



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



NOTICE OF ADOPTED AMENDMENT

06/03/2013

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 004-13

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: Thursday, June 13, 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
Ed Moore, DLCD Regional Representative

<paa> YA



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

DEPT OF
MAY 28 2013
LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Springfield**

Local file number: **ANX13-00003**

Date of Adoption: **5/20/2013**

Date Mailed: **5/23/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 3/13/2013

☐ 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 1.33 acres of land to the City of Springfield removed the Urbanizable Fringe Overlay District (UF-10) from the property. The property retains the existing Office Mixed-Use zoning and plan designation.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from:

to:

Zone Map Changed from: **Office Mixed-Use/UF-10** to: **Office Mixed-Use**

Location: **3005 & 3007 Franklin Boulevard (Map 17-03-34-33, TL 700)**

Acres Involved: **1**

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 type="checkbox"/>	<input checked="" 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 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. 004-13 (19741) [17468]

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

ODOT, Glenwood Water district, Lane County

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**

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.

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 GLENWOOD WATER 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 27, 2013, said territory being Assessor's Map Township 17 South, Range 03 West, Section 34, Map 33, Tax Lot 700, which is municipally addressed as 3005 and 3007 Franklin 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 the annexation is consistent with the "Urban Transition and Annexation" section of the adopted *Glenwood Refinement Plan*; and,

WHEREAS, the minimum level of key urban facilities and services can be provided in an orderly and efficient manner as outlined in the adopted *Glenwood Refinement 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 Glenwood Water District, as the City of Springfield acting by and through the Springfield Utility Board would provide water utility service directly to the area after it was annexed to the City [SDC 5.7-160.B]; and,

WHEREAS, on May 6, 2013, 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 Glenwood Water 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.

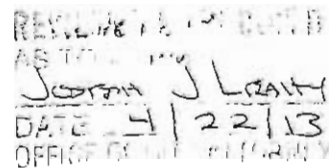
ADOPTED by the Common Council of the City of Springfield this 20th day of May, 2013, by a vote of 6 for and 0 against.

APPROVED by the Mayor of the City of Springfield this 20th day of May, 2013.

ATTEST:

Amy Sowa
City Recorder

Christen L. Long
Mayor



City of Springfield, Oregon

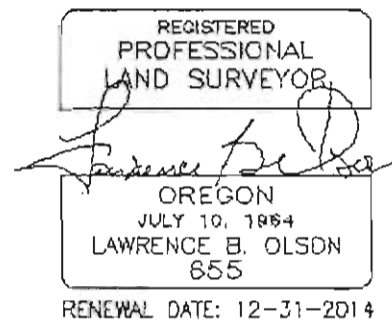
CERTIFIED TRUE COPY

Amy Sowa
City Recorder

March 4, 2013

ANNEXATION DESCRIPTION
FOR
AL PATEL
(17 03 34 33 Tax Lot 700)

Beginning at a point on the Southerly right of way of Franklin Blvd. that is South 55.21 feet and South 74° 01' 10" West 775.29 feet from the Northeast Corner of the Zara Sweet Donation Land Claim No. 68 in Township 17 South, Range 3 West of the Willamette Meridian; run thence along said right of way South 74° 01' 10" West 179.22 feet; thence South 0° 33' 30" East 74.54 feet; thence leaving said right of way South 0° 00' 20" East 230.16 feet; thence North 86° 47' 40" East 177.86 feet; thence North 1° 00' 20" West 344.14 to the place of beginning, in Lane County, Oregon. Said parcel contains 1.30 acres, more or less. Further, this description was compiled from data shown on Lane County Survey File No. 14246 and various recorded documents and does not represent a boundary survey.



FOR ASSESSMENT AND
TAXATION ONLY

S.W.1/4 S.W.1/4 SEC. 34 T.17S. R.3W. W.M.
Lane County
1" = 100'

RIVER

SEE MAP
17033441

SEE MAP
17033431

SEE MAP
17033341

LEFT BANK
MEANDER
CORNER

NE corner Zara
Sweet DLC No. 68

004-28

South
65.21'

SEE MAP
17033432

FRANKLIN BLVD U.S. 126 MCKENZIE HWY

S74°01'10"W 170.22'

S60°33'30"E 74.84'

S60°00'20"E 230.10'

Point of Beginning
500
1.53 AC

N1°00'20"E 344.14'

N80°47'40"E 177.80'

004-80

300
1.92 AC

100
2.46 AC

S74°01'10"W 775.20'

800
6.64 AC

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

3

Exhibit B-1



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:	Alpesh and Komal Patel	Phone:	541-342-4804
Address:	1857 Franklin Blvd, Eugene, OR 97403	Fax:	
		E-mail:	Alpatel@gmail.com
Owner Signature:			
Owner Signature:			
Agent Name:	Rick Satre	Phone	541-686-4540 x 2
Company:	Schirmer Satre Group	Fax:	541-686-4577
Address:	375 W 4th Avenue, Suite 201, Eugene, OR, 97477	E-mail	rick@schirmersatre.com
Agent Signature:	RICHARD M. SATRE		
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:	17-03-34-33	TAX LOT NO(S):	00700
Property Address:	3005, 3007 Franklin Blvd, Eugene, OR 97403		
Area of Request:	Acres: 1.33	Square Feet:	56,628
Existing Use(s) of Property:	Single Family Housing		
Proposed Use of Property:	Hotel		
Required Property Information		(City Intake Staff: Complete This Section)	
Case No.:	ANX 13-00003	Date:	2/27/13
		Reviewed By: (initials)	
Application Fee:	\$5619.41	Postage Fee:	543.00
		Date Received:	543
		Total Fee:	\$6443.41

Tech Fee: \$280.97

FEB 27 2013

Original Submittal

prj 12-00020
pre 13-00006

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**Date:** 2/15/13Alpesh Patel**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:

Signature**Date:** 2/26/13Alpesh Patel**Print****Date Received:****FEB 27 2013**Original Submittal 

**Written Narrative
Pre-Application for Annexation to the City of Springfield**

I. Project Information

Date: February 15, 2013

Regarding: Alpesh Patel
Annexation Application

Property Location: 3005, 3007 Franklin Blvd, Map 17-03-34-33,
Tax Lot 00700

Applicant's Representative: Richard M. Saire, AICP, ASLA, CSI
Schirmer Satre Group
375 West 4th, Suite 201
Eugene, OR 97401
(541) 686-4540

Owner/Applicant: Alpesh Patel
1857 Franklin Blvd.
Eugene, OR 97403
(541) 342-4804

Current Zoning: Office Mixed Use

Metro Plan Designation: Commercial with Mixed Use Overlay

Refinement Plan: Glenwood Refinement Plan

Request: Annexation to City of Springfield

II. Land Use Request

In accordance with the Annexation submittal requirements, this written narrative describes the proposed annexation and demonstrates that the proposal complies with the criteria contained in SDC 5.7-100. This proposed annexation is for approximately 1.33 acres of property to the City of Springfield. This application is initiated by the owner of land subject to the annexation.

The annexation area is composed of one (1) property on the south side of Franklin Blvd located in the area west of Glenwood Blvd. The subject lot is within the urban growth boundary and is contiguous to the city limits. As demonstrated herein the subject lot is capable of being served by the orderly extension of key urban services or is currently being served.

Date Received:

FEB 27 2013

Original Submittal *AS*



III. The Site and Existing Conditions

A. Tax Lot

This proposal applies to Tax Lots 00700 on Lane County Assessor's Map 17-04-34-33.

Lot 00700 is developed as single family housing with two dwellings. Dwelling 1 is a 3,180 structure and Dwelling 2 is 294 square feet. It is currently zoned Office Mixed Use.

B. Location and Site Context

This parcel, roughly 1.33 acres in area, is located on the southern side of Franklin Blvd. The site abuts vacant land owned by the City of Springfield to both the east and west and the Lane County Waste Management and Transfer Station to the south.

IV. Criteria

The following is the section of the Springfield Development code that applies to the annexation of the above mentioned property. For clarity the code section is in plain text and responses are in italics.

SDC 5.7-140 An annexation 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 portions of the urban growth boundary and contiguous to 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 is located within the city's portion of the urban growth boundary and is contiguous to the city limits via Tax Map/Lot 17-03-34-44 / 00300 located to the south, Tax Map/Lot 17-03-34-44 / 00100 to the west and Tax Map/Lot 17-03-34-33 / 00500 to the east.

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

Response: The planned use of a hotel for the proposed annexation site is consistent with The Metro Plan designation of Commercial with a Mixed-Use Overlay. The Glenwood Refinement Plan designation is for Office Mixed Use. The Refinement plan offers flexibility of uses that are compatible with office development including commercial hospitality services therefore the planned use is consistent with the Refinement Plan. Applicable policies of the Metro Plan are listed below:

Metro Plan

C. Growth Management, Goals, Findings and Policies:

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

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

Date Received:

Response: As discussed under SDC 5.7-125(B)(12) the subject lots can be provided with a minimum level of key urban facilities and services. As such this policy is met.

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

Response: This application for annexation is made per the criteria starting at SDC 5.7-100 Annexations; as such this policy is met.

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. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban.

Response: The subject lots are adjacent to urban land and urbanizable land, the addition of this land within the City limits provides more opportunities for urban development in support of this policy.

Policy 17. Eugene and Springfield and their respective utility branches, Eugene Water & Electric Board (EWEB) and Springfield Utility Board (SUB), shall be the water and electrical service providers within the UGB.

Response: The proposed annexation area is currently provided water and electrical service from EWEB. Nothing in this application shall change this condition; as such the proposal satisfies this policy.

Policy 21. When unincorporated territory within the UGB is provided with any new urban service, that service shall be provided by the following method (in priority order).

- a. annexation to a city;...

Response: This annexation application satisfies policy 21(a); as such, with approval of this application, this policy is satisfied.

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

Response: The annexation site can be provided with key urban facilities and services as defined in the Metro Plan. Key urban facilities are listed below:

Waste Water

City Staff indicated at the Development Issues Meeting that Sanitary could be treated by connecting into the existing manhole located at the southeast corner of Tax Map/Lot 17-03-34-33 / 00500. City Staff indicated that an easement on Tax Lot 00500 could be provided to accommodate the connection.

Stormwater

Stormwater will be treated on site with through the use of vegetated swales. The size, shape and location of treatment facilities will be determined at Site Plan Review.

Transportation

Lane Transit District services Franklin Blvd with stops located nearby the intersection of Franklin Blvd and Glenwood Blvd.

Date Received:

Solid Waste Management

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

Water and Electric Service

Eugene Water and Electric Board

Fire and Emergency Medical Services

Glenwood Water District provides fire protection while the Springfield Dept of Fire and Life Safety provides ambulance services.

Police Protection

Police protection can be provided to this site upon annexation consistent with service provision throughout the city. Springfield Police currently travel along Franklin Blvd to provide service to surrounding areas that are incorporated into the city of Springfield. Infill annexations and development in this area will increase the efficiency of services delivery to this area.

City Wide Parks and Recreation Programs

The site is included within the Willamalane Park and Recreation District. Recently approved Bond Measure 20-199 will provided \$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.

Communication Facilities

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

Public Schools

Eugene School District

The above key urban facilities and services meet the minimum level as defined in the Metro Plan and can be provided in an orderly, efficient, and timely manner, thereby, satisfying SDC 5.7-125(B)(14)..

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

Planning and Public Works Staff have indicated that all services are available and an Annexation Agreement is not needed.

Date Received:

FEB 27 2013

Original Submittal 

VI. Conclusion

*Based on the above information, this annexation request satisfies applicable criteria.
Thank you for your review and we look forward to your positive response.*

Sincerely,



*Richard M. Satre, AICP, ASLA, CSI
Schirmer Satre Group
375 West 4th Avenue, Suite 201
Eugene, Oregon 97401
(541) 686-4540*

Date Received:

FEB 27 2013

Original Submittal *DF*

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.

Planning and public works staff have indicated that all services are available and Annexation Agreement is not needed.

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

Waste Water

City Staff indicated at the Development Issues Meeting that Sanitary could be treated by connecting into the existing manhole located at the southeast corner of Tax Map/Lot 17-03-34-33 / 00500. City Staff indicated that an easement on Tax Lot 00500 could be provided to accommodate the connection.

Stormwater

Stormwater will be treated on site with through the use of vegetated swales. The size, shape and location of treatment facilities will be determined at Site Plan Review.

Transportation

Lane Transit District services Franklin Blvd with EmX stops located nearby at the intersection of Franklin Blvd and Glenwood Blvd.

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

Eugene Water and Electric Board currently provides both water and electric service to the subject site.

Fire and Emergency Medical Services

Glenwood Water District currently provides fire protection while the Springfield Dept of Fire and Life Safety provides ambulance services to the subject site.

Police Protection

Police protection can be provided to this site upon annexation consistent with service provision throughout the city, Springfield Police currently travel along Franklin Blvd to provide service to surrounding areas that are incorporated into the city of Springfield. Infill annexations and development in this area will increase the efficiency of services delivery to this area.

City Wide Parks and Recreation Programs

The site is included within the Willamalane Park and Recreation District. Recently approved Bond Measure 20-199 will provided \$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.

Date Received:

FEB 27 2013

Original Submittal AF

ORDINANCE NO. 6293

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.

Communication Facilities

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

Public Schools

The site is served by the Eugene School District.

Date Received:


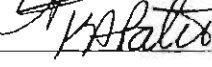
FEB 27 2013

Original Submittal *AS*

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. 	2/19/13	Alpesh Patel	3005 FRANKLIN BLVD EUGENE, OR 97403	17-03-34-33-00700	✓	1.33
2. 	2/19/13	Komal Patel	3005 FRANKLIN BLVD EUGENE, OR 97403	17-03-34-33-00700	✓	1.33
3.						
4.						
5.						

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

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


Lane County Department of Assessment and Taxation

2-19-13
Date Signed and Certified

Date Received:

FEB 27 2013

Original Submittal 

Exhibit B-10

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
17-03-34-33 / 00700	Alpesh and Komal Patel	1.33	\$162,359			
TOTALS:		1.33	\$162,359			

TOTAL NUMBER OF OWNERS IN THE PROPOSAL	2
NUMBER OF OWNERS WHO SIGNED	2
PERCENTAGE OF OWNERS WHO SIGNED	100%
TOTAL ACREAGE IN PROPOSAL	1.33
ACREAGE SIGNED FOR	1.33
PERCENTAGE OF ACREAGE SIGNED FOR	100%
TOTAL VALUE IN THE PROPOSAL	\$162,359
VALUE CONSENTED FOR	\$162,359
PERCENTAGE OF VALUE CONSENTED FOR	100%

Date Received:

FEB 27 2013

Original Submittal 17

ORDINANCE NO. 5202

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: Rick Satre

E-mail: rick@schirmersatre.com

Supply the following information regarding the annexation area.

- Estimated Population (**at present**): 0
- Number of Existing Residential Units: 2
- Other Uses: _____
- Land Area: 1.33 total acres
- Existing Plan Designation(s): Metro Plan: Commercial with a Mixed Use Overlay
- Existing Zoning(s): Office Mixed Use
- Existing Land Use(s): Single Family Housing and Vacant, Unused, Undeveloped Land
- Applicable Comprehensive Plan(s): Metro Plan
- Applicable Refinement Plan(s): Glenwood Refinement Plan
- Provide evidence that the annexation is consistent with the applicable comprehensive plan(s) and any associated refinement plans. The subject property is included within the Urban Growth Boundary of Springfield and is currently zoned Office Mixed Use. The Metro Plan designation is Commercial with a Mixed Use Overlay and the Glenwood Refinement Plan is Office Mixed Use. The planned use of a hotel is consistent with the commercial designation of the Metro Plan as well as with the Glenwood Refinement Plan which offers the flexibility of uses that are compatible with office development including commercial hospitality services.
- Are there development plans associated with this proposed annexation?
 Yes x No _____
 If yes, describe.
A hotel development plan is associated with this proposed annexation.
- Is the proposed use or development allowed on the property under the current plan designation and zoning?

Date Received:

FEB 27 2013

Original Submittal AS

Yes ☒ No ☐

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

Proposed annexation is contiguous to the city limits via Tax Map/Lot 17-03-33-44 / 00300 located south of the subject property, Tax Map/Lot 17-03-33-44 / 00100 located west of the subject property and Tax Map/Lot 17-03-33-34 / 00500 located east of the subject property.

Date Received:

FEB 27 2013

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ORDINANCE NO. 6293

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:

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

Rick Satre

(Name)

375 W 4th Avenue, Suite 201

(Address)

Eugene, OR 97401

(City)

(Zip)

(Name)

(Address)

(City)

(Zip)

(Name)

(Address)

(City)

(Zip)

(Name)

(Address)

(City)

(Zip)

Date Received:

FEB 27 2013

Original Submittal RY

Legal Description of Affected Territory to be Annexed

Beginning at a pointing the North Line of the Zara Sweet Donation Land Claim No. 68, Notification No. 3284 in Township 17 South Range 3 West of the Willamette Meridian, 14.45 chains South 73°30' West from the Northeast corner thereof and running thence South 5.44 chains to the center of the slough running Easterly and Westerly through said claim, thence up the center of said slough North 87° East 1.77 chains, then North parallel with the East line of said claim 5.88 chains, to the North line of said Claim and thence South 73°30' West 1.85 chains to the place of beginning, being a part of said Donation Land Claim in Lane County, State of Oregon. ALSO: Beginning at a point on South line of Pacific Highway right of way South 0°03' East 57.8 feet from a point which is on North line of Zara Sweet Donation Land Claim and which point is South 74°12' West 831.6 feet from the Northeast corner of the Zara Sweet Donation Land Claim No. 68, in Township 17 South, Range 3 West of the Willamette Meridian, thence along South line of Pacific Highway right of way North 74°01'30" East 57.0 feet, then South 1°0' East 360.0 feet to center of slough, thence South 88° West 55.3 feet, thence North 0°03' West 388.1 feet, more or less, to point of beginning, all in Lane County, Oregon.

Date Received:

FEB 27 2013

Original Submittal AL

ORDINANCE NO. 6293

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:

17-03-34-33 / 00700

Map and Tax Lot Number
assigned)

3005 Franklin Blvd

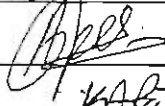
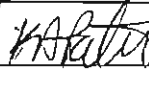
Street Address of Property (if address has been

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

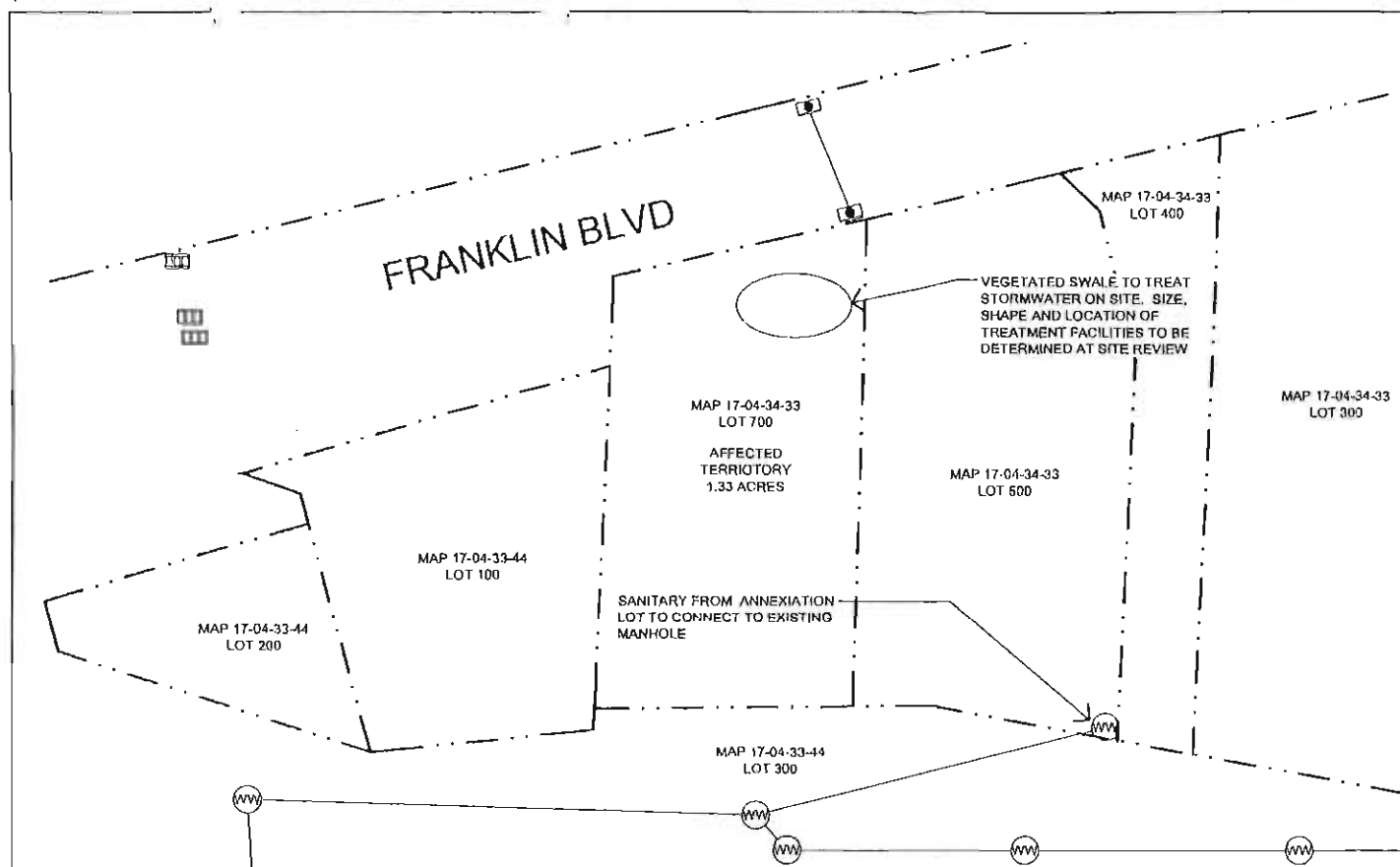
Signatures of Legal Owners

Please print or type name	Signature	Date Signed
Alpesh Patel		2/15/13
Komal Patel		2/15/13

Date Received:

FEB 27 2013

Original Submittal AT



LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM CURB INLET
- EXISTING STORM CATCH BASIN
- VEGETATIVE SWALE

KEY FACILITIES AND SERVICES PLAN

WASTE WATER:
DISCUSSIONS WITH CITY STAFF INDICATED THAT SANITARY CAN BE CONNECTED TO EXISTING MANHOLE LOCATED AT THE SOUTHEAST CORNER OF OF TAX LOT/MAP 17 03-34-33 / 500. EASEMENT TO BE PROVIDED ACCOMMODATE THE CONNECTION

STORMWATER:
STORMWATER WILL BE TREATED ON SITE TO THE GREATEST EXTENT POSSIBLE THROUGH THE USE OF VEGETATED SWALES. THE SIZE, SHAPE AND LOCATION OF TREATMENT FACILITIES WILL BE DETERMINED AT SITE PLAN REVIEW

Date Received:

FEB 27 2013

Original Submittal *ACE*



REGISTERED PROFESSIONAL ARCHITECT
Schirmer Satre
1000 N. LaSalle St.
Chicago, IL 60610
Tel: 312.555.1234
Fax: 312.555.1235
www.schirmersatre.com



PATEL ANNEXIATION
Public/Private Utility Plan



NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	02/27/2013	ACE	
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

970 973 97301 L1-5



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97301

PRSR FIRST-CLASS MAIL
US POSTAGE PAID
Eugene, OR
PERMIT 679

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

DEPT OF
MAY 21 2013
LAND CONSERVATION
AND DEVELOPMENT