



# 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

06/09/2014

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 002-14

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: Thursday, June 19, 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.

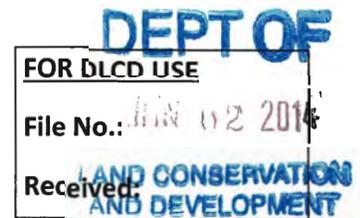
Cc: Andy Limbird, City of Springfield  
Gordon Howard, DLCD Urban Planning Specialist  
Ed Moore, DLCD Regional Representative

<paa> YA

DLCD FORM 2



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



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.: **ANX14-00002**

Date of adoption: 5/19/2014

Date sent: 5/23/2014

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): 4/2/2014

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 change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
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: 2.1
Change from MDR/UF-10	to MDR	Acres: 1.74
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: UF-10      Acres added:      Acres removed: 3.84

Location of affected property (T, R, Sec., TL and address): 3491, 3521 & 3535 Game Farm Road (Map 17-03-15-40, Tax Lot 2500; Map 17-03-22-00, Tax Lots 400-600)

---

List affected state or federal agencies, local governments and special districts: Lane County, Willamalane Park & Recreation District; Rainbow Water District; Eugene 4J School District, Willakenzie Rural Fire Protection 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.

Please see attached Annexation Ordinance 6319 and Exhibits, including staff report and findings.

ORDINANCE NO 6319

**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 AND THE RAINBOW 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 January 28, 2014, said territory being Assessor's Map Township 17 South, Range 03 West, Section 15, Map 40, Tax Lot 2500 and Assessor's Map Township 17 South, Range 03 West, Section 22, Map 00, Tax Lots 400, 500 & 600, which are municipally addressed as 3491, 3521 and 3535 Game Farm Road and are 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 owners initiated the annexation action by submittal of the required application forms and petitions 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**, a Staff Report was presented to the City Council with the Director's recommendation to concurrently withdraw the annexation territory from the Rainbow 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 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 19 day of MAY, 2014, by a vote of 5 for and 0 against.

**APPROVED** by the Mayor of the City of Springfield this 19 day of MAY, 2014.

ATTEST:

AIC AJ Ripka  
City Recorder

Christa Long  
Mayor

REVIEWED & APPROVED  
AS TO FORM  
M. D. Smith  
DATE: 5/19/14  
OFFICE OF CITY ATTORNEY

City of Springfield, Oregon

CERTIFIED TRUE COPY

AIC AJ Ripka  
City Recorder





**Legal Description for the Annexation  
of  
Assessor's Map No. 17-03-22-00 TI No.'s 400, 500 & 600  
and  
Assessor's Map No. 17-03-15-40 TL No. 2500  
to the  
City of Springfield**

Beginning at a 5/8" rebar marking the interior ell in the west boundary of Lot 11 of RIVERBEND, PHASE II as platted and recorded June 3, 2008 Recep. No. 2008-030895 Lane County Oregon Official Records; thence along the westerly boundary of said Lot 11

- 1.) North 00°09'36" East 67.97 feet to a point referenced by a 5/8" rebar; thence continuing along the westerly boundary of Lot 11 and Lot 10 of said RIVERBEND, PHASE II
- 2.) North 00°06'43" East 156.20 feet to a 5/8" rebar with a yellow plastic cap stamped "Skinner and Associates" marking an angle point in the west boundary of Lot 10 of said RIVERBEND, PHASE II ; thence continuing along the west boundary of said Lot 10
- 3.) North 00°14'30" West 39.18 feet to an iron pipe marking the most easterly northeast corner of that certain tract of land described as Parcel 2 in a Warranty Deed recorded July 7, 1960 Recep. No. 3955 Lane County Oregon Deeds and Records; thence leaving the westerly boundary of said Lot 10 and running along the boundary of said last described tract
- 4.) South 89°59'16" West 235.00 to an iron pin marking the southwest corner of that certain tract of land described as Parcel 1 in a Warranty Deed recorded July 7, 1960 Recep. No. 3955 Lane County Oregon Deed Records; thence along the west boundary of said last described tract
- 5.) North 00°04'14" East 237.75 feet to a point on the south margin of Deadmond Ferry Rd. (County Rd. No. 90), said point being 15.00 feet southerly of, when measured at right angles to the north boundary of the William Stevens D.L.C. No. 46 in Township 17 South, Range 3 West of the Willamette Meridian; thence along the south margin of Deadmond Ferry Road, parallel to and 15 feet southerly of the north boundary of said D.L.C. No. 46
- 6.) South 89°56'00" West 275.54 feet; thence
- 7.) South 00°00'44" East 9.49 feet to a point on the south margin of Deadmond Ferry Road as dedicated to the City of Springfield through a Bargain and Sale Deed recorded August 23, 1982 Recep. No. 8224852 Lane County Oregon Deeds and Records; thence along the south margin of Deadmond Ferry Road as dedicated in said last described tract, the following three courses numbered 8-10

**Date Received:**

**MAR 31 2014**

- 8.) South 89°59'16" West 27.00; thence
- 9.) along the arc of a 20.0 foot radius curve left (the chord of which bears South 43°31'00" West 29.00 feet) a distance of 32.44 feet; thence
- 10.) along the arc of a 273.00 foot radius curve left (the chord of which bears South 10°47'28" East 74.45 feet) a distance of 74.68 feet; thence leaving said margin and running
- 11.) North 67°55'59" East 0.33 feet to a point on the easterly margin of North Game Farm Road as dedicated in a Bargain and Sale Deed recorded June 7, 2005 Recep. No. 2005-041501 Lane County Oregon Official Records, said point being 45.13 feet easterly of and opposite engineer's centerline station L 27+18.02 P.O.C.; thence along the easterly margin of North Game Farm Road as dedicated in said last described tract, the following four (4) courses and distances numbers 12-15
- 12.) South 32°10'18" East 11.27 feet to a point 46.0 feet easterly of and opposite engineer's station L 26+97.70 PC.; thence
- 13.) South 32°09'44" East 263.80 feet to a point 40.0 feet easterly of and opposite engineer's station L 24+33.97 PT. ; thence
- 14.) along the arc of a 326.48 foot radius curve right (the chord of which bears South 19°20'21" East 159.36 feet) a distance of 160.99 feet to a point 40.0 feet easterly of engineer's centerline station L 22+87.63 PC.; thence
- 15.) South 23°05'26" East 12.03 feet to a 5/8" rebar with a yellow plastic cap stamped "KPF INC" marking "Point A" on the boundary of Lot 11 of said plat of RIVERBEND, PHASE II; thence leaving said easterly margin and running along the boundary of Lot 11 of said RIVERBEND, PHASE II
- 16.) North 89°59'02" East 338.74 feet to the point of beginning, all in Lane County Oregon,

Bearing used hereon are based on C.S.F. No. 37211 on file in the office of the Lane County Surveyor.

Date Received:

MAR 31 2014

Original Submittal *AL*

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:

**Required Proposal Information** (Applicant: Complete This Section)

Property Owner: SEE ATTACHED Phone:

Address: Fax:

E-mail:

Owner Signature:

Owner Signature:

Agent Name: JONATHAN OAKES Phone: 541-485-4505

Company: POAGE ENGINEERING Fax: 541-485-5624

Address: P.O. BOX 2527 EUGENE OR 97402 E-mail: OAKES@POAGE.NET

Agent Signature: *Jonathan A. Oakes*

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: 17-03-15-40 PL 2500 & SEE ATTACHED 17-03-22-10 TAX LOT NO(S): 400, 500, 600

Property Address: 3535 Game Farm Rd + 3521 + 3491 Game Farm Rd + Vacant

Area of Request: Acres: 3.84 ACRES Square Feet:

Existing Use(s) of Property: RESIDENTIAL

Proposed Use of Property: MULTI-BED MEMORY CARE FACILITY

Proposed Use of Property:

**Required Property Information** (City Intake Staff: Complete This Section)

Case No.: ANX 14 00002 Date: 3/31/14 Reviewed By: (initials) L Miller

Application Fee: \$10,536.56 Postage Fee: 543.00 Total Fee: \$11,606.39

Tech Fee: 526.83

Date Received:

PRJ13-00021

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

Signature \_\_\_\_\_

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: See a Hatched \_\_\_\_\_ Date: \_\_\_\_\_

Signature (multiple owners) \_\_\_\_\_

Print \_\_\_\_\_

**Date Received:**

**MAR 31 2014**

Original Submittal AL

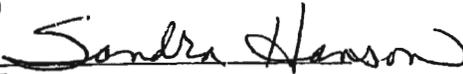
**Property Owner Information**  
**OneLife Management Annexation Application**  
**City of Springfield**

Property No. 1: Marian L. Beach (Owner)  
3535 Game Farm Rd.  
Springfield OR. 97477  
Assessor's Map No. 17-03-15-40 TL No. 2500 (2.1 acres)  
3535 Game Farm Rd. Springfield OR. 97477

  
Marian L. Beach

**Property Owner Information  
OneLife Management Annexation Application  
City of Springfield**

Property No. 2: Sandra Hanson / Deborah H. Orton (Owners)  
3811 Croisan Mountain Ct. S  
Salem, OR. 97302  
Assessor's Map No. 17-03-22-00 TL No. 400 (0.92 acres)  
(Vacant)

  
\_\_\_\_\_  
Sandra Hanson

\_\_\_\_\_  
Deborah H. Orton

Property No. 3: Sandra Hanson / Deborah H. Orton  
3811 Croisan Mountain Ct. S  
Salem, OR. 97302  
Assessor's Map No. 17-03-22-00 TL No. 500 (0.31 acres)  
3521 Game Farm Rd. Springfield OR. 97477

  
\_\_\_\_\_  
Sandra Hanson

\_\_\_\_\_  
Deborah H. Orton

**Property Owner Information**  
**OneLife Management Annexation Application**  
**City of Springfield**

Property No. 2: Sandra Hanson / Deborah H. Orton (Owners)  
3811 Croisan Mountain Ct. S  
Salem, OR. 97302  
Assessor's Map No. 17-03-22-00 TL No. 400 (0.92 acres)  
(Vacant)

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Sandra Hanson

  
Deborah H. Orton  
R.

Property No. 3: Sandra Hanson / Deborah H. Orton  
3811 Croisan Mountain Ct. S  
Salem, OR. 97302  
Assessor's Map No. 17-03-22-00 TL No. 500 (0.31 acres)  
3521 Game Farm Rd. Springfield OR. 97477

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Sandra Hanson

  
Deborah H. Orton  
R.

**Property Owner Information**  
**OneLife Management Annexation Application**  
**City of Springfield**

Property No. 4: Kay Renken  
~~304 16<sup>th</sup> Street~~ 3455 main loop  
Springfield, OR. 97477  
Assessor's Map No. 17-03-22-00 TL No. 600 (0.51 acres)  
3491 Game Farm Rd. Springfield OR. 97477

Kay Renken  
Kay Renken

**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 <input checked="" type="checkbox"/>	Acres (qty)
1. <i>Kay Renken</i>	01-05-14	KAY RENKEN	<del>301 16th St.</del> SPRINGFIELD OR 97477	17-03-22-00 TL# 600	<input checked="" type="checkbox"/>	0.51
2.			2455 Main Loop			
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, Gary F Martin (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 x *Gary F Martin* (signature of circulator)

**CERTIFICATION OF OWNERSHIP**

The total landowners in the proposed annexation are 6 (qty). This petition reflects that 6 (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.

*Oliver H. Mark*  
**Lane County Department of Assessment and Taxation**  
2-19-14  
 Date Signed and Certified

**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. <i>Marian Beach</i>	<del>2-12-14</del> 2-12-14	MARIAN BEACH	3535 GAME FARM RD SPRINGFIELD OR 97471	17-03-15-40 TL # 2500	✓	2.1
2.		<i>Marian Beach Trustee of Leving Trust</i>				
3.						
4.						
5.						

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

I, *Michael Farthing* (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 X *[Signature]* (signature of circulator)

**CERTIFICATION OF OWNERSHIP**

The total landowners in the proposed annexation are \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

*See attached sheet 1* *[Signature]* 2-19-14  
 Lane County Department of Assessment and Taxation

\_\_\_\_\_  
 Date Signed and Certified

**FORM 1**

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

Exhibit B, Page 9 of 24

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.		SANDRA HANSON	3811 CROISSAN MT. CT.S SALEM OR 97302	17-03-22-00 TL# 400	✓	0.92
2.		DEBORAH ORTON	3811 CROISSAN MT. CT.S SALEM OR 97302	17-03-22-00 TL# 400	✓	0.92
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, Gary F. Martin (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 x Gary F. Martin (signature of circulator)

**CERTIFICATION OF OWNERSHIP**

The total landowners in the proposed annexation are \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

*see attached sheet 1. (AU) 2-19-14*

**Lane County Department of Assessment and Taxation**

Date Signed and Certified \_\_\_\_\_

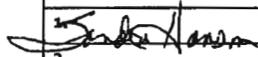
Attachment 3, Page 15 of 30

Application #: C SP 2009 - \_\_\_\_\_  
For City Use Only

**FORM 1**

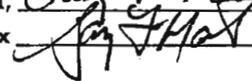
**PETITION/PETITION SIGNATURE SHEET**  
Annexation by Individuals  
[SDC 5.7-125(2)(b)(i)/ORS 222.170(1)]

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)
	7/17/2011	SANDRA HANSON	3811 CROSBAN AVE. CT. S SALEM OR 97302	17-03-22-00 TL# 400	✓	0.92
2.		DEBORAH OCTON	3811 CROSBAN AVE. CT. S SALEM OR 97302	17-03-22-00 TL# 400	✓	0.92
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, Gary F. Martin (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 \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

see attached sheet 1 (AW) 2-19-14  
Lane County Department of Assessment and Taxation

\_\_\_\_\_  
Date Signed and Certified

**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.		SANDRA HANSON	3811 CROISAN MT. CT. S SALEM OR 97302	17-03-22-00 TL# 500	✓	0.31
2. <i>Deborah Oton</i>		DEBORAH OTON	3811 CROISAN MT. CT. S SALEM OR 97302	17-03-22-00 TL# 500	✓	0.31
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, *Gary F. Martz* (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 X *Gary F. Martz* (signature of circulator)

**CERTIFICATION OF OWNERSHIP**

The total landowners in the proposed annexation are \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

*See attached sheet 1* *AM* 2-19-14

Lane County Department of Assessment and Taxation

Date Signed and Certified \_\_\_\_\_

Application #: C SP 2009 - \_\_\_\_\_  
 For City Use Only

**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)
<i>[Signature]</i>	7/2/2014	SANDRA HANSON	3011 CROISSANT MT. CT S SHEM OR 97302	17-03-22-00 TL* 500	✓	0.31
		DEBORAH ORTON	3311 CROISSANT MT. CT S SHEM OR 97302	17-03-22-00 TL* 500	✓	0.31

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, Gary F. Marko (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.  
 X: [Signature] (signature of circulator)

**CERTIFICATION OF OWNERSHIP**

The total landowners in the proposed annexation are \_\_\_\_\_ (qty). This petition reflects that \_\_\_\_\_ (qty) landowners (or legal representatives) listed on this petition represent a total of \_\_\_\_\_ (%) of the landowners and \_\_\_\_\_ (%) 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.

See attached sheet 1 [Signature] 2-19-14  
 Lane County Department of Assessment and Taxation

\_\_\_\_\_  
 Date Signed and Certified



**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: JONATHAN OAKES

E-mail: OAKES@PDAGE.NET

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

- Estimated Population (at present): 5
- Number of Existing Residential Units: 3
- Other Uses: \_\_\_\_\_
- Land Area: 3.84 total acres
- Existing Plan Designation(s): SEE ATTACHED
- Existing Zoning(s): SEE ATTACHED
- Existing Land Use(s): SINGLE FAMILY RESIDENTIAL
- Applicable Comprehensive Plan(s): METRO PLAN
- Applicable Refinement Plan(s): GATEWAY REFINEMENT PLAN
- Provide evidence that the annexation is consistent with the applicable comprehensive plan(s) and any associated refinement plans. \_\_\_\_\_

SEE ATTACHED

- Are there development plans associated with this proposed annexation?

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

If yes, describe.

SEE ATTACHED

- Is the proposed use or development allowed on the property under the current plan designation and zoning?

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).

SEE ATTACHED

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

Yes  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 type="checkbox"/> Glenwood Water District            | <input checked="" 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 checked="" type="checkbox"/> Willakenzie RFPD                |
| <input checked="" type="checkbox"/> EPUD                    | <input type="checkbox"/> SUB                                        |
| <input 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.

ZACK FACK  
 (Name)  
1830 NW RIVERSHAPE ST.  
 (Address) SUITE # 803  
PORTLAND OR 97209  
 (City) (Zip)

JONATHAN DAVES  
 (Name)  
P.O. BOX 2527  
 (Address)  
EUGENE OR 97402  
 (City) (Zip)

\_\_\_\_\_  
 (Name)  
 \_\_\_\_\_  
 (Address)  
 \_\_\_\_\_  
 (City) (Zip)

\_\_\_\_\_  
 (Name)  
 \_\_\_\_\_  
 (Address)  
 \_\_\_\_\_  
 (City) (Zip)

**Expanded Supplemental Information  
OneLife Management Annexation Application  
City of Springfield**

Existing Plan Designation: Assessor's Map No. 17-03-15-40 TL No. 2500 has a low density Plan Designation. The remaining properties associated with this annexation (Map No. 17-03-22-00 TL No.'s 400, 500 & 600) have a medium density Plan Designation.

Existing Zoning: Assessor's Map No. 17-03-15-40 TL No. 2500 currently carries a LD, low Density zoning classification. The remaining properties associated with this Annexation application (Map No. 17-03-22-00 TL No.'s 400, 500 & 600) are currently zoned MD, medium density.

Both the Metro Plan and the Gateway Refinement Plan designate the subject properties for Low Density and Medium Density residential use consistent with the current zoning classifications for the individual properties associated with this annexation application as shown above.

Onelife Management is proposing to construct a multi-bed memory care facility on that portion of the subject properties zoned medium density residential. Portions of the development area will extend into that portion of the subject properties that is zoned low density residential. However, only those uses permitted within the low density residential zoning district (i.e. access drives and parking area serving the medium density residential use) will be constructed within that portion of the site designated low density residential. All structures used for residential purposes will be constructed within that portion of the development area designated for medium density use.

The properties associated with this annexation application are contiguous with the current city limits for the City of Springfield along their entire southern boundary and the south half (more or less) of their eastern boundary.

**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:

17-03-15-40 TC# 2500    3535 GAME FARM RD. SPRINGFIELD OR 97477  
 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 [ ] until

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

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
MARIAN BEACH	<i>Marian Beach</i>	2-12-14

LCOG: L:\BC\2009 BOUNCHANGE TRANSITION\APPLICATION FORMS\SPRINGFIELD\10-03-08 UPDATED FORMS\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC  
 Last Saved: October 10, 2013

**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:

17-03-22-00 TL# 600      3491 GAME FARM RD. SPRINGFIELD OR 97477  
 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  until

\_\_\_\_\_ Date

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
KAY RENKEN	<i>Kay Renken</i>	01-05-2014

LCOG: L:\BC\2008 BOUNCHANGE TRANSITION\APPLICATION FORMS\SPRINGFIELD\10-03-08 UPDATED FORMS\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC  
 Last Saved: October 10, 2013

**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:

17-03-22-00 TL#400      VACANT  
 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 [ ] until

\_\_\_\_\_  
 Date

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
SANDRA HANSON	<i>Sandra Hanson</i>	2/12/2014
DEBORAH OGTON		

LC09: L:\M\2008 BOUNDCHANGE TRANSITION\APPLICATION FORMS\SPRINGFIELD\10-01-08 UPDATED FORMS\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC  
 Last Saved: October 10, 2013

**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:

17-03-22-00 TL#500      3521 GAME FARM RD SPRINGFIELD OR 97477  
 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 [ ] until

Date \_\_\_\_\_

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
SANDRA HANSON	<i>Sandra Hanson</i>	2/12/2014
DEBORAH ORTON		

LEGIS: L:\M\2008 BOUNDCHANGE TRANSITION\APPLICATION FOR\NS\SPRINGFIELD\10-02-08 UPDATED FORM\PRE-SUBMITTAL ANNEXATION APPLICATION 10-07-08.DOC  
 Last Saved: October 10, 2013

**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:

17-03-22-00 TL#500  
Map and Tax Lot Number  
assigned)

3521 GAME FARM RD SPRINGFIELD OR 97477  
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
SANDRA HANSON		
DEBORAH ORTON	<i>Deborah Orton</i>	

**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:

17-03-22-00 TL# 400      VACANT  
 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 [ ] until

\_\_\_\_\_  
 Date

**Signatures of Legal Owners**

Please print or type name	Signature	Date Signed
SANDRA HANSON		
DEBORAH ORTON	<i>Deborah Orton</i>	



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

The applicant is not aware of any fiscal impacts the proposed annexation will have on the City. Therefore this criteria is not applicable

Date Received:

MAR 31 2014

Original Submittal     *AJ*



**TYPE IV – ANNEXATION  
STAFF REPORT AND RECOMMENDATION**

**File Name:** OneLife Management Annexation

**Applicant:** Jon Oakes, Poage Engineering

**Case Number:** ANX14-00002

**Proposal Location:** 3491, 3521 & 3535 Game Farm Road (Map 17-03-15-40, TL 2500; and Map 17-03-22-00, TL 400-600)

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

**Plan Designation:** LDR & MDR

**Applicable Comprehensive Plan:**  
*Gateway Refinement Plan*



**Application Submittal Date:** March 31, 2014

**Associated Applications:** PRE13-00026 (Development Issues Meeting for Annexation); PRE14-00016 (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 Bowsby	541-736-1029

**APPLICANT’S DEVELOPMENT REVIEW TEAM**

POSITION	NAME	PHONE	MAILING ADDRESS
Applicant	Zach Falk OneLife Management	541-914-7801	1830 NW Riverscape St #803 Portland OR 97209
Applicant’s Representative	Jon Oakes Poage Engineering	541-485-4505	PO Box 2527 Eugene OR 97402

**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 October 3, 2013.

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 owners who own all of the land and real property, and full assessed value of real property in the contiguous territory, have filed applications and petitions 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 four contiguous tax lots located at the northeast corner of Game Farm Road at Martin Luther King, Jr. Parkway in the North Gateway area of Springfield. The subject site is inside the Springfield Urban Growth Boundary (UGB) and is contiguous to the Springfield city limits on three sides. The requested annexation territory contains three single family dwellings, landscaped yards, a small filbert orchard, several accessory buildings and residential driveways. The subject annexation territory comprises a total of 3.84 acres and is split between LDR and MDR zoning. According to the applicant’s submittal, the subject annexation territory is intended to be redeveloped with a memory care residential facility. Redevelopment of the property would be subject to the 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 (Eugene 4J School District), roads (City of Springfield), and Fire (Eugene/Springfield under contract with the Willakenzie Rural Fire Protection District). Rainbow Water District operates the water utility infrastructure that serves unincorporated areas in north Springfield, including the subject site. Springfield Utility Board provides electrical 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 April 15, 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 May 5, 2014 public hearing was published in *The Register-Guard* on April 21 and 28, 2014.

**Posted Notice.** Notice of the May 5, 2014 public hearing was posted in four public places in the City: at one location along the property frontage on Game Farm Road; 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 prior to the public hearing. Notification to DLCD regarding the proposed annexation was sent on April 2, 2014.

Finding: Staff responded to several telephone calls from residents of the Patrician Village mobile home park who had received the mailed public hearing notice. Staff answered questions of the respondents and clarified that the annexation request was for property on the east side of Game Farm Road, not the Patrician Village property. The callers did not express any concerns or objection to the annexation request for the subject property, and no other written or verbal comments were received.

Finding: The City Council gave first reading to the Annexation Ordinance at the regular meeting on May 5, 2014. At the public hearing meeting, one person testified in favor of the annexation action.

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, west and south 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 located within the adopted *Gateway Refinement Plan* area and is zoned and designated Low Density Residential (LDR) and Medium Density Residential (MDR). 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 north Springfield. 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: The territory requested for annexation is within the service area of Rainbow Water District. After the public hearing and if determined by the City Council that withdrawal is in the best interest of the City, the annexation area will be withdrawn from the Rainbow Water District consistent with ORS 222.510, 222.520, and 222.525 and Springfield Utility Board will provide water 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 North Gateway area of Springfield. Upon annexation, the subject site would be served by the City by and through the Springfield Utility Board. The territory proposed for annexation contains existing single family dwellings and a private well house. The applicant is requesting annexation to facilitate redevelopment of the site with a congregate care facility, which is a listed use in both the LDR and MDR districts.

Electricity – SUB Electric provides service to developed properties in this area of North Gateway including the subject site. Upon annexation, the developer will be able to request an upgraded electrical service for the proposed residential care facility. 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 North Gateway 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 Eugene/Springfield Fire Department 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.

Schools – The Eugene 4J School District serves portions of the North Gateway area of Springfield. However, based on characteristics of the applicant's development proposal it is not expected that the annexation territory will generate any school-age population.

Sanitary Sewer – The annexation area is not currently served by sanitary sewer, but sewer laterals have been installed along the property frontages on Game Farm Road and Deadmond Ferry Road. The site can be served by connection of one or more laterals to the existing sanitary sewer lines in the adjacent public streets.

Stormwater – The subject annexation territory is not currently served by a piped stormwater management system. Improvements to the public stormwater system will be required as development plans are advanced for the subject site. Staff advises that future downstream stormwater system upgrades for this area of north Springfield will require participation by the benefiting property owner/developer. Provisions for future participation in stormwater facility improvements have been detailed in an Annexation Agreement for the property. The site can be served by a combination of on-site treatment and regulated discharge to the adjacent 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 Game Farm Road and Deadmond Ferry Road, which are classified as major collector streets and are fully developed 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 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 Springfield. 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 developer requesting annexation is well aware of the need for future connection and extension of urban utilities to serve the site and land beyond the annexation area, and the responsibility of the developer to fund such improvements. Staff has outlined the responsibilities and expectations of the developer in an Annexation Agreement to be executed by the developer and City. The City Council is asked to authorize City Manager execution of the attached Annexation Agreement prior to final annexation approval. Future on site improvements will be reviewed through the 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 and the Rainbow Water District.**

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

Finding: On May 5, 2014, the City Council held a Public Hearing for the subject annexation request and gave first reading to the Annexation Ordinance. Based on the staff analysis and recommendation, and on the testimony provided at the Public Hearing, the City Council can take action now 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 and Medium Density Residential in accordance with the *Gateway Refinement 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) and Medium Density Residential (MDR) zoning.

**Effective Date and Notice of Approved Annexation (SDC 5.7-155):** If the annexation is approved by the City Council on May 5, 2014 and granted a second reading on May 19, 2014, the Ordinance will become effective 30 days after adoption by the City Council and execution by the Mayor (anticipated on or around June 18, 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 (electric), Rainbow Water District (water) and the Willakenzie Rural Fire Protection District (fire response). The Cities of Eugene/Springfield will provide fire and emergency services after annexation, and the City of Springfield by

and through the Springfield Utility Board will provide water service 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 and the Rainbow Water District was in the best interest of the City. The withdrawal decision was codified in Ordinance No.\_\_\_\_\_.

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Dept. of Land Conservation and  
Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540