



# Oregon

Theodore R. Kubongoski, 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



## NOTICE OF ADOPTED AMENDMENT

04/15/2013

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 002-13

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: Friday, April 26, 2013

This amendment was submitted to DLCD for review prior to adoption 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

<paa>



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **20-Working Days** after the **Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE  
STAMP

DEPT OF

APR 08 2013

LAND CONSERVATION  
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Springfield**

Local file number: **ANX13-00002**

Date of Adoption: **4/1/2013**

Date Mailed: **4/3/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: **2/11/2013**

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Annexation of a parcel to the City of Springfield removed the Urbanizable Fringe Overlay (UF-10) from the annexation territory.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from: **Light-Medium Industrial/UF-10** to: **Light-Medium Industrial**

Location: **Vacant parcel that is not municipally addressed: Map 18-02-09-00, TL 102**

Acres Involved: **15.0**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 002-13 (19698) [17411]



Please list all affected State or Federal Agencies, Local Governments or Special Districts:

**Emerald People's Utility District, Springfield Utility Board, Lane County, Willamalane Park & Recreation District**

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Local Contact: **Andy Limbird**

Phone: **(541) 726-3784** Extension:

Address: **225 Fifth Street**

Fax Number: **541-726-3689**

City: **Springfield**

Zip: **97477-**

E-mail Address: **alimbird@springfield-or.gov**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS [197.615](#) and OAR Chapter 660, Division 18**

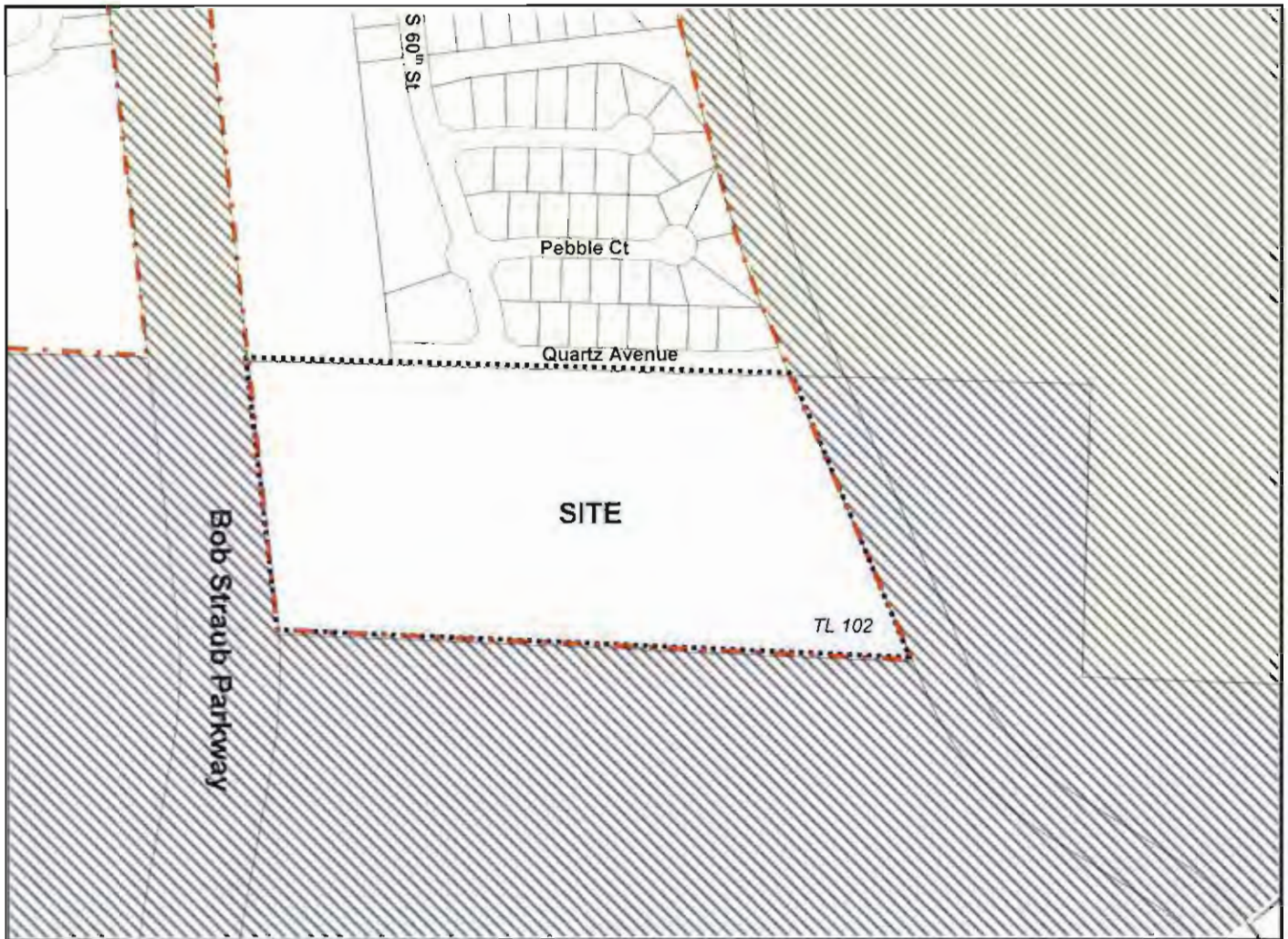
1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information ([ORS 197.615](#) ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption ([ORS 197.830 to 197.845](#) ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. ([ORS 197.615](#) ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).



PROPOSED ZONING  
PROPERTY PROPOSED FOR ANNEXATION  
MAP 18-02-09-00, TAX LOT 102



ZONING MAP LEGEND

-  Low Density Residential (LDR)
-  Light Medium Industrial (LMI)
-  Urbanizable Fringe Overlay District
-  Springfield City Limits



ORDINANCE NO 6291

AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF  
SPRINGFIELD AND WILLAMALANE PARK AND RECREATION 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 February 11, 2013, said territory being a parcel lying to the south of Quartz Avenue at South 60<sup>th</sup> Street and east of Bob Straub Parkway as 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 proposed to be annexed is within the *Eugene-Springfield Metropolitan Area General Plan* (more commonly known as the *Metro Plan*) and the *Springfield 2030 Refinement Plan* urban growth boundary and is contiguous to the City limits [SDC 5.7-140.A]; and,

**WHEREAS**, the annexation is consistent with Policy 10, page II-C-4; Policy 16, page II-C-5; and Policy 21, page II-C-6, in the *Metro Plan* [SDC 5.7-140.B] requiring annexation to the City of Springfield as the highest priority for receiving urban services; and

**WHEREAS**, the minimum level of key urban facilities and services can be provided in an orderly and efficient manner as required in *Metro Plan* Policy 8, page II-C-4, and there is a logical area and time within which to deliver urban services and facilities [SDC 5.7-140.C]; and,

**WHEREAS**, the Residential Land Use and Housing Element of the *Springfield 2030 Refinement Plan* [Policy H.14] emphasizes the need to improve the walkability and safety of residential neighborhoods and to provide convenient access to neighborhood parks and schools; and,

**WHEREAS**, a Staff Report (**Exhibit C**) was presented to the City Council with the 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**, on March 18, 2013, the Springfield Common Council conducted a public hearing and is now ready to take action on this application based on the recommendation and findings in support of approving the annexation request 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 1st day of April, 2013, by a vote of 5 for and 0 against. (1 Absent - Brew)

**APPROVED** by the Mayor of the City of Springfield this 1st day of April, 2013.

ATTEST:

Amy Sowa  
City Recorder

Christie L. Lutz  
Mayor

REVIEWED & APPROVED  
AS TO FORM  
Joseph J. Lantry  
DATE: 3/12/13  
OFFICE OF CITY ATTORNEY

City of Springfield, Oregon

CERTIFIED TRUE COPY

Amy Sowa  
City Recorder



February 4, 2013

**LEGAL DESCRIPTION**

for **ANNEXATION TO SPRINGFIELD, OREGON**  
of **TAX MAP 18-02-09, TAX LOT 102**  
by **SPRINGFIELD SCHOOL DISTRICT #19**  
Branch Engineering Inc. Project No. 11-071

Situated in Lane County, Oregon in the Southwest  $\frac{1}{4}$  of Section 3, Township 18 South, Range 2 West, of the Willamette Meridian and described as follows:

Being all those lands conveyed to Springfield School District #19 by Arlie & Company by that Statutory Warranty Deed recorded on February 9, 2011 as Reception Number 2011-006800 in the Lane County Oregon Official Records, being more particularly described as follows in said deed:

**BEGINNING** at the southeast corner of the Plat of Jasper Meadows Second Addition, as platted and recorded December 13, 2004, Reception Number 2004-094865, Lane County Oregon Plat Records; **THENCE** North  $88^{\circ}16'08''$  West, 1086.61 feet to a point on the easterly right-of-way of the Jasper Road Extension as described in Easement recorded July 18, 2007, Reception No. 2007-048814 Lane County Oregon Records, said point being 100.07 feet, when measured at right angles, from the centerline thereof; **THENCE** along said easterly right-of-way South  $06^{\circ}20'16''$  East, 497.33 feet; **THENCE** along the arc of a 1096.52 foot radius curve to the right having a central angle of  $03^{\circ}44'44''$ , an arc distance of 71.68 feet (long chord of which bears South  $04^{\circ}27'54''$  East, 71.67 feet) to a point on the section line between Sections 3 and 10; **THENCE** leaving said easterly right-of-way and following along said south line South  $88^{\circ}03'44''$  East, 1268.60 feet to a point on the westerly boundary of a tract of land conveyed to Weyerhaeuser Timber Company, a Washington corporation, and The Booth-Kelly Lumber Company, an Oregon corporation, by Warranty Deed recorded July 22, 1947, Book 352, Page 234, Lane County Oregon Records; **THENCE** along said westerly boundary North  $22^{\circ}48'58''$  West, 624.69 feet to the Point of Beginning.

The bearings and distances in said deed being based on that Property Line Adjustment Survey filed in the Lane County Oregon Surveyor's Office as County Survey File 40907 by Lawrence B. Olson for Gordon Webb on February 11, 2008.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

**OREGON  
NOVEMBER 30, 2007  
RENEE CLOUGH  
69162LS**

EUGENE-SPRINGFIELD

SALEM-KEIZER

**RENEWAL DATE: 12/31/2013**



SECTION 9 T.18S R.2W W.M.  
Lane County

18020900  
(LX1200 - 2013-01-18/15)

FOR ASSESSMENT AND  
TAXATION ONLY

CITY LIMITS

CANCELLED  
802  
1301  
402  
202

019-15

019-32

019-32

001-13

001-13

001-03

PARTITION

PLAT

HO. 93-P0426

182  
18.28 AC  
P.O.B.  
FOR CORNER OF EASTER  
HILANDER AC CORNED  
SECTION 15 PLAT  
NOTE:  
SCANNED AND DISTANCES COMPARE  
WITH THE PLANNING AND DISTANCE  
SHOWN ON THE LEGAL DESCRIPTION  
FOR THE APPROPRIATE TRACT  
P.O.B. = POINT OF BEGINNING

REMARKS:  
RECORDING - LOT 10 - CORNER MAP TO THE  
SECTION 10 - CORNER OF THE TRACT TO THE SOUTHWEST CORNER  
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SEE MAP  
18021509

18020900

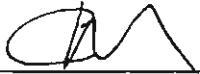


City of Springfield  
Development Services Department  
225 Fifth Street  
Springfield, OR 97477

3



## Annexation Application Type IV

Application Type		(Applicant: Check one)	
Annexation Application Pre-Submittal:	<input type="checkbox"/>		
Annexation Application Submittal:	<input checked="" type="checkbox"/>		
Required Proposal Information		(Applicant: Complete This Section)	
Property Owner:	John Saraceno, Springfield Public Schools	Phone:	(541)726-3267
Address:	525 Mill St, Springfield, OR 97477	Fax:	(541)744-6374
		E-mail:	john.saraceno@springfield.k12.or.us
Owner Signature:			
Owner Signature:	See Owner Signature Sheet (Page 10)		
Agent Name:	Colin McArthur, AICP	Phone:	(541)485-7385
Company:	Cameron McCarthy Landscape Architecture & Planning	Fax:	(541)744-6374
Address:	160 E. Broadway, Eugene, OR 97401	E-mail:	colin@cameronmccarthy.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 NO:	18-02-09-00	TAX LOT NO(S):	102
Property Address:	No site addresses associated with this lot. Geographic Coordinates: X 4284788/Y 869265 ; Latitude: 44.02630° Longitude: -122.925387°		
Area of Request:	Acres: 15.28	Square Feet: 665,596.8	
Existing Use(s) of Property:	Vacant/Unused		
Proposed Use of Property:	Construction of improvements at Springfield Public Schools Jasper-Natron site. The project involves a recreational facility, including: natural turf fields, basketball court, playground, paths, parking, and associated infrastructure.		

## 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:

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print**

**Date:** \_\_\_\_\_

### 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:

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print**

**Date:** 2/7/2013

**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. <u>Nancy Golden</u>	<u>2/11/13</u>	<u>Nancy Golden</u>	<u>N/A</u>	<u>18-02-09-00-00102</u>	<u>✓</u>	<u>15.28</u>
2. <u></u>	<u></u>	<u>SUPERINTENDANT</u>	<u></u>	<u></u>	<u></u>	<u></u>
3. <u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
4. <u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
5. <u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

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, COLIN McARTHUR (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 1 (qty). This petition reflects that 1 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity that may not yet be reflected on the A&T computerized tax roll.

  
 Lane County Department of Assessment and Taxation

2-11-13  
 Date Signed and Certified





LANE COUNTY

## Property Account Summary

As Of 2/11/2013 Status: Active

**Account No.:** 1818184 **Alternate Property Number:** 1802090000102  
**Account Type:** Real Property  
**TCA:** 01915  
**Situs Address:** 10 UNKNOWN  
 ANYTOWNE OR 00000  
**Legal:** Section 09 Range 02 Quarter 00 Township 18 TL 00102 2008-006787

## Parties:

Role	Name & Address
Owner	SPRINGFIELD SCHOOL DISTRICT 19 % BRETT YANCEY 525 MILL ST SPRINGFIELD OR 97477
Taxpayer	SPRINGFIELD SCHOOL DISTRICT 19 % BRETT YANCEY 525 MILL ST SPRINGFIELD OR 97477

## Property Values:

Value Name	2012	2011	2010
MKTTL	\$1,000,725	\$1,000,725	\$194,869
AVR	\$1,000,725	\$1,000,725	\$3,573
TVR	\$0	\$0	\$3,573

## Property Characteristics:

Tax Year	Characteristic	Value
2012	Property Class	300
	Change Property Ratio	3XX Industrial
	Size	15.28
	Code Split	N
	Neighborhood	90501

## Exemptions:

Tax Year	Description	Count	Amount	Assessment Basis
2012	Schools Districts	1	\$1,000,725	AVR
2011	Schools Districts	1	\$1,000,725	AVR

(End of Report)

**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.)

**OWNERS**

Property Designation (Map/lot number)	Name of Owner	Acres	Assessed Value	Imp. Y / N	Signed Yes	Signed No
18-02-09-00-00102	Springfield School District 19	15.28	\$1,000.725	N	✓	
TOTALS:						

TOTAL NUMBER OF OWNERS IN THE PROPOSAL	1
NUMBER OF OWNERS WHO SIGNED	1
PERCENTAGE OF OWNERS WHO SIGNED	100%
TOTAL ACREAGE IN PROPOSAL	15.28
ACREAGE SIGNED FOR	15.28
PERCENTAGE OF ACREAGE SIGNED FOR	100%
TOTAL VALUE IN THE PROPOSAL	\$1,000,725
VALUE CONSENTED FOR	\$1,000,725
PERCENTAGE OF VALUE CONSENTED FOR	100%

**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: John Saraceno

E-mail: john.saraceno@springfield.k12.or.us

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

- Estimated Population (**at present**): 0
- Number of Existing Residential Units: 0
- Other Uses: Vacant
- Land Area: 15.28 total acres
- Existing Plan Designation(s): Low Density Residential (LDR)
- Existing Zoning(s): Light Medium Industrial (LMI)
- Existing Land Use(s): Vacant
- Applicable Comprehensive Plan(s): Metro Plan
- Applicable Refinement Plan(s): N/A
- Provide evidence that the annexation is consistent with the applicable comprehensive plan(s) and any associated refinement plans. See enclosed written narrative and findings.
- Are there development plans associated with this proposed annexation?  
 Yes X No         
 If yes, describe.  
Neighborhood Park Site Improvements
- Is the proposed use or development allowed on the property under the current plan designation and zoning?  
 Yes X\* No        \* (Subject to zone change approval)
- Please describe where the proposed annexation is contiguous to the city limits (non-contiguous annexations cannot be approved under 5.7-140, Criteria).  
The north parcel boundary is contiguous to the city limits.



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

Yes   X   No           

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

John Saraceno

**(Name)**

Springfield Public Schools  
525 Mill Street

**(Address)**

Springfield, OR 97477

**(City)** **(Zip)**

Dwight Purdy

**(Name)**

Thorp, Purdy, Jewett, Urness & Wilkinson  
1011 Harlow Road, Suite 300

**(Address)**

Springfield, OR 97477

**(City)** **(Zip)**

Colin McArthur

**(Name)**

Cameron McCarthy  
160 East Broadway

**(Address)**

Eugene, OR 97401

**(City)** **(Zip)**

Scott Stolarczyk

**(Name)**

Robertson Sherwood Architects  
132 East Broadway, Suite 540

**(Address)**

Eugene, OR 97401

**(City)** **(Zip)**

**FORM 4**

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

This waiver of the time limit is for the following described property:

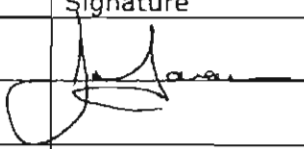
<u>18-02-09-00-00102</u>	<u>N/A</u>
Map and Tax Lot Number	Street Address of Property (If address has been assigned)

**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 [X] until June 30, 2014.

Date

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
John Saraceno		2/7/2013

# TYPE IV – ANNEXATION STAFF REPORT AND RECOMMENDATION



**File Name:** Jasper Natron School Site Annexation

**Applicant:** Springfield School District

**Case Number:** C SP 2013 – ANX13-00002

**Proposal Locations:**

South of Quartz Avenue at South 60<sup>th</sup> Street, and east of Bob Straub Parkway

**Current Zoning:** Light-Medium Industrial (LMI) with Urbanizable Fringe Overlay (UF-10)

**Plan Designation:** Low Density Residential (LDR)

**Applicable Comprehensive Plan:**

*Metro Plan*

**Application Submittal Date:** February 11, 2013



**Associated Applications:** PRE12-00011 (Development Issues Meeting for annexation); TYP213-00002 (Site Plan review for park); TYP313-00001 (Zoning map amendment)

## 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 Bowlshy	541-736-1029

## APPLICANT'S DEVELOPMENT REVIEW TEAM

POSITION	NAME	PHONE	MAILING ADDRESS
Applicant	John Saraceno Springfield Public Schools	541-726-3267	525 Mill Street Springfield, OR 97477
Applicant's Representative	Colin McArthur Cameron McCarthy Landscape Architecture & Planning	541-485-7385	160 E. Broadway 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 third-party annexation applications.

Finding: A Development Issues Meeting for the subject annexation request was held on September 13, 2012.

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 (a public agency) 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 property requested for annexation is a vacant 15-acre parcel on the south edge of Quartz Avenue at South 60<sup>th</sup> Street, immediately east of Bob Straub Parkway. The subject site is inside the Springfield Urban Growth Boundary (UGB) and is currently used for livestock grazing. The subject annexation territory is initially intended to be developed with a neighborhood park and minimal street frontage improvements are proposed at this time.

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 (Cities of Eugene & Springfield). In accordance with a decision issued by the Oregon Public Utility Commission, Emerald Peoples Utility District (EPUD) provides electrical service to this area of Springfield. Springfield Utility Board (SUB) provides water to the proposed annexation area. Upon annexation, the City of Springfield will be responsible for urban services, including sewer, water, and police/fire response to the subject area. EPUD will remain responsible for provision of electrical service to the subject site.

**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 25, 2013, 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 18, 2013 public hearing was published in *The Register-Guard* on March 4 and 11, 2013.

**Posted Notice.** Notice of the March 18, 2013 public hearing was posted in four public places in the City: at one location along the property frontage near the intersection of Quartz Avenue and South 60<sup>th</sup>

Street; at the Springfield City Hall and in the Development and Public Works office; and on the City of Springfield website, on March 1, 2013.

Finding: Upon annexation of the subject territory to the City the current LMI 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 more than 35 days prior to the public hearing. Notification to DLCD regarding the proposed annexation was sent on February 11, 2013.

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 subject annexation area 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 *Metro Plan* recognizes that, ultimately, all territory within the UGB will be annexed to an existing city (Policy #10, page II-C-4; Policy #16, page II-C-5; and Policy #21, page II-C-6). Springfield is the unit of government identified in the *Metro Plan* to provide urban services to annexed territory.

Finding: The *Metro Plan* recognizes that as annexations to the City occur, existing special service districts within the UGB will be dissolved (Policy #18, page II-C-6). 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 several special districts within the urbanizable area.

Finding: The subject property is within the delineated service territory of SUB, EPUD, and the Eugene/Springfield Fire Department so there are no special service districts that would be affected by the requested annexation.

**Finding:** After the public hearing and if determined by the City Council that annexation is in the best interest of the City, 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 – Upon annexation, the property would be served by the City by and through the Springfield Utility Board. Existing water infrastructure within the vicinity will be maintained by SUB.

Electricity – Although SUB has an electrical transmission line along the north edge of the subject property, the Oregon Public Utility Commission has determined that EPUD is the sole electrical service provider to properties in southeast Springfield that are south of the Mount Vernon Road alignment. Upon annexation, the subject site will remain in the EPUD service territory. Existing electrical system infrastructure within the adjacent public rights-of-way and easements will be maintained by the affected utility providers.

Police Services – Springfield Police Department currently provides service to the adjacent Jasper Meadows neighborhood, which is inside the City limits. The subject territory is currently within the jurisdiction of the 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 the Eugene/Springfield Fire Department. 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. 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. In this case, the annexation area is planned for a neighborhood park that is depicted in the Willamalane Park & Recreation District Comprehensive Plan. Willamalane is partnering with the Springfield School District to construct park facilities on the site in advance of school construction. Annexation of the territory would enhance the provision of park and recreation facilities in this area of Springfield.

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, if the City Council determines that annexation to the special district is in the best interest of the City.

Library Services – Upon annexation to the City of Springfield, the subject area will be within the service area of the Springfield Public Library.

Schools – The Springfield School District provides public school service to this area of Springfield. The subject property is planned for future public school development to better serve the community.

Sanitary Sewer – The annexation area can and will be served by extension of the Jasper Trunk Sewer line along the Jasper Road corridor. Extension of the public sewer system into the Jasper-Natron area is a necessary and desirable component of the City's long-range plans to accommodate urbanization and development in southeast Springfield.

Stormwater – The subject annexation territory is served by catch basins and public stormwater lines in the Quartz Avenue right-of-way. However, most of the annexation area is removed from the available stormwater system and other interim measures will be required until the stormwater utility is extended to serve this site. Incremental improvements to the public system will be required as development plans are advanced for this and other adjoining properties. However, there are no immediate planned changes to the stormwater management system associated with this annexation request.

Streets – Along the north edge of the site, the northern 2/3 of Quartz Avenue has been dedicated as public right-of-way and developed with a partial (2/3) width street profile with curb, gutter and sidewalk on the north side only. The subject property frontage on the south side of Quartz Avenue has an interim curbline and parking is restricted due to limited pavement width. The subject annexation area includes the southern one-third of Quartz Avenue right-of-way and a planned extension of South 60<sup>th</sup> Street to an intersection with Bob Straub Parkway near the southwest corner of the site. The annexation of the subject property will facilitate future planned street improvements, including the completion of Quartz Avenue and a public street connection to Bob Straub Parkway. However, there are no immediate planned or required street improvements associated with this annexation request.

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 portion of the urban growth boundary. Through an intergovernmental agreement between Lane County and the City of Springfield, the City already has planning and building jurisdiction for all land between the city limits and urban growth boundary. 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 a Team Springfield partner and is well aware of the requirements for future dedication of public rights-of-way necessary to accommodate planned public street extensions; 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 there are no significant fiscal impacts to the City, an Annexation Agreement is not required for this request.

Conclusion: The proposal meets this criterion.

**DIRECTOR'S RECOMMENDATION:** Approve the annexation of the subject territory to City of Springfield and Willamalane Park and Recreation District.

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

Finding: On March 18, 2013, the City Council will hold a Public Hearing for the subject annexation request and give first reading to the Annexation Ordinance. 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 annexation area is zoned Light-Medium Industrial (LMI) and is designated Low Density Residential (LDR) on the Metro Plan diagram. Properties that are outside the City limits have the Urbanizable Fringe Overlay District (UF-10) applied to the zoning. The applicant has submitted a zoning map amendment under separate cover (Case TYP313-00001) to change the property zoning from LDR to Public Land and Open Space (PLO). The Planning Commission will review the request for zoning map amendment at a future public hearing, and after annexation of the subject property. Public Land and Open Space zoning is an allowable zoning classification in all plan designations as a means to enable development of public uses such as parks and schools, both of which are permitted uses in the LDR plan designation.

Finding: Upon the effective date of the annexation, the UF-10 overlay will be automatically removed and the site will retain the LMI zoning.

**Effective Date and Notice of Approved Annexation (SDC 5.7-155):** If the annexation is approved by the City Council on March 18, 2013 and granted a second reading on April 1, 2013, the Ordinance will become effective 30 days after adoption by the City Council and execution by the Mayor (anticipated on or around May 1, 2013), 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 EPUD (electrical) and will remain so after annexation. Because there is no requirement for withdrawal of the annexation territory from a special service district, this provision is not applicable.



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LAND CONSERVATION  
AND DEVELOPMENT

**CITY OF SPRINGFIELD**  
DEVELOPMENT SERVICES DEPARTMENT  
225 5th ST  
SPRINGFIELD, OR 97477

Attn: Plan Amendment Specialist  
Dept. of Land Conservation & Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540