City Council
500 E 4th Ave., Suite 302
Eugene, OR 97401
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

September 23, 2024

7:30 p.m. CITY COUNCIL MEETING

City Council meetings are held in a hybrid format using in person and 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 23, 2024;
Her Honor Mayor Lucy Vinis Presiding

Councilors

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

7:30 p.m. CITY COUNCIL MEETING

1. **CEREMONIAL MATTERS**

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

3. **PRIORITY GOAL ACTION: Acquisition of Land for Affordable Housing – 1091 Coburg Road**

4. **CONSENT CALENDAR 1**
   - **A. Approval of City Council Minutes**
     - July 8, 2024 Work Session
     - July 10, 2024 Work Session
     - July 15, 2024 Public Hearing
     - July 17, 2024 Work Session
     - July 22, 2024 Work Session
     - July 22, 2024 Meeting
   - **B. Approval of City Council Tentative Agenda**

5. **CONSENT CALENDAR 2**
   - **A. Approval of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-05-00, Tax Lot 00400, Located South of Awbrey Lane and West of HWY 99N)(City File: A 24-10)**

B. Approval of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-24-22, Tax Lot 00300, Located on Rosetta Avenue)(City File: A 24-5)

6. PUBLIC COMMENT

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

Ceremonial Matters

Meeting Date: September 23, 2024 | Agenda Item Number: 1
Department: Central Services | Staff Contact: Katie LaSala
www.eugene-or.gov | Contact Telephone Number: 541-682-5882

ISSUE STATEMENT
This item is to acknowledge awards and achievements and inform the public of proclamations by the Mayor. No action is required by the City Council.

BACKGROUND
Per City Council Operating Agreements, at the first regular meeting of each month, the first agenda item shall be used to acknowledge special recognition or awards given to the City of Eugene or for the Mayor to read proclamations which serve to encourage and educate the community. Proclamations shall be made and placed on the agenda at the discretion of the Mayor.

The following award will be presented during the September 23 meeting:

American Public Works Association (APWA) Re-accreditation Award
On July 3, 2024, American Public Works Association Accreditation Council reviewed the national evaluation team's results and recommendation and has granted Re-accreditation to the City of Eugene Public Works Department. This is the sixth APWA accreditation for the department.

In 2004, the Public Works Department became the first in Oregon to receive APWA Accreditation. This required the team to develop and adapt hundreds of practices to meet APWA standards to establish policies and procedures to ensure quality in the services provided to the community. Every four years these policies and procedures are revisited in order to achieve reaccreditation and to continually improve the way services are provided.

Over the past year, teams of public works program managers from every division prepared 368 work practices for evaluation. An APWA team evaluated this work as part of the national accreditation program, and they determined 100 percent of the City of Eugene's work practices are fully compliant with best standards. Two practices were marked as "model practices," which are now shared with other organizations around the country. The two model practices identified were the City's use of GIS Story Maps to tell stories about the City in an easy to follow way and the recognition of safe behavior that the City's safety programs have instituted. Since 2004, APWA has identified over a dozen model practices in Eugene Public Works.

ATTACHMENTS
None.

FOR MORE INFORMATION
Staff Contact: Katie LaSala, City Recorder
Telephone: 541-682-8340
Staff E-Mail: klasala@eugene-or.gov

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Priority Goal Action: Acquisition of Land for Affordable Housing – 1091 Coburg Road

Meeting Date: September 23, 2024
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number 3
Staff Contact: Ellen Meyi-Galloway
Contact Telephone Number: 541-682-5532

ISSUE STATEMENT
City Council is asked to consider the acquisition of property at 1091 Coburg Road through the Land Acquisition for Affordable Housing program using Federal Community Development Block Grant (CDBG) funds.

BACKGROUND
The City uses federal and local funds to purchase properties for the Land Acquisition for Affordable Housing Program. Through the program, the City acquires land suitable for the future development of housing that is affordable to households with low-incomes. All development begins with a site, yet acquiring appropriate property is a difficult hurdle in the development process. Through the Land Acquisition for Affordable Housing Program, the City aims to create a pipeline of sites for development and to locate Affordable Housing throughout the community.

The City's Land Acquisition program began in 1979. In 45 years, over 92 acres have been acquired for Affordable Housing using a combination of federal and local funds. (Please see *Attachment A* for a map of sites.) Thus far, 963 units of Affordable Housing have been developed on Land Acquisition program sites, 68 units are currently in the pipeline. Once acquired, properties are offered to Affordable Housing developers through a competitive Request for Proposals (RFP) process, with City Council making RFP awards decisions. The RFP may include the land and other subsidies for Affordable Housing development. With site control, developers are better positioned to leverage other resources at the state and federal level. (Please see *Attachment B* for a detailed description of the Land Acquisition for Affordable Housing program.)

The City has the opportunity to acquire the property at 1091 Coburg Road for future Affordable Housing development. (Please see *Attachment C* for maps of the site; Map No. 17-03-20-41 Tax Lot: 6400.) Through the 2020 Eugene-Springfield Consolidated Plan, which sets forth goals and strategies for the use of US Department of Housing and Urban Development (HUD) funds, Council set a goal of acquiring two properties for future Affordable Housing development by 2025. Because of the difficulty of identifying a site and the ever-rising cost of land, this would be the first site acquired during the Consolidated Plan period. Council allocated CDBG funds through the Fiscal Year 2022 (FY22) and Fiscal Year 2024 (FY24) Annual Action Plans to acquire property.

Site Characteristics
The property was studied through a due diligence process including a federal environmental assessment. The single lot in the Harlow Neighborhood is flat and was developed with a single house in the early 1940's, an outbuilding and a shed. The rest of the site is a grass yard with a few large trees, a thickly vegetated area and a creek on the east side of the site. There are several different names for the creek in various source materials including Slough Creek, Ascott Creek and Willakenzie Floodway (not associated with the federal definition of floodway). The house has been vacant for a year or more. There has not been significant change to the property since the house was constructed besides periodic renovations; the house and outbuildings are in poor condition and are not eligible for the National Register of Historic Places.

Multi-unit housing developments are to the north and south of the subject property. The western border of the property is Coburg Road, a major arterial street. Across the five traffic lanes of Coburg Road from the subject property are multi-unit and single-unit residences and commercial properties. To the east of the property, across the creek, is a public park and public middle school.

The site does not have significant environmental concerns. Staff evaluated potential impacts of environmental factors over the past seven months. The federally required Environmental Assessment was completed and published August 21, 2024. The existing house is assumed to have lead and asbestos that must be mitigated prior to demolition. A future development proposal would need to have Endangered Species Act compliant stormwater treatment plans to protect endangered salmon. The noise of Coburg Road would need to be mitigated for buildings on the west side of the site using construction techniques, building placement or barriers to achieve low interior noise. A water well under the existing house would need to be properly decommissioned, and an inadvertent discovery plan must be followed if any cultural or historic resources are found during excavation.

Community Outreach
Although the Harlow Neighborhood Association was inactive at the time, Office of Equity and Community Engagement staff and Community Development staff conducted outreach with Harlow neighbors at an in-person meeting March 20, 2024. Invitations were mailed to all neighbors within 300 feet of the site. Emailed invitations were sent to the representative City Councilor (Councilor Yeh) and former members of the Harlow Neighborhood Association.

At the meeting, the staff presentation was followed by a Question and Answer opportunity about the proposed use of the site for future Affordable Housing development and information was collected to prepare an interested parties list for continued outreach. City staff presented the site characteristics and the potential process for Affordable Housing development, explaining that developers would propose projects through an RFP process at a later date and neighbors would have a chance to provide input directly to prospective developers. Ongoing engagement is planned with neighbors and prospective developers, including public meetings for developers to hear neighborhood ideas for future development. Neighbors on the interest list were informed about the site being considered at City Council.

A virtual meeting with prospective developers was held September 10, 2024. The developers on the City's RFP interested parties list for Affordable Housing subsidies were informed by email and the meeting was announced on the City's website. Staff presented the site characteristics and federally required Environmental Assessment research, answered questions and received feedback about the site. Seventeen developer representatives reviewed the site and some provided input. ome developers commented it was an interesting opportunity and expressed interest in applying to develop Affordable Housing on the site.

Development Potential and Evaluation
There is a critical need to create more Affordable Housing units in Eugene. Often a barrier to constructing Affordable Housing is the availability of land. Staff reviewed and researched many properties listed for sale before entering into an Option Agreement to acquire the proposed property. When searching for properties, staff considers cost/budget, location/proximity to services, size, zoning (and potential number of units), existing conditions (relocation of existing tenants or demolition needs), environmental conditions, infrastructure availability, and whether a seller is willing to wait through the City's lengthy due diligence (including federal requirements due to the funding source) and decision-making process.

The property is currently zoned R-1 Low-Density Residential. With the Controlled Income and Rent density bonus, the property could support up to 18 homes. However, because the property is designated Medium Density Residential in the Metro Plan, it is anticipated to be zoned R-2 Medium-Density Residential, which would allow up to 25 homes on the site. After acquisition, staff would go through the process to apply for a re-zone to R-2.

Development of the proposed site would serve households at or below 80 percent of Area Median Income (AMI). The site would potentially include parking and transportation access, community rooms, open space, playground, outdoor gathering space, a stormwater facility and other amenities consistent with an Affordable Housing development.

Council allocated CDBG funds for property acquisition through the FY22 and FY24 Annual Action Plans totaling just over $1 million for acquisition and project delivery costs, which includes staff time and the cost of due diligence and federally required environmental review studies. The cost of the property is $850,000 with some additional closing costs. CDBG funds must be spent within a certain period of time to comply with federal regulations. Using the funds to acquire property by the Option Agreement end date (October 31, 2024) would also help the City to comply with CDBG spending requirements.

The subject property is in a good location, beneficial for future residents, in an established residential area with access to public transit, transportation options, parks, schools, commercial areas, grocery stores, pharmacies and medical facilities, and services. The property is currently vacant; no occupants would need assistance with relocation expenses. Although the development would be relatively small, it would provide affordable homes for many households over time.

Next Steps
The acquisition of the property would be the first stage in creating Affordable Housing at the site. CDBG rules for land acquisition require that the City continues to progress toward development

soon and does not hold the land vacant for long.

Through the Land Acquisition for Affordable Housing program, properties are offered to developers through an open, competitive RFP process, in addition to other development resources. If the site on Coburg Road is acquired by October 31, 2024, the site could be offered to developers through the HOME Investment Partnership Program RFP in August 2025.

The City continues to seek neighbor involvement when developing the RFP and evaluating project proposals. The development proposals would be reviewed in the same process as other Affordable Housing RFPs. Ultimately, the City Council makes the final decision to select the development proposal for the site. The City anticipates the development of the site would occur three to five years from the date of acquisition.

RELATED CITY POLICIES

Housing Implementation Pipeline (HIP) – The HIP has a 5-year goal to use CDBG funds to purchase two sites through the Land Acquisition for Affordable Housing program to contribute land to the creation of Affordable Housing units and complete RFP processes to select two developments for the sites. Acquiring this property would achieve progress toward this goal.

City of Eugene Strategic Plan 2023-2026 – The proposed funding aligns with the Urgent Community Needs area of the City's strategic plan: Stabilize the cost of housing.

HUD 2020 Consolidated Plan – The Consolidated Plan has a 5-year goal to use CDBG funds to purchase two sites through the Land Acquisition for Affordable Housing program to further the HUD goal to Increase the Supply of Affordable Housing.

PREVIOUS COUNCIL DIRECTION

May 8, 2023 Meeting

Council approved the Eugene-Springfield 2023 Annual Action Plan summary for use of Federal Community Development Block Grant *[which included funding for land acquisition]* as part of the Consent Calander with the following motion:

> Councilor Groves, seconded by Councilor Keating, movedto approve the items on Consent Calendar 1.
> *Passed 8:0*

January 24, 2022 Work Session

Council approved the Housing Implementation Pipeline (HIP), a 5-year internal work plan to coordinate current and future housing resources, goals with the following motion:

> Councilor Syrett, seconded by Councilor Keating, moved to approve the Housing Implementation Pipeline.
> *Passed 6:0*

April 26, 2021 Council Meeting

Council approved the Eugene-Springfield 2021 One -Year Action Plan summary for use of Federal CDBG *[which included funding for land acquisition]* as part of the Consent Calander with the

following motion:

Councilor Yeh, seconded by Councilor Syrett, moved to approve Items C and D from Consent ' Calendar 1.
Passed 8:0

COUNCIL OPTIONS

1. Approve the use of up to $870,000 in Community Development Block Grant funds for the acquisition of 1091 Coburg Road for future Affordable Housing development.
2. Decline to approve funding.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends option 1.

SUGGESTED MOTION

Move to approve the use of up to $870,000 in Community Development Block Grant funds for the acquisition of 1091 Coburg Road for future Affordable Housing development.

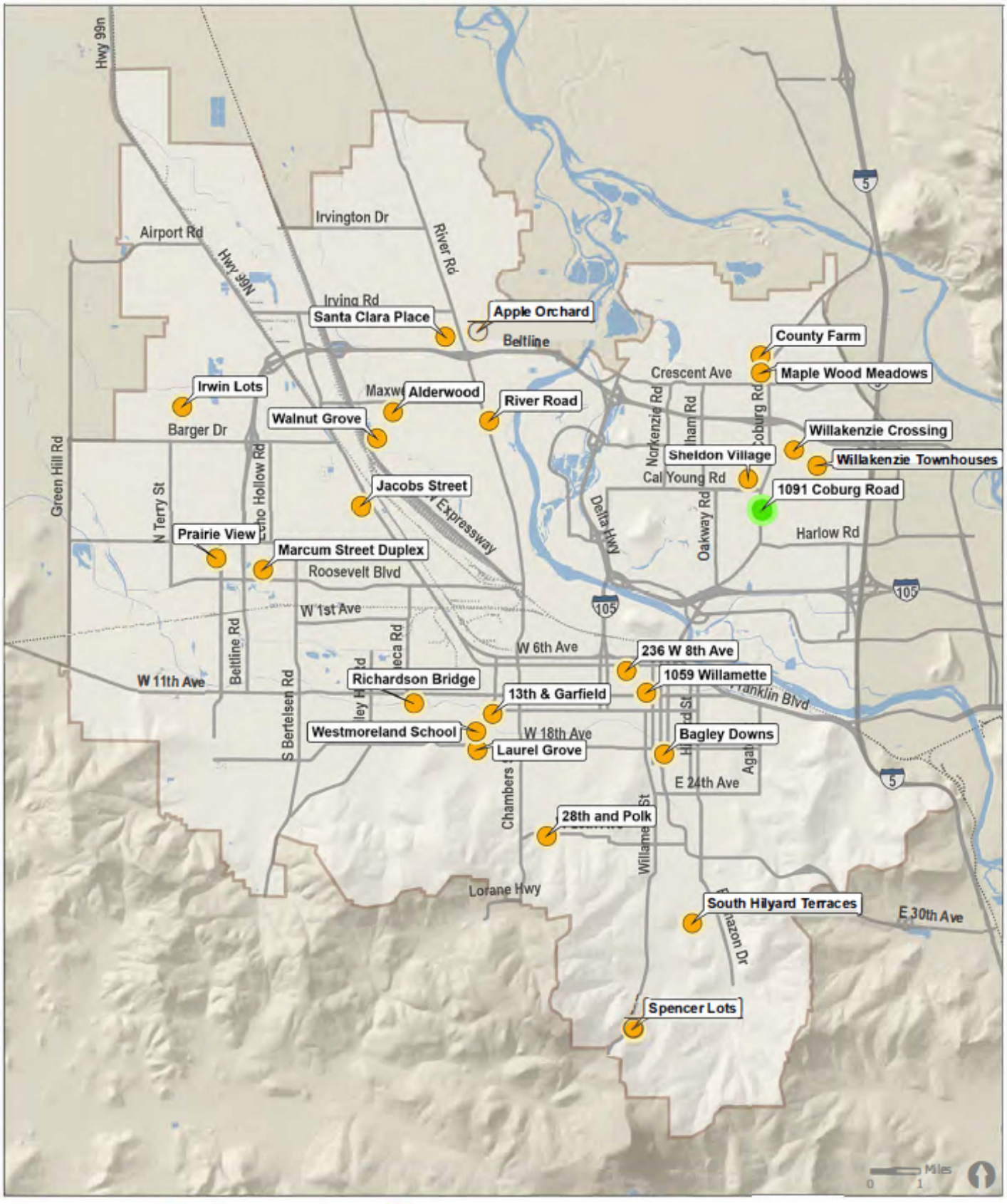
ATTACHMENTS

A. Map of Land Acquisition for Affordable Housing Sites
B. Land Acquisition for Affordable Housing Program Overview
C. Map and Images of 1091 Coburg Road

FOR MORE INFORMATION

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

Active and Developed Affordable Housing Land Acquisition Sites



Eugene UGB Land Acquisition Sites Prospective Site

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

City of Eugene, PDD
8/20/2024

Land Acquisition to Create Affordable Homes in Eugene

CREATING STABLE, SAFE AND AND AFFORDABLE HOUSING FOR EUGENE RESIDENTS AND FAMILIES

Eugene residents identify housing affordability as one of the City's most important problems.

Access to safe, high quality, affordable housing creates stability and opportunity for families and individuals who have limited incomes and difficulty affording housing.

In Eugene, there is a shortage of affordable places to live. Many households have high housing cost burdens and live in homes in disrepair.

Over the past 40 years, the **City of Eugene** has used federal grants and other funds to purchase land for future affordable housing developments. Affordable housing developers can then apply to the City with proposals to develop homes on the site.

Since 1979, this **Land Acquisition for Affordable Housing Program** has purchased over 92 acres and helped create 963 units of affordable housing in our community. These units provide homes to people with limited incomes, including people with disabilities, low-income families, individuals, youth, seniors, and others with special needs.

The City's Land Acquisition Program has been nationally recognized as a model for helping create quality, affordable homes in communities across the country.

Eugene City Council has the opportunity to approve new Land Acquisition Program sites after due diligence research and neighborhood outreach. There are opportunities for neighbors, housing providers, and potential future residents to learn more about the site and its future.

Want to know more? Contact us — let's talk ▸▸▸

City of Eugene
Planning & Development Department
Community Development
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(541) 682-5532
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ACQUISITION TO DEVELOPMENT

WHY THIS SITE?

Sites are identified for their availability, location proximity to amenities (like transit, stores, schools, parks, services etc.), number of homes that can be built there, existing site conditions, and affordability. After sites are identified, the City performs due diligence research, neighborhood outreach, and site evaluation. City Council makes decisions whether to acquire a site.

WHEN WOULD HOUSING BE BUILT?

It is anticipated that the site would be developed in three to five years from the date of acquisition.

WHAT HAPPENS NEXT?

The City offers sites for development through an open Request for Proposals (RFP). The City works with neighborhoods to identify any issues and concerns the developer might address in the design prior to issuing the RFP. The RFP will be advertised and released to affordable housing providers. The housing providers would have 60-90 days to respond to the RFP with a design and concept for the site, including proposed financing for development. In addition to the award of the land, developers may also request federal HOME funds, Affordable Housing Trust Funds, Eugene Systems Development Charge exemptions, and a 20-year Low-Income Rental Housing Property Tax Exemption to increase the affordability of the housing..

Development proposals are evaluated by City staff and an Evaluation Committee. The City will request neighborhood representation on the Evaluation Committee. City Council makes the final decision on the award of the land.

For more information about the land acquisition program, please visit the City's website at: www.eugene-or.gov/affordable housing

Want to know more? Contact us — let's talk ▸▸▸

City of Eugene
Planning & Development Department
Community Development
99 W. 10th Avenue
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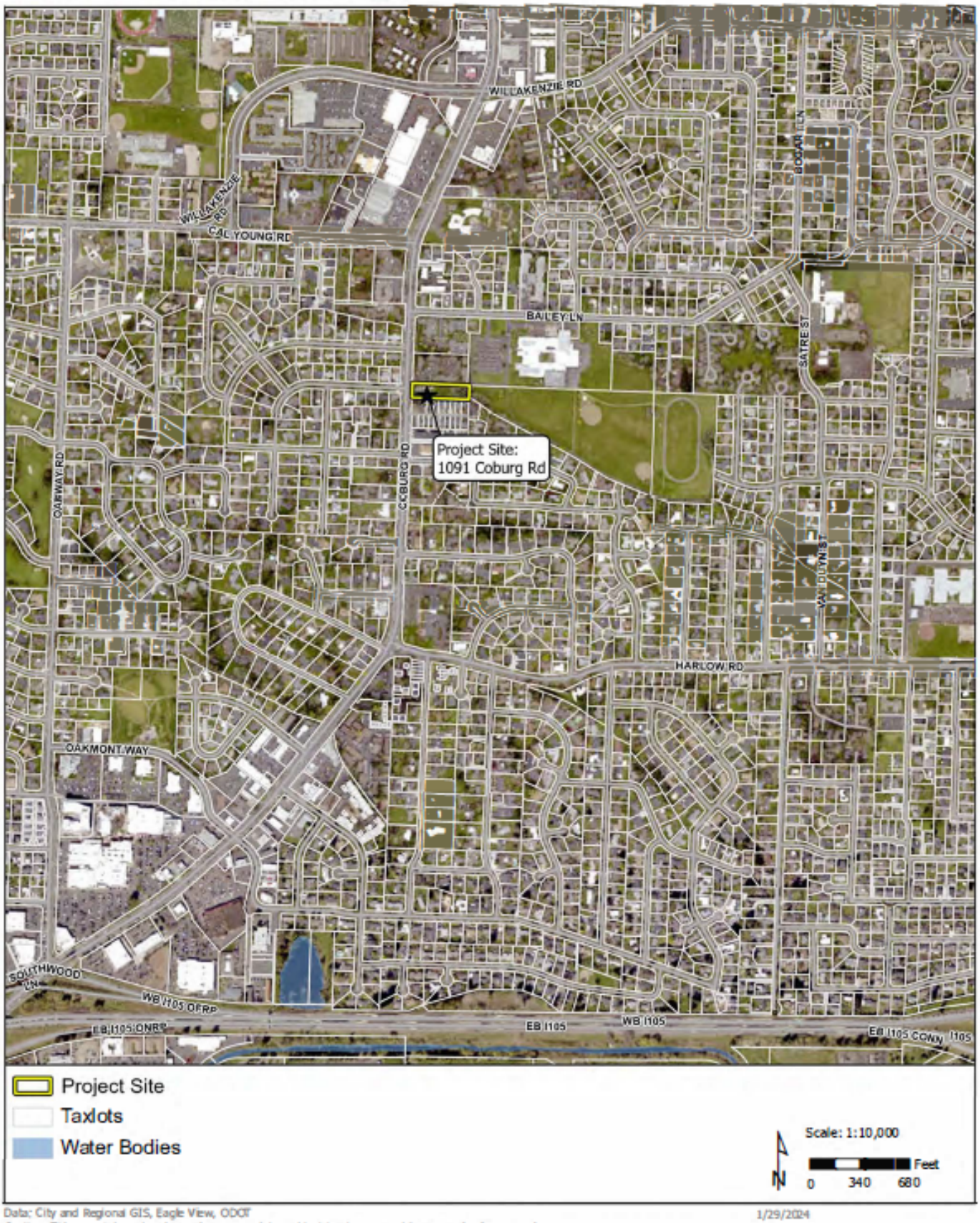
1091 Coburg Rd
Map: 17-03-20-41 Tax Lot: 06400

Aerial



Data: City and Regional GIS, Eagle View, ODOT
Caution: This map is based on imprecise source data, subject to change, and for general reference only.

1/29/2024

1091 Coburg Rd
Map: 17-03-20-41 Tax Lot: 06400

Aerial

Data: City and Regional GIS, Eagle View, ODOT
Caution: This map is based on imprecise source data, subject to change, and for general reference only.

1/29/2024

Images of 1091 Coburg Road

View from Coburg Road property line looking east.

View from existing house looking east

View of vegetated area buffering the stream, looking southeast

View from edge of vegetated area buffering stream looking west/northwest

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of City Council Minutes

Meeting Date: September 23, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4A
Staff Contact: Natalie Venhuda
Contact Telephone Number: 541-682-8497

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

BACKGROUND
Per City Council Operating Agreements, written minutes shall be taken for all City Council meetings in accordance with the Oregon Attorney General's Public Records and Meetings Manual. The minutes must give a true reflection of the matters discussed but need not be a full transcript, verbatim or recording.

As a matter of courtesy and efficiency a councilor should notify the Mayor and other councilors that they intend to propose an amendment to the minutes and should propose replacement text in advance of the meeting at which those minutes are scheduled to be approved. If the proposed amendment is a simple factual, grammatical, or spelling correction, the amendment may be proposed without consulting the minutes recorder. If the proposed amendment is substantive in nature or seeks to clarify the speaker's intent, the councilor should notify the minutes recorder and request verification of the proposed amendment.

SUGGESTED MOTION
Move to approve the minutes for the meetings, work sessions, and public hearing on July 8, 2024, July 10, 2024, July 15, 2024, July 17, 2024, and July 22, 2024.

ATTACHMENTS
A. July 8, 2024 Work Session
B. July 10, 2024 Work Session
C. July 15, 2024 Public Hearing
D. July 17, 2024 Work Session
E. July 22, 2024 Work Session
F. July 22, 2024 Meeting

FOR MORE INFORMATION

Staff Contact: Natalie Venhuda, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: nvenhuda@eugene-or.gov

MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

July 8, 2024
5:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Vinis opened the July 8, 2024, work session of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

1. **WORK SESSION: Eugene Springfield Fire Governance Review Update**
   City Manager, Sarah Medary, introduced Mike Caven, Fire Chief of Eugene Springfield Fire and Dan Petersen, Project Manager at AP Triton.

Councilor Discussion:

- Mayor Vinis – noted her appreciation for the clear report.
- Councilor Keating – asked about the option to create a fire district; asked how current Eugene Springfield Fire staff feel about the reorganization options; noted his interest in the intergovernmental entity (IGE) option; stated interest in Council serving as the board of directors for the entity; stated the importance of community representation.
- Councilor Zelenka – noted the merger did not result in a large financial savings; noted the value is in the service, not the savings; asked about the persistent administrative challenges under the current system; asked how an intergovernmental entity differs from the structure of the Metropolitan Wastewater Management Commission; stated while the intergovernmental entity model has one set of policies and one budget, Council still has oversight and approves the budget.
- Councilor Clark – noted his appreciation for the presentation; stated he is not in favor of a fire district model; stated the citizens expect Council to have some authority over the fire department; noted the City would have to give taxing authority to a fire district; stated support for the intergovernmental entity model; asked about the timeline for the action plan; noted it may be time-consuming to come to an agreement with Springfield about the new model; asked AP Triton for recommendations on coming to an agreement on a governance model with the city of Springfield.
- Councilor Groves – noted his appreciation for the work of staff and the consulting group; thanked City of Springfield and the public for their support and willingness to try new things; noted the current system is a large improvement from the previous system which had mutual aid and hard boundaries; noted improvements in service was the initial priority over savings; stated support for an intergovernmental entity.
- Councilor Evans – thanked AP Triton for the report; noted merging Eugene and Springfield's fire and emergency services has been a divisive issue since before he joined Council; noted the problems are structural and cultural; asked how to solve the cultural differences between the two cities; asked how we can resolve the structural issues with

payroll, insurance, and governance; asked about the difference between an intergovernmental entity and a special district; noted there would still be friction around revenue between the two cities with the IGE model.

- Councilor Yeh – noted appreciation for AP Triton's presentation; stated appreciation for the people who took the risk to begin the initial merger; noted she serves on the Metropolitan Wastewater Management Commission (MWMC) intergovernmental entity, and it works well; suggested the addition of civilian members to the IGE board.
- Mayor Vinis – stated the value of working with Springfield as a larger metropolitan district.
- Councilor Zelenka – asked how better service is determined; noted the current savings are not proportional to the two cities; asked how to create a proportional budget within the structure of an intergovernmental agreement (IGA); stated the member fee structure would allow new services without impacting the other city; asked how one city building and staffing a new fire station would affect the other city; stated the intergovernmental entity model seems like the best fit if the cities can come to an agreement; asked about the unintended consequences of converting to an IGA model; asked who hires the chief under the IGE model; asked how the disparity in size between the cities affects the model.
- Councilor Groves – noted cost savings includes both hard dollar expenditures and cost avoidance; stated some of the disparity in costs between cities is linked to differences in call volume; asked about the workload of the suppression companies and first tier of medical response; asked about the distribution of resources and surge capacity; spoke about past critical incidents and sentinel events; noted he is proud of the integrated crews.
- Mayor Vinis – thanked AP Triton for their report; thanked Chief Caven for his thoughtful responses and community updates.

The meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(*Recorded by Cherish Bradshaw*)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

July 10, 2024
12:00 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Vinis opened the July 10, 2024, work session of the Eugene City Council in a virtual format.

1. **WORK SESSION: Results of Engagement and Strategies for Building Decarbonization**
City Manager, Sarah Medary, introduced Climate Policy Analyst, Danielle Klinkebiel, who presented the strategies that emerged from community engagement on building decarbonization.

Councilor Discussion:

- Mayor Vinis – supports the 16 strategies that align with Council's adopted policies; thinks the Incentive Navigator Service is a strong starting place.
- Councilor Yeh – surprised there are 500 homes in Eugene with oil heat; asked how many people are using wood or pellet stoves in Eugene; noted air conditioning is a necessity due to heat and wildfires; asked how many renters and homeowners use window units; asked what other funding options are available besides the impact and franchise fees.
- Councilor Groves – interested in Councilor Zelenka's insights from his position with the State; interested in listening to various opinions on building decarbonization; asked for the average difference in cost between a geothermal and an air-to-air heat pump; thinks the City's overall strategy should be reducing energy consumption; asked if the City has discussed with Eugene Water and Electric Board (EWEB) placing solar farms on top of its reservoirs; concerned with placing solar panels on bare land when there is a shortage of bare land for housing; asked if there has been progress on putting a solar farm near the airport.
- Councilor Keating – noted he and Councilor Groves toured the airport; interested in the ability for a solar farm and collaborating with Lane Transit District (LTD) for increased ridership to and from the airport; supports the community solar project; interested in exploring incentives for businesses to lend their rooftop space for community solar projects; interested in exploring a franchise fee or supplier tax to fund an energy efficient awareness program or incentive navigator service; interested in ways to reduce low-income households' energy burden, meet the City's climate goals, increase energy efficiency, and equitably electrify; interested in exploring the fossil fuel reduction strategies of other cities as well as carbon or climate impact fees; interested in the business community's response.

- Councilor Leech – interested in exploring the presented strategies; asked what strategies can move forward without a dedicated funding source; asked if direction is needed to move forward with the work plan; supports moving forward with the gas supply tax; interested in discussing a climate impact fee and learning more about the building decarbonization and other disincentives for buildings with gas.
- Councilor Zelenka – noted solar panels are limited near airports due to their glare and the Federal Aviation Administration (FAA) rules; supports the presented ideas; noted 60 percent of Northwest Natural customers have low to moderate income, so Council must be careful about having a franchise fee that could increase their rate; asked if researching incentives is in the work plan.
- Councilor Evans – asked for the implementation costs of the presented strategies and what cost will be passed on to residential and commercial customers to fill the funding gap; asked how the City can bridge the funding gap with in-kind strategies and services in collaboration with EWEB and Northwest Natural; noted concern in Europe over the cost of decarbonization; noted lower-income homes may not have the cash to support additional costs.
- Councilor Semple – thinks it's past time to increase the franchise fee but is concerned with the impact to renters; noted concern with incentives for those who already have gas power.
- Councilor Clark – interested in the City leveraging a bond authority for a loan fund to support the community's initial transition costs; noted EWEB previously did a study on its long-term capacities; interested in ongoing capacity information.
- Councilor Zelenka – noted the Biden Administration is giving Oregon funding for weatherization, solar, and heat pumps; thinks the Navigator position should be a priority for the City as it helps Eugene access those funds; thinks more climate impact fee research is needed; thinks Council needs to prioritize equity to prevent further impacting energy burdened community members; asked for the plan for developing the work plan's details and timeline; asked if the 16 strategies become the high priority work plan items related to CAP 2.0.
- Councilor Groves – concerned with how a fee will impact low-income residents and employers; interested in raising funds with minimal impact; noted concern for employers with overhead doors using electricity due to the heat associated with it.
- Councilor Yeh – asked if the City will need to pursue more than one solution and revenue source; thinks there is still an opportunity to mitigate climate change by creating additional foundation to put people in a better place moving forward; noted there is a large cost of doing nothing or not enough.
- Councilor Evans – asked how much community comparison the City doing; asked if the City can learn from coastal cities using wave technology to supply energy; asked what can be learned from the challenges Europe is facing with its decarbonization strategies.
- Councilor Zelenka – thinks the City needs to move forward on multiple solutions; noted the costs of climate change are incorrectly compared to zero cost; noted climate change has large, indirect costs in the form of natural disasters; noted

adapting to climate change is significantly more expensive than mitigating it; thinks Council prioritizing the strategies will be helpful.

- Mayor Vinis – noted the City is obligated to create the infrastructure, housing, parks, and community that people live in, even with its actions towards climate change; noted it is the City's fundamental work to improve the quality of life of low-income renters through energy efficient appliances and weatherized apartments; noted many Eugene businesses are required to comply with the State Building Performance Standards and the City needs to support them in doing so.

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

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Natalie Venhuda)
Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Public Hearing
Eugene, Oregon 97401

July 15, 2024
5:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves.

Mayor Vinis opened the July 15, 2024, public hearing of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

1. **PUBLIC HEARING: An Ordinance Concerning the Central Commercial Sign Code Standards and the Downtown Riverfront Special Area Zone, Amending Section 9.6670(3) of the Eugene Code, 1971.**

   Mayor Vinis opened the public hearing.

   City Manager, Sarah Medary, introduced the topic and provided background information.

   Mayor Vinis provided time for Council members to disclose any bias, conflicts of interest, ex parte communications or abstentions pursuant to Eugene Code 9.7065(5).

   Will Dowdy provided an applicant statement.

   There were no speakers for the public hearing.

   Council Discussion:

   - Councilor Keating – asked if code allows for one illuminated outdoor sign and if the revision would allow a building to have one per side for a total of four; asked if there was a conversation for sign permit fees to be a revenue generator.

   MOTION: Councilor Keating, seconded by Councilor Groves, moved to leave the record open for this application and continue to accept written testimony until 5 p.m. on August 23, 2024.

   VOTE: 8:0 PASSED

   Mayor Vinis closed the public hearing.

   Mayor Vinis adjourned the meeting at 5:39 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Natalie Venhuda)
Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

July 17, 2024
12:00 p.m.

Councilors Present: Emily Semple, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves
Councilors Absent: Matt Keating

Mayor Vinis opened the July 17, 2024, work session of the Eugene City Council in a virtual format.

1. **WORK SESSION: Overview of New Construction Decarbonization and Fossil Fuel Reduction Strategies**

City Manager, Sarah Medary, introduced Climate Policy Analyst, Ian Penn, who provided an overview of the policy and program options to reduce the use of fossil fuels, promote electrification, and decarbonize new buildings.

Councilor Discussion:

- Councilor Zelenka – noted the Biden Administration passed legislation making funds available to Oregon to incentivize climate actions; thinks the navigator position is key in assisting access to incentives; interested in the implementation work plan for the six themes and sixteen strategies; interested in the climate impact fee, carbon tax, and franchise fees funding climate actions; interested in having equity and avoiding inadvertent hardships for low-income residents; noted if Northwest Natural's rate increase is approved in the fall, low-income gas users will see a 50 percent cost increase since 2020.
- Councilor Groves – interested in how this work will impact the local economy and low-income residents; noted concern that some efforts could discourage businesses from coming to or staying in Eugene and decrease jobs; noted his support and preference for incentives over restrictions; noted concern for the costs and the impact to local employers.
- Councilor Leech – interested in the strategy implementation, associated funding, and regulatory action requirements; interested in pursuing additional incentives and incentive navigation; interested in making City-owned and City-subsidized properties carbon-free; interested in the legal and community discussion on emission and appliance standards; interested in advocating at the State level for State policy on standards; interested in the impacts of increasing the supplier tax and climate impact fee.
- Councilor Clark – supports utilizing incentives instead of increasing expenses for residents; noted decarbonization and electrification are separate topics and lead to different policy recommendations; interested in focusing on decarbonization strategies; interested in measuring Eugene's Water and Electric Board's (EWEB) ongoing capacity.

- Mayor Vinis – noted the City can work with business community allies that are creating more resilient industry; noted inexpensive incentives, such as relationship building and information sharing across sectors, do not require a new system or funding; noted interest in building performance standards and communicating with businesses needing to comply; interested in exploring geothermal energy and other pilots and tracking the efforts of other communities.
- Councilor Yeh – asked if the benchmarking needed before building performance standards has already happened; noted other communities are supporting businesses and helping them meet their climate goals; noted electrification jobs are good jobs; asked if other cities are leveraging their climate goals to help support increasing local jobs.
- Councilor Zelenka – noted Oregon's Transformational Integrated Greenhouse Gas Emission Reduction Analysis evaluated electrification and decarbonization actions and their net change in employment; noted the building performance standard program is usually cost-effective and provides incentives for early adopters in the process which the navigator position can help businesses receive; noted interest in adding in the Capital Improvements Program and the Transportation Plan, which have infrastructure built into them and must show they further the Climate Recovery Ordinance; cautioned against the City entering into the air regulatory business.
- Councilor Leech – noted reports indicate electrification as the most affordable decarbonization pathway; noted the City's decarbonization work is a response to climate change; thinks recent heat waves highlight the need for residents to have air conditioning; interested in providing low-income residents with transition incentives for heat pumps that can both heat and cool homes.
- Councilor Clark – recalled that he supported a new franchise agreement with Northwest Natural a few years ago, and noted Eugene could be the first in the State to take advantage of an 844 Agreement; clarified that he was referencing Senate Bill 844; asked if the opportunity for the 844 Agreement is still available; noted that funds would be available from the State to help low-income residents weatherize their homes; noted the opportunity in resuming franchise agreement discussions, as gas prices and EWEB rates are expected to increase.
- Councilor Groves – prefers weatherization and incentive programs over bans and restrictions; stated the City's strategy should be to reduce overall energy use; noted weatherization is an equalizer; noted most low-income residents live in pre-1995 construction which has some of the lowest energy ratings; believes the City should be working with utilities on incentives and weatherization programs.
- Mayor Vinis – thinks EWEB is a valuable partner and has done a lot of weatherization work; stated that people need air conditioning and weatherization cannot solve that problem; noted there are opportunities to take advantage of federal funds in addition to what Council decides to do locally; thinks Council needs to work closely with its partners and take advantage of those expertise.
- Councilor Semple – noted that she was part of the team that worked on the franchise agreement; supports restarting franchise agreement discussions; interested in helping low-income residents have more efficient energy use and finding money to support this work; thinks the City needs to focus on reducing energy use; noted weatherization is still helpful in the summer; thinks the City

should be careful about banning gas, as some residents rely on it; thinks incentivizing electricity is important and will be more cost effective.

- Councilor Zelenka – noted that the pace and timing of the City's actions matter, and that some actions have a longer time frame than others; stated that transitioning homes to heat pumps and changing out appliances will take years; noted the City has strong partners and should utilize the programs they already have in place to support this work; noted Council can continue to advocate at a State and local level for support.
- Councilor Leech – agreed that weatherization is important; noted EWEB customers with gas heating cannot access incentives for weatherization until they transition to an electric energy source; interested in a dedicated source of funding for incentive programs to provide access to weatherization incentives and appliance replacement.
- Councilor Semple – noted she has looked into incentive programs for her own home, but could not access the programs because her home is heated with gas; stated the importance of funding options for transitioning off of gas heat.

> **MOTION:** Councilor Yeh, seconded by Councilor Zelenka, moved to direct the City Manager to return to Council prior to the end of 2024, for a discussion of the potential Revenue Sources that were identified by the Revenue Advisors for funding decarbonization and greenhouse gas emission reduction efforts with an emphasis on serving low-income households, Black, Indigenous, and People of Color and other disadvantaged households.

Councilor Discussion:

- Councilor Yeh – noted appreciation for identifying that low-income households need support; noted climate change adversely affects low-income households.
- Councilor Zelenka – noted to the importance of focusing on the equity impacts of Council's decisions on disadvantaged community members; indicated the analysis should include how the plans are implemented, what revenue amount can be obtained, and the pros and cons of each option; noted he is looking for a more comprehensive analysis when this topic returns to Council.
- Councilor Clark – noted interest in supporting the motion; asked to clarify that the motion restricts staff's review of potential revenue sources; offered a friendly amendment to have staff return with all potential revenue sources; asked if the motion allows special consideration for rental units; noted interest in a wider review of potential revenue sources, such as updating the franchise agreement with Northwest Natural; prefers to focus on incentives instead of disincentives; noted interest in other state and federal revenues sources so the City can expand its work *(friendly not accepted).*
- Councilor Zelenka – noted the motion references roughly forty-five revenue sources identified by the Revenue Advisors, not just the few that have been discussed as examples.
- Councilor Groves – stated interest in supporting the motion but noted concern in supporting a specific option unless Council receives the economic impacts of that

option; asked if the motion includes an analysis of the cost effect on individuals, the business community, and employers.

VOTE: 7:0 PASSED

MOTION: Councilor Leech, seconded by Councilor Zelenka, moved to direct the City Manager to return to Council prior to the end of 2024 to discuss a potential path forward and the potential consequences for: 1) implementing the strategies presented by staff to decarbonize homes and buildings in Eugene; 2) monitoring regulatory actions being taken by other jurisdictions for possible local adoption.

Councilor Discussion:

- Councilor Leech – noted the intent of the motion is to look at how the City would implement the ideas presented, what funding and resources are needed, the timeline for implementation, and the legal and community landscape for specific ideas, such as the emissions standards.
- Councilor Clark – offered a friendly amendment to add "and the potential consequences" *(friendly accepted)*; gave an example about his questions regarding capacity of electrification as it relates to supporting incentives for transitioning to heat pumps.
- Councilor Zelenka – interested in the analysis staff will be providing to Council to make the strategies actionable; interested in the prioritization of the work plan's themes and strategies.
- Councilor Groves – asked if Council will receive a legal analysis with this work; asked if a mandate to electrify is similar to a gas ban; noted interest in the legal interpretation of limiting residents to one energy type; noted there are still some constraints with the Federal Court ruling out of Berkeley, California regarding natural gas hookups in new homes.
- Councilor Clark – noted support for the motion due to the language referencing decarbonization, not electrification.

VOTE ON MAIN MOTION *(with friendly amendment):* **7:0 PASSED**

Mayor Vinis adjourned the meeting at 1:19 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Natalie Venhuda)
Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

July 22, 2024
5:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Vinis opened the July 22, 2024, work session of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

1. **EXECUTIVE SESSION: Pursuant to ORS 192.660(2)(i)**

2. **WORK SESSION: City Manager Performance Evaluation**
City Manager Medary presented information regarding her annual evaluation.

Councilor Discussion:

- Councilor Zelenka – stated City Manager Medary is doing an excellent job; noted her skillful management of the City's finances; stated she has assembled a great team and built strong relationships, increasing trust and confidence in city services; noted she has handled complex problems like the pandemic and a city hall purchase; stated he enjoys working with her.
- Councilor Clark – noted City Manager Medary has calmly faced many difficult situations including the pandemic, budget issues, and finding a permanent city hall location; stated she is good at balancing emergent and important issues.
- Councilor Groves – stated City Manager Medary is doing an excellent job; noted she doesn't shy away from difficult decisions; stated one of her strengths is building and maintaining relationships; noted the importance of clear and consistent communication with the public; noted the importance of being able to disagree and find common ground; expressed gratitude for her hard work.
- Councilor Yeh – stated City Manager Medary's skill in collaboration and relationships is due to her authenticity; noted there has been improvement with communication with the community and with Councilors and staff; stated City Manager Medary is good at receiving feedback.
- Councilor Leech – stated it has been a pleasure working with City Manager Medary; noted she maintains her composure during tough situations like the University District hospital closure; noted the trust she has in City Manager Medary; stated she is looking forward to continuing to work with her.
- Councilor Keating – noted his gratitude and appreciation for City Manager Medary; noted she is smart, accessible, real, action-oriented, and honest.
- Councilor Semple – stated City Manager Medary is doing a great job
- Councilor Evans – noted his approval of City Manager Medary with a thumbs up.

- Mayor Vinis – spoke about the difference between public and staff perceptions of City Manager Medary's performance; stated she handled the revenue advisory committee and move to city hall with courage; noted she excels at building relationships and assembling the teams necessary to solve problems behind the scenes; noted it is an honor and a pleasure to work with her.

> **MOTION:** Councilor Groves, seconded by Councilor Clark, moved to authorize the Council President to execute an amendment to City Manager Sarah Medary's employment contract that: 1) awards Medary a 3.5% of pay one-time lump-sum contribution towards her retirement to be made no later than January 31, 2025; and 2) amends Paragraph 5 as set forth in this AIS.

Councilor Discussion:

- Councilor Groves – noted he supports the motion; stated concerns about the long-term effects of delaying regular pay increases.

> **VOTE: PASSED 8:0**

The meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(*Recorded by Cherish Bradshaw*)

Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Meeting
Eugene, Oregon 97401

July 22, 2024
7:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Vinis opened the July 22, 2024, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

1. CEREMONIAL MATTERS

Mayor Vinis read a proclamation for Eugene/Springfield LGBTQ Pride Day.

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Semple – noted the upcoming annual Slugfest event on August 9, 2024.
- Mayor Vinis – noted she had recently read a proclamation for the 75th anniversary of St. Mark CME Church, a local center of the black community.

3. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- May 13, 2024 Meeting
- May 15, 2024 Work Session
- May 22, 2024 Work Session
- June 10, 2024 Work Session

B. Approval of City Council Tentative Agenda

C. Appointments to the Police Commission

D. Transportation SDC Project Plan Amendment

E. Initiation of Land Use Code Amendment for Stormwater Development Standards to Implement the National Pollutant Discharge Elimination System Permit Requirements

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

4. CONSENT CALENDAR 2

A. Approval of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-24-31, Tax Lot 07700, Located on Stults Avenue) (City File: A 24-3)

B. Approval of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-24-21, Tax Lot 02100 Located on the northeast corner of River Road and Sandra Lane) (City File: Clinton Reeve; A 24-4)

C. Approval of a Resolution Annexing a Portion of the Right-of-Way of Hunsaker Lane to the City of Eugene (Area Identified as a Portion of the Hunsaker Lane

Right-of-Way Between River Road and Ross Lane (Assessor's Map Nos. 17-04-11 And 17-04- 12)) (City File: Hunsaker Lane; A 24-6)

D. Approval of a Resolution Annexing a Portion of the Right-of-Way of South Willamette Street to the City of Eugene (Area Identified as a Portion of the South Willamette Street Right-of-Way Between Spencers Crest Drive and Eugene's Urban Growth Boundary (Assessor's Map Nos. 18-03-18 and 18-03-19)) (City File: South Willamette Street; A 24-7)

E. Approval of a Resolution Annexing a Portion of the Right-of-Way of Maxwell Road to the City of Eugene (Area Identified as a Portion of the Maxwell Road Right-of-Way Between Prairie Road and Northwest Expressway (Assessor's Map No. 17-04-15)) (City File: Maxwell Road; A 24-8)

MOTION: Councilor Keating, seconded by Councilor Groves, moved to approve the items on Consent Calendar 2. **VOTE: 8:0 PASSED**

5. PUBLIC COMMENT

1. Misty Bowman – spoke in favor of reducing light pollution.
2. Heather Allen – spoke about the importance of safety at the Pride in the Park event.
3. Zora Parker – spoke about the importance of the Pride in the Park event.
4. Kendra Rivera – spoke about the importance of the Pride in the Park event.
5. Lucy Moore – spoke about the need for safer sidewalks.
6. Megan Tucker – spoke about the importance of the Pride in the Park event.
7. Julia Ozab – spoke about the importance of the Pride in the Park event.
8. Whitney Donielson – spoke about the importance of the Pride in the Park event.
9. Brooks McLain – spoke about the importance of the Pride in the Park event event.
10. Cameron Leyda – spoke about the importance of the Pride in the Park event.
11. Robert Jackson – spoke about the importance of sustainable environmentalism and the dangers of electric batteries.
12. Stefan (Ace Dog) Strek – spoke in favor of maintaining the urban canopy.
13. Andrew Simrin – spoke in favor of reducing light pollution.
14. Jan Jamieson – spoke about the importance of the Pride in the Park event.
15. Liz LaVenture – spoke about the importance of the Pride in the Park event.
16. Brittany Chapman – spoke about the importance of the Pride in the Park event.
17. Robert Knodel – spoke about the importance of the Pride in the Park event.
18. Kae Anthony – spoke about the importance of the Pride in the Park event.
19. Charlie Loeb – spoke about the need for safer sidewalks.
20. Helen Shepard – spoke about the importance of the Pride in the Park event.
21. Michelle Cochran – spoke about the importance of the Pride in the Park event.
22. Rev Brenda wills – spoke about the importance of the Pride in the Park event.
23. David Igl – spoke about local history.
24. Scott Fife – spoke against multi-unit property tax exemptions.
25. Bella Jones – spoke about the importance of the Pride in the Park event.

Council Discussion:

- Councilor Semple – asked staff how the City has worked with Pride in the Park event organizers; noted both events being held in the park have value; noted City staff and event organizers are continuing to work together; thanked those who participated in the public comment period.

- Councilor Keating – noted he has participated in many Pride events; noted traffic safety concerns from last year's event; asked about the proposed administrative order to open up street parking in the riverfront; asked about the plan for crowd management; asked if Lane Transit District can offer free fare to the event in the future; noted there is an opportunity to have a pride-friendly event at the Cuthbert Amphitheater that coincides with the Pride in the Park event.
- Mayor Vinis – asked about the availability of accessible parking spots at the Pride in the Park event; stated concern that the community feels disregarded; noted appreciation with the community for bringing their concerns forward; stated her hope that continued conversations will result in a safe and inclusive event.

Mayor Vinis adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)
Link to the webcast of this City Council meeting here.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of Tentative Working Agenda

Meeting Date: September 23, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4B
Staff Contact: Katie LaSala
Contact Telephone Number: 541-682-5010

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

BACKGROUND
Per City Council Operating Agreements, at each regular meeting of the Council, the City Manager shall present the Tentative Agenda. This shall be placed on the Consent Calendar. If there are any concerns about the items on the Tentative Agenda, it may be removed at the request of any councilors from the Consent Calendar and discussed separately.

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. City Council Tentative Working Agenda

FOR MORE INFORMATION
Staff Contact: Katie LaSala, City Recorder
Telephone: 541-682-5010
Staff E-Mail: klasala@eugene-or.gov

City Council Tentative Agenda

Updated September 19, 2024

Materials and information about how to access meetings available at https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials

September 2024					
Date	**Day**	**Time**	**Title**	**Length**	**Dept Contact**
23-Sept	Monday	5:30 pm	Police Auditor Appointment Process (Work Session)	90 mins	Keri Beraldo, CS
Expected absence: S. Medary				*Work Session Location: City Hall Council Chambers and Virtual*	
23-Sept	Monday	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Acquisition of Land for Affordable Housing – 1091 Coburg Rd (Priority Action Item) Resolution Annexing Land on Highway 99N (Clear Lake; A 24-10) (Consent Calendar 2) Resolution Annexing Land on Rosetta Avenue (Rosetta; A 24-5) (Consent Calendar 2) Public Comment		Ellen Meyi-Galloway, PDD Jeff Gepper, PDD Brai Black, PDD
Expected absence: S. Medary				*Council Meeting Location: City Hall Council Chambers and Virtual*	
25-Sept	Wednesday	12 pm	Initiation of Land Use Code Amendments Related to Eugene Street Design Standards (Work Session) Clean Lane Resource Recovery Facility (CLRRF), formally known as IMERF (Work Session)	45 mins 45 mins	Jenifer Willer, PW Garian Cika, PDD
Expected Absence: Mayor Vinis				*Work Session Location: Virtual Only*	
30-Sept	Monday	5:30 pm	Revenue Proposal: Fire Service Fee (Special Meeting)	60 mins	Twylla Miller, CS
				Special Meeting Location: City Hall Council Chambers and Virtual	

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

October 2024					
Date	**Day**	**Time**	**Title**	**Length**	**Dept Contact**
14-Oct	Monday	5:30 pm	Mental Health and Substance Abuse Services and Programs (Part 1) (Work Session)	90 min	Kristie Hammitt, CS
			Work Session Location: City Hall Council Chambers and Virtual		
14-Oct	Monday	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Public Comment		
			Council Meeting Location: City Hall Council Chambers and Virtual		
16-Oct	Wednesday	12 pm	Urban Forestry Vision and Action Plan (Work Session) Police Commission Annual Report (Work Session)	45 mins 45 mins	Craig Carnagey, PW Holly Mathews, EPD
			Work Session Location: Virtual Only		
21-Oct	Monday	5:30 pm	Land Use Code Amendment for Stormwater Development Standards to Implement NPDES Permit Requirements (Public Hearing)		Jenifer Willer, PW
			Public Hearing Location: City Hall Council Chambers and Virtual		
23-Oct	Wednesday	12 pm	*Topic Pending Confirmation* (Work Session) Downtown Core Housing Initiative – Accelerated MUPTE (Work Session)		Staff Amanda D'Souza, PDD
			Work Session Location: Virtual Only		
28-Oct	Monday	5:30 pm	Revenue Proposal: Fire Service Fee (Work Session) *Topic Pending Confirmation* (Work Session)	45 mins 45 mins	Twylla Miller, CS Staff
			Work Session Location: City Hall Council Chambers and Virtual		
28-Oct	Monday	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Right of Way Jurisdictional Transfer Requests (Consent Calendar 2) Approval of a Resolution Annexing Right-of-Way Identified as a Portion of Gilham Road (Gilham Rd; A 24-13) (Consent Calendar 2) Approval of a Resolution Annexing Land at 320 Ferndale Drive (A 24-12 Ferndale Drive) (Consent Calendar 2)		 Jon Patrick, PW Brai Black, PDD Nick Gioello, PDD

			Floodplain Land Use Code Update Initiation (Consent Calendar 2) Public Passenger Vehicle Code Amendment (EC 3.345(7)) (Action) Public Comment		Jack Blackham, PW Jeff Petry, PDD
					Council Meeting Location: City Hall Council Chambers and Virtual
30-Oct	Wednesday	12 pm	Voluntary Annexations (Work Session) RRSC On-Street Parking Issues (Work Session)	45 mins 45 mins	Alissa Hunter, PDD Jeff Petry, PDD
					Work Session Location: Virtual Only

November 2024					
Date	**Day**	**Time**	**Title**	**Length**	**Dept Contact**
13-Nov	Wednesday	12 pm	Eugene Youth: Opportunities and Challenges (Work Session) Year 3 Library Levy Report (Work Session)	45 mins 45 mins	Staff Staff
					Work Session Location: Virtual Only
18-Nov	Monday	5:30pm	Middle Housing Remand (Public Hearing) *Topic Pending Confirmation* (Public Hearing)		Jeff Gepper, PDD
					Public Hearing Location: City Hall Council Chambers and Virtual
20-Nov	Wednesday	12 pm	*Topic Pending Confirmation* (Work Session) Community Safety Initiative System Update (Work Session)	30 mins 60 mins	Staff Kristie Hammitt, CS
					Work Session Location: Virtual Only
25-Nov	Monday	5:30pm	Mental Health and Substance Abuse Services and Programs (Part 2) (Work Session)	90 mins	Kristie Hammitt, CS
					Work Session Location: City Hall Council Chambers and Virtual
25-Nov	Monday	7:30pm	Committee Reports and Items of Interest Public Comment		
					Council Meeting Location: City Hall Council Chambers and Virtual

December 2024					
Date	**Day**	**Time**	**Title**	**Length**	**Dept Contact**
3-Dec	Tuesday	5:30 pm	*Tentatively Scheduled - Budget Committee: Supplemental Budget* (Budget Committee Meeting)		Christina Wozniak, CS
			Budget Committee Meeting Location: City Hall Council Chambers and Virtual		
9-Dec	Monday	5:30 pm	*Topic Pending Confirmation* (Work Session)	45 mins	Staff
			Update on Building Decarbonization Strategies (Work Session)	45 mins	Ian Penn, PW
			Work Session Location: City Hall Council Chambers and Virtual		
9-Dec	Monday	7:30 pm	Ceremonial Matters		
			Committee Reports and Items of Interest		
			COE Supplemental Budget (Public Hearing and Action)		Liz Butterfield, CS
			URA Supplemental Budget (Public Hearing and Action)		Liz Butterfield, CS
			Resolution acknowledging receipt of the ACFR for the COE (Action)		Brett Gomsrud, CS
			Resolution acknowledging receipt of the annual financial report for the URA (Action)		Brett Gomsrud, CS
			Public Comment		
			Council Meeting Location: City Hall Council Chambers and Virtual		
11-Dec	Wednesday	12 pm	Climate and Sustainability Revenue Options (Work Session)	45 mins	Twylla Miller, CS
			City Manager Update (Work Session)	45 mins	Sarah Medary, CS
			Work Session Location: Virtual Only		

Note: Council Winter Break December 12 – January 12

UPCOMING PUBLIC HEARINGS			
Date/Time	Topic/Title	Description	Staff Contact
Oct 21, 5:30pm	**Land Use Code Amendment for Stormwater Development Standards to Implement NPDES Permit Requirements**	City Council will hold a public hearing to consider a Land Use Code Amendment for Stormwater Development Standards to Implement NPDES Permit Requirements. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	Jenifer Willer JWiller@eugene-or.gov 541-582-6036

Nov 18, 5:30pm	**Middle Housing Remand**	The City Council will hold a public hearing to consider an ordinance concerning the Middle Housing Remand. This public hearing will provide opportunity for public comment on an ordinance addressing the remand of the 2022 Middle Housing Code Amendments. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	Jeff Gepper JGepper@eugene-or.gov 541-682-5282

Approved Work Session Polls to be Scheduled	**Councilor**	**Date Approved**
Gas Stations – Oct 18, 2023; *follow-up work session* - ***TBD***	Keating	4/15/22
Mental Health and Substance Abuse Services/Programs in Oregon – **Oct 14, 2024** and **Nov 25, 2024**	Zelenka/Leech	2/29/24
IMERF Garbage and Recycling System – **Sept 25, 2024**	Evans	7/3/24

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of a Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-04-05-00, Tax Lot 00400, Located South of Awbrey Lane and West of HWY 99N)(City File: A 24-10)

Meeting Date: September 23, 2024
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5A
Staff Contact: Jeff Gepper
Contact Telephone Number: 541-682-5282

ISSUE STATEMENT
This item is a request to annex the property located south of Awbrey Lane, between Highway 99N and Greenhill Road. The property to be annexed is approximately 84 acres and located on the west side of Highway 99N, just south of Awbrey Lane. No public right-of-way is proposed for annexation as part of this request and there is no formal deadline for Council action on this item. A vicinity map is provided as Attachment A to this AIS.

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.

The property is currently zoned AG Agricultural with the /CAS Commercial Airport Safety, /UL Urbanizable Land, and /CL Clear Lake overlays. The Metro Plan designates the subject property for light medium industrial use. Upon annexation, consistent with EC 9.7820, the property will be automatically rezoned from AG Agricultural to I-2 Light Medium Industrial and the /UL overlay zone will automatically be removed from the property. The property proposed for annexation is located within the City's Urban Growth Boundary (UGB) and is contiguous to City limits on its southern border. Annexation will allow for future development consistent with the property's industrial land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

Approval of annexation requests is based on the criteria at Eugene Code Section 9.7825 which require that (1) the land proposed to be annexed is within the City's UGB and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans; and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit B to the attached 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 consistent with Eugene Code requirements. Notice could not be sent to the applicable neighborhood group because the property proposed to be annexed is not located within a City recognized neighborhood group or community organization.
The City did not receive any testimony in response to the public notice.

Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance, ability for the provision of key urban services, and absence of public 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, which is open from 12 p.m. to 4 p.m. Monday through Friday. To view materials at another time, please contact the listed staff representative to schedule an appointment. Copies may be also obtained at a reasonable cost.

PREVIOUS COUNCIL DIRECTION
None.

COUNCIL OPTIONS
1. Adopt the resolution
2. Adopt the resolution with specific modifications as determined by the City Council
3. Deny the 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 find that the request complies with all applicable approval criteria, adopt the resolution, and approve the annexation.

SUGGESTED MOTION
Move to adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-05-00, Tax Lot 00400, Located South of Awbrey Lane and West of HWY 99N).

ATTACHMENTS

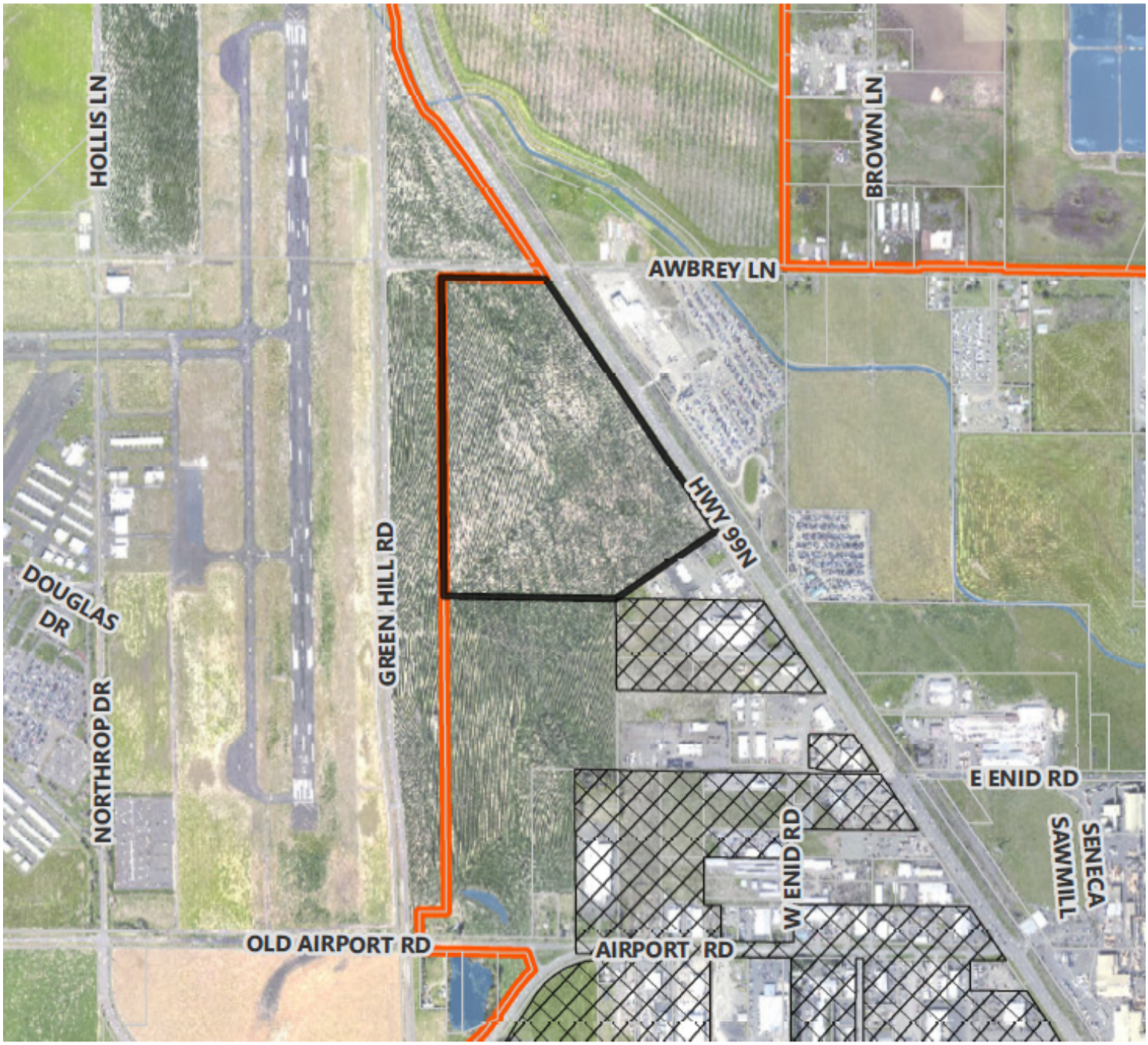
A. Vicinity Map
B. Annexation Resolution with Exhibits A and B
    Exhibit A: Legal Description and Map of Annexation Area
    Exhibit B: Planning Director Findings and Recommendation
C. Application Materials for Annexation Request

FOR MORE INFORMATION

Staff Contact: Jeff Gepper, Senior Planner
Telephone: 541-682-5282
Staff E-Mail: JGepper@Eugene-or.gov

Vicinity Map

CLear Lakel (A 24-10)



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 8/30/2024
by City of Eugene Planning Division

0 250 500 1,000 Ft

NORTH

RESOLUTION NO. _____

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-04-05-00, TAX LOT 00400, LOCATED SOUTH OF AWBREY LANE AND WEST OF HWY 99N).

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on July 3, 2024, by the Satre Group, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-04-05-00, Tax Lot 00400, to the City of Eugene.

B. A map and legal description of the property proposed to be annexed is attached to this Resolution as Exhibit A.

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

D. On August 23, 2024, a notice containing the street address, the assessor's map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicant, as well as owners and occupants of properties located within 500 feet of the perimeter of the subject property. Notice could not be sent to the applicable neighborhood group or community organization officially recognized by the City Council because the property proposed to be annexed is not located within an officially recognized neighborhood group or community organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on September 23, 2024.

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 17-04-05-00, Tax Lot 00400, which is 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)(c), Figure 9.7820(3)(c) and Exhibit A-3 to Ordinance No. 20584 from AG Agricultural with the /CAS Commercial Airport Safety, /UL Urbanizable Land, and /CL Clear Lake overlays to I-2 Light-Medium Industrial with the /CAS Commercial Airport Safety and /CL Clear Lake overlays shall become effective in accordance with State law.

The foregoing Resolution adopted the _____day of September, 2024.

_____

City Recorder

EXHIBIT A
ANNEXATION
JOB NO. 2400073
24 MAY 2024

LEGAL DESCRIPTION

ALL OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBERS 2015-002927, 2015-002928, 2015-006039, AND 2019-044333, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEARS SOUTH 00°27'48" EAST 100.03 FEET FROM SAID NORTH ONE-QUARTER CORNER OF SECTION 5;

THENCE SOUTH 89°06'45" EAST 797.59 FEET ALONG A LINE THAT IS PARALLEL WITH AND 100.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5 TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 99;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 99 SOUTH 34°05'29" EAST 2339.05 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 55°53'39" WEST 930.02 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 5;

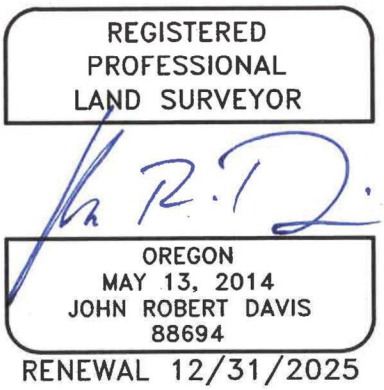
THENCE ALONG SAID SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 5 NORTH 89°08'56" WEST 1318.83 FEET TO THE CENTER OF SAID SECTION 5;

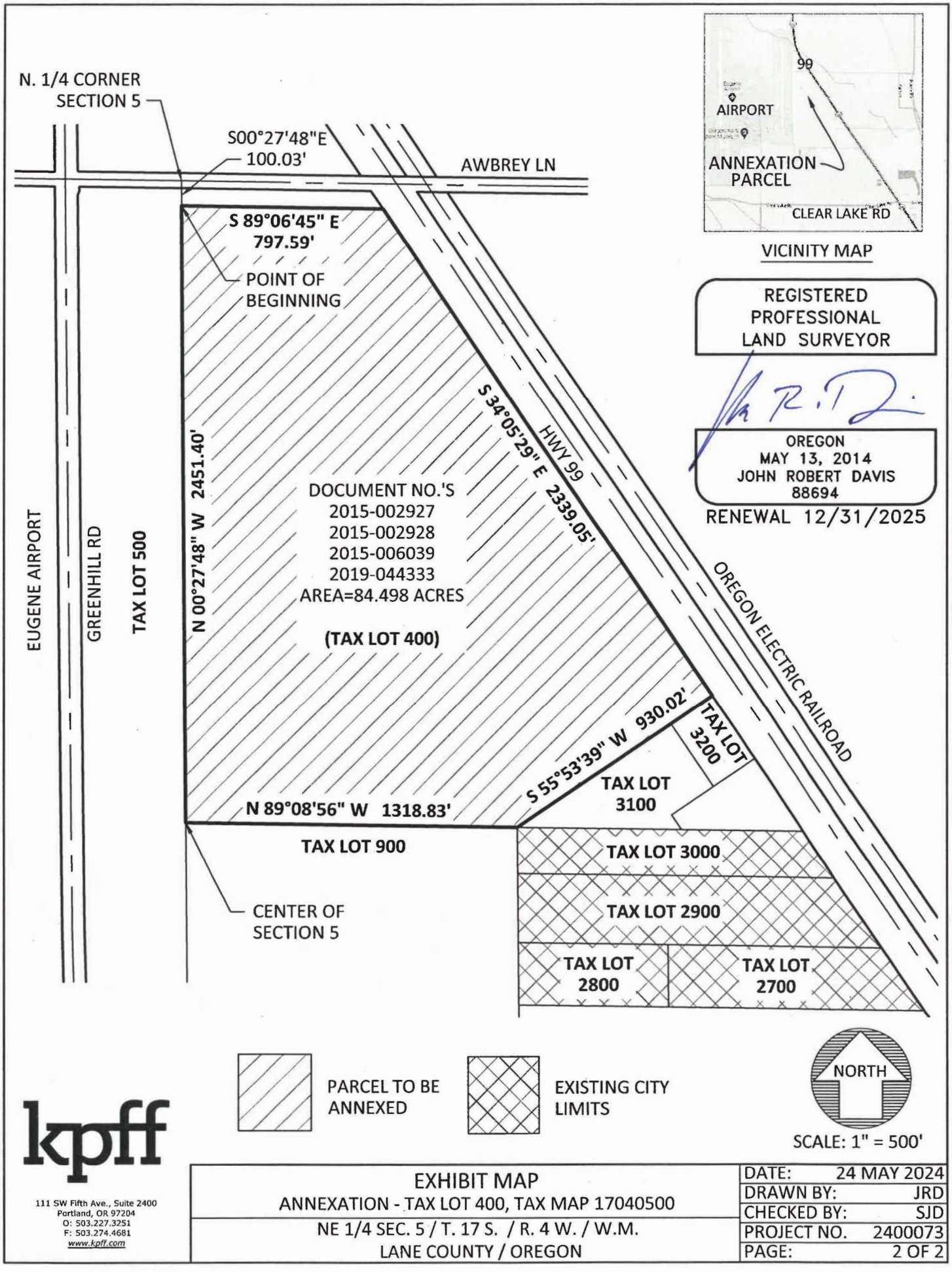
THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 5 NORTH 00°27'48" WEST 2451.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,680,750 SQUARE FEET OR 84.498 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, EUGENE ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.





kpff
111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP

ANNEXATION - TAX LOT 400, TAX MAP 17040500

NE 1/4 SEC. 5 / T. 17 S. / R. 4 W. / W.M.
LANE COUNTY / OREGON

DATE:	24 MAY 2024
DRAWN BY:	JRD
CHECKED BY:	SJD
PROJECT NO.	2400073
PAGE:	2 OF 2

EXHIBIT A

Certification of Description

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

Signature: _____
Registered Land Surveyor

Print Name: John R. Davis, PLS

Date: 27 May 2024

Seal:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

RENEWAL 12/31/2025

Planning Director's Findings and Recommendation: Annexation Request for Clear Lake (City File: A 24-10)

Application Submitted: July 3, 2024
Applicant: John Schmidt, The Satre Group
Property Included in Annexation Request: Tax Lot 00400 of Assessor's Map 17-04-05-00
Zoning: AG Agricultural with the /CAS Commercial Airport Safety, /UL Urbanizable Land, and /CL Clear Lake overlays
Location: Vacant parcel south of Awbrey Lane and west of Highway 99N.
Lead City Staff: Jeff Gepper, Senior Planner, City of Eugene Planning Division, 541-682-5282

EVALUATION:

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

EC 9.7825(1)		**The land proposed to be annexed is within the city's urban growth boundary and is:** **(a) Contiguous to the city limits; or** **(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.**
Complies		**Findings:** The subject property is within the Urban Growth Boundary and is contiguous to City limits on its southern border, consistent with subsection (a).
☒ **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)* *Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).*
☒ **YES**	☐ **NO**	

		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 subject property is within the area that was added to Eugene's Urban Growth Boundary and designated for Light Medium Industrial use by City of Eugene Ordinance No. 20584. *See* Section1 of Ordinance No. 20584 and Exhibits A-3 and A-4 to that ordinance. The subject property is currently zoned AG Agricultural with /CAS Commercial Airport Safety, /UL Urbanizable Land, and /CL Clear Lake overlay zones. See Sections 7 and 8 of Ordinance No. 20584 and Exhibits F and G to that ordinance. In accordance with EC 9.7820(3)(c), upon annexation the subject property will be automatically rezoned to I-2 Light-Medium Industrial with /CAS Commercial Airport Safety and /CL Clear Lake overlays. The /UL overlay zone will be automatically removed from the property upon approval of the annexation. There is no area specific applicable refinement plan for the subject property. As previously discussed in this subsection, and further detailed below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law. Based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan.
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: Wastewater A public wastewater line exists approximately 240 feet to the southeast of the subject property. Wastewater extension to the subject property will be evaluated at the time of future development. The applicant's engineer prepared a conceptual wastewater service plan, showing the extension of the existing wastewater line located in the public right-of-way south of the subject property. The applicant acknowledges that they are responsible for the associated costs of providing the wastewater service. Public Works staff agree that extension of wastewater service to the subject property is possible and will be further evaluated at the time of future development; therefore, wastewater service can be provided to the subject property in an orderly, efficient, and timely manner.
☒ **YES**	☐ **NO**	

		Stormwater At the time of further development of the property, treatment of stormwater will be evaluated for consistency with City of Eugene policies and plans for treatment. With a variety of options available to provide stormwater treatment, service can be provided in an orderly, efficient, and timely manner. Transportation The property has frontage on Highway 99N, which is a public street. Additionally, the applicant notes that they plan on acquiring easements across adjacent properties to provide access to Greenhill Road to the west or Awbrey Lane to the north. At the time of further development of the property, additional evaluation of access to the public street system will take place. Solid Waste Collection service is provided by private firms. Regional disposal sites are operated by Lane County. Water and Electric Eugene Water and Electric Board (EWEB) staff confirm that water and electric services are available to the property. Water and electric services can be extended to the subject property in accordance with EWEB policies and procedures. Public Safety Police protection can be extended to this site upon annexation consistent with service provision throughout the City. Fire protection will be provided by Eugene Springfield Fire. Emergency medical services are currently provided on a regional basis and will continue in the same manner upon annexation. Parks and Recreation Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject 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 Bethel School District, and is within the district boundary of Irving Elementary School, Shasta Middle School, and Willamette 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 proposed for annexation are included in the application file for reference. The effective date of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS:

- Upon approval of the annexation, the base zoning will be I-2 Light-Medium Industrial with the /CAS Commercial Airport Safety and /CL Clear Lake overlays in accordance with EC 9.7820(3)(c). The /UL Urbanizable Land Overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 541-682-5377 for more information.

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

- Extension of wastewater service to the subject property will likely be a condition of development of the subject property. The applicant for development will be responsible for any costs and construction required to extend the public system to serve the development site.

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
17-04-05-00	00400	Agriculture (AG)	84 acres

Property Address: No Address - Green Hill Road

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

Public Service Districts:

	Name		
Parks:	Eugene Parks and Recreation		
Electric:	Blachly - Lane Electric Coop and/or EWEB		
Water:	EWEB (Eugene Water and Electric Board)		
Sanitary Sewer:	City of Eugene		
Fire:	City of Eugene		
Schools:	**Elementary:** Irving Elementary	**Middle:** Shasta Middle	**High:** N. Eugene High School
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: 00400

Name (print): Lydia Lane Kulus - 25% Phone: _____

Address: P.O.Box 1029

City/State/Zip: Sisters, Oregon 97759

Signature: Lydia Lane Kulus Trustee by [signature] P.O.A.

PROPERTY OWNER OF TAX LOT: 00400

Name (print): Ivy C. Stanton - 25% Phone: _____

Address: _____

City/State/Zip: _____

Signature: Ivy C. Stanton by [signature] P.O.A.

PROPERTY OWNER OF TAX LOT: 00400

Name (print): Jill Jennings West - 25% Phone: _____

Address: _____

City/State/Zip: _____

Signature: [signature] P.O.A.

SURVEYOR:

Name (print): John Robert Davis

Company/Organization: KPFF Engineering

Address: 111 SW Fifth Ave., Ste.2400

City/State/Zip: Portland OR 97204 E-mail (if applicable): _____

Phone: 503-227-3251 Fax: _____

Signature: _____

REPRESENTATIVE (If different from Surveyor):

Name (print): John Schmidt

Company/Organization: The Satre Group

Address: 375 West 4th, Ste. 201

City/State/Zip: Eugene, Oregon 97401 E-mail (if applicable): John@satregroup.com

Phone: 541-686-4540 Fax:

Signature:

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

Property Owner of Tax Lot: 00400

Name (print): _Richard B. Saltz Jr., as to an undivided 25% interest

Address:

City/State/Zip:

Signature: Richard B. Saltz Jr. by [illegible] P.O.A.

August 5, 2024

Clear Lake Property Annexation _Updated

Map 17-04-05-00, Lot 00400

Written Statement

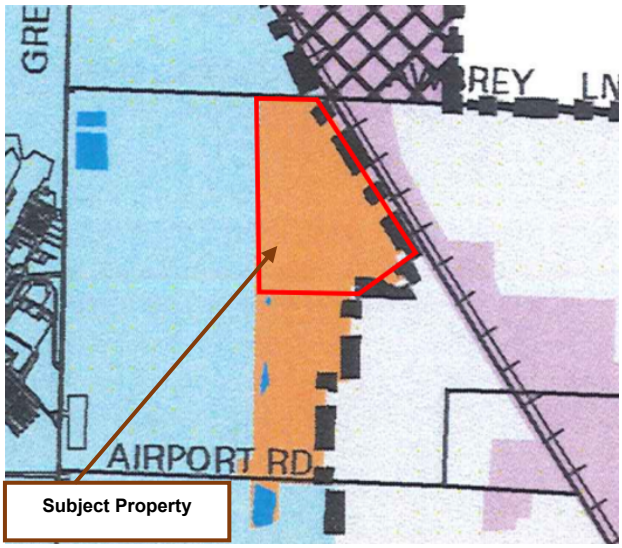
In accordance with EC 9.7825, Annexation—Approval Criteria, the applicant, is requesting that the City of Eugene review this annexation request and determine that the proposal complies with approval criteria and that the requested annexation can be approved. To aid Eugene staff in this endeavor, the following information is provided.

I. THE SITE AND EXISTING CONDITIONS

A. Planning Context

The subject property is inside the Urban Grown Boundary (UGB) and outside the City Limits of Eugene. The site is contiguous to the area inside the City of Eugene city limits on its southeast boundary. The property to the east, the City of Eugene Airport, is outside of Eugene city limits. The Metro Plan designation, neighborhood plan designation, and zoning for the subject property is as follows:

For the Clear Lake site, the current Metro Plan designation is Light-Medium Industrial (LMI). The base zoning is Agriculture (AG). The applicable overlay zone is Commercial Airport Safety Overlay (/CAS) and the Clear Lake Overlay (/CL).



Excerpt
Eugene Zoning Map
April 2024

B. Subject Site

The site is located on the east side of Green Hill Road, west of Hwy 99, and south of Awbrey Lane in the Northwest Eugene area, adjacent to the Airport. The site is comprised of one tax lot (Map 17-04-05-00, Lot 00400). Tax Lot 400 is approximately 84 acres in size. Abutting the property to the west is the City of Eugene Airport, a key location for transportation of goods. To the south, east, and north are properties, either developed or vacant, and designated for industrial and airport uses.

Subject Property
Google Earth
May 2021

C. Development Objective

The overall objective is to Annex the property into the City for the possible development of an industrial center, consisting of a warehouse, distribution facilities, delivery vehicle storage, and associated parking, with employee amenities. The proposed use would be ideal on this lot due to its proximity to the Airport and Hwy 99. The first step will be to Annex the property into the City of Eugene. Once annexed into the City, the Zoning will be changed (this will happen concurrently with the annexation), with the pre-designated zone described in the Clear Lake Plan. Then any additional site-specific applications with the design and development of any buildings, parking areas, and infrastructure would occur. These may or may not include an Adjustment Review(s) and/or a Traffic Impact Analysis.

II. ANNEXATION – APPROVAL CRITERIA

This written statement demonstrates how the development meets the Annexation criteria in Eugene Code 9.7825. Applicable sections of the Code are in ***bold italics*** followed by proposed findings of facts in normal text.

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

(1) The land proposed to be annexed is within the city's urban growth boundary and is:

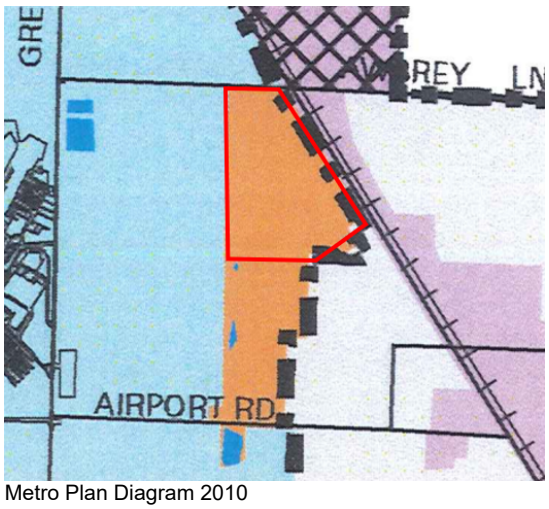
(a) Contiguous to the city limits; or

(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.

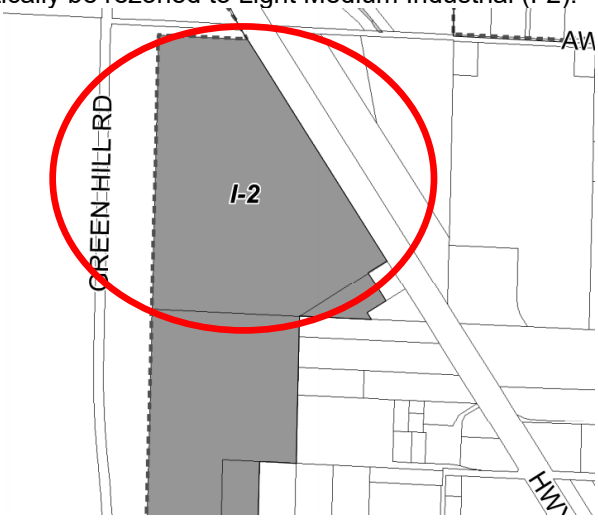
Response: The affected territory is located within the city's urban growth boundary and is contiguous to the city annexed property on its southeastern boundary. The property was brought into the Urban Growth Boundary (UGB) during the expansion for the Clear Lake area in 2017. The Clear Lake Overlay was created and adopted with future pre-determined zoning designations for the lands as they are annexed into the City in the future. Given this, criterion 9.7825(1) is met.

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

Response: The subject property is designated Light-Medium Industrial (LMI) in the Metro Plan and Light-Medium Industrial in the Clear Lake Overlay Zone figure 9.7820(3)(c). Once annexed to the City of Eugene, the property will automatically be rezoned to Light Medium Industrial (I-2).



Metro Plan Diagram 2010



Clear Lake Overlay Zone 2017

METRO PLAN: Applicable *Metro Plan* policies and findings in support of this annexation request are as follows:

C. *Growth Management, Goals, Findings and Policies:*

- *Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:*
  a. *A minimum of key urban facilities and services can be provided to the area in an orderly and efficient manner.*

  Response: The key urban facilities and services as defined in the Metro Plan includes wastewater, stormwater, transportation, solid waste management, water service, electric service, fire and emergency medical service, police protection, city-wide parks and recreation programs, land use controls, communication facilities, and public schools on a district-wide basis. As documented elsewhere in this application these key urban facilities and services can be provided to the subject site in an orderly and efficient manner.

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

  Response: As codified in the Eugene Code the annexation into the limits of the City of Eugene is possible. Processes and procedures regarding annexation are, by submittal and processing of this Annexation Application, being followed.

- *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 from for annexation may vary, annexation should occur as land transitions from urbanizable to urban.*

  Response: Certain lots and land around the subject site are already urbanized, in the southeast corner and across Hwy 99. Urban facilities and services are available to this area and the surrounding lots. Therefore, the proposed annexation is consistent with this policy.

- *Policy 17. 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.*

  Response: The subject site and surrounding neighborhood are currently served by EWEB for water and some lots for electricity. The site is within the power provider of Blanchly Electric and may use that service, if enough service is available. If not, then EWEB would and could be the provider. Therefore, all uses are available and will be provided with the minimum level of urban facilities and services.

Clear Lake Overlay Zone (/CL) – There are no Clear Lake policies but the purpose statement, standards, findings in support of this annexation request are as follows:

- The /CL Clear Lake Overlay Zone is intended to provide and protect the City's large-lot industrial portfolio in the Clear Lake expansion area. A minimum of eleven large lots of various sizes (10-20, 20-50, 50-75, and greater than 75 acres) will be provided as a means to ensure future development fulfills the community's desired outcomes for economic prosperity and increased employment opportunities, while addressing environmental justice concerns. The /CL Overlay implements supporting comprehensive plan policies that call for fairness and equity in achieving a healthy environment, vibrant community, and improved quality of life for surrounding neighborhoods. To this end, the

/CL Overlay regulations identify certain uses that are restricted or prohibited. These prohibitions and restrictions are intended to avoid incompatibilities between odorous emissions or particulate discharges and nearby residences, schools, or parks. In addition to the permitted uses in the base zone, future development in the Clear Lake area is encouraged to build upon Eugene's competitive advantages and recognize the community's values around climate change, sustainability, local food systems, and natural resources.

- Response: The site is identified in the Clear Lake Overlay zone as Lot D1 on Figure 9.4170 – Clear Lake Area Large Lot Portfolio and is listed with lots that are 75 acres or larger. The site is approximately 84 acres. At the time of annexation, the Clear Lake Overlay states that on this lot (Figure 9.7820(3)(c)) the zone will be changed with the annexation into the City to Light-Medium Industrial (I-2). The possible use, a Commerce distribution center is a use that is designated as Warehousing and Distribution, which are Permitted by right within the I-2 zone. Industrial uses were pre-planned for this lot at the time of adoption of the Clear Lake Overlay and the proposed industrial center will meet that intended use. Therefore, the Clear Lake Overlay criteria are met.

  Given the above, standard 9.7825(2) is met.

(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.

Response: Due to the property to be annexed is on the edge of the City of Eugene, and the surrounding properties to the southeast are already provided with the minimum level of key urban facilities and services, all services can be extended to the subject property. Providing such facilities and services to the subject property can be done in an orderly, efficient, and timely manner. Facilities and services applicable to the site, including information regarding providers, existing facilities, new facilities, and service extensions, are provided below:

Stormwater: The property is in Basin RSA1-000 which has receiving waters at Long Tom Creek. Stormwater service is currently provided to the development site via open channel drainage around the perimeter of the site and out to Highway 99 existing drainage ditch. An on-site stormwater detention and treatment facility will likely need to be designed and required with the development applications. With the preliminary designs the stormwater will be a combination of vegetated and non-vegetated rain gardens. A permit and Hydrology Report will be submitted to ODOT showing that flow is not increased due to development.

Sanitary: Wastewater service is available to the northern part of the development site via an 8-inch line in Awbrey Lane. There is also a 6-inch line running along the eastern side of the site, along Hwy 99 corridor, both lines are adequate in size to serve the site. The site should allow for gravity sanitary sewer within the property and can be confirmed with a more detailed analysis. To access the gravity portion of the public sewer line, a public sewer main extension will be performed through the Privately Engineered Public Improvement (PEPI). The work will then connect the site to the public sanitary sewer manhole approximately 240 feet south of the site. The sewer lines provide adequate sizing for the site, therefore sanitary service can be provided.

Water: The Eugene Water and Electric Board (EWEB) provides water to the surrounding built out lots. With preliminary design and discussions with EWEB, there is capacity to provide water to the site in an orderly manner.

Electric: Electric infrastructure is available to the property and the abutting properties by Eugene Water and Electric Board (EWEB) or by Blachly Electric, therefore electricity can be provided to the property.

Streets: Three streets are near or adjacent to the subject property; Awbrey Lane along the northern boundary, Green Hill Road on the western boundary, and Highway 99 along the eastern boundary. The site has access directly to Hwy 99, a Major Arterial. Green Hill Road and Awbrey Lane, which do not directly border the property and are within the Lane County. Green Hill is currently classified as a local street per the TSP and Awbrey Lane is shown as a future Major Collector when it is urbanized. Due to the above the site has adequate access to streets.

Communications: CenturyLink, Comcast, and a number of other telecommunications providers offer services throughout the Eugene/Springfield area.

Solid Waste and Recycling: Solid waste collection is operated by private firms, whose franchise territory granted by the City of Eugene includes the site. Regional disposal sites are operated by Lane County.

Fire and Emergency Services: Upon annexation, service will be provided by Eugene-Springfield Fire and Emergency Services.

Public Safety: Upon Annexation, the City of Eugene will provide public safety services.

City-Wide Parks and Rec: Upon annexation, the site will be within the jurisdiction of City of Eugene Parks and Recreation.

District-Wide Public Schools: The site is within the boundaries of the Eugene 4J School District. There are several schools near the site.

Given this, 9.7825(3) is met.

III. Conclusion

Based on the information contained in this written statement and elsewhere in the application submittal, the applicant believes that the requested annexation can be approved.

If you have any questions about the above application, please do not hesitate to contact our office at 541-686-4540 or John@satregroup.com.

Sincerely,

John Schmidt

John Schmidt, ASLA, Principal/ Partner
The Satre Group

Memorandum

DATE: August 2, 2024

PROJECT: Clear Lake Annexation

SUBJECT: Public Works Response

TO: Donna Stark
City of Eugene
PHONE: 541.729.4638
EMAIL: dstark@eugene-or.gov

FROM: Anna Backus, PE
KPFF Consulting Engineers
PHONE: 541.735.9249
EMAIL: anna.backus@kpff.com

This memo has been prepared to address the Completeness Review comments on the Clear Lake Annexation Application numbered A 24-10.

Wastewater: To access the gravity portion of the public sewer line, a public sewer main extension will be performed through the Privately Engineered Public Improvement (PEPI). The work will connect the site to the public sanitary sewer manhole approximately 240 feet south of the site.

Stormwater: The City of Eugene does not have public storm facilities available to the site. The site will discharge to the ODOT drainage ditch along Highway 99, following Oregon Drainage law. A permit and Hydrology Report will be submitted to ODOT showing that flow is not increased due to development.

2400073-kg

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

Attachment C

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

PETITION

Petition Signature Sheet
Annexation by Individuals

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

	Signature	Date Signed m/d/y	*Print Name*	Residence Address *(street, city, zip code)*	Map and Tax Lot Number (example: 17-04-03-00-00100)	✓ Land Owner	✓ Reg Voter	Acres (qty)
1.	Lydia Lane Kulus Trust by [illegible] P.O.A	7/1/24	Lydia Lane Kulus - 25%	P.O.BOX 1029, Sisters, OR 97759	17-04-05-00-00400			84 83.63 JLD
2.	Ivy C. Stanton by [illegible] P.O.A.	7/1/24	Ivy C. Stanton - 25%					
3.	Jill Jennings West by [illegible] P.O.A.	7/1/24	Jill Jennings West - 25%					
4.	Richard B. Saltz Jr. by [illegible] P.O.A.	7/1/24	Richard B. Saltz Jr. -25%					
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, Dan Halverson *(printed name of circulator)*, hereby certify that every person who signed this sheet did so in my presence.

X [signature] *(signature of circulator)*

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 4 *(qty)*. This petition reflects that 4 *(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.*

[signature] _____
Lane County Department of Assessment and Taxation

7/2/24
Date Certified

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 0. I hereby certify that this petition includes 0 valid signatures representing ~~100~~ 0 (%) of the total active registered voters that are registered in the proposed annexation.

[signature]
Lane County Clerk or Deputy Signature

7/2/2024
Date Certified

Page 1

Consent to Annexation

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

Map and Tax Lot: 17-04-05-0-00400 Address: No Address

Legal Description: See Attachment A - Legal Description

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

DATED this 1st day of July, 2024

Jill Jennings West by Brent McLean P.O.A.

Jill Jennings West, as to an undivided 25% interest

STATE OF OREGON)
)ss
County of)

On this 1st day of July, 2024, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Brent McLean, as power of attorney for Jill Jennings West, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
CHRISTY DIANE STRADA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034013
MY COMMISSION EXPIRES FEBRUARY 21, 2027

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

Christy Diane Strada
Notary Public for Oregon
My Commission Expires 2/21/2027

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Jill Jennings West, PO Box 83, Prospect Harbor, Maine 04669**, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint, **Brent N. McLean, PO Box 42111, Eugene, Oregon 97404**, my true and lawful attorney for me, and to act in my name, place and stead, and for my use and benefit to do the following:

Make application or submittal to all applicable government agencies, including but not limited to, the City of Eugene, the County of Lane, the State of Oregon, or any other government agency, for: (i) consents, permits, or any other land use planning requests; and/or (ii) obtaining any information which I am otherwise entitled to, pertaining to that certain real property consisting of approximately 84.57 acres located in Lane County, Oregon, generally described as Lane County Tax Lot 17-04-05-00-00400 and more particularly described in Exhibit "A" attached hereto and incorporated by reference of which I am the owner of an undivided 25% interest; and

Execute, on my behalf, all documents which I, as an owner of, or any purchaser of, the above described real property may reasonably require, related in any manner to the performance of due diligence in any respect, specifically including the ownership, condition, and/or development thereof.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to said real property, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated: May 28, **2024.**

JILL JENNINGS WEST

State of Maine)
) ss.
County of Hancock)

On May 28, 2024, before me, Brianna L Mitchell, a Notary Public, personally appeared **JILL JENNINGS WEST**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for Maine

(seal)

BRIANNA L. MITCHELL
Notary Public - Maine
My Commission Expires
May 29, 2025

1 - Limited Power of Attorney

EXHIBIT A

LEGAL DESCRIPTION

All that part of the Northeast quarter of Section 5, Township 17 South, Range 4 West of the Willamette Meridian,
that lies West of the Westerly right of way line of Highway No. 99, in Lane County, Oregon.

EXCEPT the North 100 feet thereof.

ALSO EXCEPT: Beginning at a point on the Westerly right of way line of Highway No. 99, North 88°54' West 192.0 feet from the quarter section corner on the East line of Section 5 of said Township and Range; running thence North 88°54' West 489.0 feet; thence North 33°59' West 69.05 feet; thence North 56°01' East 200 feet; thence North 33°59' West 300.0 feet; thence North 56°01' East 200.0 feet to the Westerly right of way line of said highway; thence South 33°59' East 650.0 feet to the point of beginning, all in Lane County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the brass cap marking the East one-quarter corner of Section 5, Township 17 South, Range 4 West of the Willamette Meridian; thence North 88°54' West 193.59 feet to a point on the West right of way line of U.S. Highway 99; thence North 33°59' West 650.00 feet, along said right of way line, to a reinforcing rod; thence South 56°01' West 200.00 feet to a reinforcing rod, marking the true point of beginning; thence South 56°01' West 730.56 feet to reinforcing rod set on the East-West one-quarter line through said Section 5; thence South 89°01'38" East 647.35 feet, along said one-quarter line, to a reinforcing rod set on a line parallel with and 400.00 feet Westerly of said right of way line; thence North 33°59' West 70.90 feet, along said parallel line, to a reinforcing rod bearing North 88°54' West 193.59 feet, North 33°59' West 350.00 feet, and South 56°01' West 400.00 feet from said East one-quarter corner; thence North 56°01' East 200.00 feet to a point (being referenced on the ground by a 1-1/4 inch iron pipe bearing North 33°59' West 0.08 feet and South 56°01' West 0.33 feet); thence North 33°59' West 300.00 feet to the true point of beginning, in Lane County, Oregon.

Tax Map ID(s): 17-04-05-00-00400

Consent to Annexation

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

Map and Tax Lot: 17-04-05-00-00400 Address: No Address

Legal Description: See Attachment A - Legal Description

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

DATED this 1st day of July, 2024

Lydia Lane Kulus Trustee by Brent McLean POA

Lydia Lane Kulus, Trustee of the Lydia Lane Kulus Intervivos Revocable Trust Agreement, as to an undivided 25% interest

STATE OF OREGON)
)ss
County of)

On this 1st day of July, 2024 before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Brent McLean, as power of attorney for Lydia Lane Kulus, Trustee, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
CHRISTY DIANE STRADA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034013
MY COMMISSION EXPIRES FEBRUARY 21, 2027

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

Christy Diane Strada
Notary Public for Oregon
My Commission Expires 2/21/2027

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Lydia Lane Kulus, Trustee of the Lydia Lane Kulus Intervivos Revocable Trust dated November 3, 1997,** have made, constituted and appointed, and by these presents do hereby make, constitute and appoint, **Brent N. McLean, PO Box 42111, Eugene, Oregon 97404,** my true and lawful attorney for me, and to act in my name as Trustee of the above referenced trust, in its place and stead, and for its use and benefit to do the following:

Make application or submittal to all applicable government agencies, including but not limited to, the City of Eugene, the County of Lane, the State of Oregon, or any other government agency, for: (i) consents, permits, or any other land use planning requests; and/or (ii) obtaining any information which I am otherwise entitled to, pertaining to that certain real property consisting of approximately 84.57 acres located in Lane County, Oregon, generally described as Lane County Tax Lot 17-04-05-00-00400 and more particularly described in Exhibit "A" attached hereto and incorporated by reference, of which the above referenced trust is the owner of an undivided 25% interest;

Execute, on my behalf, all documents which the trust, as an owner of, or any purchaser of, the above described real property may reasonably require, related in any manner to the performance of due diligence in any respect, specifically including the ownership, condition, and/or development thereof.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to said real property, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated: June 7th, 2024.

THE LYDIA LANE KULUS INTERVIVOS REVOCABLE TRUST dated November 3, 1997

By: Lydia Lane Kulus, Trustee
LYDIA LANE KULUS, Trustee

State of Oregon)
) ss.
County of Deschutes)

On June 7th, 2024, before me, Jacklynn Janiece Bradley, a Notary Public, personally appeared **Lydia Lane Kulus, as Trustee of the Lydia Lane Kulus Intervivos Revocable Trust dated November 3, 1997,** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(seal)

OFFICIAL STAMP
JACKLYNN JANIECE BRADLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1040030
MY COMMISSION EXPIRES AUGUST 21, 2027

Jacklynn Janiece Bradley
Notary Public for Oregon

EXHIBIT A

LEGAL DESCRIPTION

All that part of the Northeast quarter of Section 5, Township 17 South, Range 4 West of the Willamette Meridian,
that lies West of the Westerly right of way line of Highway No. 99, in Lane County, Oregon.

EXCEPT the North 100 feet thereof.

ALSO EXCEPT: Beginning at a point on the Westerly right of way line of Highway No. 99, North 88°54' West 192.0 feet from the quarter section corner on the East line of Section 5 of said Township and Range; running thence North 88°54' West 489.0 feet; thence North 33°59' West 69.05 feet; thence North 56°01' East 200 feet; thence North 33°59' West 300.0 feet; thence North 56°01' East 200.0 feet to the Westerly right of way line of said highway; thence South 33°59' East 650.0 feet to the point of beginning, all in Lane County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the brass cap marking the East one-quarter corner of Section 5, Township 17 South, Range 4 West of the Willamette Meridian; thence North 88°54' West 193.59 feet to a point on the West right of way line of U.S. Highway 99; thence North 33°59' West 650.00 feet, along said right of way line, to a reinforcing rod; thence South 56°01' West 200.00 feet to a reinforcing rod, marking the true point of beginning; thence South 56°01' West 730.56 feet to reinforcing rod set on the East-West one-quarter line through said Section 5; thence South 89°01'38" East 647.35 feet, along said one-quarter line, to a reinforcing rod set on a line parallel with and 400.00 feet Westerly of said right of way line; thence North 33°59' West 70.90 feet, along said parallel line, to a reinforcing rod bearing North 88°54' West 193.59 feet, North 33°59' West 350.00 feet, and South 56°01' West 400.00 feet from said East one-quarter corner; thence North 56°01' East 200.00 feet to a point (being referenced on the ground by a 1-1/4 inch iron pipe bearing North 33°59' West 0.08 feet and South 56°01' West 0.33 feet); thence North 33°59' West 300.00 feet to the true point of beginning, in Lane County, Oregon.

Tax Map ID(s): 17-04-05-00-00400

Consent to Annexation

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

Map and Tax Lot: 17-04-05-00-00400 Address: No Address

Legal Description: See Attachment A - Legal Description

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

DATED this 1st day of July, 2024.

Richard B. Saltz Jr. by

Richard B. Saltz Jr., as to an undivided 25% interest

POA

STATE OF OREGON)
)ss
County of)

On this 1st day of July, 2024, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Brent McLean, as Power of Attorney for Richard B. Saltz Jr., who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
CHRISTY DIANE STRADA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034013
MY COMMISSION EXPIRES FEBRUARY 21, 2027

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

Christy Diane Strada
Notary Public for Oregon
My Commission Expires 2/21/2027

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Richard B. Saltz Jr., PO Box 653, Ehrenberg, Arizona 85334,** have made, constituted and appointed, and by these presents do hereby make, constitute and appoint, **Brent N. McLean, PO Box 42111, Eugene, Oregon 97404**, my true and lawful attorney for me, and to act in my name, place and stead, and for my use and benefit to do the following:

Make application or submittal to all applicable government agencies, including but not limited to, the City of Eugene, the County of Lane, the State of Oregon, or any other government agency, for: (i) consents, permits, or any other land use planning requests; and/or (ii) obtaining any information which I am otherwise entitled to, pertaining to that certain real property consisting of approximately 84.57 acres located in Lane County, Oregon, generally described as Lane County Tax Lot 17-04-05-00-00400 and more particularly described in Exhibit "A" attached hereto and incorporated by reference of which I am the owner of an undivided 25% interest.

Execute, on my behalf, all documents which I, as an owner of, or any purchaser of, the above described real property may reasonably require, related in any manner to the performance of due diligence in any respect, specifically including the ownership, condition, and/or development thereof.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to said real property, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated: May 24, 2024.

Richard B. Saltz JR
RICHARD B. SALTZ JR.

State of Arizona)
) ss.
County of La Paz)

On May 24, 2024, before me, Robin Marie Woodruff, a Notary Public, personally appeared **RICHARD B. SALTZ JR.**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(seal) ROBIN M WOODRUFF
Notary Public, State of Arizona
La Paz County
Commission # 638667
My Commission Expires
October 26, 2026

Notary Public for _____

1 - Limited Power of Attorney

EXHIBIT A

LEGAL DESCRIPTION

All that part of the Northeast quarter of Section 5, Township 17 South, Range 4 West of the Willamette Meridian,
that lies West of the Westerly right of way line of Highway No. 99, in Lane County, Oregon.

EXCEPT the North 100 feet thereof.

ALSO EXCEPT: Beginning at a point on the Westerly right of way line of Highway No. 99, North 88°54' West 192.0 feet from the quarter section corner on the East line of Section 5 of said Township and Range; running thence North 88°54' West 489.0 feet; thence North 33°59' West 69.05 feet; thence North 56°01' East 200 feet; thence North 33°59' West 300.0 feet; thence North 56°01' East 200.0 feet to the Westerly right of way line of said highway; thence South 33°59' East 650.0 feet to the point of beginning, all in Lane County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the brass cap marking the East one-quarter corner of Section 5, Township 17 South, Range 4 West of the Willamette Meridian; thence North 88°54' West 193.59 feet to a point on the West right of way line of U.S. Highway 99; thence North 33°59' West 650.00 feet, along said right of way line, to a reinforcing rod; thence South 56°01' West 200.00 feet to a reinforcing rod, marking the true point of beginning; thence South 56°01' West 730.56 feet to reinforcing rod set on the East-West one-quarter line through said Section 5; thence South 89°01'38" East 647.35 feet, along said one-quarter line, to a reinforcing rod set on a line parallel with and 400.00 feet Westerly of said right of way line; thence North 33°59' West 70.90 feet, along said parallel line, to a reinforcing rod bearing North 88°54' West 193.59 feet, North 33°59' West 350.00 feet, and South 56°01' West 400.00 feet from said East one-quarter corner; thence North 56°01' East 200.00 feet to a point (being referenced on the ground by a 1-1/4 inch iron pipe bearing North 33°59' West 0.08 feet and South 56°01' West 0.33 feet); thence North 33°59' West 300.00 feet to the true point of beginning, in Lane County, Oregon.

Tax Map ID(s): 17-04-05-00-00400

Consent to Annexation

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

Map and Tax Lot: 17-04-05-00-00400 Address: No Address

Legal Description: See Attachment A - Legal Description

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

DATED this 1st day of July, 2024

Ivy C. Stanton by Brent McLean POA

Ivy C. Stanton, as to an undivided 25% interest

STATE OF OREGON)
)ss
County of)

On this 1st day of July, 2024, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Brent McLean, as power of attorney for Ivy C. Stanton, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
CHRISTY DIANE STRADA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034013
MY COMMISSION EXPIRES FEBRUARY 21, 2027

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

Christy Diane Strada
Notary Public for Oregon
My Commission Expires 2/21/2027

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Ivy C. Stanton, of 2321 Manada Trail, Leander, Texas 78641**, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint, **Brent N. McLean, PO Box 42111, Eugene, Oregon 97404**, my true and lawful attorney for me, and to act in my name, place and stead, and for my use and benefit to do the following:

Make application or submittal to all applicable government agencies, including but not limited to, the City of Eugene, the County of Lane, the State of Oregon, or any other government agency, for: (i) consents, permits, or any other land use planning requests; and/or (ii) obtaining any information which I am otherwise entitled to, pertaining to that certain real property consisting of approximately 84.57 acres located in Lane County, Oregon, generally described as Lane County Tax Lot 17-04-05-00-00400 and more particularly described in Exhibit "A" attached hereto and incorporated by reference of which I am the owner of an undivided 25% interest; and

Execute, on my behalf, all documents which I, as an owner of, or any purchaser of, the above described real property may reasonably require, related in any manner to the performance of due diligence in any respect, specifically including the ownership, condition, and/or development thereof.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to said real property, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or my said attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

In construing this instrument and where the context so requires, the singular includes the plural.

Dated: May 26, **2024.**

IVY C. STANTON

State of Texas)
) ss.
County of Williamson)

On 5/26, 2024, before me, Kim Correa, a Notary Public, personally appeared **IVY C. STANTON**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for Texas

(seal)

KIMBERLY ANN CORREA
Notary Public
State of Texas
ID # 3949491
Comm. Expires 09-08-2024

1 - Limited Power of Attorney

EXHIBIT A

LEGAL DESCRIPTION

All that part of the Northeast quarter of Section 5, Township 17 South, Range 4 West of the Willamette Meridian,
that lies West of the Westerly right of way line of Highway No. 99, in Lane County, Oregon.

EXCEPT the North 100 feet thereof.

ALSO EXCEPT: Beginning at a point on the Westerly right of way line of Highway No. 99, North 88°54' West 192.0 feet from the quarter section corner on the East line of Section 5 of said Township and Range; running thence North 88°54' West 489.0 feet; thence North 33°59' West 69.05 feet; thence North 56°01' East 200 feet; thence North 33°59' West 300.0 feet; thence North 56°01' East 200.0 feet to the Westerly right of way line of said highway; thence South 33°59' East 650.0 feet to the point of beginning, all in Lane County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the brass cap marking the East one-quarter corner of Section 5, Township 17 South, Range 4 West of the Willamette Meridian; thence North 88°54' West 193.59 feet to a point on the West right of way line of U.S. Highway 99; thence North 33°59' West 650.00 feet, along said right of way line, to a reinforcing rod; thence South 56°01' West 200.00 feet to a reinforcing rod, marking the true point of beginning; thence South 56°01' West 730.56 feet to reinforcing rod set on the East-West one-quarter line through said Section 5; thence South 89°01'38" East 647.35 feet, along said one-quarter line, to a reinforcing rod set on a line parallel with and 400.00 feet Westerly of said right of way line; thence North 33°59' West 70.90 feet, along said parallel line, to a reinforcing rod bearing North 88°54' West 193.59 feet, North 33°59' West 350.00 feet, and South 56°01' West 400.00 feet from said East one-quarter corner; thence North 56°01' East 200.00 feet to a point (being referenced on the ground by a 1-1/4 inch iron pipe bearing North 33°59' West 0.08 feet and South 56°01' West 0.33 feet); thence North 33°59' West 300.00 feet to the true point of beginning, in Lane County, Oregon.

Tax Map ID(s): 17-04-05-00-00400

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: Lydia Lane Kulus - 25%; Ivy C. Stanton - 25%; Jill Jennings West - 25%; Richard B. Saltz - 25%

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

17-04-05-00, Tax Lot 00400

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 Inch Public Wastewater line in Awbrey Lane, and 6 inch line in Hwy 99.

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

Where will a wastewater line be extended from? When will it be extended? By whom?
Preliminary plans have the waste water line coming from Hwy 99, and the applicant would construct the improvements during the construction period.

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

Is the site currently served by an approved stormwater system?
NO

If yes,
location?_____

If no, how will stormwater be handled after development? -
Retention and vegetated rain gardens throughout the property.

_____

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. Hwy 99. Awbrey and Green Hill Drive; access across city property is required.

_____

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

_____ Yes _____ No X Unknown

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

_____ Yes X No _____Unknown

Parks, Recreation, and Cultural Services

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

Golden Gardens Park, are within 2.9 miles of the site. The Amazon Prairie Natural area is the closest to the site.

_____

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

Public Safety

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

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

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

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

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

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

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

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

Electric Service – Which electric company will serve this site?
EWEB or Blachly Electric.

Water Service -- Please provide the size and location of the water main closest to your property. EWEB
8-inch line in Hwy 99
_____.

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.

EXHIBIT A
ANNEXATION
JOB NO. 2400073
24 MAY 2024

LEGAL DESCRIPTION

ALL OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBERS 2015-002927, 2015-002928, 2015-006039, AND 2019-044333, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEARS SOUTH 00°27'48" EAST 100.03 FEET FROM SAID NORTH ONE-QUARTER CORNER OF SECTION 5;

THENCE SOUTH 89°06'45" EAST 797.59 FEET ALONG A LINE THAT IS PARALLEL WITH AND 100.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 5 TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 99;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 99 SOUTH 34°05'29" EAST 2339.05 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 55°53'39" WEST 930.02 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 5;

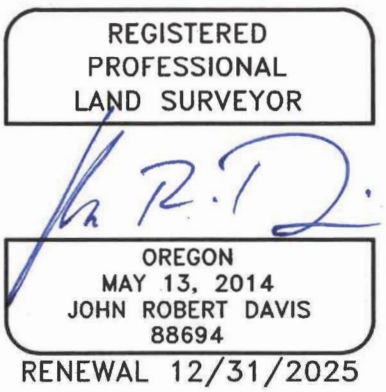
THENCE ALONG SAID SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 5 NORTH 89°08'56" WEST 1318.83 FEET TO THE CENTER OF SAID SECTION 5;

THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 5 NORTH 00°27'48" WEST 2451.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,680,750 SQUARE FEET OR 84.498 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM, EUGENE ZONE.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



Certification of Description

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

Signature: _____
Registered Land Surveyor

Print Name: John R. Davis, PLS

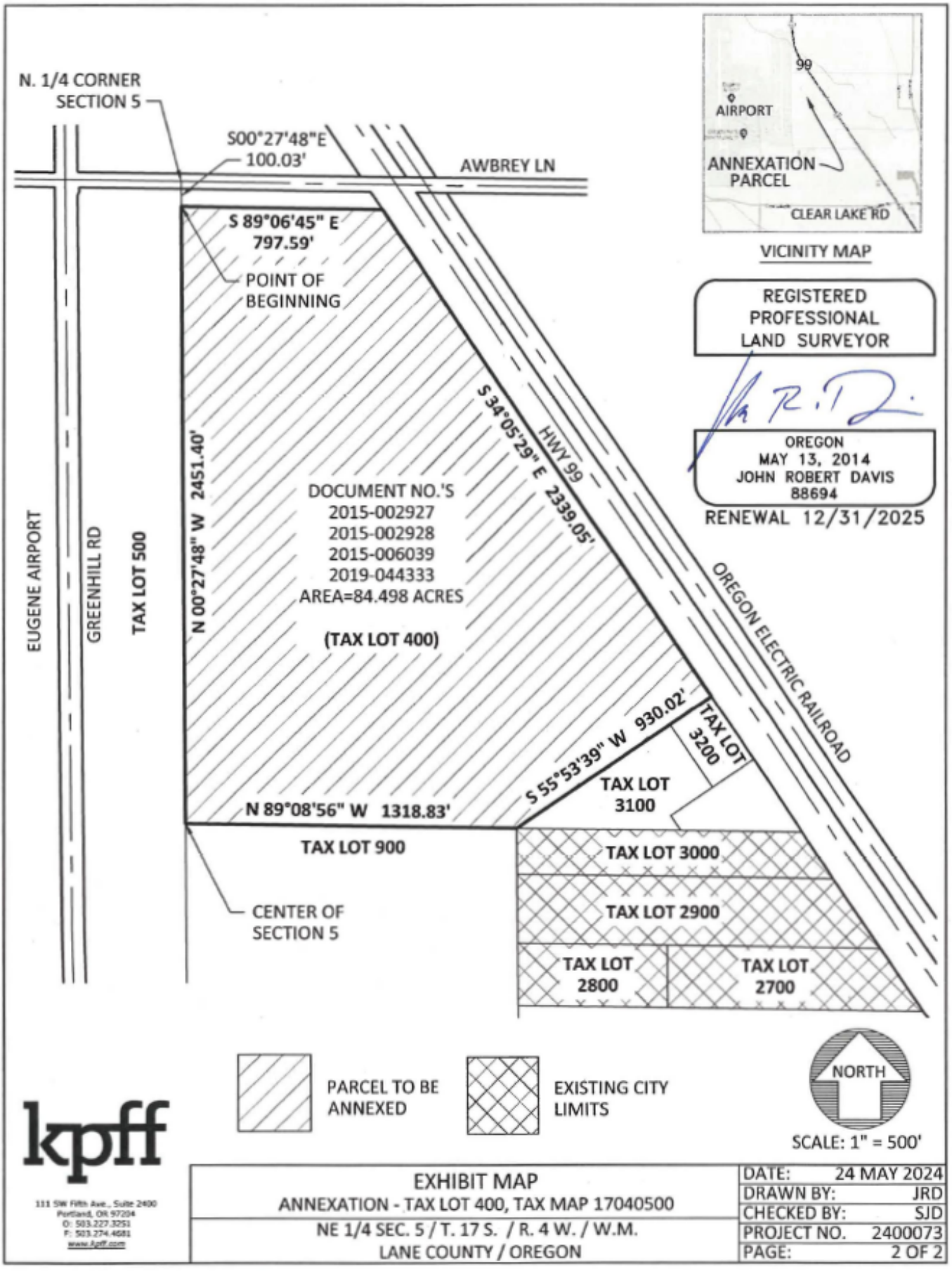
Date: 27 May 2024

Seal:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

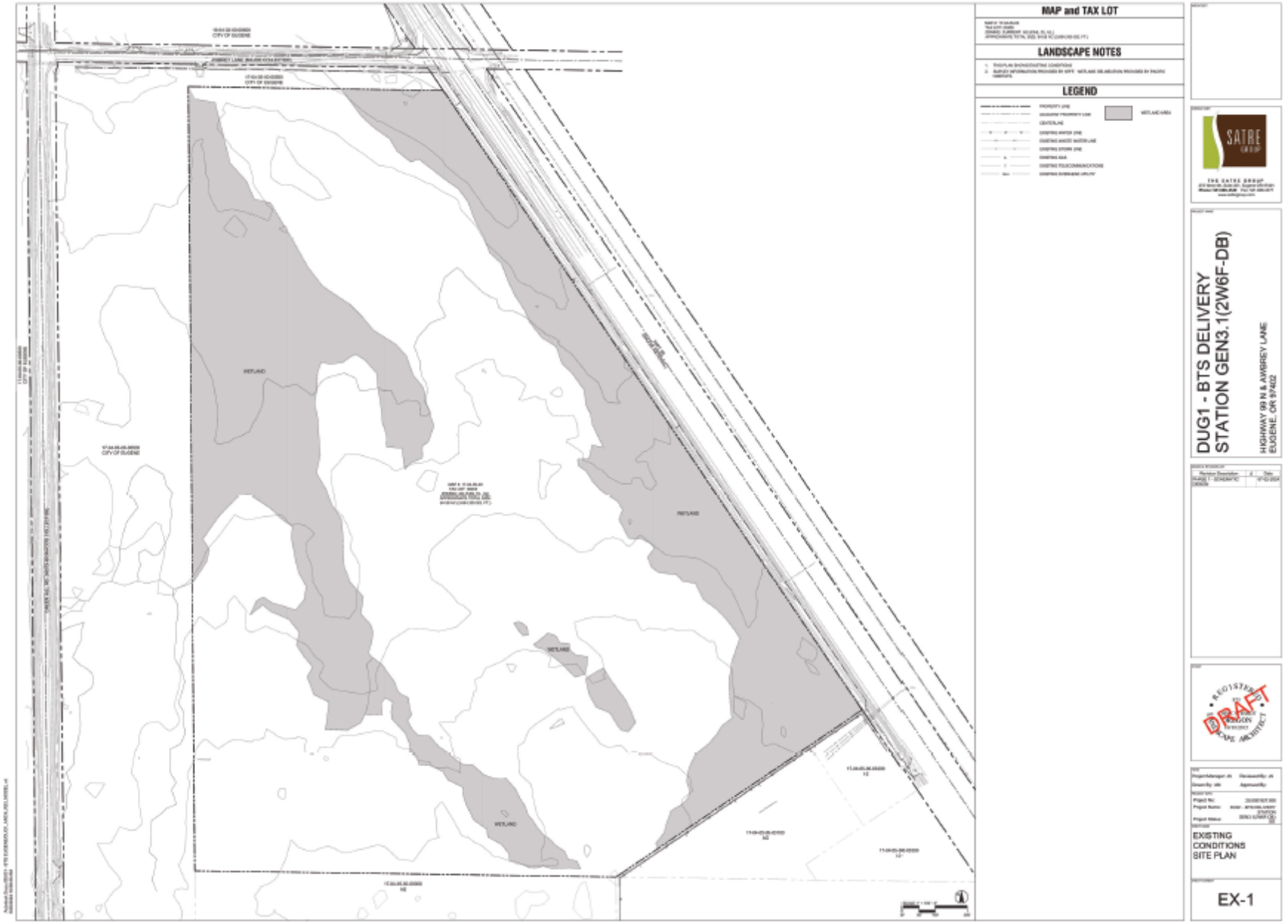
RENEWAL 12/31/2025



kpff

111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT MAP	DATE: 24 MAY 2024
ANNEXATION - TAX LOT 400, TAX MAP 17040500	DRAWN BY: JRD
	CHECKED BY: SJD
NE 1/4 SEC. 5 / T. 17 S. / R. 4 W. / W.M.	PROJECT NO. 2400073
LANE COUNTY / OREGON	PAGE: 2 OF 2


MAP and TAX LOT
LANDSCAPE NOTES
LEGEND
WETLAND
DUG1 - BTS DELIVERY
STATION GEN3.1(2W6F-DB)
HIGHWAY 99 N & AVERSEY LANE
ELMIRA, OR 97402
DRAFT
EXISTING
CONDITIONS
SITE PLAN
EX-1

COUNCIL ORDINANCE NO. 20584

COUNCIL BILL 5177

AN ORDINANCE ESTABLISHING THE EUGENE URBAN GROWTH BOUNDARY, INCLUDING AN EXPANSION FOR EMPLOYMENT, PARKS AND SCHOOLS BY: AMENDING TEXT AND MAPS IN THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN; ADOPTING THE ENVISION EUGENE COMPREHENSIVE PLAN, INCLUDING POLICIES FOR GROWTH MANAGEMENT MONITORING; REPEALING THE EUGENE COMMERCIAL LANDS STUDY; AMENDING THE PUBLIC FACILITIES AND SERVICES PLAN; AMENDING THE EUGENE 2035 TRANSPORTATION SYSTEM PLAN; ADDING SECTIONS 9.4150 THROUGH 9.4170 AND SECTIONS 9.8070 THROUGH 9.8074 TO THE EUGENE CODE, 1971; AMENDING SECTIONS 2.350, 2.1086, 6.250, 6.320, 7.715, 9.0020, 9.0500, 9.1010, 9.1040, 9.1060, 9.2100, 9.2110, 9.2120, 9.2140, 9.2400, 9.2405, 9.2410, 9.2420, 9.2430, 9.2450, 9.2500, 9.2600, 9.2620, 9.2680, 9.2700, 9.2705, 9.2710, 9.2720,9.2730, 9.2790, 9.3020, 9.3100, 9.3130, 9.4070, 9.4260, 9.4610, 9.4640, 9.4700, 9.4778, 9.4800, 9.6600, 9.6791, 9.6860, 9.6880, 9.7000, 9.7007, 9.7055, 9.7305, 9.7400, 9.7405, 9.7500, 9.7505, 9.7510, 9.7800, 9.7820, 9.8010, 9.8030, 9.8065, 9.8085, 9.8090, 9.8100, 9.8115, 9.8200, 9.8220, 9.8320, 9.8325, 9.8421, 9.8424, 9.8440, 9.8445, 9.8500, 9.8515, 9.8520, 9.8550, 9.8850, 9.8855, 9.8865 AND 9.9560 OF THE EUGENE CODE, 1971; REPEALING SECTION 9.9530 OF THE EUGENE CODE, 1971; AMENDING THE EUGENE ZONING MAP; AMENDING THE EUGENE OVERLAY ZONE MAP; AMENDING THE GOAL 5 WATER RESOURCES AND CONSERVATION PLAN; AND AMENDING THE WATER QUALITY WATERWAYS MAP AND THE LIST OF TAX LOTS TO WHICH THE WATER QUALITY WATERWAYS OVERLAY ZONE WILL BE APPLIED UPON ANNEXATION.

ADOPTED: July 17, 2017

SIGNED: July 24, 2017

PASSED: 6:2

REJECTED:

OPPOSED: Clark, Taylor

EFFECTIVE: Notwithstanding the effective date of ordinances as provided in the Eugene Charter of 2002, this Ordinance shall become effective 30 days from the date of its passage by the City Council and approval by the Mayor, or upon the date the Lane County Board of Commissioners has adopted an ordinance containing substantially identical provisions to those described in Sections 1-5 and 9 of this Ordinance, whichever is later.

ORDINANCE NO. 20584

AN ORDINANCE ESTABLISHING THE EUGENE URBAN GROWTH BOUNDARY, INCLUDING AN EXPANSION FOR EMPLOYMENT, PARKS AND SCHOOLS BY: AMENDING TEXT AND MAPS IN THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN; ADOPTING THE ENVISION EUGENE COMPREHENSIVE PLAN, INCLUDING POLICIES FOR GROWTH MANAGEMENT MONITORING; REPEALING THE EUGENE COMMERCIAL LANDS STUDY; AMENDING THE PUBLIC FACILITIES AND SERVICES PLAN; AMENDING THE EUGENE 2035 TRANSPORTATION SYSTEM PLAN; ADDING SECTIONS 9.4150 THROUGH 9.4170 AND SECTIONS 9.8070 THROUGH 9.8074 TO THE EUGENE CODE, 1971; AMENDING SECTIONS 2.350, 2.1086, 6.250, 6.320, 7.715, 9.0020, 9.0500, 9.1010, 9.1040, 9.1060, 9.2100, 9.2110, 9.2120, 9.2140, 9.2400, 9.2405, 9.2410, 9.2420, 9.2430, 9.2450, 9.2500, 9.2600, 9.2620, 9.2680, 9.2700, 9.2705, 9.2710, 9.2720,9.2730, 9.2790, 9.3020, 9.3100, 9.3130, 9.4070, 9.4260, 9.4610, 9.4640, 9.4700, 9.4778, 9.4800, 9.6600, 9.6791, 9.6860, 9.6880, 9.7000, 9.7007, 9.7055, 9.7305, 9.7400, 9.7405, 9.7500, 9.7505, 9.7510, 9.7800, 9.7820, 9.8010, 9.8030, 9.8065, 9.8085, 9.8090, 9.8100, 9.8115, 9.8200, 9.8220, 9.8320, 9.8325, 9.8421, 9.8424, 9.8440, 9.8445, 9.8500, 9.8515, 9.8520, 9.8550, 9.8850, 9.8855, 9.8865 AND 9.9560 OF THE EUGENE CODE, 1971; REPEALING SECTION 9.9530 OF THE EUGENE CODE, 1971; AMENDING THE EUGENE ZONING MAP; AMENDING THE EUGENE OVERLAY ZONE MAP; AMENDING THE GOAL 5 WATER RESOURCES AND CONSERVATION PLAN; AND AMENDING THE WATER QUALITY WATERWAYS MAP AND THE LIST OF TAX LOTS TO WHICH THE WATER QUALITY WATERWAYS OVERLAY ZONE WILL BE APPLIED UPON ANNEXATION.

The City Council of the City of Eugene finds as follows:

A. Historically, the urban growth boundary ("UGB") for the City of Eugene and the City of Springfield was a shared UGB, referred to as the "Metropolitan UGB," within which Eugene's jurisdictional area of responsibility was the land on the west side of Interstate 5 and Springfield's jurisdictional area of responsibility was the land on the east side of Interstate 5.

B. House Bill 3337, passed by the Oregon State Legislature in 2007 and codified at ORS 197.304, provides: "Notwithstanding an intergovernmental agreement... or acknowledged comprehensive plan provisions to the contrary, a city within Lane County that has a population of 50,000 or more within its boundaries shall, separately from any other city: (a) Establish an urban growth boundary, consistent with the jurisdictional area of responsibility specified in the acknowledged comprehensive plan."

C. In 2011, the City of Springfield and Lane County took actions that established the Springfield UGB by adopting a division of the Metropolitan UGB along Interstate 5, with the land east of Interstate 5 thereafter included in the Springfield UGB and the remainder land on the west of Interstate 5 to be included in a UGB for Eugene.

D. With this Ordinance, the City of Eugene approves the establishment and expansion of the Eugene UGB to accommodate the City's 20-year (2012-2032) need for additional employment, park and school land.

E. In 1992, by Ordinances Nos. 19852 and 19879, the Eugene City Council adopted the Eugene Commercial Lands Study as a refinement of the Eugene-Springfield Metropolitan Area General Plan to pertain to the Eugene portion of the Metropolitan UGB. The Lane County Board of Commissioners also adopted the Eugene Commercial Lands Study by PA 1018 in 1992. The Eugene Commercial Lands Study concluded that the Eugene side of the Metropolitan UGB had a surplus of commercial land to meet Eugene's needs for commercial land through, at least, 2010.

F. In 1992, by Ordinance No. 19866, the Eugene City Council approved the Metropolitan Industrial Lands Special Study Inventory Report and Metropolitan Industrial Lands Special Study Policy Recommendations Draft Report, pertaining to the entire Metropolitan UGB. The City of Springfield and Lane County Board of Commissioners also approved both reports (Lane County did so by PA 1022 in 1992). The Report and Study concluded the Metropolitan UGB had a surplus of industrial land to meet both Cities' needs through, at least, 2010. The Report and Study are no longer valid for Eugene.

G. The City of Eugene has taken numerous "efficiency measures" to increase the likelihood of new employment opportunities inside the Eugene UGB.

H. As explained in detail by the findings attached as an exhibit to this Ordinance, the City and County have determined that the City's entire need for employment land cannot be satisfied through "efficiency measures" and the Eugene UGB must be expanded to include additional land to meet the employment needs of Eugene's population through 2032.

I. As explained in detail by the findings attached as an exhibit to this Ordinance, the City and County have determined that the Eugene UGB must be expanded to include additional land for two community parks and a school to meet the park and school needs of Eugene's population through 2032.

NOW THEREFORE,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The Eugene-Springfield Metropolitan Area General Plan is amended as follows:

(a) The text of the Eugene-Springfield Metropolitan Area General Plan is amended as shown on Exhibit A-1 to this Ordinance.

(b) The Eugene-Springfield Metropolitan Area General Plan "Plan Boundaries" map is amended to add "Eugene Urban Growth Boundary" to the legend and to provide an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance. All other features of that map remain unchanged by this Ordinance.

(c) The Eugene-Springfield Metropolitan Area General Plan "Plan Diagram" map is amended to:

(1) Add "Eugene Urban Growth Boundary" to the legend and to provide an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance; and

(2) Apply Metro Plan land use designations to the land added to the Eugene UGB as described on the table at Exhibit A-3 and as shown on the maps at Exhibit A-4 to this Ordinance.

All other features of that diagram remain unchanged by this Ordinance.

Section 2. The Envision Eugene Comprehensive Plan at Exhibit B-1 to this Ordinance is hereby adopted.

(a) The Eugene Urban Growth Boundary Location Map on the compact disc at Exhibit B-2 to this Ordinance is adopted as Appendix A to the Envision Eugene Comprehensive Plan and is the official Eugene Urban Growth Boundary Location Map. The depiction of the Eugene UGB included on the Eugene Urban Growth Boundary map in the body of the Envision Eugene Comprehensive Plan is a representative depiction of the UGB location shown on Exhibit B-2 (Appendix A to the Envision Eugene Comprehensive Plan), and is provided only for illustrative purposes.

(b) The Envision Eugene Employment Land Supply Study at Exhibit B-3 to this Ordinance, including the City's Economic Opportunities Analysis and Employment Land Buildable Lands Inventory at Parts II and VI of the Study, is adopted as Appendix B to the Envision Eugene Comprehensive Plan.

Section 3. The Eugene Commercial Lands Study adopted by Eugene Ordinance No. 19852 and amended by Ordinance No. 19879 is repealed.

Section 4. The Eugene-Springfield Metropolitan Area Public Facilities and Services Plan text is amended as shown in Exhibit C-1 to this Ordinance and Maps 1, 2, 3 and 8 are amended as shown on the maps at Exhibit C-2 to this Ordinance.

Section 5. The Eugene 2035 Transportation System Plan is amended as shown in Exhibit D to this Ordinance.

Section 6. The text, maps and figures of the Eugene Code, 1971, are amended, added and repealed, as shown in Exhibit E to this Ordinance.

Section 7. The Eugene Zoning Map is amended to:

(a) Replace the urban growth boundary shown on that map with an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance;

(b) Apply zones to the land added to the Eugene UGB as described on the table at Exhibit A-3 and as shown on the maps at Exhibit F to this Ordinance.

Section 8. The Eugene Overlay Zone Map is amended to:

(a) Replace the UGB shown on that map with an illustrative depiction of the Eugene UGB as shown on Exhibit A-2 to this Ordinance;

(b) Add "/CL Clear Lake Overlay Zone" to the legend; and

(c) Apply overlay zones to the land added to the Eugene UGB as described on the table at Exhibit A-3 and as shown on the maps at Exhibit G to this Ordinance.

Section 9. The Goal 5 Water Resources Conservation Plan is amended as shown in Exhibit H attached to this Ordinance.

Section 10. The City's Water Quality Waterways Map is hereby amended to:

(a) Delete the reference to "(2/20/09)" that follows the Tax Lot entry on the Map legend; and

(b) Add the information shown on the maps on the compact disc at Exhibit I to this Ordinance. Printed copies of the Exhibit I maps are attached to this Ordinance for illustrative purposes only.

Section 11. The following heading and table are added to the end of Exhibit C to Ordinance No. 20430 (the list of properties to which the /WQ Overlay Zone should be applied upon annexation):

List of Affected Tax Lots Outside City Limits and Within UGB
City of Eugene Water Quality Protected Waterways (2012)

Number	Tax Lot Number
182	1704080002300
183	1704080003000
184	1704092000800
185	1704092001300
186	1704092001400
187	1704080002400
188	1704090001100
189	1704160000300
190	1704160000400
191	1704160000500
192	1704160000100
193	1704160000200
194	1704160000700
195	1704010002900

Section 12. The findings set forth in Exhibit J to this Ordinance are provided in support of this Ordinance.

Section 13. Notwithstanding the effective date of ordinances as provided in the Eugene Charter of 2002, this Ordinance shall become effective 30 days from the date of its passage by the City Council and approval by the Mayor, or upon the date the Lane County Board of Commissioners has adopted an ordinance containing substantially identical provisions to those described in Sections 1-5 and 9 of this Ordinance, whichever is later.

Section 14. The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein, including replacing the "draft" labels with "final" labels and completing any incomplete references to this Ordinance on all Exhibits.

Passed by the City Council this

17th day of July, 2017

Beth Forrest
City Recorder

Approved by the Mayor this

24 day of July, 2017

Lucy Vinis
Mayor

Clear Lake UGB Expansion Area:

Employment and Industrial				Metro Plan Designation		Zoning Districts + Overlays		
Map	Lot	Acres	Split Acres	Current	Proposed	Current	Proposed at time of UGB adoption	Proposed upon Annexation
17040500	3100	3.61		AG	LMI	E40	AG/UL/CAS	I-2/CAS
17040800	2300	4.79		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL/WQ
17040800	3000	6.31		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL/WQ
17040920	800	38.82		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL/WQ
17040920	1300	40.03		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL/WQ
17040920	1400	9.00		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/WQ
17040500	900	60.68		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040500	1000	1.54		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040500	1100	8.30		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040900	1200	13.44		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040900	1300	5.31		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040900	1400	4.88		AG	LMI	E40	AG/UL/CAS	I-2/CAS
17040500	400	84.57		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040800	1000	84.51	73.43	AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040800	1000		11.09	G&E	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040800	2400	113.61		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL/WQ
17040900	1100	37.74		AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL/WQ
17040900	2400	44.28	11.56	AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL
17040900	2400		32.72	AG	CI	E40	AG/UL/CAS/CL	E-1/CAS/CL
17040900	2500	30.55		AG	CI	E40	AG/UL/CAS/CL	E-1/CAS/CL
17040900	2700	40.15		AG	CI	E40	AG/UL/CAS/CL	E-1/CAS/CL
17040900	2501	9.79		AG	CI	E40	AG/UL/CAS/CL	E-1/CAS/CL
17040900	2502	7.97		AG	CI	E40	AG/UL/CAS/CL	E-1/CAS/CL
17041600	800	4.99		AG	CI	E40	AG/UL/CAS/CL	E-1/CAS/CL
17040900	2600	0.92		AG	C	E40	AG/UL/CAS	C-1/CAS
17040800	1401	1.65	*1.65	AG	LMI	E40	AG/UL/CAS/CL	I-2/CAS/CL

School (Bethel)			Metro Plan Designation		Zoning Districts + Overlays		
Map	Lot	Acres	Current	Proposed	Current	Proposed at time of UGB adoption	Proposed upon Annexation
17040800	2700	10.03	AG	G & E	E40	AG/UL/CAS	PL/CAS
17041700	101	34.10	AG	G & E	E40	AG/UL/CAS	PL/CAS
17041700	200	10.00	AG	G & E	E40	AG/UL/CAS	PL/CAS

Parks + Open Space (Golden Gardens)			Metro Plan Designation		Zoning Districts + Overlays		
Map	Lot	Acres	Current	Proposed	Current	Proposed at time of UGB adoption	Proposed upon Annexation
17041600	300	96.60	AG	POS	E40	AG/UL/CAS	PL/CAS/WQ
17041600	400	24.03	AG	POS	E40	AG/UL/CAS	PL/CAS/WQ
17041600	500	11.83	AG	POS	E40	AG/UL/CAS	PL/CAS/WQ
17041600	100	61.98	AG	POS	E40	AG/UL/CAS	PL/CAS/WQ
17041600	200	24.73	AG	POS	E40	AG/UL/CAS	PL/CAS/WQ
17041600	700	2.96	AG	POS	E40	AG/UL/CAS	PL/CAS/WQ

Santa Clara UGB Expansion Area:

Parks + Open Space (Santa Clara)			Metro Plan Designation		Zoning Districts + Overlays		
Map	Lot	Acres	Current	Proposed	Current	Proposed at time of UGB adoption	Proposed upon Annexation
17040100	2900	16.33	AG	POS	E30	AG/UL/WR	PL/WR/WQ
17040131	400	8.25	RR	POS	RR5	AG/UL/WR	PL/WR
17040131	500	3.88	RR	POS	RR5	AG/UL	PL
17040131	501	2.85	RR	POS	RR5	AG/UL	PL
17040131	600	3.85	RR	POS	RR5	AG/UL	PL

KEY:

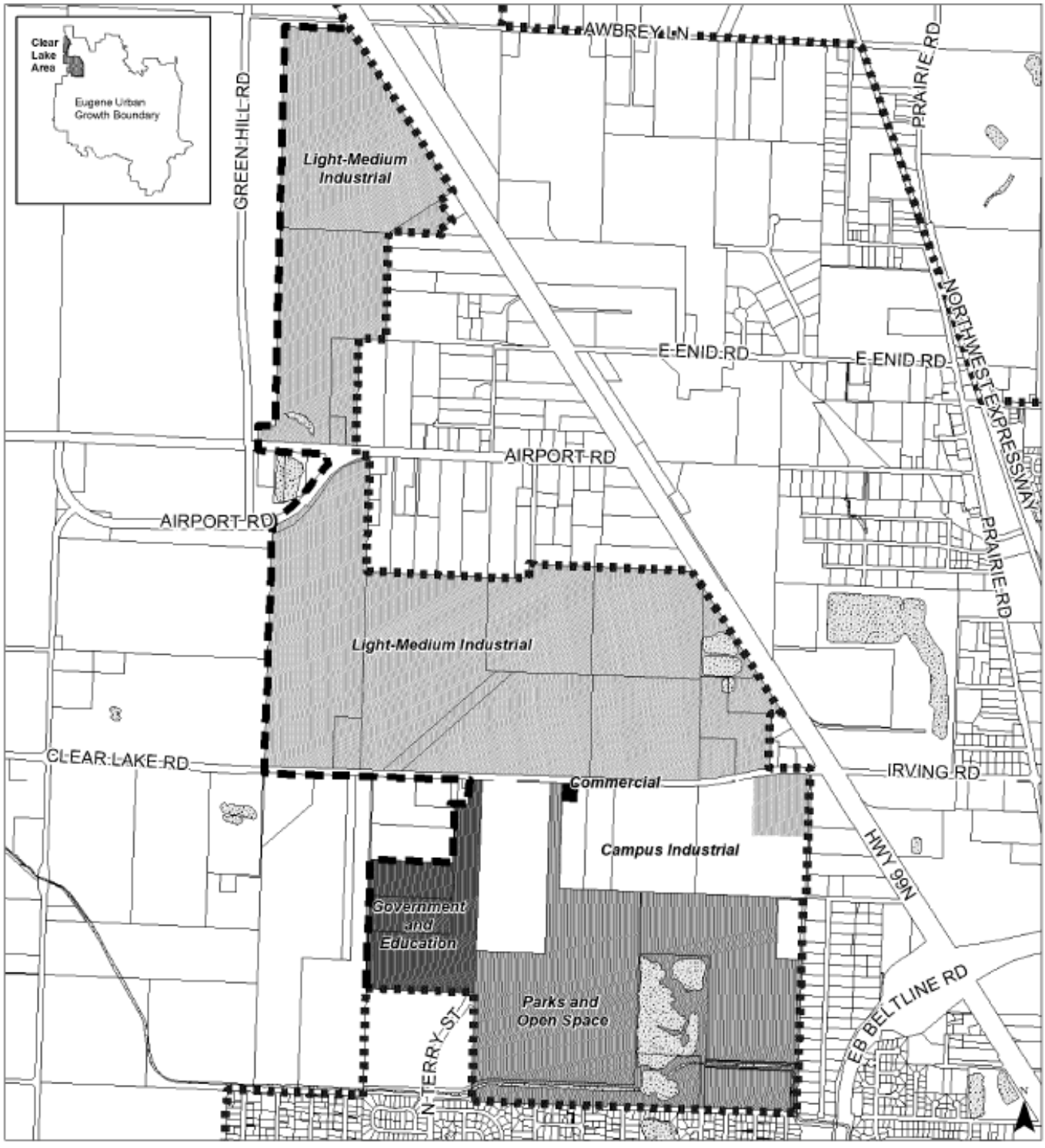
Metro Plan Designation		Zone		Overlay Zone	
G&E	Government & Education	E40	Exclusive Farm Use (40 acre minimum) [Lane County]	/CAS	Commercial Airport Safety
AG	Agriculture	E30	Exclusive Farm Use (30 acre minimum) [Lane County]	/CL	Clear Lake
LMI	Light-Medium Industrial	RR5	Rural Residential (5 acre minimum) [Lane County]	/WR	Water Resources Conservation
CI	Campus Industrial	I-2	Light-Medium Industrial	/WQ	Water Quality
C	Commercial	E-1	Campus Employment	/UL	Urbanizable Land
POS	Parks and Open Space	AG	Agriculture		
RR	Rural Residential (Metro Plan)	PL	Public Land		
		C-1	Neighborhood Commercial		

* The majority of tax lot 170408001401 is located out of the UGB expansion area.

Final

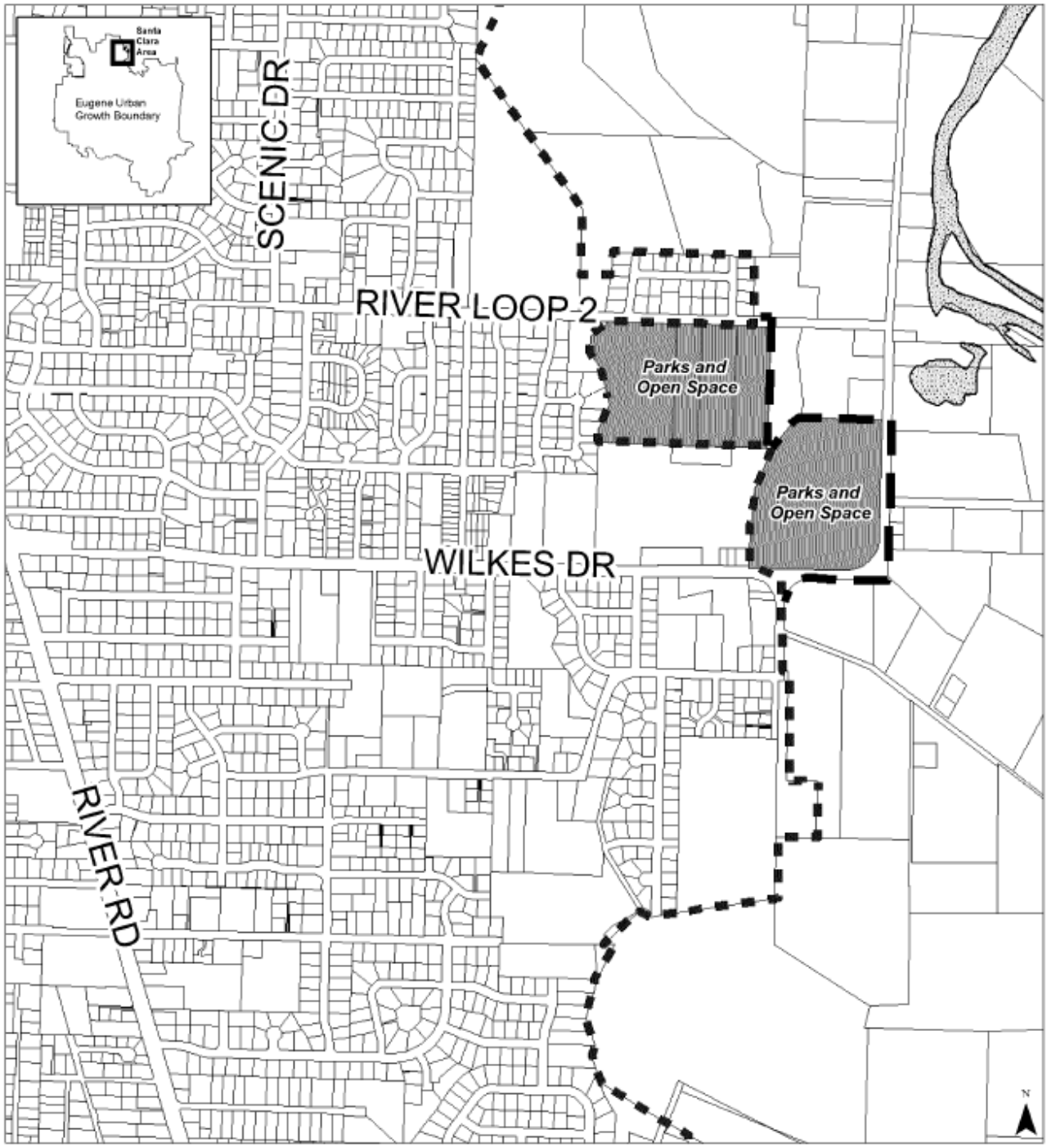
Clear Lake Area UGB Expansion
Proposed Metro Plan Designations

Eugene Ordinance Exhibit A-4 - Page 1 of 2
[Lane County Ordinance Exhibit A-4]



Santa Clara Area UGB Expansion
Proposed Metro Plan Designations

Eugene Ordinance Exhibit A-4 - Page 2 of 2
[Lane County Ordinance Exhibit A-4]



PLANNING RECEIPT

DATE 7/3/2024

City of Eugene Planning

Method of Payment

- ☐ Cash
- ☐ Check
- ☑ Visa/MC

Customer Information

Name John Schmidt
Address 375 W 4th

Project Annexation

Amount Received
$5,155.70

#	Application Type	Modification	Concurrent	Qty	Base Fee	Discount		Total
1	Annexation			1	$ 4,730.00		$	4,730.00
2								
3								
4								
5								
6								
7								
8								
9								
Other								
Other								
Appeal								
Appeal								

Subtotal App Fees	$	4,730.00
Subtotal Other Fees	$	-
Subtotal Appeal Fees	$	-
Admin Fee *(not included on appeals or other fees)* 9%	$	425.70
Total	$	**5,155.70**

Staff Receiving Application
AL

Building Permit Services • 99 West 10th Avenue • Eugene, Oregon • 97401 • 541-682-5377

CITY OF EUGENE
BUILDING & PERMIT SERVICE
99 WEST 10TH AVE 682-5086
REG-RECEIPT:1-0001758 Jul 03 2024
CASHIER: RXS

Annexation Fee	$4,730.00
Ck # 016353	
Admin Fee-Auto Calc	$425.70
TOTAL DUE:	$5,155.70

RECEIVED FROM:
TC PURSUIT SERVICES INC

Check:	$5,155.70
Total tendered:	$5,155.70
Change due:	$.00

www.eugene-or.gov/bldgpermittracking

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

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of a Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-04-24-22, Tax Lot 00300, Located on Rosetta Avenue)
(City File: A 24-5)

Meeting Date: September 23, 2024
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5B
Staff Contact: Brai Black
Contact Telephone Number: 541-682-5437

ISSUE STATEMENT
This item is a request to annex a vacant property located on Rosetta Avenue. The property to be annexed is approximately .33 acres and located on the north side of Rosetta Avenue, west of River Road. No public right-of-way is proposed for annexation as part of this request and there is no formal deadline for Council action on this item. A vicinity map is provided as Attachment A to this AIS.

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.

The property is zoned R-1 Low-Density Residential with the /UL Urbanizable Land Overlay. The Metro Plan and the River Road - Santa Clara Urban Facilities Plan, a refinement plan, designate the subject property for low density residential use. The area of annexation is located within the City's Urban Growth Boundary (UGB) and is contiguous to City limits on its eastern border. Annexation will allow for future development consistent with the property's residential land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

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

To provide nearby property owners and residents an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within

500 feet of the subject property and the affected neighborhood association (River Road Community Organization) consistent with Eugene Code requirements. The City did not receive any testimony in response to the public notice.

Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria. Given the findings of compliance, ability for the provision of key urban services, and absence of public 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, which is open from 12 p.m. to 4 p.m. Monday through Friday. To view materials at another time, please contact the listed staff representative to schedule an appointment. Copies may be also obtained at a reasonable cost.

PREVIOUS COUNCIL DIRECTION
None.

COUNCIL OPTIONS
1. Adopt the resolution
2. Adopt the resolution with specific modifications as determined by the City Council
3. Deny the 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 find that the request complies with all applicable approval criteria, adopt the resolution and approve the annexation.

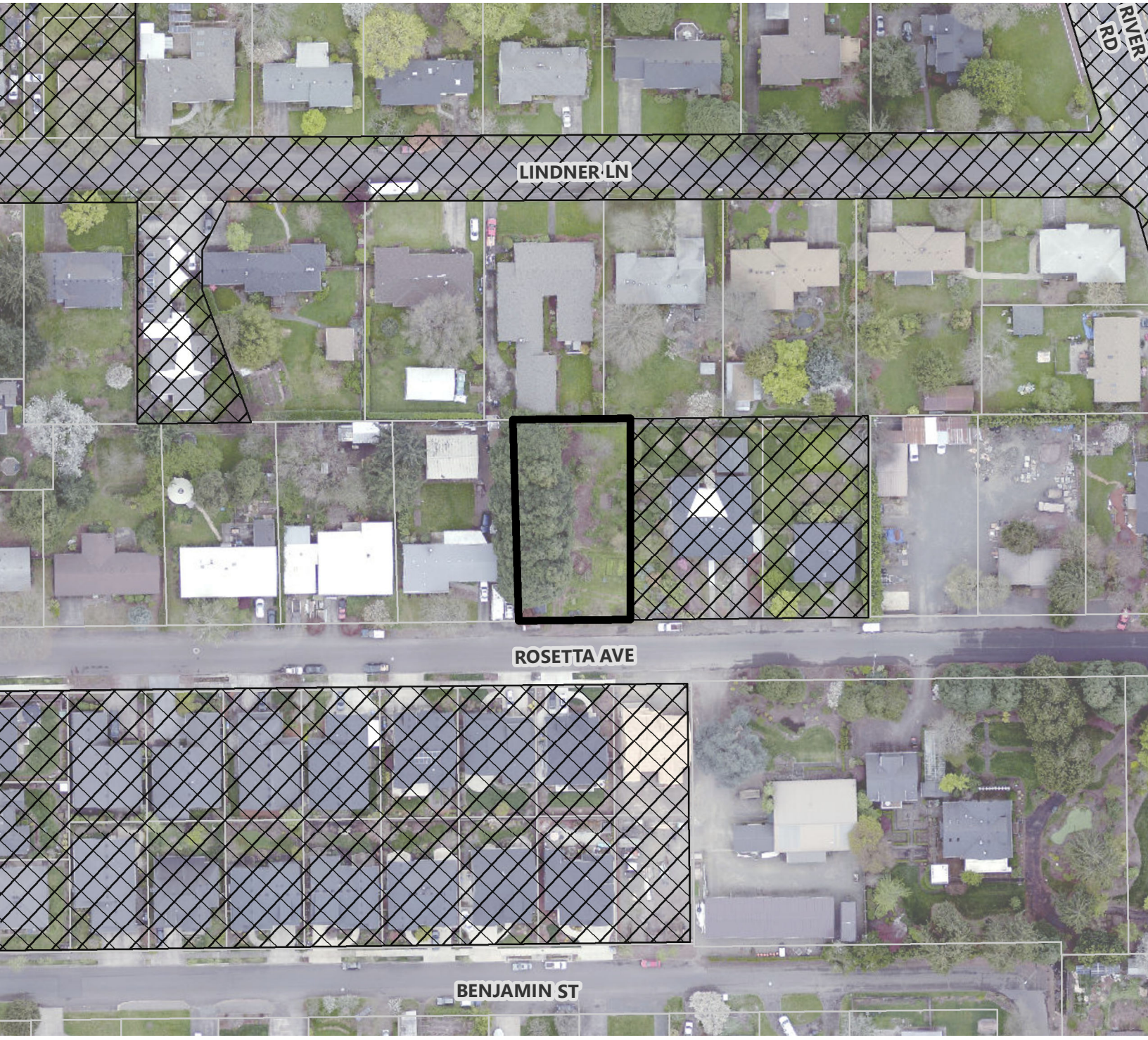
SUGGESTED MOTION
Move to adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-24-22, Tax Lot 00300, Located on Rosetta Avenue).

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

FOR MORE INFORMATION

Staff Contact: Brai Black, Assistant Planner
Telephone: 541-682-5437
Staff E-Mail: BBlack@Eugene-or.gov

Vicinity Map
Rosetta (A 24-5)



Subject Property
Eugene City Limits
Taxlots

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

Created on 8/16/2024
by City of Eugene Planning Division

0 30 60 120 Ft

NORTH

RESOLUTION NO. _____

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-04-24-22, TAX LOT 00300, LOCATED ON ROSETTA AVENUE).

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on May 8, 2024, by Avery Land Surveying LLC, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-04-24-22, Tax Lot 00300, to the City of Eugene.

B. The legal description of the property proposed to be annexed is attached to this Resolution as Exhibit B. A map depicting the annexation area is attached to this Resolution as Exhibit A.

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

D. On August 23, 2024, a notice containing the street address, the assessor's map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicant, owners and occupants of properties located within 500 feet of the perimeter of the subject property, and the River Road Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on September 23, 2024.

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 17-04-24-22, Tax Lot 00300, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

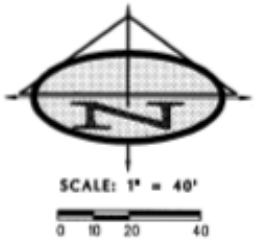
Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

The foregoing Resolution adopted the _____day of September, 2024.

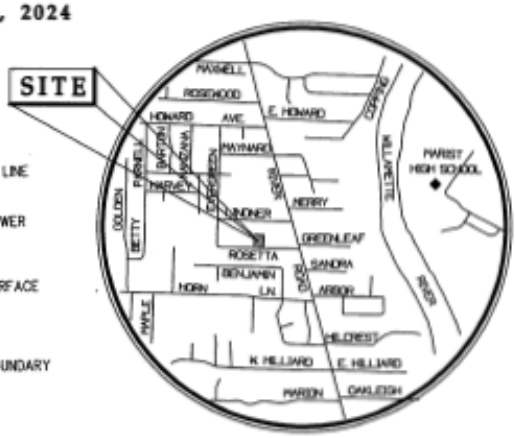
_____

City Recorder

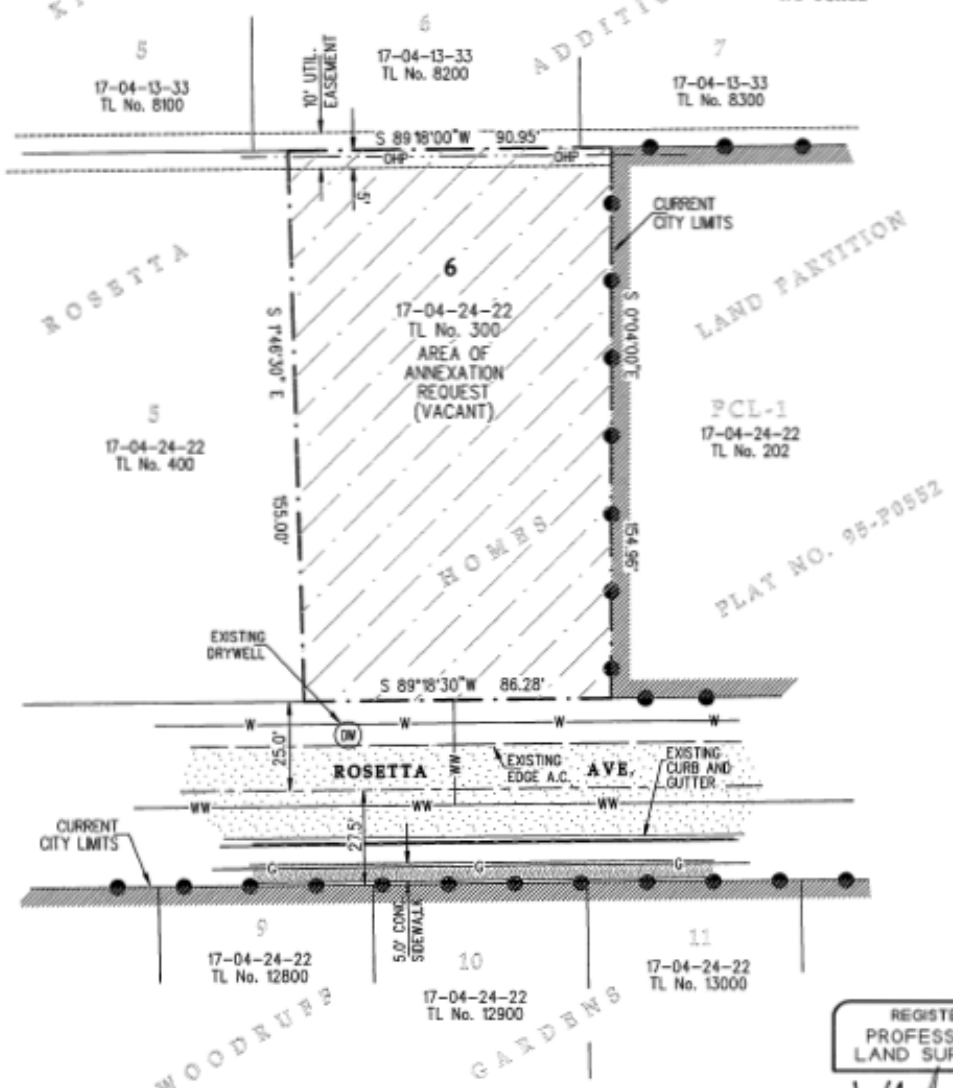
SITE PLAN
FOR
GEROT ANNEXATION TO THE CITY OF EUGENE
NW 1/4, SEC. 24 T 17 S, R 4 W W.M.
ASSESSOR'S MAP 17-04-24-22 TL No. 300
EUGENE, LANE COUNTY, OREGON
JULY 19, 2024



LEGEND
- —W— EXISTING WATER LINE
- —WW— EXISTING WASTEWATER LINE
- —G— EXISTING GAS LINE
- —OHP— EXISTING OVERHEAD POWER
- EXISTING AC SURFACE
- EXISTING CONCRETE SURFACE
- AREA OF ANNEXATION
- CURRENT CITY LIMIT BOUNDARY



VICINITY MAP
NO SCALE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2024

AVERY LAND SURVEYING LLC
1140 Willagillespie Road Suite 43 Eugene OR. 97401
(541) 556-7526 • jon@averylandsurveying.com
Job No. 4928 • Dwg:4928-Site.gxd • 05-2024

Legal Description for the Annexation
of
Assessor's Map No. 17-04-24-22 TL No. 300
to
the City of Eugene
NW 1/4 Sec. 24 T 17 S, R 4 W W.M.
April 25, 2024

Lot 6 of ROSETTA HOMES as platted and recorded in Book 24, Page 25, Lane County Oregon Plat Records, all in Lane County Oregon.

Certification of Description

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

Signature: Jonathan A. Oakes 04-25-2024

Registered Land Surveyor — Date

Print Name: Jonathan A. Oakes

Seal:

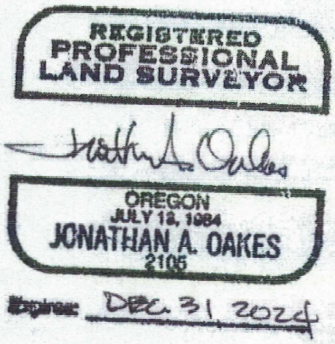


Exhibit C

Planning Director's Findings and Recommendation: Annexation Request for Rosetta Avenue (City File: A 24-5)

Application Submitted: May 8, 2024
Applicant: Jonathan Oakes, Avery Land Surveying LLC
Property Included in Annexation Request: Tax Lot 00300 of Assessor's Map 17-04-24-22
Zoning: R-1 Low-Density Residential with /UL Urbanizable Land Overlay
Location: North side of Rosetta Avenue, west of River Road
Lead City Staff: Brai Black, Assistant Planner, City of Eugene Planning Division, 541-682-5437

EVALUATION:

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

EC 9.7825(1)		**The land proposed to be annexed is within the city's urban growth boundary and is:** **(a) Contiguous to the city limits; or** **(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.**
Complies		**Findings:** The subject property is within the Urban Growth Boundary and is contiguous to City limits on its eastern border, consistent with subsection (a).
☒ **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)* *Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).*
☒ **YES**	☐ **NO**	

Policy 15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)

The following policy from the Residential Element of the Metro Plan is also applicable:

Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.

The Metro Plan designates the annexation area as appropriate for low-density residential use. The River Road - Santa Clara Urban Facilities Plan (RR/SC UFP), one of the adopted refinement plans applicable to the subject property, also designates the area for low-density residential use. The property is currently zoned R-1 Low-Density Residential with the /UL Urbanizable Land overlay. The /UL Overlay will be automatically removed from the property upon approval of the annexation.

Regarding applicable policies of the RR/SC UFP, the subject property is not within a defined subarea. Further, none of the general "Residential Land Use Policies" in Section 2.2 of the RR/SC UFP appear to be directly applicable to the annexation request. The "Public Facilities and Services Element" policies of the RR/SC UFP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that property within the UGB will be annexed.

The River Road - Santa Clara Neighborhood Plan is the other more recently adopted refinement plan applicable to the subject property. While none of the goals or policies appear to serve as mandatory approval criteria for this annexation, the following policy is relevant to the annexation request:

Policy 17.4 Annexation: Annexation of the River Road and Santa Clara areas will occur only through strict application of state laws and local policies (e.g., ability to extend key urban facilities and services in a timely manner). In each case, Eugene will make every reasonable attempt to provide for annexation only on a voluntary basis and according to prior individual property annexation agreements.

As this annexation request is both served by key urban facilities (see below) and is a voluntary annexation, this policy is generally supportive of the request. Further, the Neighborhood Plan Goals focus on promoting additional housing infill, which this annexation will facilitate because of the expanded residential uses allowed on this property following annexation.

As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation

		procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law. Based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan, the RR/SC UFP refinement plan, and the River Road – Santa Clara Neighborhood 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: Wastewater The subject property is currently served by the public wastewater system as verified by the City's Public Works Department. Stormwater At the time of further development of the property, treatment of stormwater will be evaluated for consistency with City of Eugene policies and plans for treatment. With a variety of options available to provide stormwater treatment, service can be provided in an orderly, efficient, and timely manner. Transportation The property has frontage on Rosetta Avenue, which is a public street. In the event further development occurs, additional evaluation of access to the public street system will take place. Solid Waste Collection service is provided by private firms. Regional disposal sites are operated by Lane County. Water and Electric Eugene Water and Electric Board (EWEB) staff confirm that water and electric services are available to the property. Water and electric services can be extended to the subject property in accordance with EWEB policies and procedures. Public Safety Police protection can be extended to this site upon annexation consistent with service provision throughout the City. Fire protection will be provided by Eugene Springfield Fire. Emergency medical services are currently provided on a regional basis and will continue in the same manner upon annexation. Parks and Recreation Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.
☒ **YES**	☐ **NO**	

		<u>Planning and Development Services</u> Planning and building permit services are provided for all properties located within the Urban Growth Boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation. <u>Communications</u> A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area. <u>Public Schools</u> The subject property is within Eugene School District 4J, and is within the district boundary of Howard Elementary School, Kelly Middle School, and North Eugene 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 of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS:

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

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

Received
JUL 23 2024
City of Eugene
Planning Division

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
17-04-24-22	00300	R1	.33

Property Address: NONE

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

Public Service Districts:

	Name		
Parks:	RIVER ROAD PARK DISTRICT		
Electric:	EWEB		
Water:	RIVER ROAD WATER DISTRICT		
Sanitary Sewer:	CITY OF EUGENE / LANE COUNTY		
Fire:	EUGENE FIRE DEPT.		
Schools:	Elementary: RIVER RD	Middle: KELLY	High: NORTH EUGENE
Other:	EL CAMINO		

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).

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: 303

Name (print): GEROT JOINT TRUST

Address: 1270 RIVER ROAD Email: bethgerot@gmail.com

City/State/Zip: EUGENE OR 97404 Phone: 541-729-5307 Fax:

Signature: [signature] Date: 5/6/24

PROPERTY OWNER OF TAX LOT: 300

Name (print): GEROT JOINT TRUST

Address: 1270 RIVER ROAD Email: mwgerot@gmail.com

City/State/Zip: EUGENE OR 97404 Phone: 541.729.1041 Fax:

Signature: [signature] Date: 6.4.2024

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:

ANNEXATION APPLICATION

August 8, 2024

Property Location:	Map 17-04-24-22, TL No. 300 (N/A) Rosetta Avenue Eugene, OR. 97404
Owner:	Gerot Joint Trust 1270 River Road Eugene OR 97404
Applicant:	same as owner
Applicant's Representative:	Avery Land Surveying LLC 1140 Willagillespie Rd. Suite 43 Eugene, OR 97401 *Contact: Jonathan Oakes* Phone: 541-556-7526; email: jon@averylandsurveying.com

WRITTEN STATEMENT

I. INTRODUCTION AND BACKGROUND

1. Description of subject property:

The subject property is shown as TL No. 300 on Lane County Assessor's Map No. 17-04-24-22. The site is approximately 0.33 acres in size. It is designated by the Metro Plan as Low Density Residential. It is zoned R-1/low density residential with the UL/urbanizable land overlay. The site is located on Rosetta Avenue and is currently vacant. At a future date, it is the intent of the owner to partition the property in order to create additional housing opportunities within the confines of the urban growth boundary in accordance with the City's goals for compact growth. The first step in that process is to annex to the City of Eugene. The east boundary of the subject property is contiguous to the west boundary of TL 202 of Assessor's Map No. 17-04-24-22. TL No. 202 was incorporated into the city limits of Eugene under Land Partition Plat No. 94-P0552.

2. Summary of land use request:

The applicant requests to annex all of TL No. 300, such that the /UL overlay will be removed.

3. Application Contents

The information requirements for an annexation application are stated at EC 9.7810(1) through (10). The application form page 2 lists all the required information. That information has been compiled here, as reflected in the check boxes on the application form.

4. Criteria for approval of annexation application:

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

> ***EC 9.7825 Annexation – Approval Criteria.*** *The city council shall approve, modify and approve, or deny a proposed annexation based on the application's consistency with the following:*
> *(1) The land proposed to be annexed is within the city's urban growth boundary and is:*
> *(a) Contiguous to the city limits; or*
> *(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.*

Applicant's proposed finding: The subject property is within the city's UGB. The east boundary of the subject property is contiguous with the west boundary of TL No. 202 shown on Assessor's Map No. 17-04-24-22. TL No. 202 was incorporated into the city limits of Eugene in conjunction with Land Partition Plat No. 94-P0552.

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

Applicant's proposed finding: The Metro Plan Policy 10, page II-C-5, recognizes annexations through this normal process to be the highest priority. As such, the proposal is consistent with this policy

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

Metro Plan Policy 15, page II-C-5, provides that land within the UGB shall be annexed to a city and provided with the minimum level of urban facilities and services. It further provides that while the timeframe for annexation may vary, annexation should occur as land transitions from urbanizable to urban. The property is within the UGB and therefore, based on this policy, should be annexed. The provision of facilities and services is addressed in standard (3) below. The property is designated LDR on the Metro Plan. The property is currently zoned R-1/UL which is consistent with the low density residential designation assigned to the site in the Metro Plan.

Metro Plan Policy 17, page II-C-6 is instructional to the City to dissolve special service districts after annexation and to consider intergovernmental agreements with affected special service districts. The applicant does not object to dissolving special service districts, as needed. The proposal is consistent with Policy 17.

Metro Plan Policy 19, page II-C-6 stipulates the criteria that must be met in order to annex territory to existing service districts within the UGB. This proposal is consistent with Policy 19 in the fact that the key urban services are directly available to the property making immediate annexation to the City a possibility and the affected property owners have provided the signed consent to annex agreement with the City of Eugene in accordance Oregon annexation law.

Metro Plan Policy 20, page II-C-6 outlines the methodology for extending new urban service to unincorporated areas within the UGB. This proposal is consistent with Policy 20 in the fact that the applicant is requesting annexation to the City of Eugene, which is the highest priority of all the methods outlined in Policy 20 for providing new urban service to unincorporated areas within the UGB.

Metro Plan Policy A.2 stipulates that residentially designated lands within the UGB should be zoned consistent with the Metro Plan and applicable plans and policies. This proposal is consistent with this policy in that the subject property currently carries a residential use (R-1) zoning classification with an urbanizable lands (/UL) overly. Once annexed the property will retain its residential zoning classification consistent with the Metro Plan zoning designation for the site and the urbanizable lands overly will be removed.

This proposal is consistent with Land Use Policies 1.0 and 2.0, page 2-14, River Road-Santa Clara Urban Facilities Plan in that through this annexation the applicant will be creating the opportunity to provide a diversity of housing types through innovative means in the attempt to maintain the low density residential character of the surrounding neighborhood.

This proposal is consistent with Policy 17.4 of the River Road-Santa Clara Neighborhood Plan in that the applicant is making a voluntary request to annex territory that is already served by key urban services through an application process that conforms to state laws and local policies.

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

Applicant's proposed finding: The Metro Plan defines the "Minimum Level" of "key urban facilities and services" as including

> "wastewater service, stormwater service, transportation, solid waste management, water service, fire and emergency medical services, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (in other words, not necessarily within walking distance of all students served)."

Each of these facilities and services is addressed below.

In summary, the minimum level of key urban facilities and services is either immediately available or can be provided within a reasonable future time frame as needed.

Wastewater services: When property is annexed to the city, it is automatically annexed to the Lane County Metropolitan Wastewater Service District, as provided for in ORS 199.510(2)(c). In the post-Boundary Commission era, the subject property will have to be annexed to the MWSD in a separate action, following annexation to the city.

Currently, there is an 8" public wastewater line in Rosetta Avenue running along the entire frontage of the subject property and is available to the site upon annexation. Therefore, this type of "key urban facility" is available to the subject property.

.

Stormwater services: The subject property is not directly served by a public stormwater facility. Any stormwater runoff generated from impervious surfaces on the site discharges directly onto the ground where it percolates down into the underlying soil layers. The nearest public stormwater facility is a drywell located on the northside of Rosetta Drive near the southwest corner of the subject property. Current City stormwater policies require that stormwater be kept on-site and any run-off shall be limited to predevelopment flows. Therefore, future development of the site will require an on-site stormwater facility sized in accordance with the treatment guidelines of the City of Eugene Stormwater Management Manual. The chosen treatment facility will need to be sized for flood control since there is currently no connection available to the public sewer. This type of "key urban facility" is available to the subject property.

Transportation: The property has frontage on Rosetta Avenue along it's entire southern boundary. Rosetta Avenue is a 28' wide a.c. mat roadway with curb and gutter and a setback sidewalk on the south side and a gravel shoulder on the north side of the road. Rosetta Avenue is classified as a local street on the City of Eugene Street Classification Map. Rosetta Avenue connects to River Road which is classified as a major arterial and through this classification it can be inferred that River Road provides the subject property with access to the entire transportation network within the city limits and surrounding area. Therefore, the subject property is served with this type of "key urban facility."

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

Water Service: Water is available from the 4" water main located in the north margin of Rosetta Avenue. Therefore, the subject property is served with this type of "key urban facility."

Fire and emergency medical services: According to RLID, fire protection is currently provided by the River Road Water District. Upon annexation, the City of Eugene will provide services directly to the property. Therefore, the subject property is served with this type of "key urban facility."

Police Protection: Police protection will be provided by Eugene, which currently services other properties inside the city. After annexation this property will receive police services on an equal basis with all properties inside the city. Therefore, the subject property is served with this type of "key urban facility."

City-wide parks and recreation programs: Park services are already provided to this area, consistent with the Metro Plan. The subject property is located within the River Road Park District an established park district. According to Lane County's GIS maps, there are two parks within one mile of the subject property, Emerald Park and West Bank Park, as well as the West Bank Bike Path.

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

Land Use Controls: The subject property is now, and after annexation will continue to be, subject to the land use controls of the City of Eugene.

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

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

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:
GEROT JOINT TRUST

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

17-04-24-22-00300

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:

V will be served from an existing gravity wastewater line.

Location and size of existing wastewater line:
8" PVC SOUTH CTR. ROSETTA AVE. / STUB to PL

_____ 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?
No

If yes,
location?_____

If no, how will stormwater be handled after development? -
INSTALATION OF ENGINEERED
INFILTRATION TRENCH (SUCCESSFULLY USED IN WOODRUFF GARDENS SUBD. (SOUTHSIDE ROSETTA AVE.)

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._____

ROSETTA AVENUE

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

_____ Yes _V_ No _____Unknown

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

_____ Yes _V_ No _____Unknown

Parks, Recreation, and Cultural Services

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

RIVER ROAD PARK
ROSETTA PARK (NEIGHBORHOOD)

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

Public Safety

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

For River Road/Santa Clara area-

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

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

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

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

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

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

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

Electric Service – Which electric company will serve this site?
EWEB / OVERHEAD.

Water Service -- Please provide the size and location of the water main closest to your property._____.
6" MAIN WATER LINE 8'0" SOUTH OF PL
_____.

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.

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.		6.5.24	MICHAEL GEROT	1270 RIVER RD	17.04.24.22.0300	V		0.33
2.		6/5/24	ELIZABETH GEROT	EUGENE OR. 97404	17.04.24.22.0300	V		
3.								
4.								
5.								

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

I, MICHAEL GEROT *(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

6/5/24
Date Certified

CERTIFICATION OF ELECTORS

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

Lane County Clerk or Deputy Signature

6/5/24
Date Certified

Consent to Annexation

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

Map and Tax Lot: 17-04-24-22-00300 Address: NONE

Legal Description:

LOT 6 ROSETTA HOMES

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

DATED this 5TH day of JUNE, 2024.

STATE OF OREGON)
)ss
County of Lane)

On this 5TH day of June, 2024, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, MICHAEL W. GEROT, ELIZABETH F. GEROT, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

OFFICIAL STAMP
STEVEN BYRON WELCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 1014722
MY COMMISSION EXPIRES JULY 19, 2025

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

Notary Public for Oregon
My Commission Expires 07/19/2025

Legal Description for the Annexation
of
Assessor's Map No. 17-04-24-22 TL No. 300
to
the City of Eugene
NW 1/4 Sec. 24 T 17 S, R 4 W W.M.
April 25, 2024

Lot 6 of ROSETTA HOMES as platted and recorded in Book 24, Page 25, Lane County Oregon Plat Records, all in Lane County Oregon.

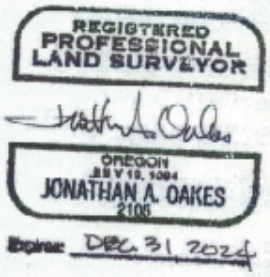
Certification of Description

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

Signature: Jonathan A. Oakes 04-25-2024
Registered Land Surveyor — Date

Print Name: Jonathan A. Oakes

Seal:



Eugene Property Explorer

Map | Search | Documents | Report | About This Map | Using This Map

Property Information

Tax lot 17-04-24-22-00300

Planning & Developmen
Building and Permit Ser
Run Date: 3/25/2024

Property Owners	
Owner 1	CEROT JOINT TRUST
	1270 RIVER RD
	EUGENE, OR 97404
	UNITED STATES

Zoning Data		
Zone	R-1	Low-Density Residential
Overlay	UL	Urbanizable Land

FEMA Flood Hazard Zone Data	
Zone X	Areaa determined to be outside of 500-year flood.

Boundary Data	
Incorporated City Limits	Eugene
Urban Growth Boundary	Eugene
Neighborhood Group	River Road Community Organization
School District	EUGENE
Willamette Greenway	N

Land Data			
Landuse General Code	General Code Description	Landuse Code	Land Use Description
V	Vacant	9100	Vacant, Unused, Undeve

Approximate Lot Square Footage
13936.20

There are no enforcement actions.

Soils	
Medium/High Shrink Potential	Y

Environ Data	
Erodable Soil	N
Lot Greater than 1 Acre	N
Slope Greater than 10 Percent	N
Directly Drained Lot	N

Note: This product is for informational purposes and may not have been prepared for, or be suitat
consult the primary data and information sources to ascertain the usability of this information. To

CASCADE TITLE CO.

STATUS OF RECORD TITLE REPORT

MIKE GEROT
1270 RIVER ROAD
EUGENE, OR 97404

Date: JULY 17, 2024
Our No: CT-0344468
Your No: --
Charge: $300.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

Lot 6 of ROSETTA HOMES, as platted and recorded in Book 24, Page 25, Lane County Oregon Plat Records, in Lane County, Oregon.

and as of: JULY 01, 2024 at 8:00 A.M., we find the following:

Vestee:

MICHAEL GEROT AND ELIZABETH GEROT,
Co-Trustees of the GEROT JOINT TRUST
dated May 25, 2017

Said property is subject to the following on record matters:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.

2. Rights of the public in and to any portion lying within streets, roads and highways.

3. Easements, notes, conditions, restrictions and dedications as shown, set forth, and/or delineated on the recorded Plat of Rosetta Homes, recorded in Reception No. F024 S025, Lane County Oregon Plat Records.

NOTE: Taxes, Account No. 0429330, Assessor's Map No. 17 04 24 2 2, #300, Code 4-12, 2023-2024, in the amount of $511.12, PAID IN FULL.

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

rh: Title Officer: DEBBIE KNUDSEN

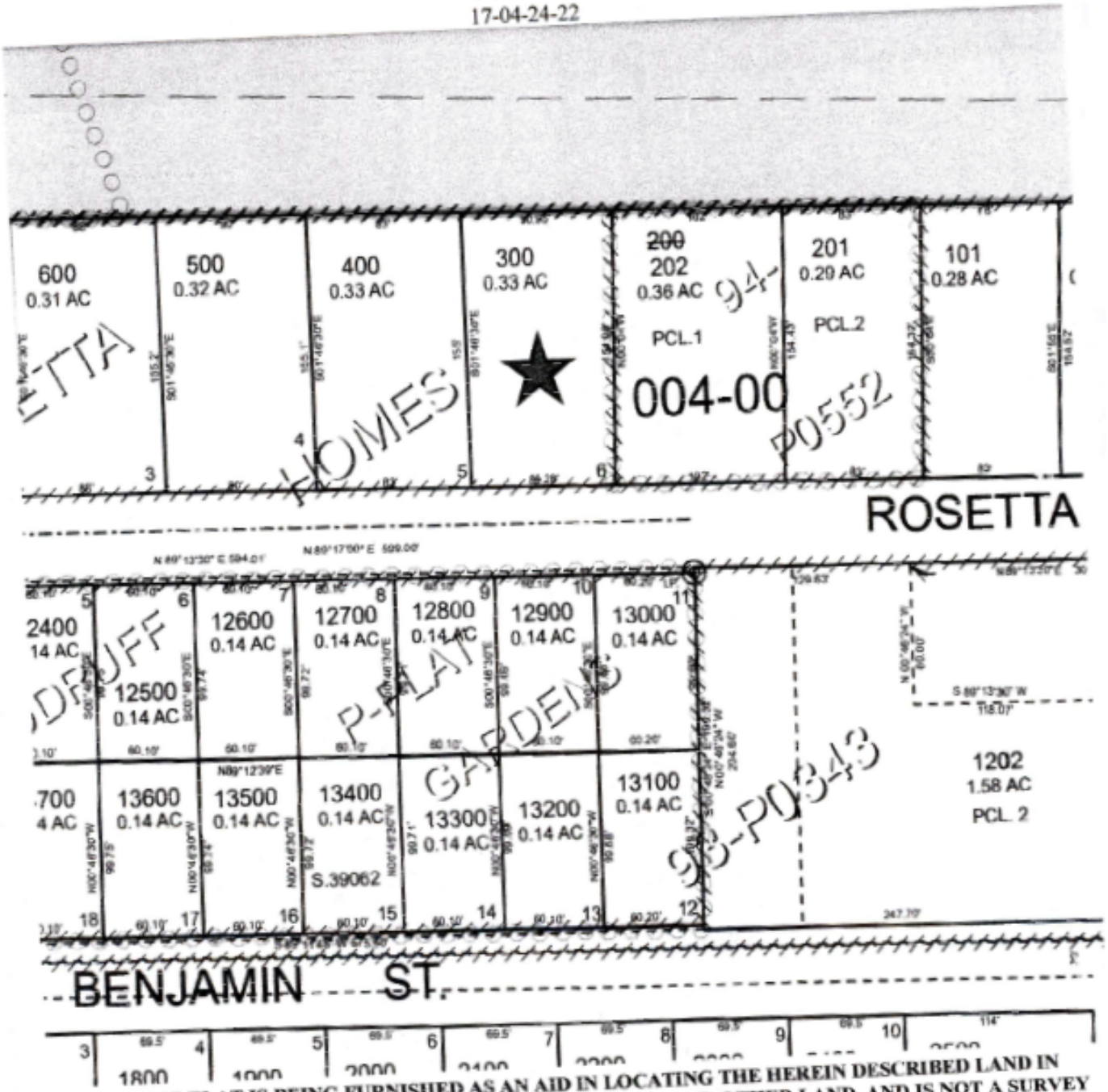
MAIN OFFICE
675 OAK STREET, SUITE 100
EUGENE, OREGON 97401
PH: (541) 687-2233 * **FAX:** (541)485-0307

FLORENCE OFFICE
715 HWY 101 * FLORENCE, OREGON 97439
MAILING: PO BOX 508 * FLORENCE, OREGON 97439
PH: (541) 997-8417 * **FAX:** (541)997-8246

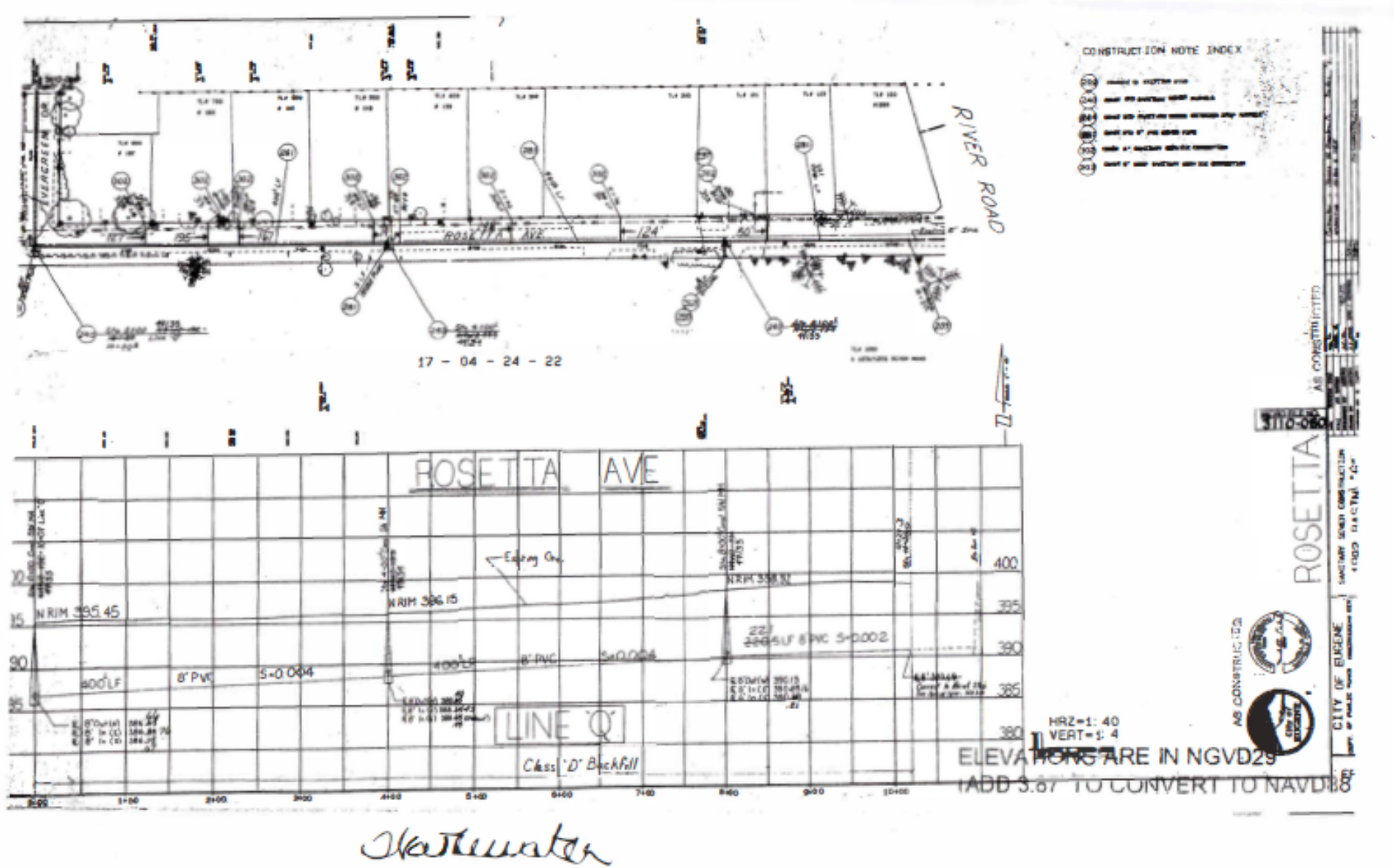
VILLAGE PLAZA OFFICE
4750 VILLAGE PLAZA LOOP, SUITE 100
EUGENE, OREGON 97401
PH: (541) 653-8622 * **FAX:** (541) 844-1626

CASCADE TITLE CO.

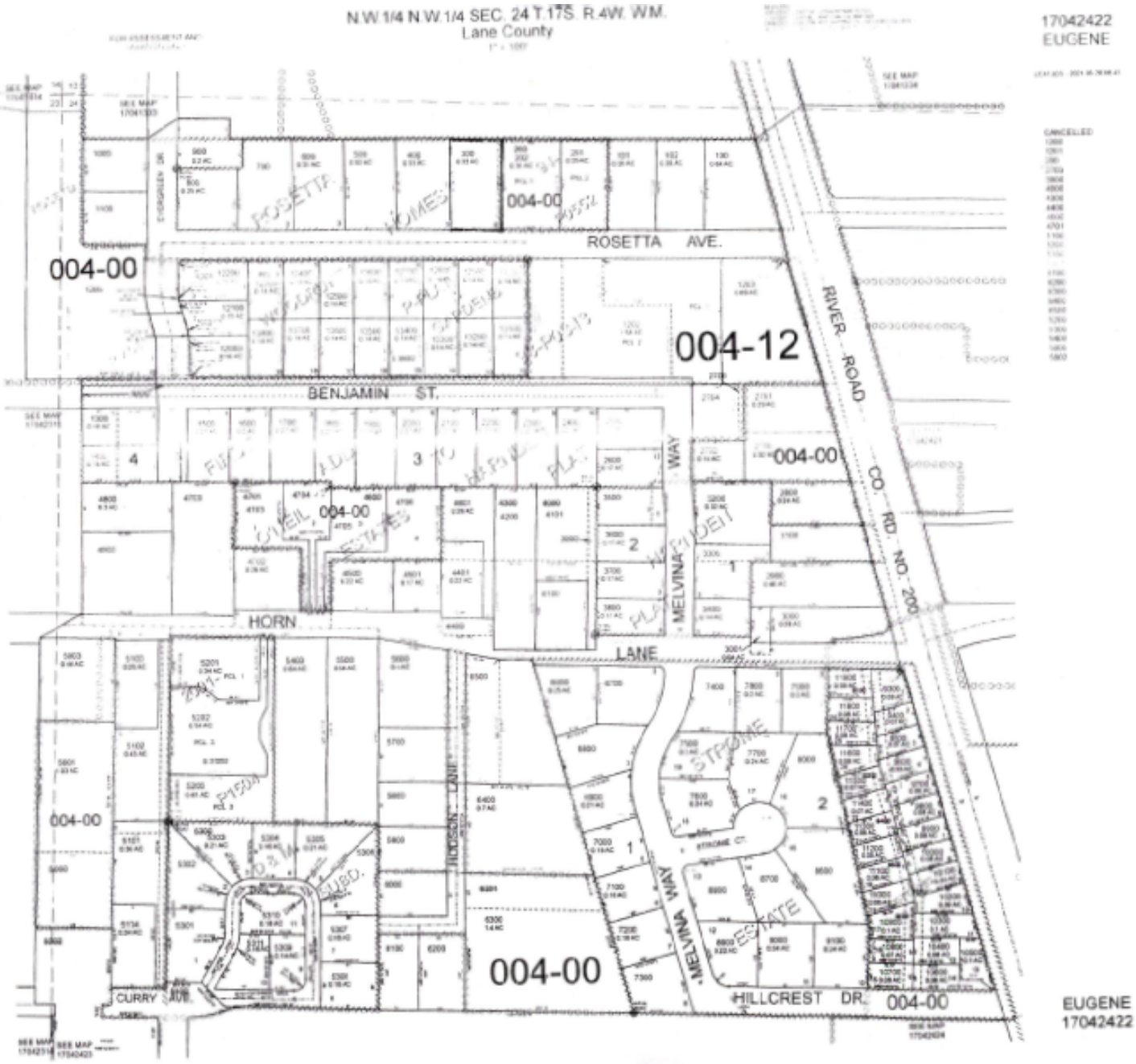
MAP NO.
17-04-24-22

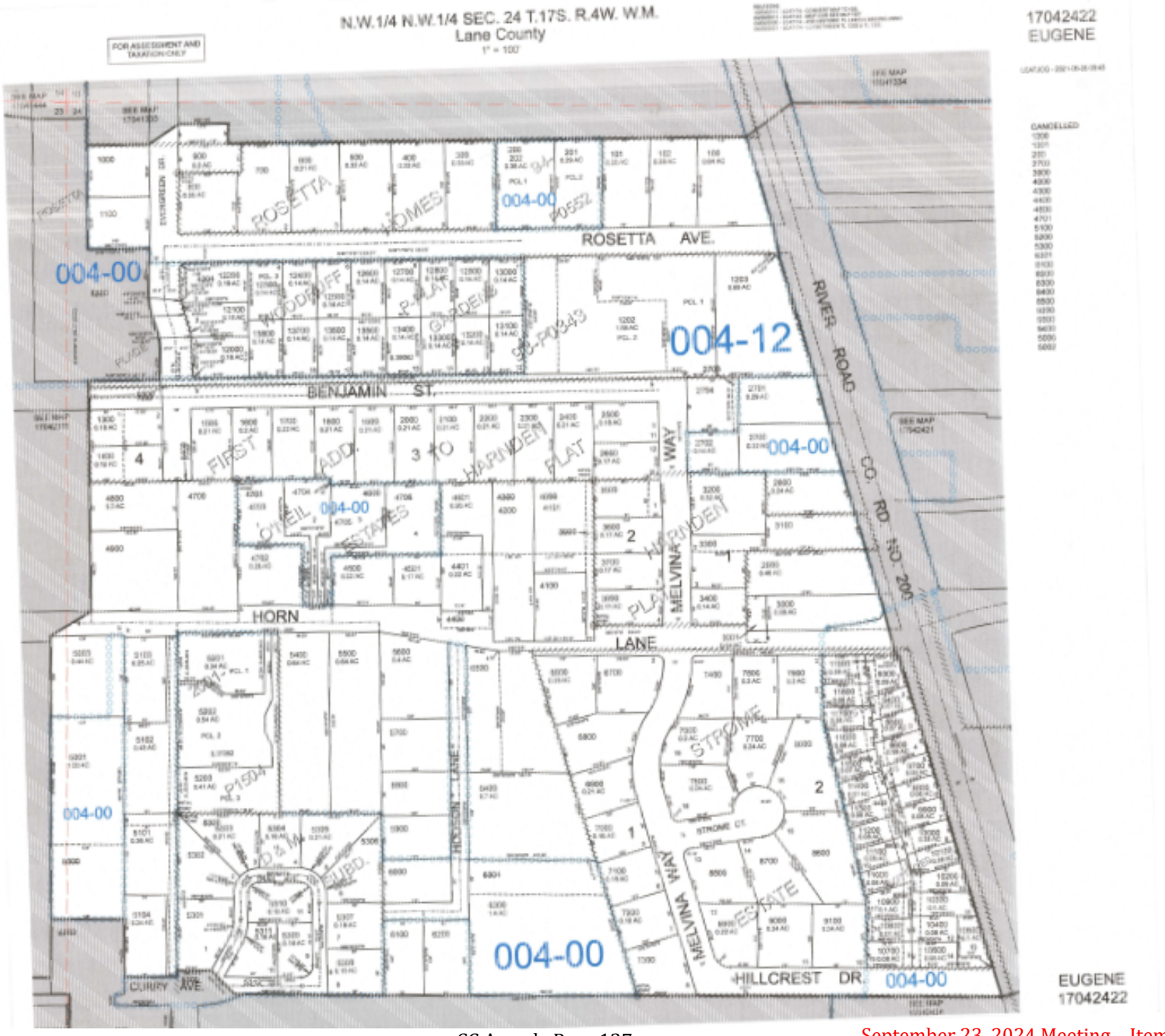


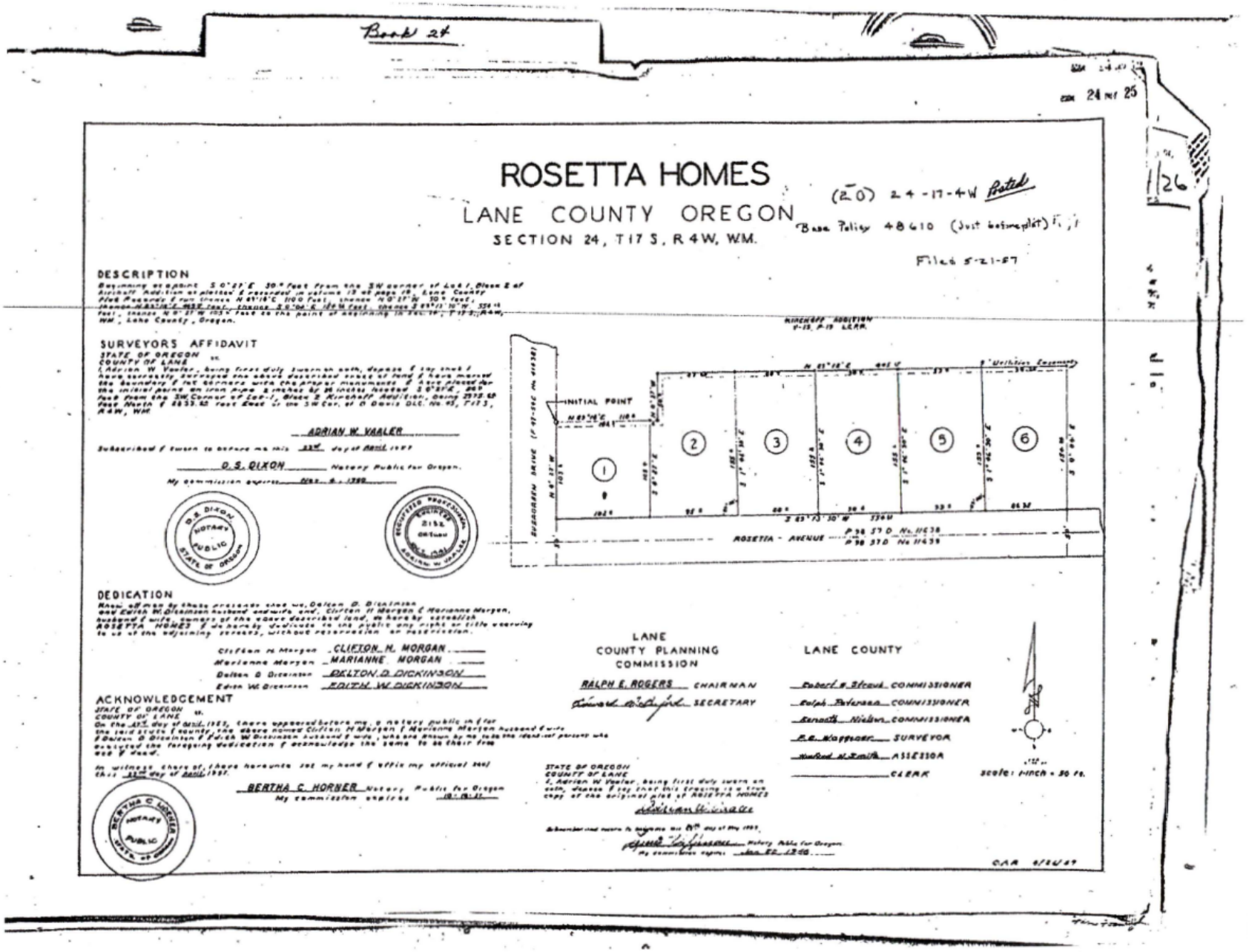
THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.


RIVER ROAD
ROSETTA AVE
17 - 04 - 24 - 22
ROSETTA AVE
N RIM 395.45
N RIM 396.15
N RIM 398.32
Existing Grade
800 LF 8" PVC S=0.004
8" PVC S=0.002
LINE 'Q'
Class 'D' Backfill
HRZ=1: 40
VERT=1: 4
ELEVATIONS ARE IN NGVD29
ADD 3.67 TO CONVERT TO NAVD88
CONSTRUCTION NOTE INDEX
AS CONSTRUCTED
CITY OF EUGENE
ROSETTA

Wastewater


N.W.1/4 N.W.1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
17042422
EUGENE
ROSETTA AVE.
004-00
004-12
BENJAMIN ST.
RIVER ROAD
CO. RD. NO. 200
MELVINA WAY
HORN LANE
HILLCREST DR.
CURRY AVE.
HODSON CAVE
EUGENE
17042422


N.W.1/4 N.W.1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
17042422
EUGENE
ROSETTA AVE.
BENJAMIN ST.
HORN LANE
HILLCREST DR.
RIVER ROAD
CO. RD. NO. 200
MELVINA WAY
004-00
004-12
EUGENE
17042422



Book 24

24 PG 25

ROSETTA HOMES

LANE COUNTY OREGON

SECTION 24, T17 S, R4W, W.M.

(20) 24-17-4W Partial

Base Policy 48610 (Just before plat)

Filed 5-21-57

DESCRIPTION

Beginning at a point S 0°21'E 30 feet from the SW corner of Lot 1 Block 2 of Airport Addition as platted & recorded in Volume 13 at page 18, Lane County Plat Records & run thence N 41°18'E 1100 feet, thence N 0°21'W 10 feet, thence N 83°13'10"W 554.18 feet, thence S 0°04'E 180.14 feet, thence S 83°13'10"W 554.18 feet, thence N 0°21'W 103.1 feet to the point of beginning in Sec. 24, T 17 S., R4W, W.M., Lane County, Oregon.

SURVEYORS AFFIDAVIT

STATE OF OREGON
COUNTY OF LANE ss.

I, Adrian W. Vaaler, being first duly sworn on oath, depose & say that I have accurately surveyed the above described tracts of land & have marked the boundary of the same with the proper monuments & have placed at the initial point an iron pipe 2 inches by 24 inches located S 0°21'E, 30.0 feet from the SW Corner of Lot 1, Block 2, Airport Addition, being 2272.52 feet North & 2639.52 feet East of the SW Cor. of D Davis D.L.C. No. 42, T17 S., R4W, WM.

ADRIAN W. VAALER

Subscribed & sworn to before me this 22nd day of April 1957

D. S. DIXON Notary Public for Oregon.

My commission expires Dec. 6, 1958

D.S. DIXON NOTARY PUBLIC STATE OF OREGON

REGISTERED PROFESSIONAL ENGINEER 2152 OREGON

DEDICATION

Know all men by these presents that we, Dalton D. Dickinson and Edith M. Dickinson husband and wife, and Clifton H. Morgan & Marianne Morgan, husband & wife, owners of the above described land, do hereby establish ROSETTA HOMES & do hereby dedicate to the public any rights or title vesting to us in the aforesaid servants, without reservation or reservation.

Clifton H. Morgan — CLIFTON H. MORGAN
Marianne Morgan — MARIANNE MORGAN
Dalton D. Dickinson — DALTON D. DICKINSON
Edith M. Dickinson — EDITH M. DICKINSON

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF LANE ss.

On the 22nd day of April, 1957, there appeared before me, a notary public in & for the said state & county, the above named Clifton H. Morgan & Marianne Morgan husband & wife & Dalton D. Dickinson & Edith M. Dickinson husband & wife, who are known by me to be the identical persons who executed the foregoing dedication & acknowledge the same to be their free act & deed.

In witness there of, I have hereunto set my hand & affix my official seal this 22nd day of April 1957.

BERTHA C. HORNER Notary Public for Oregon
My commission expires 10-16-57

BERTHA C. HORNER NOTARY PUBLIC STATE OF OREGON

LANE COUNTY PLANNING COMMISSION

RALPH E. ROGERS CHAIRMAN
Edward Stafford SECRETARY

LANE COUNTY

Robert E. Stroud COMMISSIONER
Ralph Peterson COMMISSIONER
Kenneth Nielsen COMMISSIONER
R.E. Mapper SURVEYOR
Mildred M. Smith ASSESSOR
CLERK

STATE OF OREGON
COUNTY OF LANE
I, Adrian W. Vaaler, being first duly sworn on oath, depose & say that this drawing is a true copy of the original plat of ROSETTA HOMES

Adrian W. Vaaler

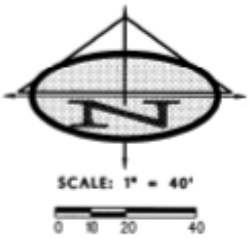
Subscribed and sworn to before me this 6th day of May 1957.

Agnes Lafferty Notary Public for Oregon
My commission expires Jan. 22, 1960

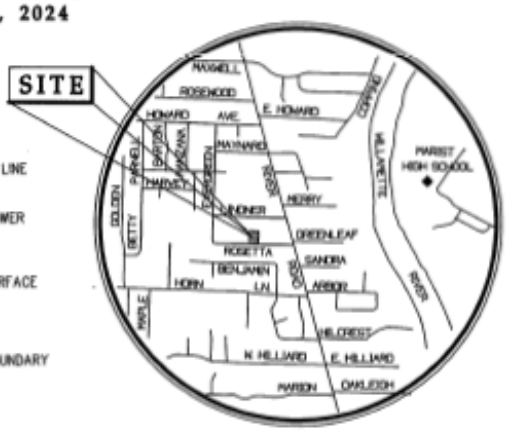
Scale: 1 inch = 50 ft.

CAR 4/24/57

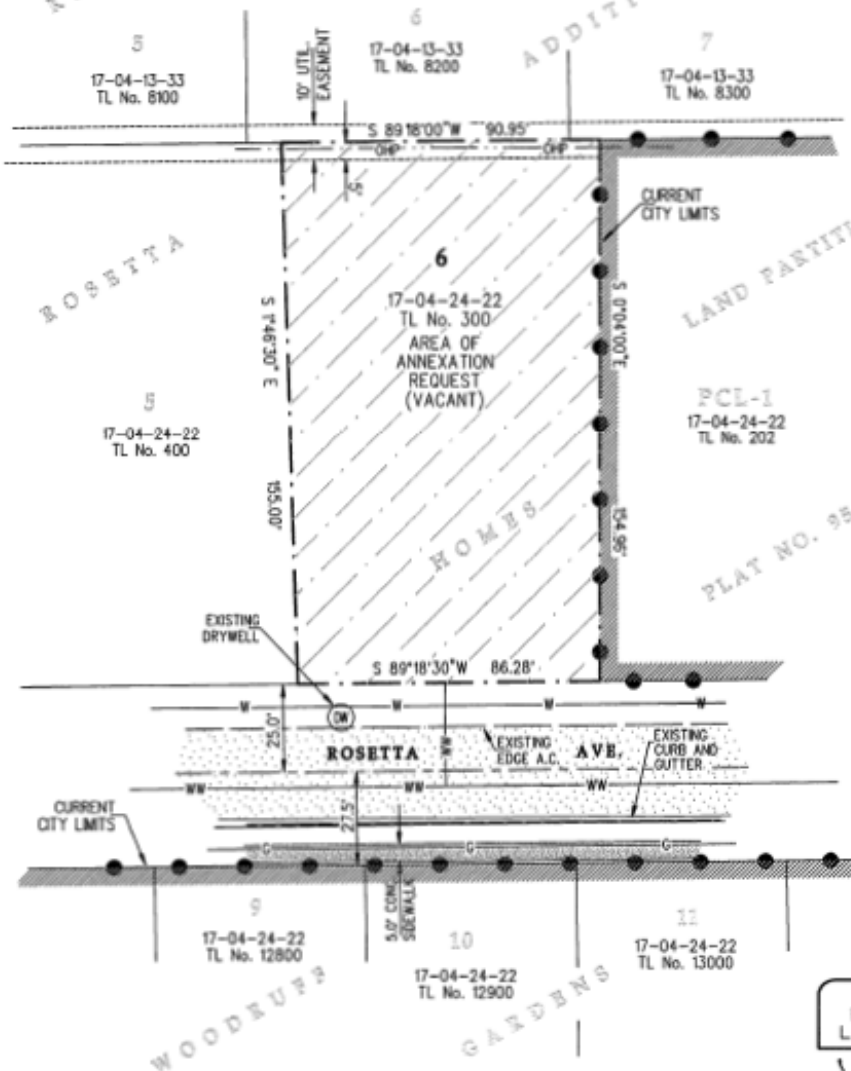
SITE PLAN
FOR
GEROT ANNEXATION TO THE CITY OF EUGENE
NW 1/4, SEC. 24 T 17 S, R 4 W W.M.
ASSESSOR'S MAP 17-04-24-22 TL No. 300
EUGENE, LANE COUNTY, OREGON
JULY 19, 2024



LEGEND
- —W— EXISTING WATER LINE
- —WW— EXISTING WASTEWATER LINE
- —G— EXISTING GAS LINE
- —OHP— EXISTING OVERHEAD POWER
- EXISTING AC SURFACE
- EXISTING CONCRETE SURFACE
- AREA OF ANNEXATION
- CURRENT CITY LIMIT BOUNDARY



VICINITY MAP
NO SCALE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2024

AVERY LAND SURVEYING LLC
1140 Willagillespie Road Suite 43 Eugene OR. 97401
(541) 556-7526 * jon@averylandsurveying.com
Job No. 4928 * Dwg:4928-Site.gxd * 05-2024

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Public Comment

Meeting Date: September 23, 2024 | Agenda Item Number: 6
Department: Central Services | Staff Contact: Natalie Venhuda
www.eugene-or.gov | Contact Telephone Number: 541-682-8497

ISSUE STATEMENT
This item allows members of the public the opportunity to express opinions and provide information to the council. Comments presented during the public comment period should be on city-related issues and should not address items which have already been heard by a Hearings Official, items on the present agenda as a public hearing item, or items related to a quasi-judicial matter after the official record has been closed.

BACKGROUND
Per City Council's operating agreement, speakers at the public comment period will be limited to two and a half minutes and the total time will be limited to 90 minutes total. Speakers will be randomized, and no persons will be allowed to submit a "Request to Speak" form more than 30 minutes prior to the start of the meeting. Persons wishing to speak must sign up to do so not later than 5 minutes after the meeting has been opened by the Mayor or presiding officer.

At the end of the public comment period each member of the Council has the opportunity to respond to comments made. The time allocated to each member of the Council for such responses shall be up to three minutes.

FOR MORE INFORMATION
Staff Contact: Natalie Venhuda, City Council Coordinator
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Staff E-Mail: nvenhuda@eugene-or.gov