fit with similarly situated public safety organizations; asked for more information about critical incident stress debriefs and what services the City offers to proactively prevent youth from entering the criminal justice system; shared the importance of seeing how these recommendations for reform touch on other areas in the re-envisioning process.
- Councilor Keating – expressed appreciation for this healthy, open discussion about policing; noted one recommendation regarding the use-of-force had a unanimous vote for the expansion of non-sworn response service officers and an unarmed response team for non-emergency calls requesting assistance; recognized the great work CAHOOTS does; asked to see a cross reference with the state police reforms, what EPD currently implements, what is in the works to implement and the CSI work; called attention to the number of abstentions around open

carry within the City limits such as at public demonstrations; asked to hear from CAHOOTS on their capacity to establish a needs analysis in order to implement some of these recommendations should Council move forward with some of the policy recommendations.

- Councilor Semple - said the work was impressive and expressed gratitude for everyone who dedicated their time and energy to this committee; shared her excitement about the number of ideas and suggestions; said she is looking forward to the changes this work will create.
- Councilor Syrett - commented that the committee did incredible work and noted the excellence and thoughtfulness of the conversation and the report; shared her willingness to fully understand the recommendations and specific implementation impacts; said this is the best report given to Council and gave kudos to staff responsible for generating the report; commented that there's been a lot of work put in so far and there's more work yet to come to move forward in considering and adopting some of the recommendations; said that input from the Police Chief, Police Auditor and the City Municipal Court Judge is critical; voiced the need to give the rest of the community an opportunity to give Council feedback on the report; explained the intent of the proposed motion.
- Councilor Yeh – expressed appreciation to staff for constantly looking for ways to respond to and support the needs of the committee; said the recommendations are extremely important and are just as valuable as some of the conversations that occurred at meetings; said she felt the best decisions are made when there's a diversity of experiences and perspectives represented and this process has illustrated that well; mentioned her recollection of a comment made by a committee member pertaining to how one mistake can have dire consequences because of lack of positive interaction with police; shared the final meeting filled her with hopefulness for the future.
- Councilor Zelenka - shared that Council's intent in creating the committee was to lift up and hear voices not traditionally heard and get new points of view and ideas, particularly from BIPOC groups; commented some recommendations can be implemented, some need to be investigated further and others the City can lobby for at the state and federal level; commented that Council has been working on police reform for a while, noting the positive work already done and the reputation Eugene has for being a leader; said he looked forward to talking about de-escalation training, being more culturally responsive in hiring and recruitment policies, making police policy and practice better and making sure there is an appropriate response for any given circumstance.
- Mayor Vinis - shared the last meeting had a sense of fragile hope that was profound; said she was struck by a comment made by the mediator about how we engage influences the answers we get; commented that while the intent of this body is to create policy and to act on policy, another important aspect of this work is to step away from transactional relationships and into real relationships to build ongoing trust.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to direct the City Manager, Municipal Judge and Interim Police Auditor to analyze the report by the Ad Hoc Committee on Police Policy to provide Council a path forward, their analysis should include categorizing the recommendations based on actions needed to advance the recommendations. Report back to council with an update and potential next steps before summer break and provide this information to the individuals and organizations that are participating in the Ad Hoc Committee on Police Policy at that time. **PASSED 8:0**

Council Discussion:

- Councilor Clark - asked what is meant by the phrase "the path forward" and that means in terms of the information Council will receive; asked for more information on ramifications, consequences and outcomes from an analysis on a full community standpoint.

- Mayor Vinis - commented this motion would be the initial step to categorize the report recommendations.
- Councilor Groves - supported creating a framework to process the information; asked if the action will include an evaluation to ensure legality of implementation.
- Councilor Zelenka - shared his preference for specific motions; said Council should create the categories to sort the information, adding more specificity will better serve Council; asked how this work would be moved forward and for clarification of what was meant by "pathways"; preferred to see a lot more specificity as to what Council wants to get from the report being reviewed.
- Councilor Keating - shared he normally prefers specificity and will welcome more general community feedback and specificity in phase two; said he interprets "path forward" as potential implementation of one, some, many or all of the recommendations; said this broad approach allows for a healthy conversation about what Council can legally do, what process for reforms are in place or being done currently, and what stakeholder engagement or resources need to be invested to implement the recommendations; suggested the community engagement piece happens simultaneously to the staff review of the report in order to enter phase three on the same page.
- Councilor Syrett - shared she felt the motion is specific enough and encouraged not being too directive in how to address the work; said this approach can give Council a possible roadmap and a framework for determining what works best after the experts do the analysis; supported input from the Chief of Police.
- Councilor Clark - shared that he hopes another bucket/category would be proposed policy changes to flag for potential unintended consequences or impacts (legal or resource) that Council may not be thinking of; would like a process to reveal the unseen and unintended consequences if a policy change is implemented.
- Councilor Evans - commented that before moving forward, Council needs to figure out what is legal to ensure that whatever policy change is being considered is not viable; said he felt this motion will help determine what boundaries Council will have in terms of what Council can do to move forward with sensible recommendations; shared some of his son's experiences as a person of color and the inappropriate questions he is asked by officers without probable cause;

> **MOTION:** Councilor Syrett, seconded by Councilor Yeh, moved to direct the City Manager to schedule time for a community forum on the Ad Hoc Committee Police Policy recommendations. The intent of community forum is to have a public comment period dedicated to receiving community member's input and responses to the recommendations presented in this report.

Council Discussion

- Councilor Clark - offer as a friendly amendment a request to hear the Police Commission's thoughts first before opening it up to the community.
- Councilor Syrett – declined to accept the amendment because the workload and timeline are unknown for the Police Commission and the Police Commission will provide valuable feedback at some point; said she felt that communication should happen with the Police Commission in a deliberate way.
- Councilor Zelenka - shared that he sits on the Police Commission and expects the policy recommendations will be vetted by that group and will be one of the categories that comes back from the auditors.
- Councilor Evans – reminded Council why this committee was created and the importance of getting different views and perspectives; supported receiving extensive public input before Council starts talking about and shaping any changes; shared the Police Commission has historically not

been a diverse committee and does not represent the voices of the marginalized communities that need to be heard in this process.

- Councilor Syrett - responded that the Police Commission will need more time to offer informed input and will need some staff support; expressed interest in what they have to say.
- Councilor Clark - appreciated the conversation and said he looks forward to help with guiding the process; encouraged holding a couple of public forums on this topic.
- Councilor Keating – agreed that the Police Commission's feedback is welcome, but it is overly prescriptive at this point to include their involvement in the motion; said it should be part of the engagement process.

VOTE ON MOTION: PASSED 8:0

Meeting adjourned at 7:06 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(*Recorded by Niyah Ross*)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

May 24, 2021
7:30 p.m.

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

Councilors Absent: Claire Syrett, Greg Evans

Mayor Vinis opened the May 24, 2021, meeting of the Eugene City Council in a virtual format.

1. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance to the Flag was led by Dr. DeWayde Perry, Veteran of the US Marine Corps, in recognition of Memorial Day on May 31.

Mayor Vinis read a proclamation declaring the first Friday in June to be National Gun Violence Awareness Day.

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- Councilor Groves - shared his attendance at an event for the Eugene Rotary recognizing its volunteers for countless hours administering vaccines and thanked them for their selfless efforts to make the community, country, and world safer.
- City Manager Medary- gave an update about NW Natural negotiations and reported that she has had a couple of conversations with leadership and would like to schedule a future work session.
- Councilor Keating- shared facts about the volunteer efforts of the Eugene Rotarians.
- Mayor Vinis- reported on her attendance at a mobility justice listening session with BEST and NAACP regarding access and safety for transit, biking and walking; shared that Amtrak service is returning to the area.

3. CONSENT CALENDAR 1

A. Approval of City Council Minutes
- January 19, 2021, Public Hearing
- March 8, 2021, Work Session
- March 8, 2021, Meeting

B. Approval of City Council Tentative Agenda

C. Approval of Resources for Housing Affordable to Low- and Moderate-Income Persons

Councilor Zelenka pulled Item 3C from the Consent Calendar.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Keating, moved to approve items Consent Calendar 1, except item C. **PASSED 6:0**.

Council Discussion
Zelenka - shared information about the construction excise tax dollars that have been allocated to affordable housing units.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Yeh, moved to approve Item 3C of Consent Calendar 1 **PASSED 6:0.**

4. PUBLIC FORUM

1. Chris Ramey - shared a Planning Commission letter regarding middle housing and HB 2001.
2. Ken Beeson - shared remainder of Planning Commission letter on middle housing.
3. Tiffany Edwards - shared the results of the Planning Commission's outreach process.
4. Selena Blick - shared her hope for a future with clean air, clean water, good jobs, and no gas.
5. Nick Dikas - testified on behalf of Fossil Free Coalition in support of transitioning to clean energy.
6. Bob Granger - shared that calling gas "natural" is misleading and inaccurate.
7. Jan Bohman - said she wants a safe future for her grandkids; supported moving to renewable energy.
8. Aeron - said moving to electrification will save lives and the environment.
9. Dylan Plumber - supported passing ordinances to ban the construction of natural gas.
10. Nancy Arnon - opposed the use of natural gas in the Steam Plant project.
11. Deb McGee - supported meeting Gov. Brown's Climate Plan goals by stopping use of fracked gas.
12. Danny Noonan - shared climate recommendations and supported ending the NWN franchise.
13. Patty Hine - thanked the City Council for standing up to NW Natural, supported ending gas energy.
14. Ethan Klein – requested the reallocation of funds from EPD to other uses.
15. Jim Neu - noted the May 11 Franchise Agreement date has passed.
16. Laurie Powell – equated NW Natural tactics with those of the cigarette industry.
17. Madeline Cowen - urged council to stop the use of fossil fuels in order to survive the climate crisis.
18. Lin Woodrich - reminded council of the urgency of an area plan for Bethel.
19. Eliza Garcia - said the effects of climate change are rapidly worsening and solutions can't wait.
20. Matthew Yook - asked how to make hate and bias reporting more accessible.
21. Rob - asked the council to support CAHOOTS' funding request by allocating CSI funds.

5. ACTION: An Ordinance Concerning Multiple-Unit Property Tax Exemptions and Amending Section 2.946 of the Eugene Code, 1971

MOTION AND VOTE: Councilor Yeh, Seconded by Zelenka, move to adopt an Ordinance Concerning Multiple-Unit Property Tax Exemptions and Amending Section 2.946 of the Eugene Code, 1971. **PASSED 6:0.**

6. ACTION: Granting an Exemption from the Application of Section 6.200 of the Eugene Code, 1971, and Providing for Sunset Date

MOTION AND VOTE: Councilor Yeh, Seconded by Zelenka, move to adopt the proposed ordinance in Attachment A, Granting an Exemption From the Application of Section 6.200 of the Eugene Code, 1971, and Providing for a Sunset Date. **PASSED 6:0.**

The meeting adjourned at 8:41 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Niyah Ross)

Link to the webcast of this City Council meeting here.

M I N U T E S

Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

July 12, 2021
7:30 p.m.

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

Mayor Vinis opened the July 12, 2021, meeting of the Eugene City Council in a virtual format.

1. PLEDGE OF ALLEGIANCE TO THE FLAG AND READING OF THE BILL OF RIGHTS

Holli Johnson-Keeton and Anna Johnson led the reading of the Bill of Rights and Pledge of Allegiance to the Flag in honor of Independence Day on July 4.

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- Councilor Keating – reported on the groundbreaking for the Very Little Theater and the impacts of the recent heat wave, noting the need for a robust collaborative effort to establish a cooling center system.
- Councilor Clark – announced the Cal Young Neighborhood Association meeting; said that unfounded, uninformed criticism of councilors is frustrating.
- Councilor Semple – encouraged respectful communication from constituents, voiced concern about tree trauma due to construction.
- Councilor Yeh – gave an update on the Metropolitan Wastewater Management Commission and its work replanting and repairing areas affected by the Holiday Farms fire and its advocacy of House Bill 2344, which requires labeling of non-flushable items.
- Councilor Zelenka – agreed that bullying and demonizing those you disagree with is an ineffective way to communicate; reported that Police Commission is reviewing recommendations from the Ad Hoc Committee on Police Policy.
- City Manager Medary – announced the postponement of the joint Homeless Systems Transformation meeting with Lane County and reported that a work session on the Steam Plant deal points was being delayed until after council break.
- Mayor Vinis – discussed the upcoming visit from Rep. Peter DeFazio and Transportation Secretary Pete Buttigieg to tour local transportation facilities and projects; announced her appointment to the Regional Solutions Board representing the mid-valley and coast.

3. CONSENT CALENDAR 1

A. Approval of City Council Minutes
- February 8, 2021, Work Session

B. Approval of City Council Tentative Agenda

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

4. **PUBLIC FORUM**
   1. Danny Noonan – opposed the renewal of the franchise agreement with NW Natural.
   2. Kaarin Knudsen – encouraged forward-thinking leadership as it relates to housing.
   3. Jim Neu – voiced climate concerns and encouraged immediate action.
   4. Carolyn Partridge – expressed concern NW Natural is not negotiating with the City in good faith.
   5. Lydia Valentine - expressed concern NW Natural is not negotiating with the City in good faith.
   6. Patty Hine - expressed concern NW Natural is not negotiating with the City in good faith.
   7. Dylan Plummer - expressed concern NW Natural is not negotiating with the City in good faith.
   8. Seth Sadofsky – voiced frustration that a majority of council is unwilling to act on ADUs.
   9. Martha Bryson – said she felt the ordinance requiring RVs to move is discriminatory.
   10. Sophia Trotter – discussed climate concerns and supported demands for NW Natural compliance.
   11. Anne Pernick - discussed climate concerns and supported demands for NW Natural compliance.
   12. Sahara Valentine - discussed climate concerns and supported demands for NW Natural compliance.
   13. Matthew Yook – discussed rental assistance and multi-zoned housing.
   14. Debra McGee – voice opposition to the NW Natural franchise extension request.
   15. Peter Dragovich – spoke about threats and impacts of severe climate change.
   16. Charles Areford – spoke about the deadly heat wave and other impacts of climate change.
   17. Ed McMahon – spoke about the Construction Excise Tax.

   Council Discussion
   - Councilor Syrett – appreciated the diversity of topics covered by speakers; clarified discussion of the Intergovernmental Relations Committee regarding rental assistance for those affected by COVID.
   - Councilor Keating – inquired about extending the Public Forum sign-up deadline to 7:40 p.m.; supported scheduling a CAP2.0 Update work session as soon as possible, noting the urgency of climate action work.
   - Mayor Vinis – agreed that a work session on the CAP2.0 is needed soon after the council returns from summer break.

5. **ACTION: An Ordinance Amending the Eugene-Springfield Metropolitan Area General Plan Diagram and the Whiteaker Plan Land Use Diagram to Redesignate the Property Identified as Assessor's Map 17-04-25-41, Tax Lot 7000 and Assessor's Map 17-04-25-42, Tax Lot 100 from Light-Medium Industrial to Mixed Use and Rezone the Property from I-2 Light-Medium Industrial with /SR Site Review Overlay to S-W Whiteaker Special Area with /SR Site Review Overlay**

   MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to adopt the Ordinance, included as Attachment B to this AIS, amending the Eugene-Springfield Metropolitan Area General Plan Diagram and the Whiteaker Plan Land Use Diagram to redesignate the property identified as Assessor's Map 17-04-25-41, Tax Lot 7000 and Assessor's Map 17-04-25-42, Tax Lot 100 from Light-Medium Industrial to Mixed Use and rezone the property from I-2 Light-Medium Industrial with /SR Site Review Overlay to S-W Whiteaker Special Area with /SR Site Review Overlay. **PASSED** 8:0

6. **ACTION: An Ordinance Vacating Slocum Drive, Songbird Loop, and Public Utility Easement**

   MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to adopt the Ordinance, included as Attachment C to this AIS, vacating Slocum Drive, Songbird Loop, and Public Utility Easement. **PASSED** 8:0

7. ACTION: Authorize the City to Acquire the MGP Site

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to authorize the City Manager to sign a purchase and sale agreement for the City's acquisition of the MGP site for $400,000 using Riverfront Urban Renewal funds and that includes as one of the conditions of closing the City Council's adoptions of amendments to EC 2.196. **PASSED** 8:0

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

8. URA **ACTION: Authorize the Urban Renewal Agency to Pay for the MGP Site**

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to authorize the expenditure of $400,000 of Riverfront Urban Renewal funds for acquisition of the MGP site. **PASSED** 8:0

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting here.

M I N U T E S

Eugene City Council
Virtual Meeting
Eugene, Oregon 97401

September 13, 2021
7:30 p.m.

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

Mayor Vinis opened the September 13, 2021, meeting of the Eugene City Council in a virtual format.

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- Councilor Semple – reported that three of her unhoused friends now had shelter in Conestoga huts; announced a vaccination clinic on September 18 sponsored by Betty Snowden.
- Councilor Groves – thanked Eugene Springfield firefighters for their 9/11 remembrance ceremony and said it was a fitting tribute for this anniversary.
- Councilor Zelenka – thanked the firefighters for their tribute and remembered the victims and families of the 9/11 terror attacks; reported that most of the bills related to police policy that are being considered by the state legislature have already been implemented in Eugene.
- Councilor Clark – announced the upcoming Northeast Neighbors meeting and noted that he and Councilor Yeh planned to attend and be available for questions.
- Councilor Keating – announced a meeting of the Human Services Commission chairs; said COVID is still raging in the community and encouraged everyone to get vaccinated; said the City should fully support vaccine access.
- Councilor Evans – related his personal experience with the impacts of COVID on friends and family members locally and around the country.
- Councilor Zelenka – agreed with comments supporting vaccinations and announced a meeting of the Fairmount Neighbors.
- Mayor Vinis – appreciated the work of neighborhood associations; reported that she was named to the Environmental Protection Agency's local government affairs council and was already receiving a lot of constituent input and interest.

3. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- April 19, 2021, Work Session
- April 21, 2021, Work Session
- April 26, 2021, Work Session
- April 26, 2021, Meeting
- May 10, 2021, Meeting
- May 19, 2021, Work Session
- May 26, 2021, Joint Work Session
- June 9, 2021, Work Session
- June 14, 2021, Meeting
- June 23, 2021, Work Session

B. Approval of City Council Tentative Agenda

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

4. PUBLIC FORUM

1. Joel Iboa – reflected on his work with the Human Rights Commission and the community.
2. Kaarin Knudsen – supported the proposed ADU ordinance and Councilor Syrett's amendments.
3. Doyle Canning – supported the Fossil Free Eugene platform.
4. Madeline Cowen – supported the Fossil Free Eugene platform.
5. Melanie Plaut – spoke about the health impacts of methane gas use.
6. Ed McMahon - supported the proposed ADU ordinance and Councilor Syrett's amendments.
7. Molly Cox – encouraged Eugene to be a leader in climate actions
8. Carmel Perez Snyder – supported the proposed ADU ordinance and Councilor Syrett's amendments.
9. Dylan Lamar – spoke about his experience developing a house and ADU; supported the ordinance.
10. Carla Bengston – supported the Fossil Free Eugene platform.
11. Douglas Bovee – spoke about the impacts of fossil fuels use.
12. Sue Wolling – said car use is increasing; encouraged stronger actions to reach climate targets.
13. Michael Soraci – supported the proposed ADU ordinance and Councilor Syrett's amendments.
14. Dylan Plummer – said climate action is needed now; supported legislation to eliminate gas use.
15. Lin Woodrich – shared the work she is helping with to gather data on local polluters.
16. Arjorie Arberry-Baribeault – Beyond Toxics, spoke about the pollution concerns in West Eugene.
17. Greer Ryan – opposed fossil fuel use; supported decarbonization efforts.
18. Eliza Kashinsky – supported the proposed ADU ordinance and Councilor Syrett's amendments.
19. MacKenzie – supported the Fossil Free Eugene platform.
20. Marty Wilder – said misleading information was given in the Community Safety Initiative discussion.
21. Mira Mason-Reader – spoke about pollution in West Eugene and encouraged immediate action.
22. Jonny Kocher – supported efforts to electrify all buildings in Eugene and spoke to the benefits.
23. Emily Pyle – spoke about pollution in West Eugene and encouraged immediate action.
24. Jenna Witzleben – supported a ban on new natural gas infrastructure.
25. Seth Sadofsky – discussed the benefits of creating new housing in the urban core on climate efforts.
26. William Smith – reported on recent news about the dangers of wireless radiation.
27. Danny Noonan – supported the Fossil Free Eugene platform.
28. Ali Aasum – voiced concern about pollution from the JH Baxter facility and the lack of accountability.
29. Sahara Valentine – requested immediate climate action to decarbonize.
30. Ryan Moore – supported the Fossil Free Eugene platform and the proposed ADU ordinance.
31. Karen Austin – supported the Fossil Free Eugene platform.
32. Bailey Greben – spoke as a climate activist and educator, noting the climate crisis is here.
33. Matt Walton – spoke about the toxic air in West Eugene and asked for the council's help to address.
34. Peter Dragovich – spoke about the impacts of fossil fuels and the role of the Public Utility Commission.
35. Harry Sanger – talked about the impacts of COVID and vaccinations as a personal choice.
36. Julie Daniel – supported the CAP2.0 goals and efforts to decarbonize.
37. Eric Jackson – suggested using CSI funds for housing; said the recent changes at WJ park are bad.
38. Eloise Parish-Mueller – requested that the council take steps to address the climate crisis.
39. Jacob Trewe – supported banning new gas hook-ups and encouraged vaccinations.

<u>Council Discussion</u>

- Councilor Clark – clarified that Washington Jefferson Park is a park and not a sanctioned camp.
- Councilor Keating – thanked those who testified about pollution from the JH Baxter plant; suggested that the council have a joint meeting with the Lane Regional Air Protection Agency Board to discuss

potential actions; supported proposed legislation to electrify and to ban or sanction for-profit gas providers that actively lure new customers .

- Councilor Groves – shared concern about pollution levels in West Eugene and asked what authority the City has to respond; clarified that the Boise lawsuit related to camping in the right-of way was begin misinterpreted by some homeless advocates.
- Councilor Evans – commented on the JH Baxter issue, noting that the State and County need to act regardless of political influence; supported having a work session on the topic.
- Mayor Vinis – announced upcoming council work sessions related to electrification (with EWEB Board), the City's natural gas policy and the CAP2.0,

The meeting adjourned at 9:28 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to the webcast of this City Council meeting here.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of Tentative Working Agenda

Meeting Date: September 27, 2021
Department: Central Services
www.eugene-or.gov

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

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

Attachment A

City Council Tentative Agenda

Updated September 23, 2021

**** 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.

September 2021

Date	Day	Time	Title	Length	Dept. Contact
27-Sep	Monday	5:30 p.m.	Joint Meeting with EWEB Board (Work Session)	90 mins	Ethan Nelson, CS Jeannine Parisi, EWEB
		7:30 pm	Committee Reports and Items of Interest Public Forum Resolution Annexing Land to City at S. Garden Way (Cornerstone Community Housing) (Consent Calendar #2)		Nick Gioello, PDD
Expected absences for 9/27: none					
29-Sep	Wednesday	12 pm	American Rescue Plan Act Update (Work Session) Unhoused Response Update (Work Session)	45 mins 45 mins	Renee Grube, LRCS Ethan Nelson, CS Kristie Hammitt, CMO Matt Rodrigues, PW
Expected absences for 9/29: none					

October 2021

Date	Day	Time	Title	Length	Dept. Contact
11-Oct	Monday	5:30 pm	CSI Update (Work Session) TBD (Work Session)	60 mins 30 mins	Kristie Hammitt, CMO

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

11-Oct	Monday	7:30 pm	Committee Reports and Items of Interest Public Forum Resolution Annexing Land to City of Eugene (Snake River Jessen) (Consent Calendar #2) Resolution Annexing Land to City of Eugene (Scenic Drive) (Consent Calendar #2) Ordinance on Comcast Cable Franchise Extension (Action) Ordinance on Ferry Alley Vacation (Action)		Althea Sullivan, PDD Althea Sullivan, PDD Pam Berrian, CS Nick Gioello, PDD
Expected absences for 10/11: none					
13-Oct	Wednesday	12 pm	Housing Implementation Pipeline (HIP) Update (Work Session)	90 mins	Amanda Nobel, PDD
Expected absences for 10/13: none					
18-Oct	Monday	5:30 pm	***Schedule only as needed***		
		7:30 pm	Ordinance Adding Crime of Intimidation by Display of a Noose and Increasing Maximum Penalty for Violating EC 4.731 (Bias Crime in the 2nd Degree) (Public Hearing) Downtown Open Space Improvements (Public Hearing)		CAO Will Dowdy, PDD
Expected absences for 10/18: none					
20-Oct	Wednesday	12 pm	1059 Willamette Proposed Terms (Work Session) Downtown Open Space Improvements (Work Session and Poss. Action)	45 mins 45 mins	Amanda D'Souza, PDD Will Dowdy, PDD
Expected absences for 10/20: none					
20-Oct	Wednesday	5:30 pm	***Budget Committee*** ARPA Funds Presentation and Discussion (Work Session)		Vicki Silvers, CS
Expected absences for 10/20: none					*Note: Budget Committee Meeting Added*
25-Oct	Monday	5:30 p.m.	Steam Plant Proposed Terms (Work Session) Human Rights Commission Report and Work Plan (Work Session)	45 mins 45 mins	Amanda D'Souza, PDD Fabio Andrade, CS

25-Oct	Monday	7:30 pm	Committee Reports and Items of Interest Public Forum 942 Olive-Update Purchase and Sale Agreement (Action)		Anne Fifield, PDD
Expected absences for 10/25: none					
27-Oct	Wednesday	12 pm	TBD (Work Session) TBD (Work Session)	45 mins 45 mins	
Expected absences for 10/27: none					
27-Oct	Wednesday	5:30 pm	***Budget Committee*** ARPA Funds Discussion and Recommendation (Work Session)		Vicki Silvers, CS
Expected absences for 10/27: none				*Note: Budget Committee Meeting Added*	

November 2021					
Date	**Day**	**Time**	**Title**	**Length**	**Dept. Contact**
8-Nov	Monday	5:30 pm	Ward Boundary Update (Work Session) Sustainability Commission Work Plan (Work Session)	45 mins 45 mins	Jason Dedrick Chelsea Clinton
		7:30 pm	Pledge of Allegiance to the Flag Committee Reports and Items of Interest Public Forum Resolution Annexing Land to City (Joseph Muller) (Consent Calendar 2)		Althea Sullivan, PDD
Expected absences for 11/8: none					
10-Nov	Wednesday	12 pm	Housing Implementation Pipeline (HIP) Draft Review (Work Session) 2022 Legislative Priorities (Work Session)	45 mins 45 mins	Amanda Nobel, PDD Ethan Nelson, CS
Expected absences for 11/10: none					
15-Nov	Monday	5:30 pm	***Schedule only as needed***		
		7:30 pm	TBD (Public Hearing)		
Expected absences for 11/15: none					

17-Nov	Wednesday	12 pm	CAP 2.0 Annual Update and Implementation Plan (Work Session)	90 mins	Chelsea Clinton, CS
Expected absences for 11/17: none					
22-Nov	Monday	5:30 p.m.	Joint Meeting with Eugene Planning Commission (Work Session)	90 mins	Alissa Hansen, PDD
		7:30 pm	Committee Reports and Items of Interest Public Forum		
Expected absences for 11/22: none					
24-Nov	Wednesday	12 pm	***Schedule only as needed***		
Expected absences for 11/24: none					

December 2021					
Date	**Day**	**Time**	**Title**	**Length**	**Dept. Contact**
8-Dec	Wednesday	12 pm	City Council Process Session (Work Session) Renter Protections (Work Session)	45 mins 45 mins	Beth Forrest, CS Genevieve Middleton, PDD
Expected absences for 12/8: none					
8-Dec	Wednesday	5:30 pm	***Budget Committee*** FY22 Supplemental Budget Review (Work Session)		Vicki Silvers, CS
Expected absences for 12/8: none					*Note: Budget Committee Meeting Added*
13-Dec	Monday	5:30 p.m.	Funding for Climate Change and Homelessness Initiatives (Work Session) HIP – Downtown Housing (Work Session)	45 mins 45 mins	Twylla Miller, CS Will Dowdy, PDD
13-Dec	Monday	7:30 pm	Committee Reports and Items of Interest Resolution Acknowledging Receipt of FY21 Annual Financial Report (Consent Calendar 1) Public Forum URA - Resolution Acknowledging Receipt of FY21 URA Annual Financial Report (Action)		Finn Cronin, CS Finn Cronin, CS

			FY22 City of Eugene Supplemental Budget (Public Hearing and Action) FY22 URA Supplemental Budget (Public Hearing and Action)		Liz Butterfield, CS Liz Butterfield, CS
Expected absences for 12/13: none					
15-Dec	Wednesday	12 pm	Downtown Riverfront Projects (Work Session) TBD (Work Session)	45 mins 45 mins	Will Dowdy, PDD
Expected absences for 12/15: none					

Council Break: December 16 – January 5

January 2022					
Date	**Day**	**Time**	**Title**	**Length**	**Dept. Contact**
5-Jan	Wednesday	5:30 pm	***2022 State of the City***		Niyah Ross, CS
Expected absences for 1/5:					
10-Jan	Monday	5:30 pm	TBD (Work Session) TBD (Work Session)	45 mins 45 mins	
		7:30 pm	Election of 2022 City Council Officers Committee Reports and Items of Interest Public Forum		
Expected absences for 1/10: none					
12-Jan	Wednesday	12 pm	TBD (Work Session) TBD (Work Session)	45 mins 45 mins	
Expected absences for 1/12: none					
18-Jan	***Tuesday***	5:30 pm	***Schedule only as needed***		
		7:30 pm	Ordinance Updating Public Contracting Code Provisions an Exemptions (Public Hearing)		Becky Wheeler, CS
Expected absences for 1/18: none					

19-Jan	Wednesday	12 pm	TBD (Work Session) TBD (Work Session)	45 mins 45 mins	
Expected absences for 1/19: none					
24-Jan	Monday	5:30 p.m.	Housing Implementation Pipeline Review and Action (Work Session)	90 mins	Amanda Nobel, PDD
		7:30 pm	Committee Reports and Items of Interest Public Forum Ordinance Updating Public Contracting Code Provisions an Exemptions (Action)		Becky Wheeler, CS
Expected absences for 1/24: none					
26-Jan	Wednesday	12 pm	TBD (Work Session) TBD (Work Session)	45 mins 45 mins	
Expected absences for 1/26: none					

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

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
"Housing Status" as a Protected Class – *follow-up TBD*	Semple	03/12/20
Response to Hate Crimes – *public hearing scheduled October 18*	Clark	03/18/21
Reparations (two-part work session) – *Part 1 held June 23*	Evans	03/18/21
Waste Management at Large Events	Semple	04/08/21
Funding Source for Climate Change and Homelessness	Zelenka	05/10/21

Follow-Up Work Sessions to be Scheduled
TAC Implementation – *ongoing*
Naming Policy –
Steam Plant Deal Points – *scheduled October 25*

UPCOMING PUBLIC HEARINGS			
Date of Public Hearing	**Title**	**Description**	**Staff Contact**
October 18 (7:30 p.m.)	Ordinance Adding the Crime of Intimidation by Display of a Noose and Increasing Maximum Penalty for Violating EC 4.731 (Bias Crime in the 2nd Degree)	At its July 26, 2021 work session, Council directed staff to prepare an ordinance and schedule a public hearing on a code amendment adding the crime of intimidation by display of noose and increasing the maximum monetary penalty for violating EC 4.731 to $6,250.	

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Public Forum

Meeting Date: September 27, 2021 | Agenda Item Number: 3
Department: Central Services | Staff Contact: Beth Forrest
www.eugene-or.gov | Contact Telephone Number: 541-682-5882

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

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

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

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Adoption of a Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-03-28-40, Tax Lot 2103 located at 158 South Garden Way,
and Tax Lot 2200 located at 132 South Garden Way)
(City File: Cornerstone Community Housing; A 21-8)

Meeting Date: September 27, 2021 | Agenda Item Number: 4A
Department: Planning and Development | Staff Contact: Nicholas Gioello
www.eugene-or.gov | Contact Telephone Number: 541-682-5453

ISSUE STATEMENT

This item is a request to annex two adjacent properties, totaling approximately 3.4 acres (approximately 148,104 square feet) of land located on South Garden Way. One property is currently developed with two single-family homes and the other property is developed with one single-family home. No public right-of-way is proposed for annexation as part of this request. A vicinity map is provided as Attachment A.

The subject property is currently zoned AG Agricultural with /UL Urbanizable Land Overlay. The subject property is located within the Urban Growth Boundary (UGB) and is contiguous on all property boundaries to other properties within the City limits. The Metro Plan and the applicable refinement plan, the Willakenzie Area Plan, both designate the site for high-density residential use and nodal development. Annexation will allow for rezoning to the S-CN Chase Node Special Area Zone, and future development consistent with the property's land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

BACKGROUND

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

Approval of annexation requests are based on the criteria at Eugene Code (EC) 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 C 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 (Harlow Neighbors) consistent with Eugene Code requirements. No testimony has been received to date regarding the proposed annexation of this property.

Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm there are no concerns with the proposed annexation and 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, 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. As the Permit and Information Center currently remains closed to the public, please contact the listed staff representative about alternatives for reviewing materials. Copies may be also obtained at a reasonable cost.

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 draft 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 to approve the proposed annexation request consistent with the applicable approval criteria.

ATTACHMENTS

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

FOR MORE INFORMATION

Staff Contact: Nicholas R. Gioello
Telephone: 541-682-5453
Staff E-Mail: NGioello@eugene-or.gov

Annexation

A 21-8 Cornerstone Community Housing

Attachment A

- Subject Property
- Eugene City Limits
- Taxlots
- Eugene UGB

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

Created on 8/13/2021
by City of Eugene Planning Division

0 50 100 200 Ft

NORTH

RESOLUTION NO. _____

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-03-28-40, TAX LOT 2103 LOCATED AT 158 SOUTH GARDEN WAY, AND TAX LOT 2200 LOCATED AT 132 SOUTH GARDEN WAY IN EUGENE, OREGON).

The City Council of the City of Eugene finds that:

A. David L. Chase is the owner of real property located at 158 South Garden Way, Eugene, Oregon (Assessor's Map 17-03-28-40, Tax Lot 2103). Brenaman Family Revocable Living Trust is the owner of real property located at 132 South Garden Way, Eugene, Oregon (Assessor's Map 17-03-28-40, Tax Lot 2200). An annexation application was submitted on March 29, 2021, by the applicant, Cornerstone Community Housing, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex properties identified as Assessor's Map 17-03-28-40, Tax Lots 2103 and 2200 to the City of Eugene.

B. The properties proposed to be annexed are depicted on the map attached as Exhibit A to this Resolution. The legal descriptions of the properties proposed to be annexed are attached to this Resolution as Exhibit B.

C. The City's Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director's Findings and Recommendation are attached as Exhibit C.

D. On August 27, 2021, a notice containing the street address, the assessor's map and tax lot numbers for the properties, 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 Harlow Neighbors Association. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on September 27, 2021.

E. After considering the Planning Director's recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based on the above findings and the Planning Director's Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-03-28-40, Tax Lots 2103 and 2200, which

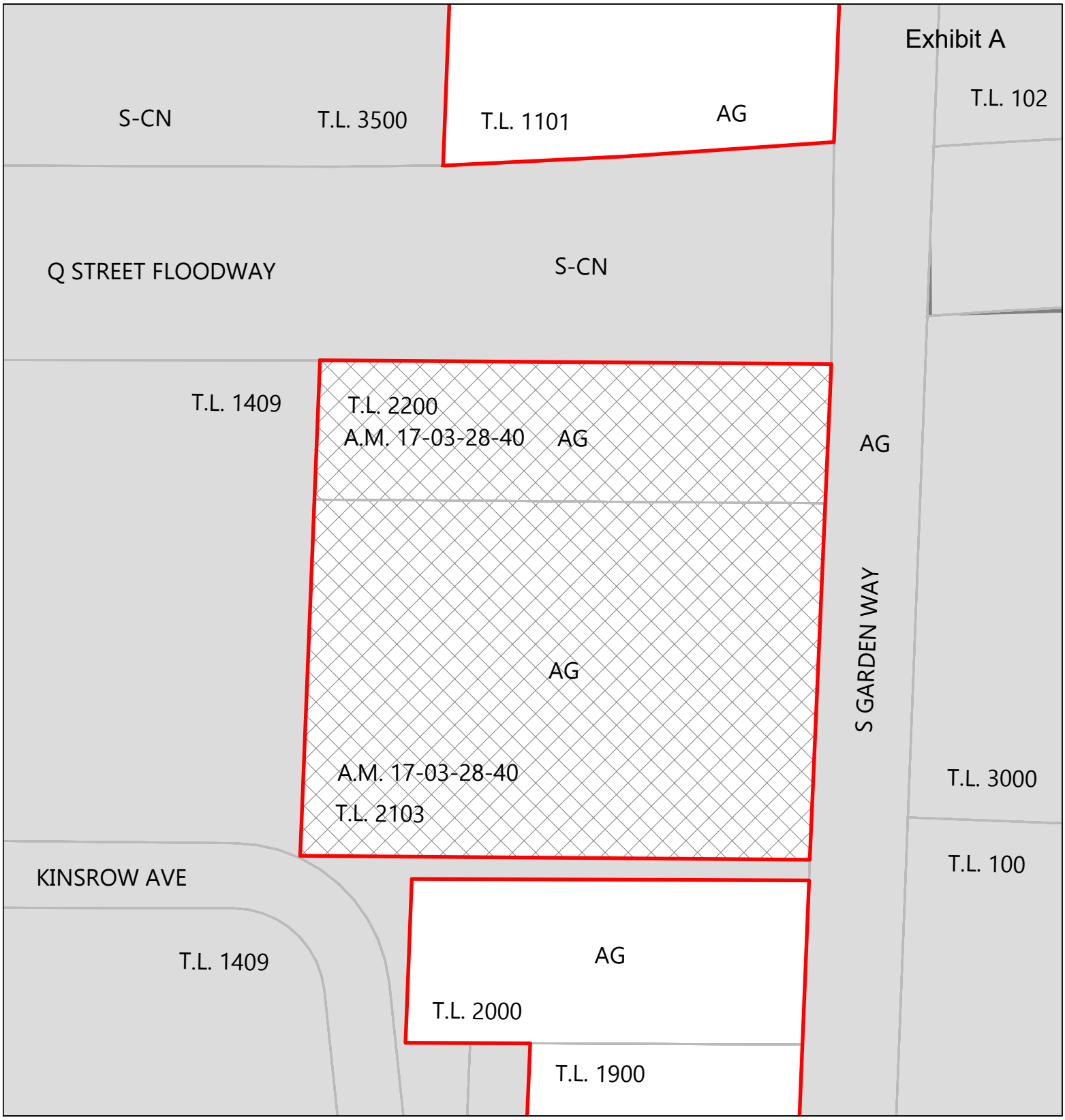
is depicted on the map attached as Exhibit A, and more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from AG Agricultural with /UL Urbanizable Land Overlay to AG Agricultural with the /ND Nodal Development Overlay shall become effective in accordance with State law.

The foregoing Resolution adopted the ____ day of, September, 2021.

_____

City Recorder



LAND ANNEXATION MAP

1" = 100'

LEGEND

LANDS TO BE ANNEXED

CITY LIMITS

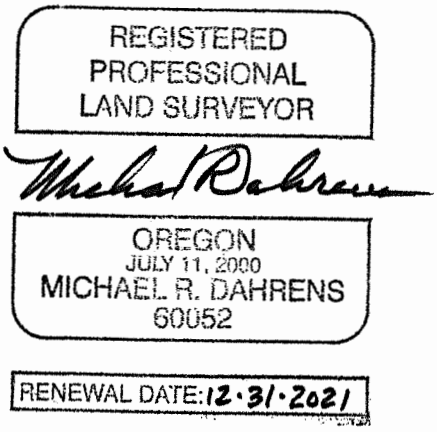
0' 50' 100' 200'

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

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.

Planning Director's Findings and Recommendation
Annexation Request for Cornerstone Community Housing
(City File: A 21-8)

Application Submitted: June 10, 2021
Applicant: Cornerstone Community Housing
Property Included in Annexation Request: Tax Lots 2103 and 2200 of Assessor's Map 17-03-28-40
Zoning: AG Agricultural with /UL Urbanizable Land Overlay
Location: 132 and 158 S. Garden Lane
Representative: Colin McArthur, Cameron McCarthy Landscape Architecture and Planning
Lead City Staff: Nicholas Gioello, City of Eugene Planning Division, 541-682-5453

EVALULATION:
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		**Findings:** The annexation area is within the City's urban growth boundary (UGB) and is contiguous to the City limits consistent with subsection (a). As shown in the application materials and confirmed by City staff, the City limits are contiguous with the subject area of land along all property lines.
☒ **YES**	☐ **NO**	
EC 9.7825(2)		**The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.**
Complies		**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)*
☒ **YES**	☐ **NO**	

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 property to be annexed as appropriate for high-density residential use and identifies the property as located within the Nodal Development Area. Per Eugene Code 9.7820(3)(a) any land identified as a Nodal Development Area shall be automatically included in the Eugene /ND Nodal Development Overlay Zone upon annexation.

The property is currently zoned AG Agricultural with /UL Urbanizable Land overlay. In accordance with EC 9.7820(3), the /UL overlay will be automatically removed from the property and the /ND overlay will be added following annexation approval. It is noted that prior to new development on the site, the property will need to be rezoned consistent with the Metro Plan and applicable refinement plan designations.

The Willakenzie Area Plan (WAP) is the adopted refinement plan for the subject property. The subject property is located within the WAP's South Region and the Chase Gardens Subarea. The WAP designates the property for high-density residential use within the mixed-use subarea. With regard to applicable policies of the WAP, none of the listed policies for this subarea appear to be directly applicable to the subject property except Policy and Proposed Actions (11) which states, "Upon annexation and prior to land division or development, properties located along or east of Garden Way shall rezone to S-CN Chase Node Special Area Zone". Based on this Policy, the property should rezone to S-CN Chase Node Special Area Zone prior to development of the site. The proposed annexation does not conflict with any of the Land Use Policies or Residential Policies in the WAP. The "Public Facilities and Services Element" policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.

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. Therefore, based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and the WAP 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: <u>Wastewater</u> Public wastewater was constructed during the Garden Way improvements project in 2001. Neither the residence at 132 nor the residence at 158 S. Garden Way appear to be connected to the public system and are most likely on septic service. There is an 8-inch wastewater line within the S. Garden Way right-of-way and a 10-inch wastewater line to the south in an easement connecting Kinsrow Avenue to S. Garden Way. An on-hold assessment exists which is currently $12,434.87 through June 2022 and will be due upon future redevelopment of the site. <u>Stormwater</u> A public storm system exists within the S. Garden Way right-of-way. The soils for these lots appear to have fairly good infiltration, therefore a number of options are available for treatment prior to discharge to the public system or on-site retention. Future development proposals must demonstrate consistency with flood control standards. Any proposed stormwater plan will be reviewed for compliance with the Stormwater Management Manual and City of Eugene development code at the time of future development. <u>Transportation</u> Both parcels have frontage on S. Garden Way, a minor arterial owned and maintained by the City of Eugene and fully developed with setback sidewalks, curb and gutter, streetlights, street trees, and a planted median separating the north and south travel lanes. Any future redevelopment will be required to meet the development standards of Eugene City code. <u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County. <u>Water and Electric</u> EWEB Water staff state no objection to the annexation. EWEB Electric staff state no objection to the annexation. An existing EWEB easement across the property will not be affected by the proposed annexation.
☒ **YES**	☐ **NO**	

		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 by the cities of Eugene and Springfield to central Lane County 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 property 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 property is within Eugene School District 4J and is within the district boundary of Holt Elementary School, Monroe Middle School, and Sheldon High School. As access to schools is evaluated on a district wide basis, the property's location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.

CONCLUSION:

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

Eugene Planning

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
17-03-28-40	02200	AG	0.95
17-03-28-40	02103	AG	2.45

Property Address: 132-158 S. Garden Way

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

Public Service Districts:

	Name		
Parks:	City of Eugene		
Electric:	EWEB		
Water:	EWEB		
Sanitary Sewer:	City of Eugene		
Fire:	Willakenzie/Eugene RFPD		
Schools:	**Elementary:** Holt	**Middle:** Monroe	**High:** Sheldon
Other:			

Filing Fee

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

Written Statement *(Submit 5 copies)*

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

Site Plan Requirements

Submit 3 paper copies and 1 digital copy of a site plan, drawn to an engineer's scale on 8 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: 02200

Name (print): Brenaman Family Revocable Living Trust

Address: 132 S Garden Way Email: HARRY RALPH BRENAMAN @ GMAIL.COM

City/State/Zip: Eugene, OR 97401 Phone: 541-232-3037 Fax:

Signature: H. Ralph Brenaman Date: 4-26-21

PROPERTY OWNER OF TAX LOT: 02103

Name (print): David L Chase

Address: 158 S Garden Way Email: daffey48@yahoo.com

City/State/Zip: Eugene, OR 97401 Phone: 541-510-5162 Fax:

Signature: David L Chase Date: 4-26-2021

PROPERTY OWNER OF TAX LOT: _____

Name (print):

Address: Email:

City/State/Zip: Phone: Fax:

Signature: Date:

SURVEYOR:

Name (print):

Company/Organization:

Address:

City/State/Zip: Phone: Fax:

E-mail:

Signature: Date:

REPRESENTATIVE (If different from Surveyor):

Name (print): Colin McArthur, AICP

Company/Organization: Cameron McCarthy Landscape Architecture and Planning

Address: 160 East Broadway

City/State/Zip: Eugene, OR 97402 Phone: 541.485.7385 Fax:

E-mail: colin@cameronmccarthy.com

Signature: Date:

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

CITY OF EUGENE

ANNEXATION APPLICATION

CORNERSTONE COMMUNITY HOUSING

158 S GARDEN WAY

May 5, 2021

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

Cameron McCarthy
Landscape Architecture & Planning
160 East Broadway, Eugene, OR 97401
Phone 541.485.7385 | Fax 541.485.7389
www.cameronmccarthy.com

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CORNERSTONE COMMUNITY HOUSING
158 S GARDEN WAY

ANNEXATION APPLICATION

Written Statement

1.0 PROJECT INFORMATION

Applicant's Request:

The applicant, Cornerstone Community Housing, requests annexation approval in advance of future development on the 158 S Garden Way project site.

Property Owner:

David L. Chase
158 S Garden Way
Eugene, OR 97401

Brenaman Family Revocable Living Trust
132 S Garden Way
Eugene, OR 97401

Applicant:

Darcy Phillips
Executive Director
Cornerstone Community Housing
1175 Charnelton St.
Eugene, OR 97401
dphillips@cornerstonecommunityhousing.org

Applicant's Representative:

Colin McArthur, AICP
Cameron McCarthy
160 East Broadway
Eugene, OR 97401
541.485.7385
colin@cameronmccarthy.com

Applicant:

Cornerstone Community Housing
1175 Charnelton St.
Eugene, OR 97401

Project Name:

158 S Garden Way

Subject Property:

Assessor's Map 17-03-28-40
Tax Lots: 02103, 02200

Location:	Tax Lot 02103 158 S. Garden Way Eugene, OR 97403 Tax Lot 02200 132 S. Garden Way Eugene, OR 97403
Property Size:	Tax Lot 02103 2.44 acres (106,286 square feet) Tax Lot 02200 0.96 acres (41,818 square feet)
Total Development Area:	3.4 acres
Plan Designation:	High Density Residential
Plan Overlay Designation:	Nodal Development
Zoning Designation:	AG Agricultural District
Overlay Zoning Designation:	/UL Urbanizable Land Overlay
Associated Applications:	N/A

2.0 DESCRIPTION OF PROPOSAL

2.1 Overview

Cornerstone Community Housing (Applicant) requests annexation approval in advance of future development on its 158 S Garden Way project site (site, subject site). Cornerstone Community Housing is designing and constructing a residential development: the project, The Grove on Garden Way, is a new affordable community in the Harlow neighborhood of Eugene consisting of 123 units for families, seniors, and survivors of domestic violence. This four-story development on 3.4 acres is in a core business neighborhood with medical offices, service providers, shopping centers, and recreation facilities. Subsequent land use applications as required by code will address zoning and the details of site and building design. This request is for approval of annexation of the subject parcels into the Eugene city limits.

2.2 Location

The subject property is comprised of two tax lots identified on Lane County Assessor's Map 17-03-28-40 as Tax Lots 02103 and 02200. Tax lot 02103 contains two single-family dwellings and is located at 158 S. Garden Way. Tax lot 02200 contains one single-family dwelling and is located at 132 S. Garden Way. The subject property is within the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) boundary and is designated High Density Residential with Nodal Development Area overlay. The northern portion of tax lot 02200 contains a sliver of the Parks and Open Space designation due to its adjacently to the Q Street Canal. The site is bordered by residential uses to the west, east, north, and south.

2.3 Land Use Requirements

The subject property is located outside the Eugene City Limits Boundary and is designated AG Agricultural District with /UL Urbanizable Land overlay. The /WR Water Resources Conservation Overlay designation may also be applied to tax lot 02200 if any portion of the Goal 5 resource or conservation area boundary is within the property. Upon annexation approval, the zoning will convert from AG /UL to AG /ND Nodal Development overlay designation. The property will require a subsequent zone change from AG to S-CN Chase Node Special Area Zone to enable redevelopment as envisioned.

2.4 Purpose and Need

The need for high quality, affordable housing for working families, seniors, and people with disabilities is evident. Market analyst firm Western Realty Advisors determined that there was an undersupply of 1,723 apartment homes for families with household incomes from $19,250 to $49,999. With the significant lack of supply of affordable housing, families have no option but to spend more than half of their income on market rate rental housing. This development will provide crucial housing and strong resident services for working families and communities of color on the brink of becoming homeless of which the City of Eugene has the highest per capita rate of homelessness in the country. A strong link exists between this proposal; the existing and projected population needs in the area; and comprehensive goals at the statewide, regional, and local levels to address such needs. These needs are reflected in adopted and proposed plans, policies, and studies that correspond to these goals. By proposing to accommodate a portion of a growing demographic group on a developable infill site, annexation will bring Eugene closer to

achieving its housing, urban form and urbanization, transportation, environmental, and economic objectives to provide an attractive place to live, work, and visit.

2.5 Summary of Request

As described above, this proposal is a request for annexation approval in accordance with EC 9.7825. Findings demonstrating consistency with applicable policies, approval criteria, and standards are provided in Section 5 Approval Criteria. The attached materials and enclosed findings demonstrate compliance with all permit application submittal requirements and approval criteria that apply to the request.

3.0 EXISTING CONDITIONS

The subject site currently contains infrastructure designed for residential uses, as the site contains three single-family dwellings. As previously noted, the site is bordered by residential homes to the west, east, north, and south. The developed nature of the site therefore allows for connections to existing infrastructure.

3.1 Utility Infrastructure and Urban Services

The approval criteria for annexation at EC 9.7825 require an application to show contiguity to city limits and to provide for a logical extension of urban services. Specifically, subsection "C" states: "[t]he proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined by the Metro Plan, can be provided in an orderly, efficient, and timely manner." The Metro Plan defines the minimum level of key urban facilities and services as:

> *"Wastewater service, stormwater service, transportation, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis."*

The site's adjacency to Eugene city limits demonstrates that the existing level of key public facilities and urban services will adequately serve future development upon annexation. The proximity of residential uses will allow development as desired by the Applicant. Section 5.1 Annexation Approval Criteria addresses the adequacy of each of these services in greater detail.

Transportation
Regarding transportation, existing transportation facilities for automobiles are sufficient to handle the proposed annexation and subsequent development. The established area encompassing the site serves local area residents via Kinsrow Way and South Garden Avenue, and more broadly via West Centennial Boulevard and Martin Luther King Jr. Boulevard.

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

A Summary of Urban Service Provision memorandum, prepared by SSW Engineers, Inc. for the project, documents infrastructure availability and capacity to serve the development (Exhibit E). Findings from the analysis are summarized below.

Sanitary Sewer Service
Sewer service will be served from an existing gravity wastewater line. One line is 8 inches within S. Garden Way a second is a 10-inch line within the pedestrian accessway along the south side of Tax Lot 2103. These lines have adequate capacity for the proposed development.

Water Service
Standard water service is provided on site by EWEB. The existing 10-inch EWEB water main is located within S. Garden Way adjacent to the site.

Stormwater Service
The site is currently served by an adjacent public stormwater system: an existing 15-inch public stormwater main is located within S. Garden Way. Stormwater will be collected via an on-site private system. Pre-treatment and infiltration and/or detention via on-site private stormwater management facilities, with overflow directed into the above referenced existing public stormwater system within S. Garden Way if necessary.

Electrical Service
Eugene Water and Electric Board (EWEB) is the electric service provider for the site. Electrical service is available and has sufficient capacity to serve the development.

Natural Gas Service
Currently natural gas is not provided on site, but service can be extended by Northwest Natural Gas.

3.3 Natural Features and Environmental Quality

The site is categorized as X: area of minimal flood hazard. The subject property does not contain wetlands. The site also lies outside the Willamette Greenway Overlay District. However, the site contains multiple trees, and is adjacent to a riparian corridor which contains Goal 5 resources and associated /WR protections. More specifically, the site is adjacent to the Q Street Canal, and an E-42 Riparian Corridor (Alton Baker) and a WKZ-14 Wetland (Alton Baker).

4.0 SUBMITTAL REQUIREMENTS

Described below are each of the required procedural and information requirements necessary for the submittal of a request for annexation. Findings of compliance with applicable provisions are provided in Section 5 Approval Criteria.

4.1 Annexation Submittal Requirements

.1 Application Fee

The required filing fee of $ 5,155.70 is enclosed with the submittal.

.2 Written Narrative

Findings of compliance with applicable criteria and provisions noted above are provided in the subsequent section: Section 5.1 Annexation Approval Criteria.

.3 Site Plan

A site plan including the requested requirements is provided as Exhibit A.

.4 Petition for Annexation Form

The Petition for Annexation Form is enclosed herein as Exhibit B.

.5 Notarized Consent to Annexation Form

The Notarized Consent to Annexation Form is enclosed herein as Exhibit C.

.6 Legal Description

The required legal description is enclosed herein as Exhibit D.

.7 Summary of Urban Service Provision Form

The Summary of Urban Service Provision Form is enclosed herein as Exhibit E.

.8 Census Information Sheet

The Census Information Sheet is enclosed herein as Exhibit F.

.9 Three (3) copies of the required information with all plans and attachments.

All copies of the previously required information with all plans and attachments are included herein.

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5.0 APPROVAL CRITERIA

This proposal involves a request for annexation of two (2) tax lots to the City of Eugene. Annexation approval of the subject site resulting from this request will facilitate the development of an affordable housing project. A proposal for annexation under Eugene Code (EC) is subject to approval criteria beginning at EC 9.7825. Findings of compliance that establish the consistency of this request with applicable provisions are provided below.

5.1 Annexation Approval Criteria

This proposal is subject to annexation approval in accordance with EC 9.7825 Annexation Approval Criteria. The Applicant acknowledges the need for consistency with a variety of plans that are applicable to the City of Eugene and the area. The findings below accompany the Annexation Application Form.

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

A. The land proposed to be annexed is within the city's urban growth boundary and is:

1. Contiguous to the city limits; or
2. Separated from the City only by a public right-of-way or a stream, lake or other body of water.

The subject site is located within the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) boundary and within Eugene's Urban Growth Boundary (UGB). The site is located outside the Eugene City Limits Boundary but is contiguous to said boundary on all sides of the property. This criterion is satisfied.

B. The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans or Plan Districts;

Policy A.2 of the Metro Plan states:

> *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 the UGB until rezoned for urban uses.*

The Metro Plan Diagram is:

> *"… an arrangement of [goals, objectives, and recommendations found elsewhere in the Metro Plan, and of] existing, and to an even greater degree, projected land uses…" (Page 11-G-1).*
>
> *Further:*

> *"Used with the text [of the Metro Plan] and local plans and policies, they provide direction for decisions pertaining to appropriate reuse (redevelopment), urbanization of vacant parcels, and additional use of underdeveloped parcels… While all medium and high density allocations shown on the Metro Plan Diagram may not be needed during the planning period, their protection for these uses is important because available sites meeting pertinent location standards are limited (Pages 11-G-2 and 11-G-3, Residential Category).*

Policy A.2, consistent with Oregon Statewide Planning Goals as required by State law, makes apparent that the Metro Plan is the overriding document that governs a city's parcel-specific Zoning Map.

Currently, all unincorporated land within the City's urban growth boundary is zoned in compliance with the zoning districts listed in the EC and is designated in compliance with the Metro Plan. The subject property is designated High Density Residential by the Metro Plan with Nodal Development Overlay, and the EC classifies both tax lots that comprise the site as AG Agricultural District with /UL Urbanizable Land Overlay.

The manner in which the Metro Plan is written allows the intent of policies in one chapter to help achieve goals and comply with policies in other chapters as prescribed by Metro Plan Policy A.35:

> *Policy A.35: Coordinate local residential land use and housing planning with other elements of this plan, including public facilities and services, and other local plans, to ensure consistency among policies.*

Some policies, rather than being exclusive to their respective sections in the Metro Plan, are better read and analyzed in the context of how well they fit with policies in its other chapters. The expected outcome of this proposal is to achieve an overall redevelopment vision, that of which the Metro Plan disaggregates into separate topics including, but not limited to, land use and transportation. Thus, the findings below may be held against a set of Residential Land Use and Housing policies and Transportation policies that serve a similar purpose.

Pages III-A-1 through III-A-13 of the Metro Plan establish the Residential Land Use and Housing Element goals, findings, and policies. Of the remaining policies, eight (8) (presented below in *italics*) are relevant to the subject request. Of the policies set forth in the Metro Plan's Transportation Element (Pages III-F-1 through III-F-14), three (3) presented below in *italics*, are relevant to the subject request. Taken together, these policies state:

> *Policy A.4: Use Annexation, provision of adequate public facilities and services, rezoning, redevelopment and infill to meet the 20-year projected housing demand.*
>
> *Policy A.10: Promote higher residential density inside the UGB that utilizes existing infrastructure, improves the efficiency of public services and facilities, and conserves rural resource lands outside the UGB.*
>
> *Policy A.11: Generally locate higher density residential development near employment or commercial services, in proximity to major transportation systems or within transportation-efficient nodes.*

Policy A.12: Coordinate higher density residential development with the provision of adequate infrastructure and services, open space, and other urban amenities.

Policy A.13: Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed infill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.

Policy A.17: Provide opportunities for a full range of choice in housing type, density, size, cost, and location.

Policy A.30: Balance the need to provide a sufficient amount of land to accommodate affordable housing within the community's goals to maintain a compact urban form.

Policy A.37: Consider the suggested implementation measures in the Residential Lands and Housing Study and other measures in order to implement the policy directives of the Residential Land Use and Housing Element of the Metro Plan.

Policy F.26: Provide for a pedestrian environment that is well integrated with adjacent land uses and is designed to enhance the safety, comfort, and convenience of walking.

This annexation request will result in affordable residential development following project construction. The Grove on Garden Way is proposed as a new affordable community in the Harlow neighborhood of Eugene consisting of 123 units for families, seniors, and survivors of domestic violence. This four-story development on 3.4 acres is in a core business neighborhood with medical offices, service providers, shopping centers, and recreation facilities. This annexation request is the first of multiple land use applications required for providing infill housing consistent with the Metro Plan policies stated in the Metro Plan's Residential Land Use and Housing Element. As required by this policy, redevelopment made possible upon annexation approval will be commensurate with a portion of the housing required to meet the projected housing demand for the 20-year planning period.

By proposing annexation for a developable infill site within the UGB, this request brings Eugene closer to achieving its housing objectives. The resulting land use pattern will support the Metro Plan Diagram and text such that it will not "leapfrog" but instead represent a logical network of urban services as evidenced by the policies listed above and by the following Metro Plan Findings:

Finding C.7: … About 17 percent of the total increase in the population was related to annexations [between 1970 and1983]. This indicates that growth is occurring in cities, which is consistent with the compact urban growth concept, and limitations on [scattered development] into unincorporated areas.

Finding C.8: In addition to Finding 7 above, evidence that the UGB is an effective growth management tool includes the following: Consistent reduction over time of vacant land within the UGB; Reduction of vacant [residentially] zoned land in Springfield and Eugene; Greater value of vacant land within Springfield and Eugene than similar land outside unincorporated areas but within the UGB…

This annexation request, and development that is expected to occur pending additional approvals, exemplifies compact and efficient residential growth in appropriate infill locations to maximize use

of existing public facilities and services; to preserve outlying rural, agricultural, and natural resource land; and to protect air and water quality. Consistent with the above-stated policies and findings, and Metro Plan Finding C.9, the existing Residential Mixed Use zoning in this area that implements the Metro Plan's designation reduces regulatory processes that favor single family detached dwellings and increases the opportunity to realize higher net residential densities.

The Metro Plan Diagram designates the subject site as a development area suitable for nodal development. Page II-G-9 of the Metro Plan presents the following fundamental principles of such development, consistent with this map:

- Design elements that support pedestrian environments and encourage transit use, walking and bicycling;
- A transit stop which is within walking distance (generally within a ¼ mile) of anywhere in the node;
- Mixed uses so that services are available within walking distance;
- Public spaces, such as parks, public and private open space, and public facilities, that can be reached without driving; and
- A mix of housing types and residential densities that achieve an overall net density of at least 12 units per net acre.

The Nodal Development Area designation supports a pedestrian friendly land use pattern that seeks to increase concentrations of population and employment in well-defined areas with good transit service, a mix of diverse yet compatible land uses, and public and private improvements designed for pedestrians and transit. The nodal concept was accepted by the Oregon Department of Land Conservation and Development as a measure for a region to reduce vehicle miles traveled (VMT) in compliance with the Oregon Transportation Planning Rule in 2001.

Several Metro Plan findings further support that annexation to facilitate redevelopment is not a piecemeal effort to increase residential densities but is an intentional effort to connect to the uses that surround and support the envisioned residential use, which supports this criterion of Approval.

> *Finding 7: Nodal development is consistent with the policy direction of Policy 1B of the Oregon Highway Plan to coordinate land use and transportation decisions to efficiently use public infrastructure investments to: maintain the mobility and safety of the highway system, foster compact development patterns in communities, encourage the availability and use of transportation alternatives, and enhance livability and economic competitiveness.*
>
> *Finding 9: Nodal development supports the fundamental principles, goals, and policies of the adopted Metro Plan to achieve compact urban growth, increase residential densities, and encourage mixed use developments in designated areas. The Land Use Measures Strategies Document found that nodal development also supports increased use of alternative modes of transportation and increased opportunities for people to live near their job s and to make shorter trips for a variety of purposes.*
>
> *Findings 10 and 11: Based on an analysis of the Regional Travel Forecasting Model results, an overall outcome of nodal development implementation will be that the percentage of person trips under one mile can be increased to approximately 16.1 percent of all trips (10); … and implementation of nodal development strategies will*

> *improve transportation choices by helping to increase the percentage of non-auto trips from 14.4 percent to 17.0 percent by the year 2015… (11).*

Pages II-C-1 through II-C-8 of the Metro Plan set out the Growth Management goals, findings, and policies. Of the remaining policies, five (5) (presented below in *italics*) are relevant to the request:

> *Policy C.1: The UGB and sequential development shall continue to be implemented as an essential means to achieve compact urban growth. The provision of all urban services shall be concentrated inside the UGB.*
>
> *Policy C.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; and (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.*
>
> *Policy C.10: Annexation to a city through normal processes shall continue to be the highest priority.*
>
> *Policy C.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.*
>
> *Policy C.16: Eugene and Springfield and their respective utility branches, Eugene Water & Electric Board (EWEB), and Springfield Utility Board (SUB), shall be the water and electrical service providers within the UGB.*

The last sentence of Policy C.1 (above) provides reason for the findings addressing this policy to connect with the policies set forth in the Public Facilities and Services Element that are relevant to the request. Two (2) policies in the Public Facilities and Services Element serve similar purposes and address the holistic intent of the Metro Plan:

> *Policy G.1: Extend the minimum level and full range of key urban facilities and services in an orderly and efficient manner consistent with the growth management policies in Chapter II-C, relevant policies in this chapter, and other Metro Plan policies.*
>
> *Policy G.2: Use the planned facilities maps of the Public Facilities and Services Plan to guide the general location of water, wastewater, stormwater, and electrical projects in the metropolitan area. Use local facility master plans, refinement plans, and ordinances as the guide for detailed planning and project implementation.*

This proposal conforms to the above-stated Metro Plan policies and therefore complies with the Urban Growth Boundary section in the Metro Plan's Policy Framework G: Metro Plan Diagram where it specifies Plan Factors (Pages II-G-12 through II-G-14). The Plan Factors and corresponding "results," as stated on Page II-G-12, explain the intent of the UGB and the effects of this intent. Because the Factors and results of this section address development within the *entire* UGB (emphasis added), this proposal's conformance to the following Factors, and,

accordingly, to these relevant policies in section III-G, is achieved by its mere location fully within the UGB.

- *Factor G.1: "Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;"*
- *Factor G.2: "Need for housing, employment opportunities, and livability;"*
- *Factor G.3: "Orderly and economic provision for public facilities and services;"*
- *Factor G.5: "Environmental, energy, economic, and social consequences;"* and
- *Factor G.6: "Retention of agricultural land…"*

This request presents an opportunity for future redevelopment that will not result in leapfrogging land use patterns to areas with little to no potential for urban growth to expand to the site. Its location and focus of this application as affordable housing infill development will maximize the efficiency of existing services, as it is near transportation corridors that already support the needs of the greater area.

To support the above characteristics of nodal development, an orderly extension of urban facilities and services will also occur due to the level of such services that are required to support higher density development. The level of urban facilities and services required are generally greater with more intensive uses and higher levels of activity on infill development sites.

Public facilities and services are available to the site by way of its location, as the site is within Eugene's UGB. Land within a UGB is urbanizable by definition in the Statewide Planning Goals that embody the Oregon Administrative Rules. Goal 14 explains: "Land within [UGBs] shall be considered available for urban development consistent with plans for the provision of urban facilities and services. Comprehensive plans and implementing measures shall manage the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned." Annexation requirements for the City and Applicant to execute a Development Agreement ensure the provision of such services.

The site is already in a residential area and contains three dwellings, demonstrating that water, electric, and transportation facilities surround and are in close proximity to the site. Services currently exist or can be extended in an orderly and efficient manner as needed, including emergency services which already serve adjacent sites. The findings under subcriterion of approval "C," herein, further address the Metro Plan policies that require an orderly, timely, and efficient extension of urban facilities and services.

> *Policy E.5: Carefully develop sites that provide visual diversity to the urban area and optimize their visual and personal accessibility to residents.*

Development that fulfills the intent of the above-stated policy cannot proceed to do so unless annexation first occurs. Upon such development, connection to public infrastructure is required. Considering the level of activity and the scale of development allowed by the Nodal Development overlay as means to integrate and appropriately blend the intensity of development, annexation will begin the process of diversifying the area's services and appearance to serve Eugene's residents and surrounding community. Annexation will reflect the City's guidance and the valuable input of Eugene residents throughout the development process to inform future design in order to optimize variety and accessibility.

> *Policy J.7: Encourage medium and high density residential uses when balanced with other planning policies in order to maximize the efficient utilization of all forms of energy. The greatest energy savings can be made in the areas of space heating and cooling and transportation. For example, the highest relative densities of residential development shall be concentrated to the greatest extent possible in areas that are or can be well served by mass transit, paratransit, and foot and bicycle paths.*

As demonstrated in the findings addressing the Residential Land Use and Housing policies and Transportation policies, herein, the City of Eugene expects that the land use and transportation patterns that correspond to high density residential development in appropriate locations achieve and "maximize efficient utilization of all forms of energy."

The above findings together with the narrative and documentation submitted herewith demonstrate that this criterion is satisfied.

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

As demonstrated herein, and in the above findings under the second criterion of approval, the proposed site is within Eugene's UGB and is planned for a new affordable community in the Harlow neighborhood consisting of 123 units. The site is located within the UGB and outside the city limits boundary. It is thus within an area that is planned for expansion and redevelopment, as the UGB defines the extent of urban building and service expansion over the planning period. Page eight of the *Eugene-Springfield Metropolitan Area Public Facilities Services Plan* (PSFP), a refinement plan that supports and is internally consistent with the Metro Plan states: "[c]onsistent with the principle of compact urban growth prescribed in Chapter II, the policies in this element call for future urban water and wastewater services to be provided exclusively within the urban growth boundary. This policy direction is consistent with Statewide Planning Goal 11." Regulating new development on urban lands, the PSFP requires that it must be served by the minimum level of key urban services at the time development is completed. This requirement is thus consistent with Metro Plan Chapter II-A: Fundamental Principles and Chapter II-B Growth Management.

This request complements the Metro Plan's and Eugene's effort to coordinate their long-range planning approaches for the provision of needed facilities and services in the metropolitan area. The Applicant maintains a focus on consistency with other plans, policies, and reports such as the PSFP, and the Oregon Statewide Planning Goals. Statewide Planning Goals 2, 11, 12, and 14 further address this criterion, and especially pertinent is Goal 14 when considering the provision of public facilities and services (Goal 11).

The Metro Plan's General Finding (1) on Page I-8 states:

> "*Orderly metropolitan growth cannot be accomplished without coordination of public investments. Such coordination can be enhanced through use of the 'Public Facilities and Services Plan' and scheduling of priorities*."

In recognition of Oregon Statewide Planning Goal 14 the Plan's Metropolitan Goal: Growth Management, sets forth the provision to use urban, urbanizable, and rural land in an efficient manner. The Metro Plan also stipulates that future development "…encourage orderly and

efficient conversion of land from rural to urban uses in response to urban needs, taking into account metropolitan and statewide goals." In so doing, the Metro Plan confirms this proposal's consistency with said provisions; the project site's proposed location satisfies the following statement on Page II-C-1 of the Plan, as it is within Eugene's UGB:

> *"To effectively control the potential for urban sprawl and scattered urbanization, compact growth and the urban growth boundary (UGB) are, and will remain, the primary growth management techniques for directing geographic patterns of urbanization in the community. In general, this means the filling in of vacant and underutilized lands, as well as redevelopment inside the UGB."*

Additionally, this proposal is consistent with the Plan's Factor G.5: Environmental, energy, economic, and social consequences (see Page II-G-13 of the Metro Plan) and Finding 4:

> *Finding C.4: "Periodic evaluation of land use needs compared to land supply provides a basis for orderly and non-excessive conversion of rural land to urbanizable land and provides a basis for public action to adjust the supply upward in response to the rate of consumption" (Metro Plan, Page II-C-2).*

While this annexation request provides the basis for later land use applications to seek redevelopment on an infill site rather than increase the supply of Eugene's buildable acres by developing outside the UGB, it addresses this Finding such that it helps *prevent* (emphasis added) outward expansion to avoid consumption and excessive conversion of rural land. Furthermore, the site is appropriate for nodal development, which satisfies not only the requirement for preventing haphazard expansion of the UGB but also demonstrates that compact development in this area will be a logical, efficient provision of urban services that currently exist within the city limits that are adjacent to this site.

The subject site is developed in nature; it is not vacant, and it is surrounded by commercial and residential facilities, as well as transportation options. Thus, it is served by existing urban facilities and services. The minimum level of key urban facilities and services are required for new development and are defined in the Metro Plan as including wastewater service, stormwater service, transportation, solid waste management, water service, fire and emergency medical services, police protection, City-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis.

Exhibit A demonstrates that water, electric, and transportation facilities are in close proximity to the site, and other services can be extended in an orderly and efficient manner within a reasonable timeframe as needed, consistent with this criterion.

A Summary of Urban Service Provision memorandum, prepared by SSW Engineers, Inc. for the project, documents infrastructure availability and capacity to serve the development (Exhibit E). Findings from the analysis are summarized below.

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

Sanitary Sewer Service
Sewer service will be served from an existing gravity wastewater line. One line is 8 inches within S. Garden Way a second is a 10-inch line within the pedestrian accessway along the south side of Tax Lot 2103. These lines have adequate capacity for the proposed development.

Water Service
Standard water service is provided on site by EWEB. The existing 10-inch EWEB water main is located within S. Garden Way adjacent to the site.

Stormwater Service
The site is currently served by an adjacent public stormwater system: an existing 15-inch public stormwater main is located within S. Garden Way. Stormwater will be collected via an on-site private system. Pre-treatment and infiltration and/or detention via on-site private stormwater management facilities, with overflow directed into the above referenced existing public stormwater system within S. Garden Way if necessary.

Electrical Service
Eugene Water and Electric Board (EWEB) is the electric service provider for the site. Electrical service is available and has sufficient capacity to serve the development.

Natural Gas Service
Currently natural gas is not provided on site, but service can be extended by Northwest Natural Gas.

Transportation
Regarding transportation, existing transportation facilities for automobiles are sufficient to handle the proposed annexation and subsequent development. The established area encompassing the site serves local area residents via Kinsrow Way and South Garden Avenue, and more broadly via West Centennial Boulevard and Martin Luther King Jr. Boulevard.

As demonstrated above, the subject site and future development on the site has multiple options to connect to the above-mentioned infrastructure as needed. Additionally, as the applicant pursues annexation to develop or redevelop the site, City policy requires that the cost of connection to public utilities be borne by property owner. The Metro Plan provides policy direction regarding approval requests for annexation. By way of consistency with the Metro Plan and need for future land use applications and building permits to complete the Applicant's vision, the above findings demonstrate that the minimum level of key urban facilities and services can be provided in an orderly and efficient manner within a logical timeframe to support mixed use residential development. Accordingly, this criterion is satisfied.

5.2 Conclusion

Based on available information, supporting materials, and findings in Section 5.1, the request is consistent with all applicable approval criteria and provisions.

EXHIBITS

EXHIBIT A
SITE PLAN

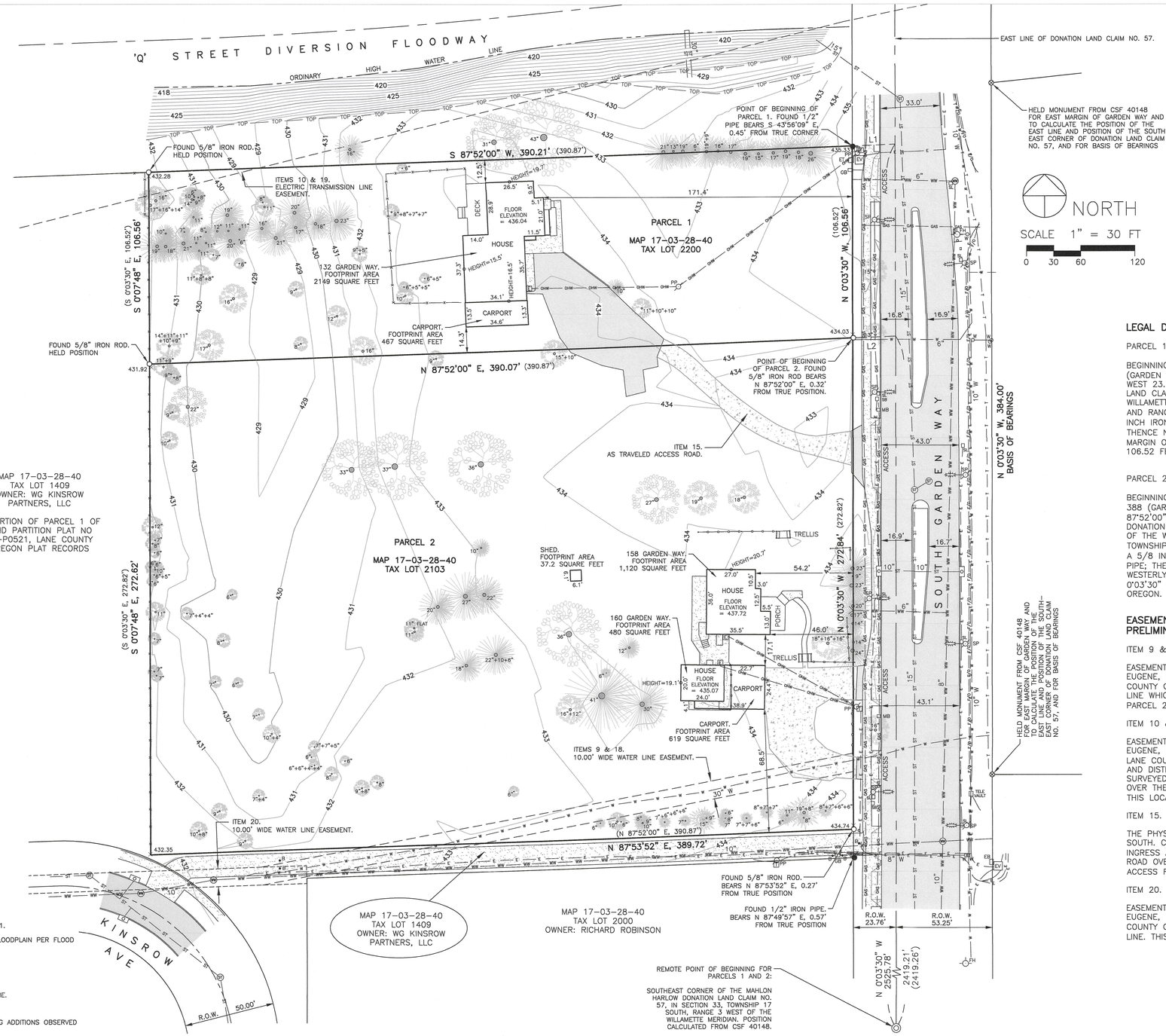
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°52'00" W	23.78' (23.76')
L2	S 87°52'00" W	23.78' (23.76')

LEGEND

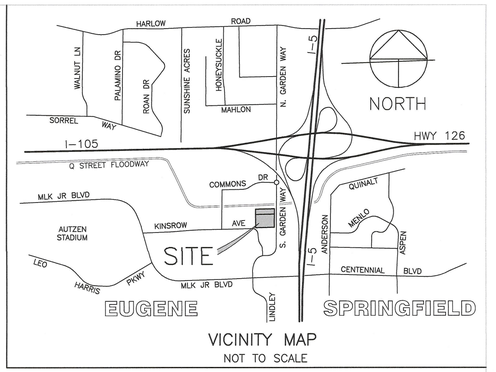
- ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "POAGE ENG & SURV INC"
- ● FOUND 1/2" IRON PIPE
- DENOTES LINE NOT DRAWN TO SCALE
- ( ) DENOTES DIMENSION FROM TITLE REPORT THAT DIFFERS FROM SURVEYED DIMENSION
- CSF DENOTES LANE COUNTY SURVEYOR'S OFFICE SURVEY FILING NUMBER
- R.O.W. DENOTES RIGHT OF WAY

LEGEND

- × 432.28 SPOT ELEVATION
- ⊙ W EXISTING WATER VALVE
- □ WM EXISTING WATER METER
- FH EXISTING FIRE HYDRANT
- □ WV EXISTING WATER VAULT
- ST EXISTING STORMWATER MANHOLE
- EXISTING CURB INLET
- WW EXISTING WASTEWATER MANHOLE
- ○ CO EXISTING CLEANOUT
- ⊙ G EXISTING GAS VALVE
- □ GB EXISTING GAS BOX
- □ EV EXISTING ELECTRIC VAULT
- E EXISTING ELECTRIC METER
- PP EXISTING POWER POLE
- □ EB EXISTING ELECTRIC BOX
- □ ET EXISTING ELECTRIC TRANSFORMER
- SP EXISTING POLE W/STREET LIGHT
- B EXISTING BOLLARD
- □ MB EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING GAS METER
- T EXISTING TELECOMMUNICATIONS RISER
- □ SL EXISTING STREET LIGHT BOX
- □ SB EXISTING SIGNAL BOX
- EXISTING WOOD FENCE LINE
- EXISTING CHAIN LINK FENCE LINE
- EXISTING CURBING
- ST EXISTING STORMWATER PIPE (SIZE AS NOTED)
- WW EXISTING WASTEWATER PIPE (SIZE AS NOTED)
- GAS GAS EXISTING NATURAL GAS LINE
- W W EXISTING WATER LINE (SIZE AS NOTED)
- E E EXISTING UNDERGROUND ELECTRIC LINE
- OHW OHW EXISTING OVERHEAD WIRE(S)
- T T EXISTING TELEPHONE LINE
- F/O F/O EXISTING FIBER OPTICS LINE
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING ASPHALT SURFACE
- TOP DENOTES EXISTING TOP OF BANK
- 6" EXISTING DECIDUOUS TREE (SIZE AS NOTED)
- 6" EXISTING CONIFEROUS TREE (SIZE AS NOTED)
- 6" EXISTING HOLLY TREE (SIZE AS NOTED)



NORTH
SCALE 1" = 30 FT
0 30 60 120



VICINITY MAP
NOT TO SCALE

NOTES:

1.) ADDRESS ASSOCIATED WITH PARCEL 1 IS 132 SOUTH GARDEN WAY, EUGENE, OR 97401. ADDRESSES ASSOCIATED WITH PARCEL 2 ARE 158 & 160 SOUTH GARDEN WAY, EUGENE, OR 97401.

2.) PARCELS 1 AND 2 ARE LOCATED IN "ZONE X – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP 41039C1141F BEARING AN EFFECTIVE DATE OF JUNE 2, 1999.

3.) GROSS LAND AREA OF SUBJECT PROPERTIES ARE AS FOLLOWS:

PARCEL 1: 41,546 SQUARE FEET = 0.954 ACRES
PARCEL 2: 106,271 SQUARE FEET = 2.440 ACRES

4.) PARCELS 1 AND 2 ARE BOTH ZONED AG/UL AGRICULTURAL WITH URBANIZABLE LAND OVERLAY ZONE.

5.) THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON PARCEL 1 OR PARCEL 2.

6.) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7.) NO CHANGES TO GARDEN WAY RIGHT OF WAY LINES ARE PROPOSED PER THE CITY OF EUGENE.

8.) THERE IS NO EVIDENCE OR INDICATION OF THE SUBJECT PROPERTY BEING USED AS A CEMETERY OR BURIAL GROUND, AS DISCLOSED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9.) THERE IS NO EVIDENCE OR INDICATION, AS DISCLOSED BY AVAILABLE RECORDS OR OBSERVABLE EVIDENCE, OF THE PRESENCE OF ANY PONDS, LAKES, SPRINGS, OR RIVERS BORDERING ON OR RUNNING THROUGH THE SUBJECT PROPERTIES. THE NORTH LINE OF PARCEL 1 IS ALSO THE SOUTH LINE OF A WIDE RIGHT OF WAY FOR THE 'Q' STREET FLOODWAY CHANNEL WHICH RUNS THROUGH THE CENTER OF THIS WIDE RIGHT OF WAY.

10.) THE WIDTH OF GARDEN WAY IS PER LANE COUNTY SURVEY FILE NUMBERS 14268 AND 40148.

11.) THE SUBJECT PROPERTIES AND THE ADJOINING PROPERTIES ARE CONTIGUOUS WITH NO GAPS OR OVERLAPS.

12.) THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

13.) GARDEN WAY (MINOR ARTERIAL) IS UNDER THE JURISDICTION OF THE CITY OF EUGENE.

14.) OPTIONAL TABLE A ITEM 21(a) IS: IF THE DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTION 4 INDICATE NO ACCESS FROM THE SURVEYED PROPERTY TO THE ABUTTING STREET OR HIGHWAY SURVEYOR BUST GRAPHICALLY DEPICT AND PROVIDE THE WIDTH AND LOCATION OF THE TRAVELLED WAY. (ACCESS IS AVAILABLE TO BOTH PARCEL 1 AND PARCEL 2 FROM GARDEN WAY AS SHOWN AND NOTED HEREON).

15.) OPTIONAL TABLE A ITEM 21(b) IS: LOCATION OF RAILROAD SPURS, TRACKS, AND SIDINGS EXISTING ON OR SERVING THE SURVEYED PROPERTY. (NO RAILROAD TRACKS, SIDINGS OR SPURS EXIST ON OR SERVE THE SURVEYED PROPERTIES).

16.) REGARDING OPTIONAL TABLE ITEM 6(b), NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, THEREFORE NO SETBACKS HAVE BEEN GRAPHICALLY DEPICTED ON THIS MAP.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE, UTILITY COMPANY LOCATION MAPS AND PAINT MARKINGS BY UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE BASED ON AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF EUGENE DATUM. BENCHMARK USED WAS CITY BENCHMARK NO. WK0779, A BRASS CAP IN TOP OF CURB AT THE SW CORNER OF THE INTERSECTION OF MARTIN LUTHER KING BOULEVARD AND LINDLEY LANE, 15' SOUTH OF THE END OF CURB RETURN.

ELEVATION = 435.17 NAVD '88 DATUM

ORDINARY HIGH WATER NOTE:

THE LINE SHOWN HEREON AS THE ORDINARY HIGH WATER LINE WAS LOCATED BY ME, MICHAEL R. DAHRENS, AT THE LIMITS OF THE WOODY VEGETATION ALONG THE SOUTH BANK OF THE 'Q' STREET DIVERSION FLOODWAY CHANNEL.

LEGAL DESCRIPTION:

PARCEL 1:

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.

PARCEL 2:

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.

EASEMENTS & RESTRICTIONS OF RECORD PER CASCADE TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0318016 DATED AS OF SEP. 30, 2020:

ITEM 9 & 18.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CITY OF EUGENE, BY INSTRUMENT RECORDED AUGUST 17, 1927, RECEPTION NO. B155 P101, LANE COUNTY OREGON DEED RECORDS. (THIS IS A 10.00 FOOT WIDE EASEMENT FOR A WATER LINE WHICH CROSSES THE SOUTHERLY PORTION OF PARCEL 2 AS SHOWN. AFFECTS PARCEL 2).

ITEM 10 & 19.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CITY OF EUGENE, BY INSTRUMENT RECORDED SEPTEMBER 22, 1937, RECEPTION NO. B188 P609, LANE COUNTY OREGON DEED RECORDS. (THIS IS AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY OVER THE LOCATION OF THE TRANSMISSION LINE AS SURVEYED AND CONSTRUCTED. NO WIDTH GIVEN. THE EASEMENT AS DESCRIBED CROSSES OVER THE NORTHWEST PORTION OF PARCEL 1 AS SHOWN. THERE IS NO ELECTRIC LINE IN THIS LOCATION).

ITEM 15.

THE PHYSICAL AS TRAVELED ACCESS ROAD IS OVER A PORTION OF PROPERTY TO THE SOUTH. CASCADE TITLE IS UNABLE TO LOCATE A RECORDED EASEMENT THAT ALLOWS FOR INGRESS AND EGRESS OVER THE SAID PROPERTY TO THE SOUTH. (THIS IS THE ACCESS ROAD OVER PARCEL 2 TO BENEFIT PARCEL 1. THE LOCATION OF THIS AS TRAVELED ACCESS ROAD IS SHOWN HEREON).

ITEM 20.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO CITY OF EUGENE, BY INSTRUMENT RECORDED AUGUST 17, 1927, RECEPTION NO. B154 P402, LANE COUNTY OREGON DEED RECORDS. (THIS IS A 10.00 FOOT WIDE EASEMENT FOR A WATER LINE. THIS EASEMENT DOES NOT FALL WITHIN THE SUBJECT PROPERTY).

SURVEYOR'S CERTIFICATION

TO: CORNERSTONE COMMUNITY HOUSING AND CASCADE TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 11(a), 13, 16, 21(a) AND 21(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2021.

DATE OF PLAT OR MAP: April 24, 2021

MICHAEL R. DAHRENS
REGISTRATION NUMBER: OREGON LS 60052
SSW ENGINEERS INC
2350 OAKMONT WAY, SUITE 105
EUGENE, OREGON 97401
(541) 485-8383
miked@sswengineers.com

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

ALTA/NSPS LAND TITLE SURVEY FOR:
CORNERSTONE COMMUNITY HOUSING
ASSESSOR'S MAP 17-03-28-40
TAX LOTS 2103 & 2200
132, 158 & 160 SOUTH GARDEN WAY
EUGENE, LANE COUNTY, OREGON
IN THE SE 1/4 OF SECTION 28 T17S, R3W, W.M.

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

JOB NO. 21-7829 www.sswengineers.com APRIL 24, 2021

EXHIBIT B
PETITION FOR ANNEXATION

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

We, the following property owners/electors, consent to the annexation of the following territory to the City of ***(Insert Name of City)***:

Signature	Date Signed m/d/y	*Print Name*	Residence Address *(street, city, zip code)*	Map and Tax Lot Number (example: 17-04-03-00-00100)	✓ Land Owner	✓ Reg Voter	Acres (qty)
1. H. Ralph Brenaman	4-26-21	H. RALPH	132 S Garden Way, Eugene 97401	17-03-28-40-02200	X		0.95
2. David L Chase	4-26-21	BRENAMAN	158 S Garden Way, Eugene 97401	17-03-28-40-02103	X		2.45
3.		David L. Chase					
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, _____ *(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

5/18/21
Date Certified

CERTIFICATION OF ELECTORS
The total active registered voters in the proposed annexation are 3. I hereby certify that this petition includes 2 valid signatures representing 67 *(%)* of the total active registered voters that are registered in the proposed annexation.

Nadine Pratt
Lane County Clerk or Deputy Signature

5-18-21
Date Certified

Page 1

EXHIBIT C
NOTARIZED CONSENT TO ANNEXATION FORM

Consent to Annexation

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

Map and Tax Lot: 17-03-28-40-02103 Address: 158 S. Garden Way

Legal Description:

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

DATED this 21 day of April, 2021.

X _____

David L. Chase

STATE OF OREGON)
)ss
County of Lane)

On this 21 day of April, 2021, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, David L. Chase, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
CARYN GEORGIA ROSHTO
NOTARY PUBLIC-OREGON
COMMISSION NO. 967282
MY COMMISSION EXPIRES OCTOBER 01, 2021

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 10/1/21

Consent to Annexation

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

Map and Tax Lot: 17-03-28-40-02200; Address: 132 S. Garden Way;

Legal Description:

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

DATED this 21 day of April, 2021.

X Harry Ralph Brenaman
Harry Ralph Brenaman,
Trustee of the Brenaman
Family ~~Trust~~ Revocable
or Living Trust

STATE OF OREGON)
)ss
County of Lane)

On this 21 day of April, 2021, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Harry Ralph Brenaman, Trustee of the Brenaman Family Revocable Living Trust who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

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

OFFICIAL STAMP
CARYN GEORGIA ROSHTO
NOTARY PUBLIC-OREGON
COMMISSION NO. 967282
MY COMMISSION EXPIRES OCTOBER 01, 2021

Notary Public for Oregon
My Commission Expires 10/1/21

EXHIBIT D
LEGAL DESCRIPTION

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 E
SUMMARY OF URBAN SERVICE PROVISION

Summary of Urban Service Provision

This form is intended as a guide to assist applicants in demonstrating that a minimum level of key urban services can be provided to the area proposed for annexation. Space is provided on this form for you to provide detailed information on service provision. Please add additional pages if necessary to provide details of servicing issues related to the area you are annexing. To assist you in providing this information, some contacts are listed below. For large or difficult to serve properties, you may wish to contact a private land use planning consultant to prepare your application.

Property Owner(s) Name: TAX LOT 2103: David L. Chase
TAX LOT 2200: Brenaman Family Revocable Living Trust

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

Map 17-03-28-40, Tax Lots 2103 & 2200

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

The property(ies) in this annexation request:

__✓__ will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:
8" line within S. Garden Way and/or 10" line within pedestrian accessway along south side of Tax Lot 2103.

_____ will be served by an extension of an existing gravity wastewater line.

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

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

Is the site currently served by an approved stormwater system?
Adjacent Public System: YES; On-site Private System: NO

If yes,
location? Existing 15" public stormwater main within S. Garden Way.

If no, how will stormwater be handled after development? -
Collection via on-site private system, pre-treatment and infiltration and/or detention via on-site private stormwater management facility(ies), with overflow directed into the above referenced existing public stormwater system within S. Garden Way if necessary.

Streets – What existing streets provide access to this site. List existing streets that provide access to this site from River Road, the Northwest Expressway, or Beltline Highway. The site takes access from S. Garden Way.
FROM BELTLINE HIGHWAY: South on Coburg Road, east on Harlow Road, south on N. Garden Way to S. Garden Way.

Will dedication for additional street right-of-way be required upon further development of this site?

_____ Yes _____ No ___✓___Unknown

Will existing streets be extended or new streets constructed upon further development of this site?

_____ Yes _____ No ___✓___Unknown

(For more information, contact the City of Eugene Public Works staff at (682-6004.)

Parks, Recreation, and Cultural Services

Systems Development revenues generated by new development and Ballot Measure 20-30, which authorized the issuance of $25.3 million in general revenue bonds, will help to fund future City park acquisition and development in this area and throughout the city. Please list the parks and recreation facilities that already exist or are planned in the general vicinity of the property(ies) included in this annexation:

Per the City of Eugene 2017 "Parks, Open Space & Rec Map", the following parks are located within one mile of the subject property: Chase Commons Park, Country Lane Park, Sorrel Pond, Ascot Park, Marche Chase Park, Alton Baker Park / Whilamut Natural Area, and Franklin Park.

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

Public Safety

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

For River Road/Santa Clara area-

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

NOT APPLICABLE: Site is not located in the River Road / Santa Clara Area. Site currently receives fire and emergency services from the Willakenzie / Eugene RFPD.

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

_____ Fire & emergency services currently provided by Lane Rural Fire / Rescue.

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

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

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

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

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

Electric Service – Which electric company will serve this site?
Eugene Water and Electric Board (EWEB).

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

Existing 10" EWEB water main within S. Garden Way adjacent to the site.

_____.

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

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

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

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

July 23, 2021

Nicholas Gioello
Planning and Development Department
City of Eugene
99 W 10th Avenue
Eugene, OR 97401

RE: Cornerstone Community Housing (A 21-8)
Completeness Review Response Letter

Dear Nick,

Enclosed please find updated materials for the Cornerstone Community Housing Annexation permit application based on completeness review comments provided by the City dated July 8, 2021.

The completeness comments identified are noted in italics, with responses in plain text.

Completeness Review Comments:

1. ***Please submit an additional map, preferably 8 by 11 that shows adjacent properties within the City limits and the identifies the two parcels for annexation in a way that distinguishes it from the surrounding properties similar to the attached map example. This map enables City Council to easily understand the area being annexed and the area already within the City limits.***

An additional annexation map sized 8" by 11" is provided per the comment above.

2. ***Please provide the Certification of Description signed by a registered land surveyor.***

A Certification of Description signed by a registered land surveyor is included.

3. ***Please provide a cadastral map.***

A cadastral map is included.

4. ***Legal descriptions are not stamped by a licensed surveyor.***

Legal descriptions are stamped by a licensed surveyor and provided herein.

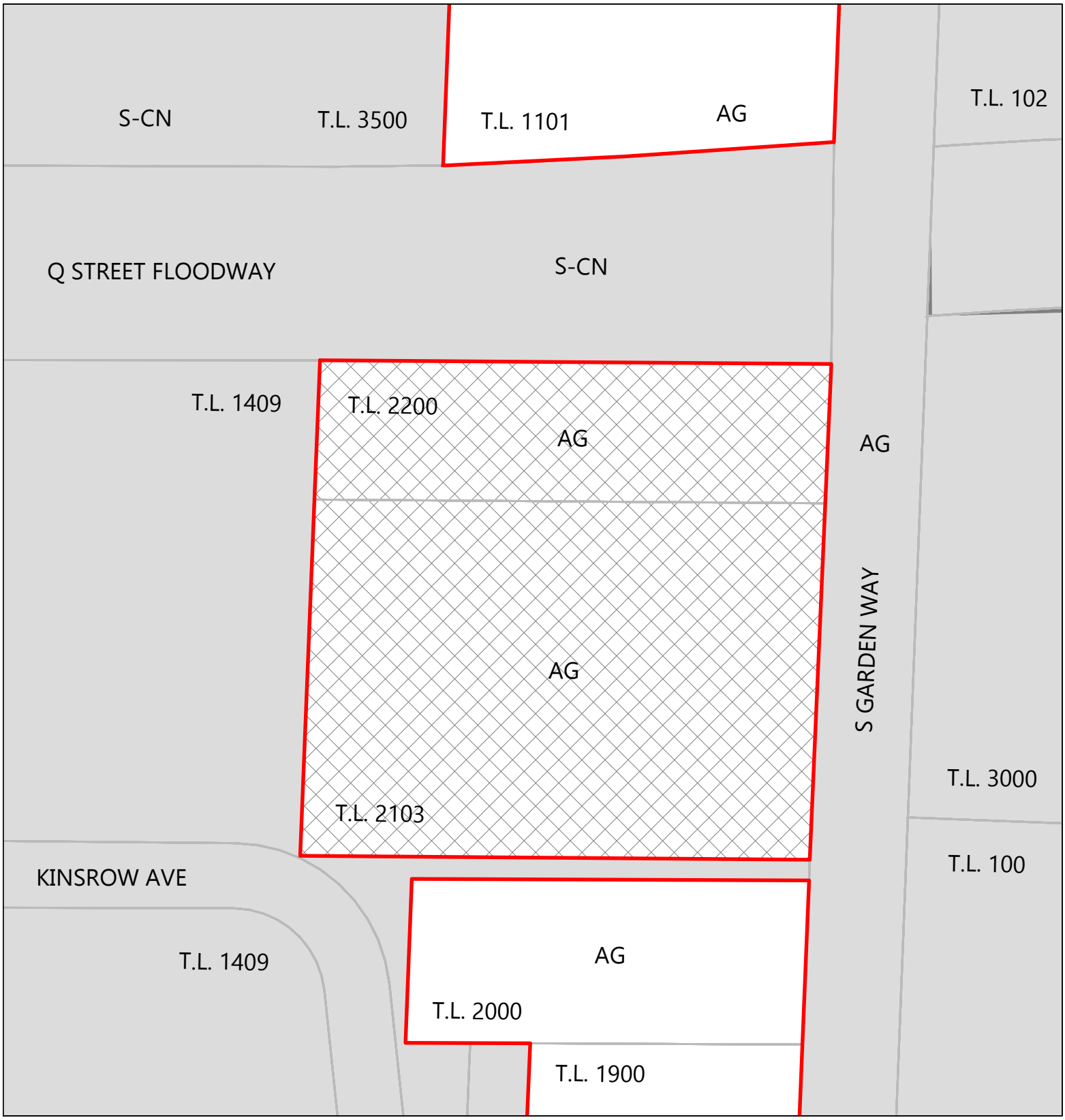
We appreciate Planning Department staff assistance throughout this project, and their thorough review of the requirements for this application. Please contact me should you need additional information or have any questions.

Sincerely,

Colin G. McArthur, AICP

EXHIBITS

1 Annexation Map
2 Certification of Description
3 Cadastral Map
4 Stamped Legal Descriptions



LAND ANNEXATION MAP

1" = 100'

LEGEND

LANDS TO BE ANNEXED

CITY LIMITS

0' 50' 100' 200'

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

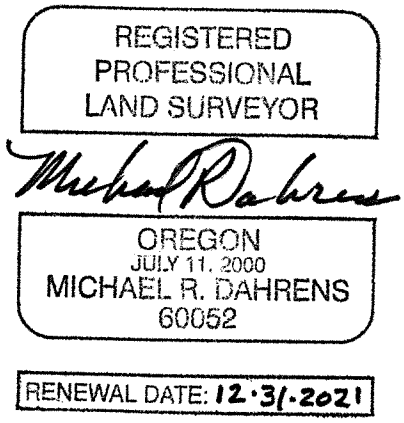
Signature: Michael Dahrens

Registered Land Surveyor

Print Name: MICHAEL R. DAHRENS

Date: 7-20-21

Seal:



FOR ASSESSMENT AND TAXATION ONLY

S.E.1/4 SEC. 28 T.17S. R.3W. W.M.
Lane County
1" = 200'

REVISIONS
09/23/2011 - LCAT113 - CONVERT MAP TO GIS
04/02/2015 - LCAT115 - REMAP PTN TL'S TO 17-03-28-44
11/27/2017 - LCAT174 - ACRE CORRECTION TL 2000
01/21/2020 - LCAT148 - CODE CHANGE TL 1401 & TL 1402
03/19/2020 - LCAT148 - CODE CHANGE TL 1401 & TL 1402

17032840
SPRINGFIELD

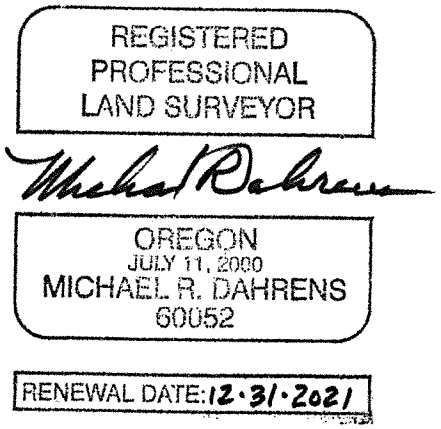
LCATSKP - 2020-03-19 16:56

SEE MAP 17032823
SEE MAP 17032824
SEE MAP 17032813
SEE MAP 17032814
SEE MAP 17032700
INT. ELL. COR. JOHN G. DAY D.L.C. 58
EUGENE - SPRINGFIELD HIGHWAY
INTERSTATE 105
FLOODWAY
004-00
019-00
004-04
NO I-5
SSE COR M ALEXANDER DLC 77
SEE MAP 17032841
SEE MAP 17032732
SEE MAP 17032842
DRIVE
COMMONS
CANCELLED
1407
103
200
700
701-702
1100
1102
1300
1303
1304
1305
1404
1406
1408
1410
1500-1700
1901
2100
2102
2400-2607
2700
2800-2809
3100-5500
SEE MAP 17032830
SEE MAP 17032843
2004-P1779
PCL. 1
PCL. 2
PARTITION
94-P0521
2006-P2025
KINSROW AVE.
MARCHE CHASE DRIVE
GARDEN WAY
VACATED COUNTY RD NO 531
CO RD NO 782
CO RD NO 1304
MARTIN LUTHER KING JR. BLVD.
(FORMERLY CENTENNIAL BLVD.)
GARDEN PLACE PHASE I
PACIFIC HWY
SEE MAP 17033321
SEE MAP 17033312
SEE MAP 17033311
SEE MAP 17032844
SEE MAP 17032733

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.