



Oregon  
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)



## NOTICE OF ADOPTED AMENDMENT

03/31/2014

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Springfield Plan Amendment  
DLCD File Number 001-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, April 14, 2014

This amendment was submitted to DLCD for review prior to adoption with less than the required 35-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. **NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.**

Cc: Andy Limbird, City of Springfield  
Gordon Howard, DLCD Urban Planning Specialist  
Ed Moore, DLCD Regional Representative

<paa> YA



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
DEPT OF
File No.:
Received: MAR 23 2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Springfield

Local file no.: **ANX14-00001**

Date of adoption: 3/17/2014

Date sent: 3/21/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 1/28/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes ☐ No ☒

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Andy Limbird, Senior Planner

Phone: 541-726-3784

E-mail: [alimbird@springfield-or.gov](mailto:alimbird@springfield-or.gov)

Street address: 225 Fifth Street

City: Springfield

Zip: 97477-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary



**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

**If the comprehensive plan map change is an urban reserve amendment** including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from LDR/UF-10 to LDR Acres: 4.2

Change from to Acres:

Change from to Acres:

Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Urbanizable Fringe (UF-10) Acres added: Acres removed: 4.2

Location of affected property (T, R, Sec., TL and address): (Map 17-03-35-34, Tax Lot 7100; Map 18-03-02-12, Tax Lot 301; Map 18-03-02-21, Tax Lot 100) – No municipal street address

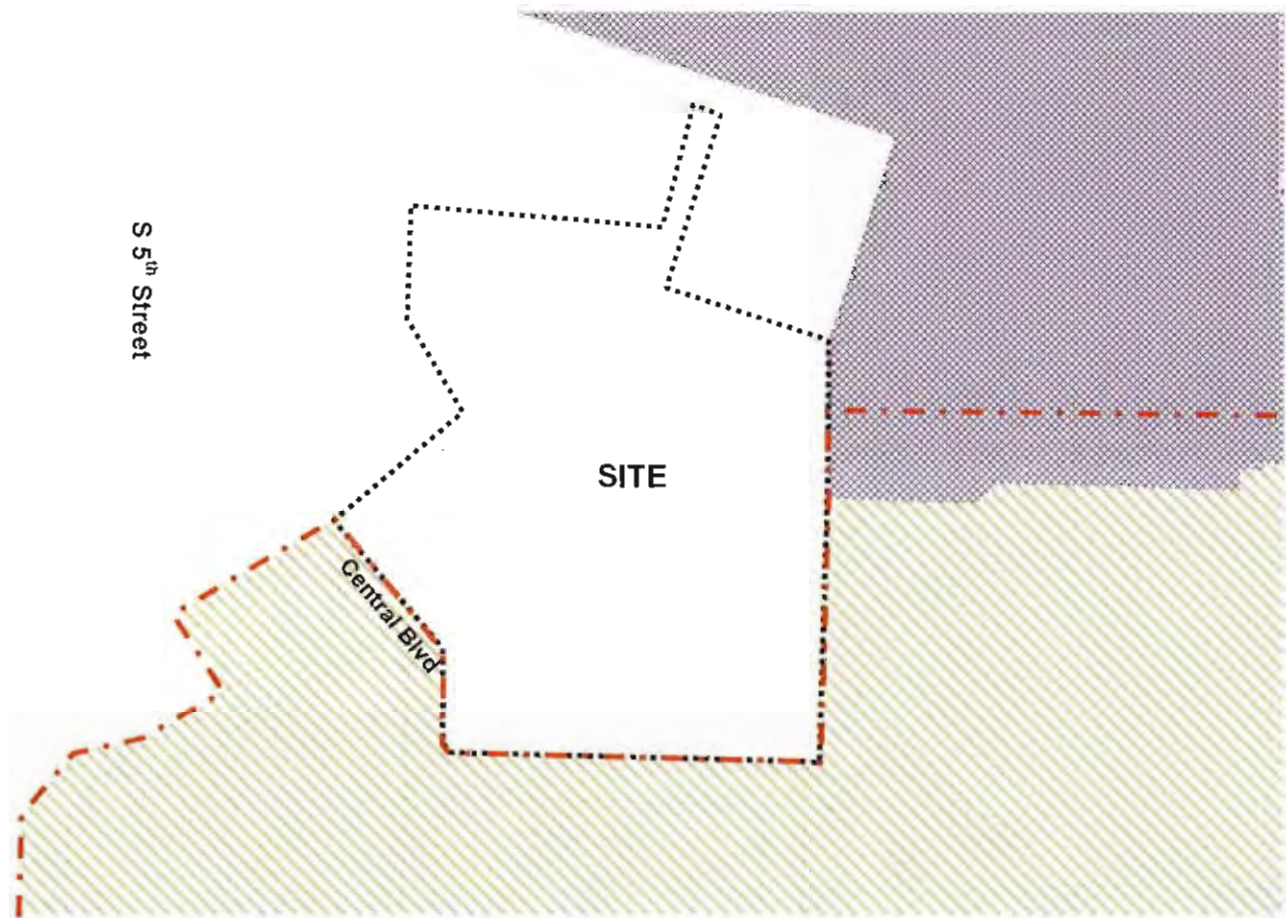
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List affected state or federal agencies, local governments and special districts: Lane County; Willamalane Park & Recreation District




Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Adopted annexation ordinance, staff report, maps and exhibits attached.

ADOPTED ZONING FOR PROPERTY ANNEXED TO THE CITY OF SPRINGFIELD  
MAP 17-03-35-34, TAX LOT 7100; MAP 18-03-02-12, TAX LOT 301;  
AND MAP 18-03-02-21, TAX LOT 100



**ZONING MAP LEGEND**

-  Low Density Residential (LDR)
-  Booth Kelly Mixed-Use District (BKMU)
-  Urbanizable Fringe Overlay District (UF-10)
-  Springfield City Limits



**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF SPRINGFIELD AND WILLAMALANE PARK AND RECREATION DISTRICT; AND WITHDRAWING THE SAME TERRITORY FROM THE WILLAKENZIE RURAL FIRE PROTECTION DISTRICT**

**THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD FINDS THAT:**

**WHEREAS**, the City Council is authorized by Springfield Development Code (SDC) Article 5.7-100 and ORS Chapter 222 to accept, process, and act on annexations to the City; and

**WHEREAS**, a request to annex certain territory was submitted on January 28, 2014, said territory being Assessor's Map Township 17 South, Range 03 West, Section 35, Map 34, Tax Lot 7100 (portion); Assessor's Map Township 18 South, Range 03 West, Section 02, Map 12, Tax Lot 301; and Assessor's Map Township 18 South, Range 03 West, Section 02, Map 21, Tax Lot 100 (portion), which is located south of South 5<sup>th</sup> Street and east of Central Boulevard and is generally depicted and more particularly described in **Exhibit A** to this Ordinance; and

**WHEREAS**, in accordance with SDC 5.7-125.A and ORS 222.111, the property owner initiated the annexation action by submittal of the required application forms and petition for annexation attached hereto as **Exhibit B** to this Ordinance; and

**WHEREAS**, this annexation has been initiated in accordance with SDC 5.7-125.A and ORS 222 and has been set for public hearing; and,

**WHEREAS**, the territory requested to be annexed is within the City's urban growth boundary and is contiguous to the City limits [SDC 5.7-140.A]; and,

**WHEREAS**, the minimum level of key urban facilities and services can be provided in an orderly and efficient manner as outlined in the *Metro Plan*, and there is a logical area and time within which to deliver urban services and facilities [SDC 5.7-140.C]; and,

**WHEREAS**, a Staff Report (**Exhibit C**) was presented to the City Council with the Development & Public Works Director's recommendation to concurrently annex the subject territory to the Willamalane Park and Recreation District, as this Special District is a service provider for the City [SDC 5.7-140.B]; and is consistent with the intergovernmental agreement between Lane County and Springfield regarding boundary changes dated May 21, 2008; and,

**WHEREAS**, a Staff Report was presented to the City Council with the Director's recommendation to concurrently withdraw the annexation territory from the Willakenzie Rural Fire Protection District, as the Cities of Eugene and Springfield would provide emergency response service directly to the area after it was annexed to the City [SDC 5.7-160.B]; and,

**WHEREAS**, on March 3, 2014, the Springfield Common Council conducted a public hearing and is now ready to take action on this request for annexation based on the recommendation and findings in support of approving the annexation request, and the Willakenzie Rural Fire Protection District's withdrawal as set forth in the aforementioned Staff Report to the Council, incorporated herein by reference, and the evidence and testimony presented at this public hearing held in the matter of adopting this Ordinance.

**NOW THEREFORE, THE CITY OF SPRINGFIELD ORDAINS AS FOLLOWS:**

**SECTION 1:** The Common Council of the City of Springfield does hereby approve annexation of the following described territory to the City of Springfield and Willamalane Park and Recreation District, said territory being more particularly described in **Exhibit A** to this Ordinance.

**SECTION 2:** The City Manager or the Development and Public Works Director shall send copies of this Ordinance to affected State and local agencies as required by SDC 5.7-155.

**SECTION 3:** 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 of its filing with the Secretary of State as provided by ORS 222.180, whichever date is later.

**ADOPTED** by the Common Council of the City of Springfield this 17 day of MARCH, 2014, by a vote of 5 for and 0 against. (1 absent - WYLIE)

**APPROVED** by the Mayor of the City of Springfield this 17 day of MARCH, 2014.

ATTEST:

Amy Sowa  
City Recorder

Chris T. Long  
Mayor

REVIEWED & APPROVED  
AS TO FORM  
M.B. Sullivan  
DATE: 2/17/14  
OFFICE OF CITY ATTORNEY

City of Springfield, Oregon

CERTIFIED TRUE COPY

Amy Sowa  
City Recorder





January 13, 2014

**ANNEXATION LEGAL DESCRIPTION  
WILLAMETTE HEIGHTS RESERVOIR**

**17-03-35-34-7100, 18-03-02-12-301, 18-03-02-21-100**

Branch Engineering Inc. Project No. 13-184:1

**SITUATED** in Lane County, State of Oregon in the North  $\frac{1}{2}$  of Section 2, Township 18 South, Range 3 West and the South  $\frac{1}{2}$  of Section 35, Township 17 South, Range 3 West, Willamette Meridian, being more particularly described as follows:

**BEING** all those un-annexed lands described in that Bargain and Sale Deed recorded on August 13, 1964 on Reel 248D as Instrument Number 69061 in the Lane County Oregon Official Records, in Exhibit D of that Boundary Line Agreement recorded on June 12, 1998 on Reel 2429R as Instrument Number 9845495 in the Lane County Oregon Official Records, and in that Quitclaim Deed and Release recorded on July 6, 1966 on Reel 290D as Instrument Number 53147 in the Lane County Oregon Official Records; the outer boundary of all these lands being more particularly described as follows:

**BEGINNING** at the southeast corner of Lot 14, Block 5 of the Amended Plat of Willamette Heights Addition to Springfield as platted and recorded in Book 4 on Page 78 of the Lane County Oregon Plat Records; **THENCE** along the east boundary of said Lot 14 and the east boundary of Lot 4 of said Block 5, the following numbered course(s):

1. North  $00^{\circ}11'00''$  East, 346 feet more or less to the existing city limits of Springfield Oregon;

**THENCE** along said existing city limits the following numbered course(s):

2. North  $89^{\circ}54'$  West, 544 feet more or less to the northwest boundary of those lands conveyed in that Quitclaim Deed and Release recorded on July 6, 1966 on Reel 290D as Instrument 53147 in the Lane County Oregon Official Records;

**THENCE** along the northerly boundary of said lands the following numbered course(s):

3. South  $48^{\circ}31'30''$  West, 96 feet more or less to the northeasterly margin of Central Boulevard;

**THENCE** along the northeasterly and easterly margins of Central Boulevard the following numbered course(s):

4. South  $41^{\circ}17'16''$  East, 219.79 feet,
5. South  $00^{\circ}11'00''$  West, 97.04 feet to the point of tangency for a right-of-way fillet between the easterly right-of-way margin of Central Boulevard and the northerly right-of-way margin of Hill Street;

EUGENE-SPRINGFIELD

SALEM-KEIZER

Annexation Legal Description  
January 13, 2014

**THENCE** along said right-of-way fillet the following numbered course(s):

6. 31.42 feet along a 20.00 foot radius curve to the left with a delta angle of  $90^{\circ}00'00''$  and a 28.28 foot chord bearing South  $44^{\circ}49'00''$  East to the point of tangency with said northerly right-of-way margin of Hill Street;

**THENCE** along said northerly right-of-way margin of Hill Street the following numbered course(s):

7. South  $89^{\circ}49'00''$  East, 450.00 feet,

**RETURNING to the POINT of BEGINNING.**

The bearings and distances herein are based on that boundary survey by Thomas Poage filed as County Survey File 30392 in the Lane County Oregon Surveyor's Office.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

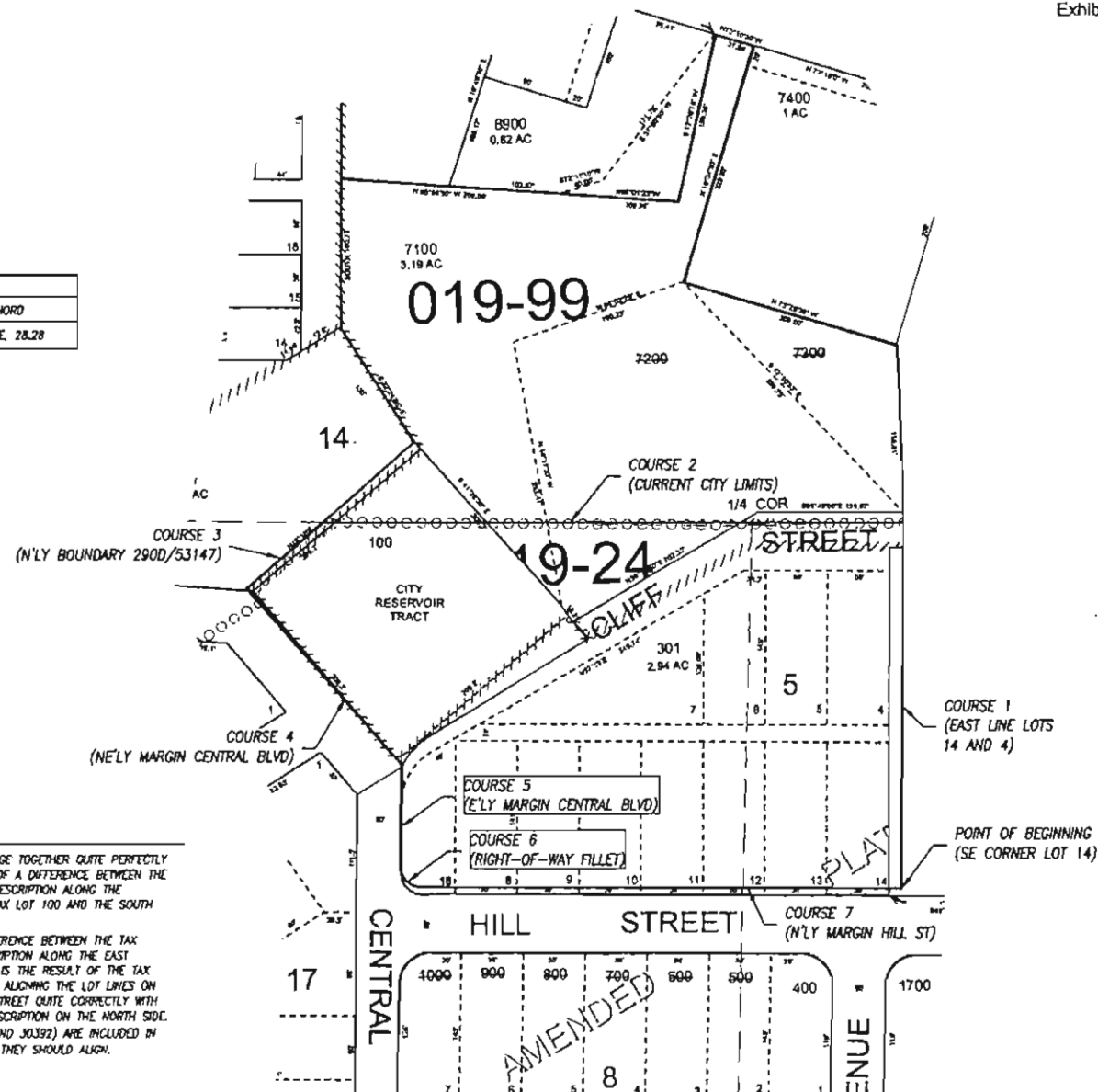
OREGON  
NOVEMBER 30, 2007  
RENEE CLOUGH  
89182LS

RENEWAL DATE: 12/31/2015



LINE TABLE		
COURSE #	DIRECTION	LENGTH
1	N00°11'00" E	346
2	N89°54'W	544
3	S48°31'30"W	96
4	S41°17'16"E	219.79
5	S00°11'00"W	97.04
7	S89°49'00"E	450.00

CURVE TABLE				
COURSE #	DELTA	RADIUS	ARC	CHORD
6	90°00'00"	20.00	31.42	S44°49'00"E, 28.28



# NOTES

1. THE TAX MAPS DID NOT MERGE TOGETHER QUITE PERFECTLY CREATING THE APPEARANCE OF A DIFFERENCE BETWEEN THE TAX MAPS AND THE LEGAL DESCRIPTION ALONG THE NORTHWEST BOUNDARY OF TAX LOT 100 AND THE SOUTH BOUNDARY OF TAX LOT 301.
2. THE APPEARANCE OF A DIFFERENCE BETWEEN THE TAX MAPS AND THE LEGAL DESCRIPTION ALONG THE EAST BOUNDARY OF TAX LOT 301 IS THE RESULT OF THE TAX MAPS NOT QUITE CORRECTLY ALIGNING THE LOT LINES ON THE SOUTH SIDE OF CLIFF STREET QUITE CORRECTLY WITH THE METES AND BOUNDS DESCRIPTION ON THE NORTH SIDE. TWO SURVEYS (CSF 27188 AND J0392) ARE INCLUDED IN THIS PACKET TO SHOW HOW THEY SHOULD ALIGN.

ANNEXATION APPLICATION  
 TM 17-03-35-34 TL 7100  
 TM 18-03-02-12 TL 301  
 TM 18-03-02-21 TL 100  
 SPRINGFIELD, OREGON

DATE: 01/13/14  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.: 13-184-01  
 LEGAL DESC.  
 EXHIBIT MAP



January 13, 2014

**ANNEXATION LEGAL DESCRIPTION  
WILLAMETTE HEIGHTS RESERVOIR**

**17-03-35-34-7100, 18-03-02-12-301, 18-03-02-21-100**

Branch Engineering Inc. Project No. 13-184:1

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1. North 00°11'00" East, 346 feet more or less to the existing city limits of Springfield Oregon;

**THENCE** along said existing city limits the following numbered course(s):

2. North 89°54' West, 544 feet more or less to the northwest boundary of those lands conveyed in that Quitclaim Deed and Release recorded on July 6, 1966 on Reel 290D as Instrument 53147 in the Lane County Oregon Official Records;

**THENCE** along the northerly boundary of said lands the following numbered course(s):

3. South 48°31'30" West, 96 feet more or less to the northeasterly margin of Central Boulevard;

**THENCE** along the northeasterly and easterly margins of Central Boulevard the following numbered course(s):

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EUGENE-SPRINGFIELD

SALEM-KEIZER

Annexation Legal Description  
January 13, 2014

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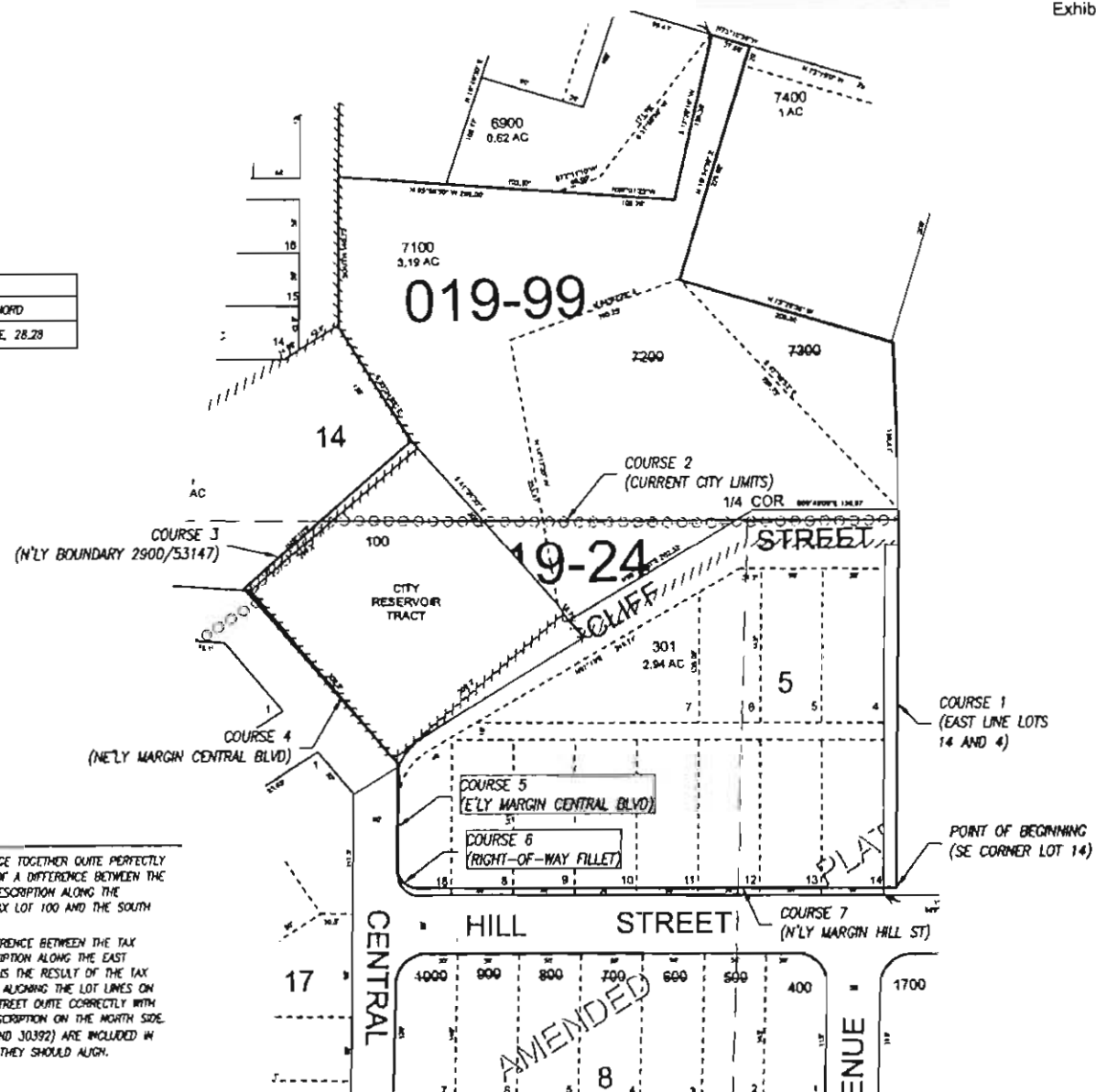
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 30, 2007  
RENEE CLOUGH  
69162LS

RENEWAL DATE: 12/31/2015

LINE TABLE		
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CURVE TABLE				
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## NOTES

1. THE TAX MAPS DID NOT MERGE TOGETHER QUITE PERFECTLY CREATING THE APPEARANCE OF A DIFFERENCE BETWEEN THE TAX MAPS AND THE LEGAL DESCRIPTION ALONG THE NORTHWEST BOUNDARY OF TAX LOT 100 AND THE SOUTH BOUNDARY OF TAX LOT 301.
2. THE APPEARANCE OF A DIFFERENCE BETWEEN THE TAX MAPS AND THE LEGAL DESCRIPTION ALONG THE EAST BOUNDARY OF TAX LOT 301 IS THE RESULT OF THE TAX MAPS NOT QUITE CORRECTLY ALIGNING THE LOT LINES ON THE SOUTH SIDE OF CLIFF STREET QUITE CORRECTLY WITH THE METES AND BOUNDS DESCRIPTION ON THE NORTH SIDE. TWO SURVEYS (CSF 27188 AND 30392) ARE INCLUDED IN THIS PACKET TO SHOW HOW THEY SHOULD ALIGN.

ANNEXATION APPLICATION  
 TM 17-03-35-34 TL 7100  
 TM 18-03-02-12 TL 301  
 TM 18-03-02-21 TL 100  
 SPRINGFIELD, OREGON

01/13/14

15:184.01

LEGAL DESC.  
EXHIBIT MAP



City of Springfield  
Development Services Department  
225 Fifth Street  
Springfield, OR 97477

3



### Annexation Application Type IV

Application Type		(Applicant: Check one)	
Annexation Application Pre-Submittal:			
Annexation Application Submittal:	<input checked="" type="checkbox"/>		
Required Proposal Information		(Applicant: Complete This Section)	
Property Owner:	City of Springfield – Springfield Utility Board	Phone:	541-726-2396
Address:	202 South 18 <sup>th</sup> Street, Springfield, OR 97477	Fax:	541-747-7348
		E-mail:	steven@subutil.com
Owner Signature:			
Owner Signature:			
Agent Name:	Richard Satre, AICP, ASLA	Phone:	541-686-4540 x 2
Company:	Schirmer Satre Group	Fax:	541-686-4577
Address:	375 W 4 <sup>th</sup> Ave. Suite 201, Eugene, OR 97401	E-mail:	rick@schirmersatre.com
Agent Signature:			
If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in his or her behalf, except where signatures of the owner of record are required, only the owner may sign the petition.			
ASSESSOR'S MAP	17-03-35-34; 18-03-02-12; 18-03-02-21	TAX LOT(S)	7100; 301; 100
Property Address:	N/A		
Area of Request:	Acres: 4.16		
Existing Use(s) of Property:	Water Reservoir Site		
Proposed Use of Property:	Phased Improvements to an existing water reservoir site.		
Required Property Information		(City Intake Staff: Complete This Section)	
Case No.:	ANX14-00001	Date:	1/28/14
		Reviewed By: (Initials)	L. Miller
Application Fee:	11,163.44	Postage Fee:	543.00
		Total Fee:	11,706.44

RECEIVED

PRJ13-00034

JAN 29 2014

By:

### Owner Signatures

This application form is used for both the required pre-submittal meeting and subsequent complete application submittal. Owner signatures are required at both stages in the application process.

**An application without the Owner's original signature will not be accepted.**

#### Pre-Submittal

The undersigned acknowledges that the information in this application is correct and accurate for scheduling of the Pre-Submittal Meeting. If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf. I/we do hereby acknowledge that I/we are legally responsible for all statutory timelines, information, requests and requirements conveyed to my representative.

Owner:

 Date: 1-13-14

Signature

RAYMOND MEDINA

Print

#### Submittal

I represent this application to be complete for submittal to the City. Consistent with the completeness check performed on this application at the Pre-Submittal Meeting, I affirm the information identified by the City as necessary for processing the application is provided herein or the information will not be provided if not otherwise contained within the submittal, and the City may begin processing the application with the information as submitted. This statement serves as written notice pursuant to the requirements of ORS 227.178 pertaining to a complete application.

Owner:

 Date: 1-24-14

Signature

RAYMOND MEDINA

Print

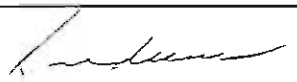
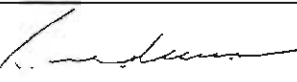
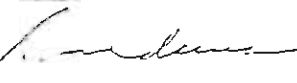
RECEIVED

JAN 29 2014

By: 

**FORM 1**  
**PETITION/PETITION SIGNATURE SHEET**  
Annexation by Individuals  
[SDC 5.7-125(2)(b)(i)/ORS 222.170(1)]

We, the following property owners of the following territory, consent to the annexation to the City of Springfield and concurrent annexation to Lane County Metropolitan Wastewater Service District and Willamalane Parks and Recreation District, as deemed necessary:

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	Acres (qty)
1. 	1/13/14	RAYMOND MEDUNA FOR SPRINGFIELD ADULT BOARD		Part of 17-03-35-34- 07100		.26
2. 	1/13/14	RAYMOND MEDUNA FOR SPRINGFIELD ADULT BOARD		Part of 18-03-02-21- 00100		.97
3. 	1/13/14	RAYMOND MEDUNA FOR SPRINGFIELD ADULT BOARD		Part of 18-03-02-12- 00301		2.93
4.						


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, JEFF SIMKACSI (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.

x  (signature of circulator)

**CERTIFICATION OF OWNERSHIP**

The total landowners in the proposed annexation are 3 (qty). This petition reflects that 3 (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 that may not yet be reflected on the A&T computerized tax roll.

  
Lane County Department of Assessment and Taxation  
1-15-2014  
Date Signed and Certified

**RECEIVED**

JAN 29 2014

By Page 5 



250 A Street, PO Box 300 Springfield, OR 97477-0077 541.746.8451 541.746.0230

January 15, 2014

Lane County  
125 East 8th Ave  
Eugene, OR 97401

Re: Springfield Utility Board's Willamette Heights Pump Station

To Whom It May Concern,

Springfield Utility Board is working through the administrative requirements for annexing SUB's Willamette Heights pump station, which is part of SUB's water system.

I am authorizing Ray Meduna from SUB to sign on behalf of SUB as the owner / applicant for this project. While this letter is addressed to Lane County, this letter may be presented to any entity that has an interest in understanding Ray Meduna's signing authority for this project.

Regards,

A handwritten signature in dark ink, appearing to read "Jeff Nelson", is written over a horizontal line.

Jeff Nelson  
General Manager  
Springfield Utility Board

RECEIVED

JAN 29 2014

By:           *RM*



**FORM 2**  
**OWNERSHIP WORKSHEET**

(This form is **NOT** the petition)

(Please include the name and address of ALL owners regardless of whether they signed an annexation petition or not.)

Acreage to be Annexed

OWNERS

Total Assessed Value

Property Designation (Map/lot number)	Name of Owner	Acres	Assessed Value	Imp. Y / N	Signed Yes	Signed No
Part of 17-03-35-34 / 07100	City of Springfield - Springfield Utility Board	.26	\$7,763.00	✓	✓	
Part of 18-03-02-21 / 00100	City of Springfield - Springfield Utility Board	.97	\$9,915.00	✓	✓	
Part of 18-03-02-12 / 00301	City of Springfield - Springfield Utility Board	2.93	\$27,438.00	✓	✓	
<b>TOTALS:</b>		<b>4.16</b>	<b>\$45,116.00</b>			

TOTAL NUMBER OF OWNERS IN THE PROPOSAL	1
NUMBER OF OWNERS WHO SIGNED	1
PERCENTAGE OF OWNERS WHO SIGNED	100%
TOTAL ACREAGE IN PROPOSAL	4.16
ACREAGE SIGNED FOR	4.16
PERCENTAGE OF ACREAGE SIGNED FOR	100%
TOTAL VALUE IN THE PROPOSAL	\$45,116.00
VALUE CONSENTED FOR	\$45,116.00
PERCENTAGE OF VALUE CONSENTED FOR	100%

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JAN 29 2016

By:   RK

**FORM 3**

**SUPPLEMENTAL INFORMATION FORM**

*(Complete **all** the following questions and provide all the requested information. Attach any responses that require additional space, restating the question or request for information on additional sheets.)*

Contact Person: Richard M. Satre, AICP, ASLA

E-mail: Rick@schirmersatre.com

**Supply the following information regarding the annexation area.**

- Estimated Population (**at present**): 0
- Number of Existing Residential Units: 0
- Other Uses: Existing Public Utility Facility
- Land Area: 4.16 total acres of area to be annexed
- Existing Plan Designation(s): The Portion of the site subject to this annexation application is designated Low Density Residential on the Metro Plan.
- Existing Zoning(s): Low Density Residential
- Existing Land Use(s): Water Storage, Vacant
- Applicable Comprehensive Plan(s): Metro Plan
- Applicable Refinement Plan(s): The portion of the site subject to this annexation application is outside of the applicable refinement plan's boundary and has no refinement plan designation.
- Provide evidence that the annexation is consistent with the applicable comprehensive plan(s) and any associated refinement plans. As the portion of the site subject to this annexation application is not within the boundaries of a refinement plan, there is no need to demonstrate consistency in that regard. As for the Metro Plan, applicable Metro Plan policies, and this annexation application's consistency in regards to those, is documented in the attached Written Statement.
- Are there development plans associated with this proposed annexation?  
Yes X No         
If yes, describe.  
Phased improvements to an existing water reservoir site.
- Is the proposed use or development allowed on the property under the current plan designation and zoning?

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By:

Yes X  
No \_\_\_\_\_

- Please describe where the proposed annexation is contiguous to the city limits (non-contiguous annexations cannot be approved under 5.7-140, Criteria).

Tax Lot 100 is contiguous to the southeast boundary of Tax Lot 7100 and Tax Lot 301 is contiguous to the south boundary of Tax Lot 7100. The northern portion of Tax Lot 7100 is within the city limits of Springfield.

- Does this application include all contiguous property under the same ownership?

Yes \_\_\_\_\_ No X

If no, state the reasons why all property is not included:

Some of the applicant's adjacent property, i.e., the northern portion of Tax Lot 7100, is already inside Springfield city limits.

- Check the special districts and others that provide service to the annexation area:

- |  |  |
|--|--|
| <input type="checkbox"/> Glenwood Water District                       | <input type="checkbox"/> Rainbow Water and Fire District |
| <input type="checkbox"/> Eugene School District                        | <input type="checkbox"/> Pleasant Hill School District   |
| <input checked="" type="checkbox"/> Springfield School District        | <input type="checkbox"/> McKenzie Fire & Rescue          |
| <input type="checkbox"/> Pleasant Hill RFPD                            | <input checked="" type="checkbox"/> Willakenzie RFPD     |
| <input type="checkbox"/> EPUD  | <input checked="" type="checkbox"/> SUB                  |
| <input checked="" type="checkbox"/> Willamalane Parks and Rec District | <input type="checkbox"/> Other _____                     |

- Names of persons to whom staff notes and notices should be sent, in addition to applicant(s), such as an agent or legal representative.

Richard Satre  
(Name)

375 W 4<sup>th</sup> Avenue  
(Address)

Eugene, OR 97401  
(City) (Zip)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City) (Zip)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City) (Zip)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City) (Zip)

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JAN 29 2011

By: RS

**FORM 4**

**WAIVER OF ONE YEAR TIME LIMIT  
FOR ANNEXATION PURSUANT TO ORS 222.173**

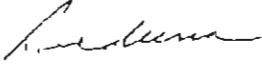
18-03-02-21-00100  
Map and Tax Lot Number  
assigned)

N/A  
Street Address of Property (if address has been  
assigned)

ONE WAIVER OF TIME LIMIT FOR EACH PARCEL, PLEASE  
We, the owner(s) of the property described above understand the  
annexation process can take more than one year but desire to annex to have  
City services. Therefore, we agree to waive the one-year time limitation on  
this petition to annex established by Oregon Revised Statutes 222.173, and  
further agree that this contract shall be effective [☒] indefinitely or [☐] until

\_\_\_\_\_  
Date


**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
City of Springfield – Springfield Utility Board		1-13-14

LEOG:  
Last Saved: January 13, 2014

**RECEIVED**

JAN 29 2014

By: 



**FORM 4**

**WAIVER OF ONE YEAR TIME LIMIT  
FOR ANNEXATION PURSUANT TO ORS 222.173**

18-03-02-12-00301  
Map and Tax Lot Number  
assigned)

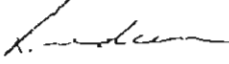
N/A  
Street Address of Property (if address has been  
assigned)

**ONE WAIVER OF TIME LIMIT FOR EACH PARCEL, PLEASE**

We, the owner(s) of the property described above understand the annexation process can take more than one year but desire to annex to have City services. Therefore, we agree to waive the one-year time limitation on this petition to annex established by Oregon Revised Statutes 222.173, and further agree that this contract shall be effective [☒] Indefinitely or [☐] until

\_\_\_\_\_  
Date

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
City of Springfield – Springfield Utility Board		1-13-14

LCOG: L:\OC\2009 BOUNDARY CHANGE TRANSITION\APPLICATION FORMS\SPRINGFIELD\10-03-08 UPDATED FORMS\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC  
Last Saved: January 13, 2014

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By:  \_\_\_\_\_

**FORM 4**

WAIVER OF ONE YEAR TIME LIMIT  
FOR ANNEXATION PURSUANT TO ORS 222.173

17-03-35-34-07100  
Map and Tax Lot Number  
assigned)

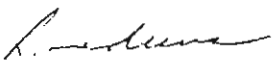
N/A  
Street Address of Property (if address has been

ONE WAIVER OF TIME LIMIT FOR EACH PARCEL, PLEASE

We, the owner(s) of the property described above understand the annexation process can take more than one year but desire to annex to have City services. Therefore, we agree to waive the one-year time limitation on this petition to annex established by Oregon Revised Statutes 222.173, and further agree that this contract shall be effective [☒] indefinitely or [ ] until

\_\_\_\_\_.  
Date

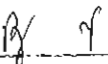
Signatures of Legal Owners

Please print or type name	Signature	Date Signed
City of Springfield - Springfield Utility Board		1-13-14

LCOG, L:\BC\2008 BOUNDCANGE TRANSITION\APPLICATION FORMS\SPRINGFIELD\10-07-08 UPDATED FORMS\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC  
Last Saved: January 13, 2014

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By: 

January 14, 2014

**Springfield Utility Board**

Annexation Application

Map 17-03-35-34, Lot 7100, Map 18-03-02-12, Lot 301 and Map 18-03-02-21, Lot 100)

**WRITTEN STATEMENT**

In accordance with SDC 5.7-125, Annexation Initiation and Application Submittal, the applicant, the Springfield Utility Board (SUB), is requesting that the City of Springfield review this annexation request and determine that the proposal complies with criteria contained in SDC 5.7-100 and that the requested annexation can be approved. To aid Springfield staff in this endeavor, the following information is provided.

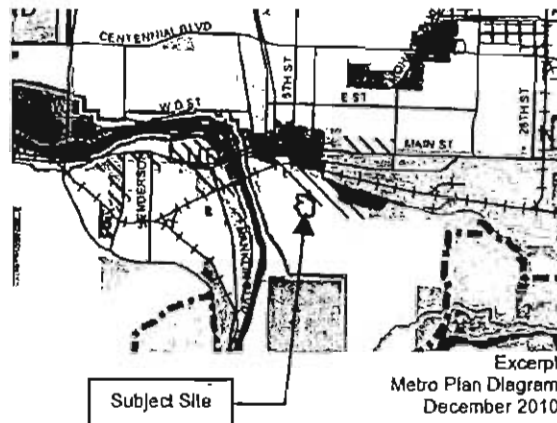
**I. The Site and Existing Conditions**

**A. Planning Context**

The SUB property has a Metro Plan land use designation of Light Medium Industrial with Mixed-Use Overlay (MU) on the northern portion and Low Density Residential on the remainder of the property.<sup>1</sup> The applicable neighborhood refinement plan is the Downtown Refinement Plan which labels the northern portion of the site as Booth Kelly Mixed-Use (BKMU) with the remainder of the site outside the refinement plan boundary. Zoning for all lots is Low Density Residential (LDR). Adjacent Metro Plan land use designation is Light Medium Industrial with Mixed-Use and Low Density Residential. Adjacent zoning is Low Density Residential with the exception of some Booth Kelly Mixed Use to the north and east of Tax Lot 7100. Development of the property is subject to the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), the Downtown Refinement Plan, and the Springfield Development Code which governs land use.

The site is inside the Urban Grown Boundary (UGB). Roughly 58 percent of the site is outside the City Limits of Springfield (CL), based on the boundary location shown on tax lot maps.

It is the portion of the site outside of current city limits which is subject of this annexation application.



<sup>1</sup> The adopted Metro Plan Diagram is not tax lot specific, nor are the boundaries between different land use designations. Furthermore, the Metro Plan Diagram is valid at an 11x17 inch scale only.



B. Subject Site

The property is located in the south central portion of Springfield, south of Downtown, south of the Booth Kelly site. The site itself is comprised of three contiguous tax lots and is approximately 7.38 acres in size. The tax lots, owned by the City of Springfield – Springfield Utility Board, are developed with Springfield Utility Board (SUB) water storage facilities. These include two abandoned open air reservoirs, a two million gallon storage tank, a pump station and associated supply and distribution piping infrastructure. Portions of the site abut Quarry Road to the north, South 6th Street to the west, unimproved Central Boulevard to the southwest and unimproved Hill Street to the south. To the east of the site is a portion of the city-owned Booth Kelly tax lot. Other than residential use along Quarry Road and South 6th Street, and mixed use on the Booth Kelly site to the north, the adjacent property is vacant.



Subject Site

Subject Map  
 Google Earth 2012

The site is sloping and partially forested. Slopes vary from less than 5 percent to greater than 60 percent on the northwest sloping face. Soils are a mixture of fine and cobbly silty clay loams with the depth to bedrock typically less than 40 inches. Depth to ground water is thought to be more than 80 inches below the surface. According to the FIRM Map, the site has been determined to be outside the area of a 500-year flood.

II. Annexation – Approval Criteria

Annexation Approval Criteria are found in Section 5.7-140 of the Springfield Development Code. Applicable sections of the Code are in *italics*, followed by proposed findings of facts in normal text

*SDC 5.7-140 An annexation application may be approved only if the City Council finds that the proposal conforms to the following criteria.*

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- A. *The affected territory proposed to be annexed is within the City's portions of the urban growth boundary and contiguous to the city limits or separated from the city limits or separated from the city limits only by a public right-of-way or a stream, lake or other body of water.*

Response: The affected territory (the area proposed for annexation) is located within the city's portion of the urban growth boundary. All three tax lots are contiguous to one another. Thus, the area subject to this annexation application is contiguous to existing city limits because the northern portion of Tax Lot 7100 is already inside Springfield city limits.

- B. *The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plan or Plan Districts.*

Applicable policies of the Metro Plan are listed below:

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

Response: Minimum key urban facilities and services as defined in the Metro Plan includes wastewater, stormwater, transportation, solid waste management, water service, fire and emergency medical service, police protection, city-wide parks and recreation programs, electric service, land use controls, communication facilities and public schools on a district-wide basis (Metro Plan, Chapter V, Glossary, definition 24). As documented elsewhere in this Written Statement 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: Annexation into the corporate limits of the City of Springfield is codified in the Springfield Development Code (SDC) 5.7-100-5.7-165. Processes and procedures regarding application, annexation, approval criteria, effective date and notice, and withdrawal from special districts are, by submittal and processing of this Annexation Application, being followed.

- *Policy 16. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services.*

Response: The subject site is inside the Springfield jurisdiction of the metro area's Urban Growth Boundary. By this Annexation Application herein land within the UGB (the subject site) is being annexed and, as required by applicable approval criteria, will be provided with the minimum level of urban facilities and services.

- *Policy 18. As annexations to cities occur over time, existing special service districts within the UGB shall dissolve. The cities should consider developing intergovernmental agreements, which address transition issues raised by annexation, with the affected special service districts.*

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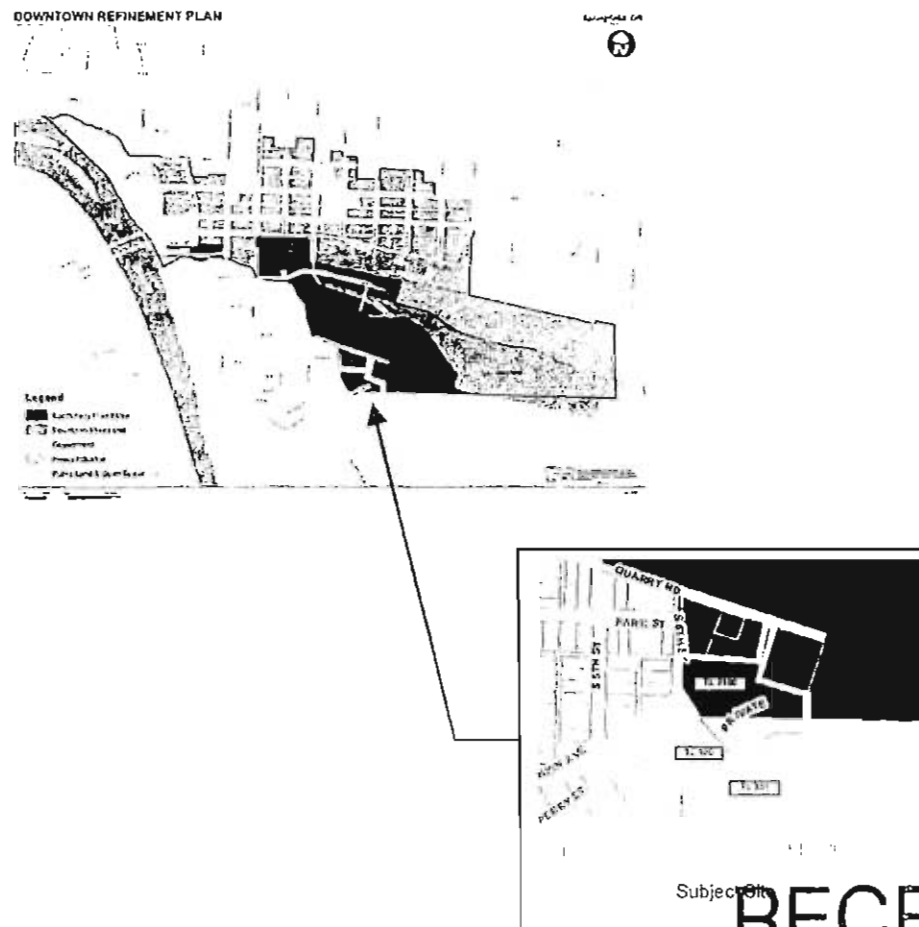
By: h

Response: A special district providing services to the subject property is the Willakenzie Rural Fire Protection District (for fire protection). The city of Springfield has intergovernmental agreements with this entity. As codified in the Springfield Development Code (SDC) 5.7-160 – Withdrawal from Public Service Service Districts, the Springfield City Council utilizes a set process to facilitate withdrawals from special districts.

- Policy 21a. When unincorporated territory within the UGB is provided with any new urban service, that service shall be provided by the following method: Annexation to a city.

Response: Future development of the subject property could require the provision of additional urban services. Annexation is the preferred method to enable urban service provision. Approval of this Annexation Application herein will satisfy this Metro Plan policy.

**APPLICABLE REFINEMENT PLAN:** The Downtown Refinement Plan is applicable to the northern portion of Tax Lot 7100 that is already within the city limits. There is no refinement plan that applicable to the portion of the site for which annexation is requested.



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

Response: The annexation site can be provided with key urban facilities and services as defined in the Metro Plan. The facility, provider and condition applicable to the site are as follows:

#### **Wastewater**

The subject site has no existing public wastewater infrastructure. There is an existing line that runs to the end of the alley between South 5th Street and South 6th Street, and another that ends in Union Avenue between South 4th Street and South 5th Street. Given the nature of the proposed improvements, no wastewater connection will be needed.

#### **Stormwater**

The subject site does not have any existing public stormwater infrastructure. The closest existing facilities are in the vicinity of South 6th Street and Park Street. The Springfield Stormwater Facilities Master Plan lists the area as a Higher Priority Capital Improvement location for the development of a small basin plan to guide development with respect to stormwater (pages ES-4 and 5-21). Stormwater runoff from the currently contemplated improvements will be managed on-site to provide for water quality treatment and ground water recharge in accordance with Springfield code requirements.

#### **Transportation**

Portions of the site abut Quarry Road to the north, South 6<sup>th</sup> Street to the west, unimproved Central Boulevard to the southwest and unimproved Hill Street to the south. Access to the site will continue to be taken from Central Boulevard. The proposed improvements and the continued utility operation at the site do not require street improvements.

#### **Solid Waste Management**

Solid waste collection is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County. No ongoing need for solid waste collection at the site is anticipated.

#### **Water and Electric Service**

Water and electric service are provided by Springfield Utility Board (SUB).

#### **Fire and Emergency Medical Services**

Fire and ambulance service are currently provided by the Springfield Department of Fire and Life Safety under agreement with the Willakenzie Rural Fire Protection District. After annexation these services would become the sole responsibility of the Springfield Department of Fire and Life Safety.

#### **Police Protection**

Police protection can be provided to this site upon annexation consistent with services provisions throughout the city. Springfield Police currently serve the area immediately to the north and west.

#### **City-Wide Parks and Recreation**

The site is included within the Willamalane Park and Recreation District. Recently approved Bond Measure 20-199 will provide \$20 million in bond funds which will be used to help fund future City Park acquisition and development throughout the city as well as improving and renovating existing parks and trails.

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**Land Use Controls**

The subject property is inside the Springfield portion of the Metro Plan Urban Growth Boundary. The city of Springfield provides land use controls for the site. This service would continue after annexation.

**Communication Facilities**

Century Link and a variety of other telecommunications providers offer communication services throughout the Eugene/Springfield Area.

**Public Schools on a District-Wide Basis**

Springfield Public Schools is the k-12 education service provider. The full range of District school services is available to the property.

Given the above regarding public and private facility availability, this criterion is met.

- D. Where applicable, fiscal impacts to the City have been mitigated through an Annexation Agreement or other mechanism approved by the City Council.*

Response: An Annexation Agreement, if one is required, will be prepared by the City.

**III. Attachments**

The following attachments are included with this application.

1. Petition Signature Sheet
2. Ownership Worksheet
3. Supplemental Information Form
4. Legal Description of Affected Territory to be Annexed
5. Waiver of One Year Time Limit for Annexation
6. Public / Private Utility Plan
7. Cadastral Map of Annexation Area with Relationship to City Limits

**IV. Conclusion**

Based on the information contained in this written statement, the applicant believes that the requested Annexation can be approved.

If there are any questions regarding the above information, please do not hesitate to contact Rick Satre, AICP, at Schirmer Satre Group, 541-686-4540 or [rick@schirmersatre.com](mailto:rick@schirmersatre.com).

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**Public / Private Utility Plan (SDC 5.7-125(B)(12))**

A plan describing how the proposed annexation area can be served by key facilities and services must be provided with the Annexation Agreement. Planning and Public Works staff will work with the applicant to complete the Annexation Agreement.

*Key facilities and services as defined by the Metro Plan and how they will be met are as follows:*

**Wastewater**

*The existing and proposed improvements will not produce wastewater. Wastewater could be treated via a connection to the public wastewater system.*

**Stormwater**

*Stormwater will be treated and disposed of on site. The size, shape and location of treatment facilities will be determined at Site Plan Review.*

**Transportation**

*No public transportation will be needed. The site will be unoccupied and unattended except when undergoing maintenance.*

**Solid Waste Management**

*Solid waste collection for the site is provided by private firms. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.*

**Water and Electric Service**

*Springfield Utility Board currently provides both water and electric service to the subject site.*

**Fire and Emergency Medical Services**

*Fire and ambulance service are currently provided by the Springfield Department of Fire and Life Safety under agreement with the Willakenzie Rural Fire Protection District. After annexation these services would become the sole responsibility of the Springfield Department of Fire and Life Safety.*

**Police Protection**

*Police protection can be provided to this site upon annexation consistent with services provisions throughout the city. Springfield Police currently serve the area immediately to the north and west.*

**City Wide Parks and Recreation Programs**

*The site is included within the Willamalane Park and Recreation District. Recently approved Bond Measure 20-199 will provide \$20 million in bond funds which will be used to help fund future City park acquisition and development throughout the city as well as improving and renovating existing parks and trails.*

**Land Use Controls**

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

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By:

**Communication Facilities**

*CenturyLink and a variety of other telecommunications providers offer communication services throughout the Eugene/Springfield Area.*

**Public Schools**

*The site is served by the Springfield School District.*

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JAN 29 2014

By:   *AS*

# TYPE IV – ANNEXATION STAFF REPORT AND RECOMMENDATION



**File Name:** Springfield Utility Board Willamette Heights Annexation

**Applicant:** Springfield Utility Board

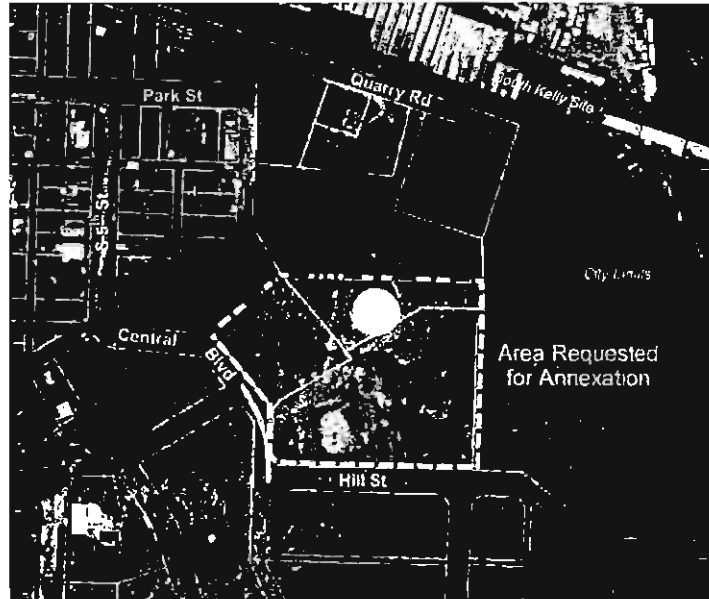
**Case Number:** ANX14-00001

**Proposal Location:** Central Boulevard off South 5<sup>th</sup> Street (Map 17-03-35-34, TL 7100; Map 18-03-02-12, TL 301; and Map 18-03-02-21, TL 100)

**Current Zoning:** Low Density Residential with Urbanizable Fringe Overlay (UF-10)

**Plan Designation:** Low Density Residential

**Applicable Comprehensive Plan:**  
*Metro Plan*



**Application Submittal Date:** Jan. 28, 2014

**Associated Applications:** PRE13-00039 (Development Issues Meeting for Annexation); PRE14-00004 (Pre-Submittal Meeting for Annexation)

## CITY OF SPRINGFIELD'S DEVELOPMENT REVIEW COMMITTEE

POSITION	REVIEW OF	NAME	PHONE
Project Manager	Planning	Andy Limbird	541-726-3784
Transportation Planning Engineer	Transportation	Michael Liebler	541-736-1034
Public Works Civil Engineer	Streets and Utilities	Clayton McEachern	541-736-1036
Deputy Fire Marshal	Fire and Life Safety	Gilbert Gordon	541-726-2293
Building Official	Building	David Bowlsby	541-736-1029

## APPLICANT'S DEVELOPMENT REVIEW TEAM

POSITION	NAME	PHONE	MAILING ADDRESS
Applicant	Ray Meduna Springfield Utility Board	541-726-2396	202 South 18 <sup>th</sup> Street Springfield, OR 97477
Applicant's Representative	Rick Satre Schirmer Satre Group	541-686-4540	375 W. 4 <sup>th</sup> Avenue Suite 201 Eugene, OR 97401

**Review Process (SDC 5.7-115):** The subject annexation request is being reviewed under Type IV procedures, without Planning Commission consideration.

**Development Issues Meeting (SDC 5.7-120):** A Development Issues Meeting (DIM) is required of all public agency and private landowner-initiated annexation applications.

**Finding:** A Development Issues Meeting for the subject annexation request was held on January 7, 2014.

**Conclusion:** The requirement in SDC 5.7-120 is met.

**Annexation Initiation and Application Submittal (SDC 5.7-125):** In accordance with SDC 5.7-125.B.2.b.i and ORS 222.170(1), an annexation application may be initiated by "more than half the owners of land in the territory, who also own more than half the land in the contiguous territory and of real property therein representing more than half the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land".

**Finding:** The property owner who owns all of the land and real property, and full assessed value of real property in the contiguous territory, has filed an application and petition requesting annexation to the City of Springfield (Attachment 3).

**Conclusion:** The application requirements in SDC 5.7-125 have been met.

**Site Information:** The territory requested for annexation is portions of three contiguous tax lots located south of the Booth Kelly site in the Willamette Heights neighborhood. The subject site is inside the Springfield Urban Growth Boundary (UGB) and is contiguous to the Springfield city limits along the north boundary. The site contains an operating SUB water utility installation that is partially within the City limits. The subject annexation territory comprises a total of 4.16 acres (approximately 49%) of the 8.43 acre utility site in Willamette Heights. According to the applicant's submittal, the subject annexation territory is intended to be modified by removing two abandoned concrete reservoir basins, and installing a new steel reservoir tank and pump station (see diagram on Page 3). Modification of the utility installation would be subject to a Discretionary Use and Site Plan Review process once the property is entirely within the City limits.

Existing public services are provided to the annexation area as follows: police (Lane County Sheriff, Springfield Police Department), schools (Springfield School District), roads (Lane County and City of Springfield), and Fire (Willakenzie Rural Fire Protection District). Springfield Utility Board (SUB) operates the water utility infrastructure on the site and also provides electricity service to the proposed annexation area. Upon annexation, the City of Springfield will be responsible for all urban services, including sewer, water, electricity and police/fire response to the subject area.

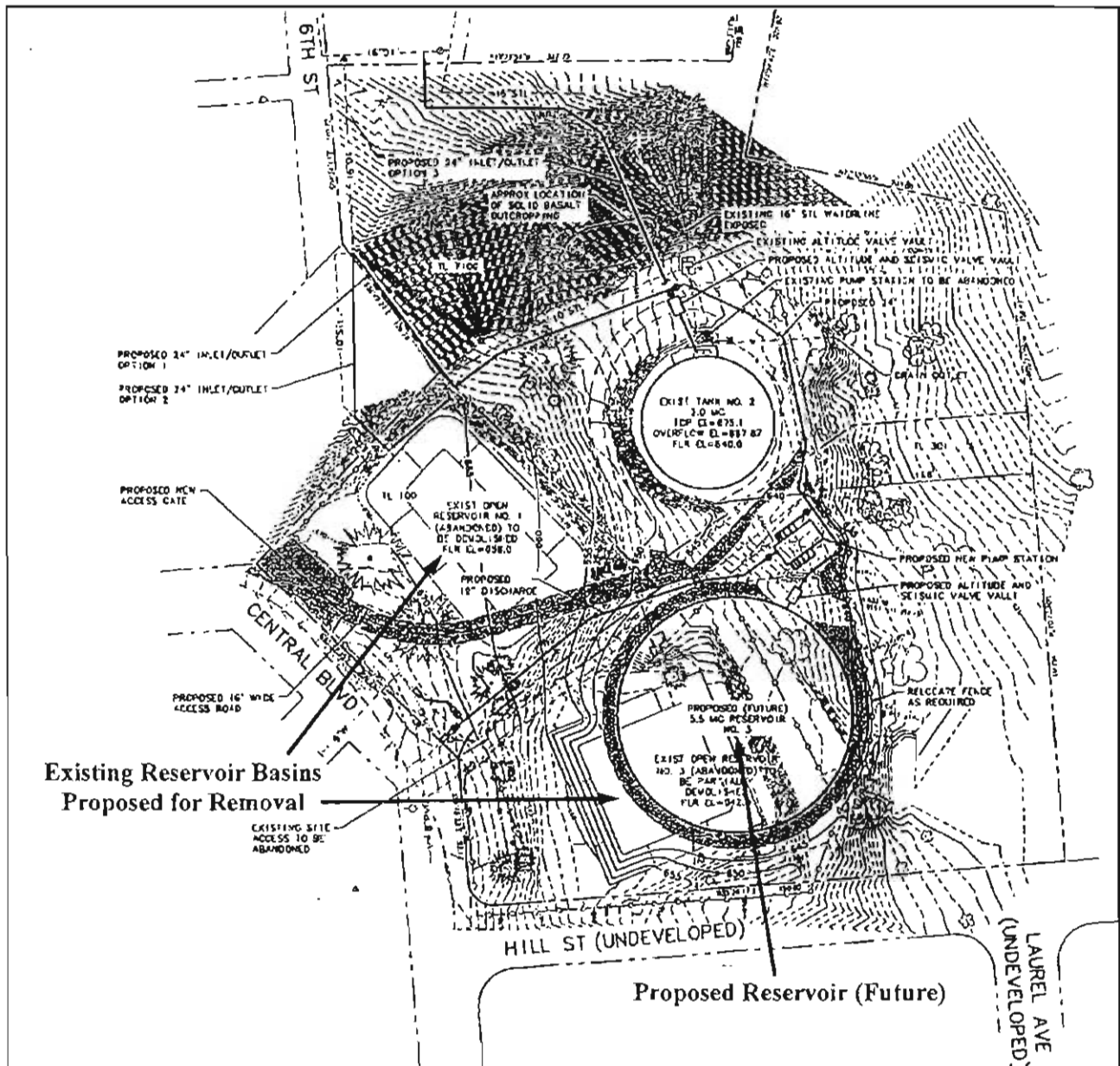
**Notice Requirements (SDC 5.7-130):** Consistent with SDC 5.7-130, notice was provided as follows:

**Mailed Notice.** Notice of the annexation application was mailed February 11, 2014, which is at least 14 days prior to the public hearing date, to the affected property owner(s); owners and occupants of properties located within 300 feet of the perimeter of the affected territory; affected neighborhood groups or community organizations officially recognized by the city that includes the affected territory; affected special districts and all other public utility providers; and the Lane County Land Management Division, Lane County Elections, and the Lane County Board of Commissioners.

**Newspaper Notice.** Notice of the March 3, 2014 public hearing was published in *The Register-Guard* on February 17 and 24, 2014.



### Conceptual Future Development Plan for Reservoir Site



**Posted Notice.** Notice of the March 3, 2014 public hearing was posted in four public places in the City: at one location along the property frontage on Central Boulevard; at Springfield City Hall and in the Development and Public Works office; and on the City of Springfield website.

**Finding:** Upon annexation of the subject territory to the City the Low Density Residential zoning will be retained, but the Urbanizable Fringe Overlay District (UF-10) will no longer apply. Due to this change, the Oregon Department of Land Conservation and Development (DLCD) was notified in writing of the annexation proceedings, but less than 35 days prior to the public hearing. Notification to DLCD regarding the proposed annexation was sent on January 28, 2014, which is 34 days prior to the public hearing. No written objection to the public hearing has been received from the public, applicant, or DLCD.

Conclusion: Notice of the public hearing was provided consistent with SDC 5.7-130.

**Recommendation to City Council (SDC 5.7-135):** The Director shall forward a written recommendation on the annexation application to the City Council based on the approval criteria specified in Section 5.7-140, which are provided as follows with the SDC requirements, findings, and conclusions. The Director's recommendation follows SDC 5.7-140, Criteria.

**Criteria (SDC 5.7-140):** The application may be approved only if the City Council finds that the proposal conforms to the following criteria:

- A. The affected territory proposed to be annexed is within the City's urban growth boundary; and is**
- 1. Contiguous to the city limits; or**
  - 2. Separated from the City only by a public right of way or a stream, lake or other body of water.**

Finding: The subject annexation territory is located within the acknowledged urban growth boundary (UGB) of the Eugene-Springfield Metropolitan Area General Plan (Metro Plan). The area requested for annexation abuts the Springfield city limits along the north boundary. Therefore, this annexation application meets the statutory definition of contiguity as found in ORS 222.111(1).

Conclusion: The proposal meets this criterion.

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

Finding: The *Metro Plan* was acknowledged by the Land Conservation and Development Commission (LCDC) in August, 1982 and has been subsequently amended. The annexation area is located within the acknowledged UGB of the *Metro Plan*. Territory within the delineated UGB ultimately will be within the City of Springfield.

Finding: The territory requested for annexation is not located within an adopted Refinement Plan area and there are no proposed changes to the current zoning or plan designation.

Finding: The continued annexation of properties and public street rights-of-way to the City of Springfield is consistent with the Metro Plan, which will result in the elimination of special districts within the urbanizable area. The *Metro Plan* recognizes that as annexations to the City occur, the special district service areas will diminish incrementally and eventually will be dissolved.

Finding: The territory requested for annexation is within the Willakenzie Rural Fire Protection District. The Fire Protection District has a service arrangement with Eugene/Springfield for provision of fire response to unincorporated areas of Willamette Heights. After the public hearing and upon Council adoption of the annexation Ordinance, the annexation area will be withdrawn from the Willakenzie Rural Fire Protection District consistent with ORS 222.510, 222.520, and 222.525 and the Cities of Eugene & Springfield will provide fire protection service directly to the annexation area.

Finding: After the public hearing and upon Council adoption of the annexation Ordinance, the annexation area will be annexed into the Willamalane Park and Recreation District as authorized by an intergovernmental agreement between the City of Springfield and Lane County. The park district provides park and recreation facilities and services to territory within the City of Springfield.

Conclusion: The proposal meets this criterion.

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

Finding: The *Metro Plan* recognizes annexation as the highest priority for extending the minimum level of key urban facilities and services to urbanizable areas.

Finding: The territory requested for annexation will take advantage of urban service delivery systems that are already in place or can be logically extended to serve this area. In addition to urban utilities, the following facilities and services are either available or can be extended to this annexation area:

Water – The Springfield Utility Board currently provides water service to the Willamette Heights neighborhood. Upon annexation, the subject site would be served by the City by and through the Springfield Utility Board. The territory proposed for annexation contains an existing steel water reservoir tank and abandoned concrete reservoir basins. SUB is requesting annexation to facilitate installation of another steel reservoir tank and pump station in the future.

Electricity – SUB Electric provides service to developed properties in this area of Willamette Heights including the subject site. Upon annexation, the property owner will be able to request an upgraded electrical service for the proposed utility installation development. Existing electrical system infrastructure within the adjacent public rights-of-way will be maintained by the affected utility providers.

Police Services – Springfield Police Department currently provides service to areas of Willamette Heights that are already inside the City. The subject territory is within the joint jurisdiction of Springfield Police Department and Lane County Sheriff's Department. Upon annexation, this area will receive Springfield Police services on an equal basis with other properties inside the City.

Fire and Emergency Services – Fire protection is currently provided to the annexation area by Eugene/Springfield Fire Department under contract with Willakenzie Rural Fire Protection District. Upon annexation, the City will continue to provide fire and emergency services to the subject territory.

Emergency medical transport (ambulance) services are provided on a regional basis by the Eugene/Springfield Fire Department, and Lane Rural Fire/Rescue to central Lane County. The annexation area will continue to receive this service consistent with the adopted ambulance service area (ASA) plan. Mutual aid agreements have been adopted by the three regional ASA providers to provide backup coverage for each other's jurisdictions.

Parks and Recreation – Park and recreation services are provided to the City of Springfield by the Willamalane Park and Recreation District. The park district operates several indoor recreation facilities, such as the Willamalane Park Swim Center, Lively Park Swim Center, Memorial Building Community Center, and Willamalane Adult Activity Center. The park district offers various after-school and other programs for children at schools and parks throughout the community. Also available are pathways and several categories of parks, including community parks, sports parks, special use parks, and natural area parks.

Concurrent with annexation to the City of Springfield, the subject area will be annexed to the Willamalane Park and Recreation District consistent with City policy and the adopted Willamalane Comprehensive Plan.

Library Services – Upon annexation to the City of Springfield, the subject area will be within the service area of the Springfield Public Library. However, it is not expected that the annexation territory will generate any population requiring library services.

Schools – The Springfield School District serves the Willamette Heights neighborhood area. However, it is not expected that the annexation territory will generate any population requiring school services.

Sanitary Sewer – The annexation area is not currently served by sanitary sewer, and it is not expected that existing or future development on the site will require this service. However, the site could be served by extension of a public sanitary sewer line from the alley between South 5<sup>th</sup> and South 6<sup>th</sup> Streets should this utility be necessary in the future.

Stormwater – The subject annexation territory is not currently served by a piped stormwater management system. Incremental improvements to the public stormwater system will be required as development plans are advanced for the subject site and adjoining properties. The site can be served by a combination of on-site treatment and regulated discharge to adjacent the public street system. There are no immediate planned changes to the public stormwater management system associated with this annexation request.

Streets – The subject annexation area has frontage on Central Boulevard, which is classified as an urban local road and is currently under Lane County jurisdiction. Along the property frontage, Central Boulevard is a gravel road that is not improved to urban standards. There are no immediate planned or required street improvements associated with this annexation request. Street frontage improvements, if required, will be reviewed and approved through the Discretionary Use and Site Plan Review process.

Solid Waste Management – The City and Sanipac have an exclusive franchise arrangement for garbage service inside the City limits. Upon annexation, solid waste disposal service can be provided by Sanipac.

Communication Facilities – Various providers offer both wired and wireless communication services in the Eugene-Springfield metropolitan area. Existing providers and those entering the market have the capability to provide service to this area.

Land Use Controls – The annexation area is within Springfield's urban growth boundary. Through an intergovernmental agreement between Lane County and the City of Springfield, the City already has planning and building jurisdiction for unincorporated areas of Willamette Heights. The City will continue to administer land use controls after annexation.

Finding: The minimum level of key urban facilities and services, as outlined in the *Metro Plan*, are either immediately available or can be provided within a reasonable future time frame as needed.

Conclusion: The proposal meets this criterion.

**D. Where applicable fiscal impacts to the City have been mitigated through an Annexation Agreement or other mechanism approved by the City Council.**

Finding: The public agency requesting annexation is well aware of the need for extension of urban utilities to serve the site and land beyond the annexation area; and the responsibility of the developer to fund such improvements. Because the site is an existing public utility facility, it is not expected that the annexation request will generate a demand for additional public improvements to serve the site. Therefore, staff has not required the applicant to execute an Annexation Agreement with the City. Future improvements required to serve the site will be reviewed through the Discretionary Use and Site Plan Review process.

Conclusion: The proposal meets this criterion.

**DIRECTOR'S RECOMMENDATION:** The proposal complies with the annexation criteria of approval listed in SDC 5.7-140, and Council is within its authority to approve annexation of the subject territory to the City of Springfield and Willamalane Park and Recreation District; and withdrawal of the subject territory from the Willakenzie Rural Fire Protection District.

**City Council Decision (SDC 5.7-145):** City Council approval of the annexation application shall be by Ordinance.

**Finding:** On March 3, 2014, the City Council held a Public Hearing for the subject annexation request and gave first reading to the Annexation Ordinance. One person testified in support of the proposed annexation action. Based on the staff analysis and recommendation, and on testimony provided at the Public Hearing, the City Council may take action to approve, modify or deny the Annexation Ordinance.

**Zoning (SDC 5.7-150):** The area requested for annexation is zoned and designated Low Density Residential in accordance with the *Metro Plan* diagram. Properties that are outside the City limits have the Urbanizable Fringe Overlay District (UF-10) applied to the zoning. Upon the effective date of the annexation, the UF-10 overlay will be automatically removed and the site will retain the Low Density Residential (LDR) zoning.

**Effective Date and Notice of Approved Annexation (SDC 5.7-155):** If the annexation is given a second reading on March 17, 2014, the Ordinance will become effective 30 days after adoption by the City Council and execution by the Mayor (anticipated on or around April 17, 2014), or upon acknowledgement of filing with the Secretary of State – whichever date is later.

**Withdrawal from Special Service Districts (SDC 5.7-160):** Withdrawal from special districts may occur concurrently with the approved annexation Ordinance or after the effective date of the annexation of territory to the City. The Director shall recommend to the City Council for consideration of the withdrawal of the annexed territory from special districts as specified in ORS 222. In determining whether to withdraw the territory, the City Council shall determine whether the withdrawal is in the best interest of the City. Notice of the withdrawal shall be provided in the same manner as the annexation notice in Section 5.7-150.

**Finding:** The annexation area is within the delineated service territory of SUB (water and electric) and the Willakenzie Rural Fire Protection District (fire response). The Cities of Eugene/Springfield will provide fire and emergency services after annexation. Consistent with SDC 5.7-160, notice was provided, a public hearing was held, and the City Council determined that withdrawal from the Willakenzie Rural Fire Protection District was in the best interest of the City. The withdrawal decision was codified in Ordinance No. \_\_\_\_\_.

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