

**CITY OF SPRINGFIELD, OREGON
ORDINANCE NO. 6493 (SPECIAL)**

AN ORDINANCE ANNEXING CERTAIN TERRITORY IN THE GLENWOOD RIVERFRONT (MAP 17-03-34-41, TLs 400, 500, 700, 800, 900, 1000, 1300, & 1500; MAP 17-03-34-42, TLs 100, 200, 300, 400, 500, 501, 502, 503, 504, 600, 700, 800, 900, 1000, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, & 2100) TO THE CITY OF SPRINGFIELD; WITHDRAWING THE SAME TERRITORY FROM APPLICABLE SPECIAL DISTRICTS; ADOPTING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council is authorized by Springfield Development Code (SDC) Article 5.7.100 and Oregon Revised Statutes (ORS) Chapter 222 to accept, process, and act upon annexations to the City;

WHEREAS, Council Resolution 2024-22 (**Exhibit B**) initiated annexation of certain territory on July 1, 2024, said territory being Assessor's Map Township 17 South, Range 03 West, Section 34, Map 41, Tax Lots 400, 500, 700, 800, 900, 1000, 1300, & 1500 and Assessor's Map Township 17 South, Range 03 West, Section 34, Map 42, Tax Lots 100, 200, 300, 400, 500, 501, 502, 503, 504, 600, 700, 800, 900, 1000, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, & 2100, which are commercially developed with some vacant lots, and is generally depicted and more particularly described in **Exhibit A** to this Ordinance;

WHEREAS, in accordance with SDC 5.7.125(A) and ORS 222.111, the annexation was initiated by City Council Resolution 2024-22 (**Exhibit B**) and the property owners subsequently submitted petitions for annexation attached hereto as **Exhibit C** to this Ordinance;

WHEREAS, this annexation has been initiated in accordance with SDC 5.7.125(A) and ORS 222;

WHEREAS, the territory proposed for annexation is within the Springfield Comprehensive Plan Urban Growth Boundary and is contiguous to the city limits. (SDC 5.7.140(A));

WHEREAS, the annexation is consistent with the *Springfield 2030 Comprehensive Plan – Urbanization Element* requiring annexation to the City of Springfield as the highest priority for receiving urban services;

WHEREAS, the City Council of the City of Springfield has determined that the provision of City services to the subject area is necessary to serve the site;

WHEREAS, in accordance with SDC 5.7-150(A), upon annexation the Urbanizable Fringe Overlay District (UF-10) will cease to apply to the property and the underlying Glenwood Residential Mixed-Use and Glenwood Commercial Mixed-Use District zoning will be retained;

WHEREAS, a Staff Report (**Exhibit D**) was presented to the City Council with the Director's recommendation to withdraw the subject territory from the Glenwood Water District as the Springfield Utility Board will provide water service and the Cities of Eugene and Springfield will provide emergency response services directly to the area after it is annexed to the City;

WHEREAS, this action is consistent with the intergovernmental agreement between Lane County and Springfield regarding boundary changes dated May 21, 2008; and

WHEREAS, on March 3, 2025, the Springfield Common Council conducted a public hearing and is now ready to take action on this application based on the recommendation and findings in support of approving

the annexation request as set forth in the aforementioned Staff Report to the Council, incorporated herein by reference, and the evidence and testimony presented at this public hearing held in the matter of adopting this Ordinance,

NOW, THEREFORE, THE COMMON COUNCIL OF 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, said territory being generally depicted and more particularly described in **Exhibit A** to this Ordinance.

Section 2. The Common Council of the City of Springfield does hereby approve withdrawal of the following described territory from the Glenwood Water District, said territory being generally depicted and more particularly described in **Exhibit A** to this Ordinance.

Section 3. The City Manager or the Development & Public Works Director or their designee shall send copies of this Ordinance to affected State and local agencies as required by SDC 5.7.155.

Section 4. Severability Clause. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereof.

Section 5. Effective Date of Ordinance. In accordance with SDC 5.7.155 and ORS 222.040, 222.180 and 222.465, if approved the annexation will become effective 30 days following Ordinance adoption and signature by the Mayor, or upon receipt by the Secretary of State, whichever date is later.

ADOPTED by the Common Council of the City of Springfield, this 7th day of April, 2025, by a vote of 6 for and 0 against.

APPROVED by the Mayor of the City of Springfield this 7th day of April, 2025.



Mayor

ATTEST:



City Recorder

REVIEWED & APPROVED
AS TO FORM

DATE: 3/26/2025
SPRINGFIELD CITY ATTORNEY'S OFFICE

ANNEXATION DESCRIPTION OF A PORTION OF GLENWOOD

14 OCTOBER 2024

LEGAL DESCRIPTION

A PORTION OF THE GLENWOOD AREA CONSISTING OF 35 TRACTS OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN BLVD. (STATE WHY 126) AND THE SOUTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN WARRANTY DEED TO ROTH & ROTH, LLC, AN OREGON LIMITED LIABILITY COMPANY IN RECEPTION NUMBER 2000005337, LANE COUNTY DEEDS AND RECORDS, SAID POINT BEARS SOUTH 70°34'01" WEST 311.24 FEET, MORE OR LESS FROM THE NORTHWEST CORNER OF THE DON MCVAY DLC NO. 82; THENCE ALONG THE FOLLOWING NUMBER COURSES:

- 1.) NORTH 00°00'52" WEST 211.13 FEET, MORE OR LESS ALONG THE WESTERLY LINE OF SAID ROTH & ROTH PARCEL 1;
- 2.) THENCE NORTH 84°31'02" EAST 7.87 FEET, MORE OR LESS;
- 3.) THENCE NORTH 00°17'58" WEST 24.78 FEET, MORE OR LESS;
- 4.) THENCE NORTH 87°53'01" WEST 5.95 FEET MORE OR LESS;
- 5.) THENCE NORTH 01°20'41" WEST 898.90 FEET MORE OR LESS TO THE CENTER OF THE WILLAMETTE RIVER;
- 6.) THENCE ALONG THE CENTER OF SAID WILLAMETTE RIVER NORTH 71°58'24" EAST 559.15 FEET MORE OR LESS;
- 7.) THENCE SOUTH 77°28'59" EAST 423.10 FEET MORE OR LESS;
- 8.) THENCE LEAVING SAID CENTER OF WILLAMETTE RIVER SOUTH 00°03'57" WEST 853.18 FEET MORE OR LESS;
- 9.) THENCE SOUTH 89°55'45" EAST 80.39 FEET MORE OR LESS;
- 10.) THENCE SOUTH 00°03'57" WEST 369.29 FEET MORE OR LESS;
- 11.) THENCE SOUTH 89°56'05" EAST 19.91 FEET MORE OR LESS;
- 12.) THENCE SOUTH 06°17'32" EAST 25.12 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN BLVD. (STATE WHY 126);

- 13.)THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 70°30'31" WEST 53.74 FEET MORE OR LESS;
- 14.)THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 17°40'01" (THE LONG CHORD OF WHICH BEARS SOUTH 79°20'31" WEST 30.71 FEET) AN ARC DISTANCE OF 30.83 FEET MORE OR LESS;
- 15.)THENCE SOUTH 88°10'32" WEST 86.10 FEET MORE OR LESS;
- 16.)THENCE ALONG THE ARC OF A 107.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 21°50'08" (THE LONG CHORD OF WHICH BEARS SOUTH 77°15'28" WEST 40.53 FEET) AN ARC DISTANCE OF 40.78 FEET MORE OR LESS;
- 17.)THENCE ALONG THE ARC OF A 488.13 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 03°13'23" (THE LONG CHORD OF WHICH BEARS SOUTH 67°58'01" WEST 27.46 FEET) AN ARC DISTANCE OF 27.46 FEET MORE OR LESS;
- 18.)THENCE ALONG THE ARC OF A 139.49 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 08°02'14" (THE LONG CHORD OF WHICH BEARS SOUTH 73°34'50" WEST 19.55 FEET) AN ARC DISTANCE OF 19.57 FEET MORE OR LESS;
- 19.)THENCE SOUTH 77°35'31" WEST 31.00 FEET MORE OR LESS;
- 20.)THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 38°33'18" (THE LONG CHORD OF WHICH BEARS NORTH 83°07'50" WEST 54.14 FEET) AN ARC DISTANCE OF 55.18 FEET MORE OR LESS;
- 21.)THENCE NORTH 63°51'11" WEST 33.69 FEET MORE OR LESS;
- 22.)THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 06°18'30" (THE LONG CHORD OF WHICH BEARS NORTH 67°00'26" WEST 6.60 FEET) AN ARC DISTANCE OF 6.61 FEET MORE OR LESS;
- 23.)THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN BLVD. (STATE WHY 126) NORTH 00°10'05" EAST 451.91 FEET MORE OR LESS;
- 24.)THENCE NORTH 89°49'57" WEST 128.70 FEET MORE OR LESS TO A LINE THAT IS AN EXTENSION OF THE CENTERLINE OF NORTH BROOKLYN STREET;
- 25.)THENCE ALONG SAID CENTERLINE SOUTH 00°10'05" WEST 449.48 FEET MORE OR LESS TO SAID NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN BLVD. (STATE WHY 126)
- 26.)THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 835.00 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 09°49'14" (THE LONG CHORD OF WHICH BEARS NORTH 81°51'03" WEST 142.94 FEET) AN ARC DISTANCE OF 143.12 FEET MORE OR LESS;

- 27.)THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 35°04'50" (THE LONG CHORD OF WHICH BEARS SOUTH 85°31'09" WEST 60.28 FEET) AN ARC DISTANCE OF 61.23 FEET MORE OR LESS;
- 28.)THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 46°06'34" (THE LONG CHORD OF WHICH BEARS NORTH 88°57'59" WEST 54.83 FEET) AN ARC DISTANCE OF 56.33 FEET MORE OR LESS;
- 29.)THENCE NORTH 65°54'42" WEST 22.76 FEET MORE OR LESS;
- 30.)THENCE SOUTH 00°10'00" WEST 16.68 FEET MORE OR LESS;
- 31.)THENCE NORTH 80°17'19" WEST 252.85 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DIGITALLY SIGNED 2025.04.09
10:47:13-07'00'

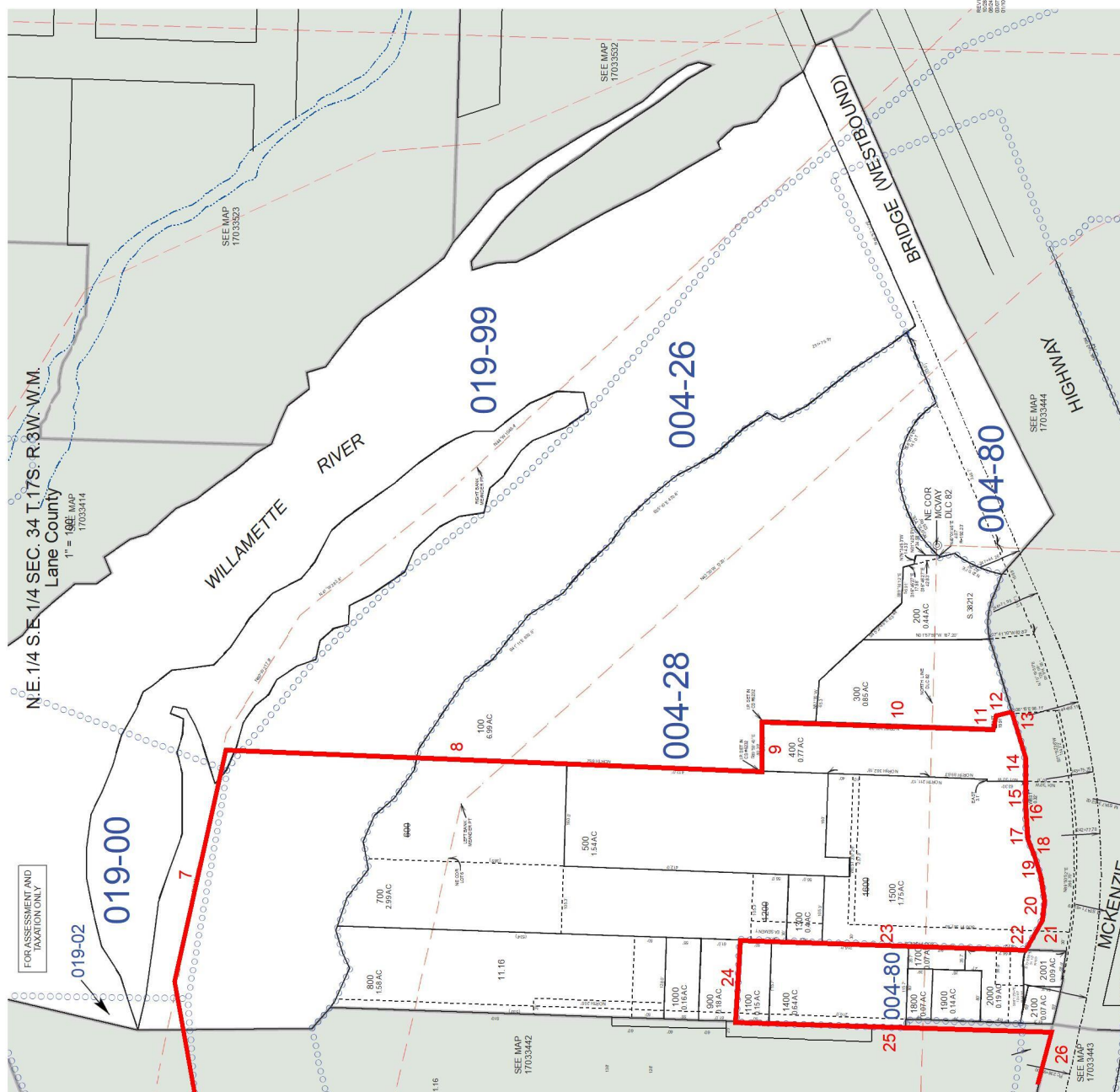
OREGON
MAY 13, 2014
JOHN ROBERT DAVIS
88694

RENEWAL 12/31/2025

LCATJCG - 2019-01-10 13:40

CANCELLED

SPRINGFIELD
17033441



CITY OF SPRINGFIELD, OREGON
RESOLUTION NO. 2024-22

**INITIATING ANNEXATION OF APPROXIMATELY 30 ACRES OF TERRITORY IN THE
GLENWOOD URBAN RENEWAL AREA, NORTH OF FRANKLIN BOULEVARD TO THE
WILLAMETTE RIVER, TO THE CITY OF SPRINGFIELD PURSUANT TO SECTION 5.7 OF THE
SPRINGFIELD DEVELOPMENT CODE**

WHEREAS, the City Council is authorized by Section 5.7.125 of the Springfield Development Code to initiate annexation of contiguous property to the City of Springfield;

WHEREAS, the property proposed to be annexed is depicted in Exhibit A, and includes property along the Glenwood Riverfront, north of Franklin Boulevard, which is owned by the City of Springfield, Springfield Economic Development Agency, Homes for Good Housing Authority, Lane County, and additional private parties;

WHEREAS, the territory to be annexed is within the Springfield Urban Growth Boundary, and is contiguous to the Springfield city limits along Franklin Boulevard and along the Willamette River;

WHEREAS, the owners of the subject territory have agreed to jointly cooperate in development of a Glenwood Riverfront Master Plan who are engaged jointly in an effort to develop a Master Plan that will govern future mixed-use development of the Glenwood Riverfront area, anticipated over the next five to ten years;

WHEREAS, the City Council finds that initiating annexation of the subject territory is in the best interest of the City to facilitate efficient adoption of the Master Plan and related amendments to the Springfield Comprehensive Plan diagram, Springfield Zoning Map, and Glenwood Refinement Plan; and

WHEREAS, the annexation initiated herein will proceed as provided in SDC 5.7.100 only as to real property for which the City receives written consent of the owner(s), and no annexation election is authorized herein,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SPRINGFIELD:

Section 1: The Common Council of the City of Springfield does hereby announce its intention to conduct a public hearing to consider annexation of certain property as generally depicted on Exhibit A attached hereto.

Section 2: The City Manager or designee is directed to review the territory depicted in Exhibit A for any potential survey gaps and, if any exist, to close such gaps to create contiguous annexation territory.

Section 3: This Resolution will take effect upon adoption by the Council.

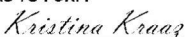
ADOPTED by the Common Council of the City of Springfield this 1st day of July, 2024, by a vote of 6 for and 0 against.

ATTEST:



City Recorder

REVIEWED & APPROVED
AS TO FORM


DATE: 7/1/2024
SPRINGFIELD CITY ATTORNEY'S OFFICE

FORM 1

PETITION/PETITION SIGNATURE SHEET

Annexation by Individuals

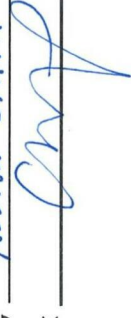
[SDC 5.7.125(2)(b)(i)/ORS 222.170(1) or ORS 222.127]

We, the following property owners of the following territory, consent to the annexation to the City of Springfield and concurrent annexation to 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. 	11/14/24	City of Springfield/SEDA	225 5th Street, Spfld, OR 97477	See Tax Lot Inventory	X	12.83
2. 	11/12/24	Lane County	125 East 8th Ave, Eug, OR 97401	See Tax Lot Inventory	X	0.13
3. 	11-7-24	Roth & Roth LLC	Po Box 70468, Spfld, OR 97475	See Tax Lot Inventory	X	8.14
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, Olivia Crawford (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.

X  (signature of circulator)

CERTIFICATION OF OWNERSHIP

The total landowners in the proposed annexation are 3 (qty). This petition reflects that 3 (qty) landowners (or legal representatives) listed on this petition represent a total of 100 (%) of the landowners and 100 (%) of the acres as determined by the map and tax lots attached to the petition. A&T is not responsible for subsequent deed activity that may not yet be reflected on the A&T computerized tax roll.

Lane County Department of Assessment and Taxation

Date Signed and Certified

11/14/24



TYPE 4 – ANNEXATION STAFF REPORT AND FINDINGS OF FACT

File Name: Glenwood Riverfront Annexation

Applicant: City of Springfield – Springfield Economic Development Agency (SEDA)

Case Number: 811-24-000310-TYP4

Proposal Location: Various, Assessor's Map 17-03-34-41, TLs: 400, 500, 700, 800, 900, 1000, 1300, & 1500; Assessor's Map 17-03-34-42, TLs: 100, 200, 300, 400, 500, 501, 502, 503, 504, 600, 700, 800, 900, 1000, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, & 2100



Current Zoning & Comprehensive Plan Designation:

Glenwood Residential Mixed-Use, Glenwood Commercial Mixed-Use with Urbanizable Fringe Overlay (UF-10)

Applicable Comprehensive Plan: *Springfield 2030 Comprehensive Plan*

Application Submittal Date: December 17, 2024

Associated Applications:

811-24-000119-PRE (Development Issues Meeting); 811-24-000281-PRE (Completeness Check)

CITY OF SPRINGFIELD'S DEVELOPMENT REVIEW COMMITTEE:

POSITION	REVIEW OF	NAME	PHONE
Project Manager	Planning	Tom Sievers	541-726-2333
Transportation Planning Engineer	Transportation	Michael Liebler	541-736-1034
Public Works Civil Engineer	Streets and Utilities	Clayton McEachern	541-726-1036
Deputy Fire Marshal	Fire and Life Safety	Gilbert Gordon	541-726-2293
Building Official	Building	Chris Carpenter	541-744-4153

Review Process (Springfield Development Code (SDC) 5.7.115): The subject annexation request is being reviewed under Type 4 procedures, as a legislative matter, 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, unless waived by the Director.

Finding 1: A Development Issues Meeting for the subject annexation request was held on May 30, 2024 (Case 811-24-000119-PRE).

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(A), an annexation application may be initiated by Council resolution or by written consents from electors or property owners.

Finding 2: On July 1, 2024, the City Council adopted Resolution 2024-22 (Attachment 2, Exhibit B) which initiated the annexation of the proposed area detailed in this report. Acting upon the Council resolution, the property owners (SEDA and Roth & Roth, LLC) who own all the land and real property, and full assessed value of real property in the contiguous territory, filed an official application and petition requesting annexation to the City of Springfield (Attachment 2, Exhibit C).

Finding 3: In addition to the petition, the submitted application includes the required documents listed under SDC 5.7.125(B). This includes a Verification of Property Owners signed by the Lane County Department of Assessment and Taxation, the Ownership Worksheet, and a Waiver Form in accordance with ORS 222.173 (all within Attachment 2, Exhibit C).

Conclusion: The application requirements in SDC 5.7.125 have been met.

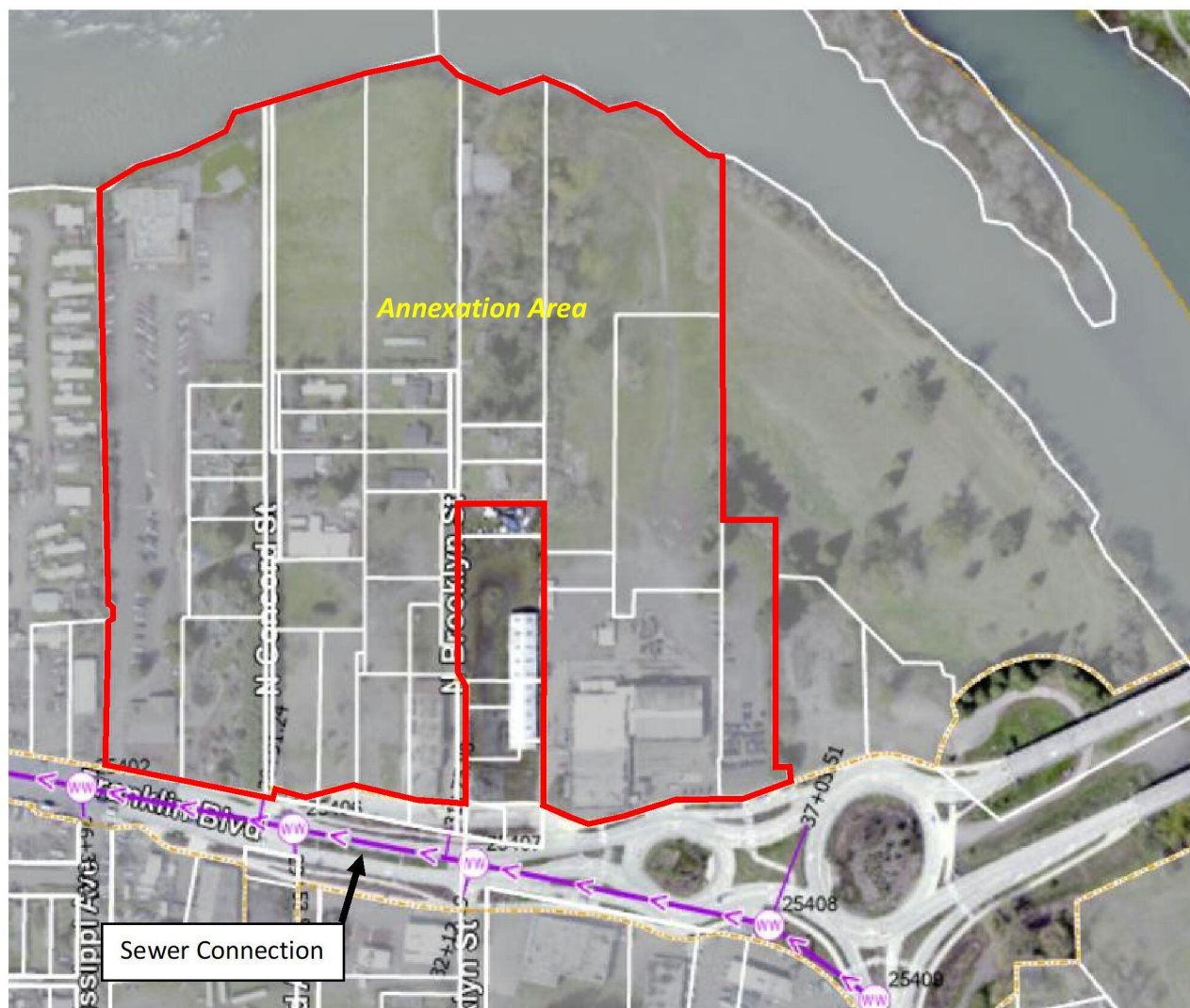
Site Information: The subject annexation is comprised of 32 lots for a total of approximately 21.11 acres. These lots are owned by SEDA and Roth & Roth LLC and are a mix of vacant and developed. The subject site is inside the Springfield Urban Growth Boundary (UGB) and is contiguous to the Springfield city limits primarily along its southern boundary.

Zoning for the property is Glenwood Residential Mixed-Use (GRMU) and Glenwood Commercial Mixed-Use (GCMU) district with an Urbanizable Fringe Overlay (UF-10) applied according to the City's Zoning Map. Based on the applicants' submittal, the primary purpose of the annexation request is to facilitate future master plan redevelopment. A public sanitary sewer line is already available at the site's southern property line in Franklin Boulevard, which can be extended to serve future development, as shown in the image below (the purple lines and circles show the existing sanitary sewer system). An annexation agreement is not applicable in this instance as there will be a Master Plan adopted in the future for the redevelopment of the annexation area. The Master Plan will set out obligations for infrastructure improvements once adopted and the property owners will be responsible for the cost of constructing the public improvements necessary to serve the area.

Existing public services are provided to the annexation area as follows: police (Lane County Sheriff), schools (Eugene School District), roads (City of Springfield and Lane County), and ambulance services (Eugene/Springfield Fire)¹. The applicant currently receives water service and fire protection from the Glenwood Water District. SUB operates the existing electric service and will continue to after annexation. Upon annexation, the City of Springfield will be responsible for all urban services, including sewer, water (retained through SUB), electricity (retained through SUB), and police/fire response (through Eugene/Springfield Fire) to the subject area.

¹ The subject property currently receives emergency services from Eugene/Springfield Fire through long-standing contractual agreements. The standards of coverage can be found here: https://www.eugene-or.gov/DocumentCenter/View/56636/Standards-of-Response-Coverage_FY-2020?bidId=

The approximately 919,550 square foot annexation area consists of the 21.11-acre set of 32 lots.



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 on February 14, 2025, which was 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 proposed annexation territory; affected special districts (Eugene/Springfield Fire) and all other public utility providers (Springfield Utility Board, CenturyLink Telecommunications); and the Lane County Land Management Division, Lane County Elections, and the Lane County Board of Commissioners. The list of recipients of the mailed notice is included with the Affidavit of Mailing for this annexation application and is retained as part of the public record for Planning Case 811-24-000310-TYP4.

Newspaper Notice. Notice of the March 3, 2025, public hearing was published in *The Chronicle*, running for two consecutive weeks on February 6th and February 13th prior to the hearing.

Posted Notice. A total of seven (7) notices were posted for the March 3rd public hearing. Two (2) digital notices were posted on both the City of Springfield website on February 14th and the Department of Public Works' Digital Display in City Hall on February 14th. One (1) notice was posted on the physical display board in the City Hall lobby on February 14th and four (4) notices were posted at the subject property along the Franklin Boulevard frontage on February 14th.

Finding 4: Staff did not receive written comments from the public at the time of this writing (2/21/25).

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 SDC 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 of Approval

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 5: The subject annexation territory is located within the City of Springfield's acknowledged urban growth boundary (UGB). The properties requested for annexation abut the Springfield city limits primarily along the southern boundary. Therefore, this annexation application meets the statutory definition of contiguity as found in ORS 222.111(1).

Conclusion: The proposal meets and complies with Criterion A(1), Subsection 5.7.140.

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

Finding 6: The annexation area is located within the acknowledged Springfield UGB and as more specifically delineated by the *Springfield 2030 Comprehensive Plan*. Territory within the delineated UGB ultimately will be within the City of Springfield.

Finding 7: The *Springfield 2030 Comprehensive Plan* amends the Eugene-Springfield Metropolitan Area General Plan (*Metro Plan*) through adoption of ordinances since 2011. Volume 1 of the *Springfield 2030 Comprehensive Plan* includes the following elements: Economic, Residential Land Use & Housing, Recreation, Transportation, and Urbanization. In December 2016, Springfield adopted the Urbanization Element in compliance with Statewide Planning Goal 14, Urbanization. The *Urbanization Element* explicitly retains the *Metro Plan*'s long-standing urbanization policy criteria for approving annexations.

Finding 8: The territory requested for annexation is within an area that is zoned Glenwood Residential Mixed-Use (GRMU) and Glenwood Commercial Mixed-Use (GCMU) districts and is designated for Residential and Commercial Mixed-Use in the Springfield Comprehensive Plan (which became effective March 1, 2024, replacing the Metro Plan Diagram within the Springfield UGB). The adopted elements of the *Springfield 2030 Comprehensive Plan* apply to areas within the Springfield UGB, particularly the *Urbanization Element* adopted by Ordinance 6361. There are no proposed changes to the current zoning or plan designation for the property, although the Urbanizable Fringe (UF-10) overlay will be removed upon annexation.

Finding 9: The continued annexation of properties to the City of Springfield is consistent with Policies 27 and 29 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, which will result in the elimination of special districts within the urbanizable area. The *Metro Plan* and the *Springfield 2030 Comprehensive Plan – Urbanization Element* recognize that as annexations to the City occur, the special district service areas within the UGB will diminish incrementally and eventually will be dissolved.

Finding 10: The territory requested for annexation is currently within the service area of the Glenwood Water District for water and fire protection service. After the public hearing and upon Council adoption of the Annexation Ordinance, the annexation area will remain in the combined fire and life safety departments of the Cities of Eugene & Springfield for fire protection and emergency medical service directly to the annexation area.

Finding 11: In accordance with Policy 33 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, SUB is the exclusive water service provider within the Springfield City Limits. The annexation area is currently served by the Glenwood Water District. As discussed below in more detail under Finding 19, water services provided by SUB for the Glenwood Riverfront are planned for future development.

Finding 12: In accordance with Policy 34 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, when unincorporated territory within the UGB is provided with any new urban service, that service shall be provided by one of the following methods in this priority order: (a) Annexation to City; or (b) Contractual annexation agreements with City. If this annexation request is approved and executed, the subject property will be provided with new urban services such as public sanitary sewer through the adoption of a master plan.

Finding 13: In accordance with Policy 35 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, the City shall not extend water or wastewater service outside city limits to serve a residence or business without first obtaining a valid annexation petition, a consent to annex agreement, or when a health hazard abatement annexation is required. In conjunction with Council Resolution 2024-22 (Attachment 2, Exhibit B), the property owners applied for annexation to the City (Attachment 2, Exhibit C), and an annexation agreement is not applicable in this instance as there will be a Master Plan adopted in the future for the redevelopment of the annexation area.

Finding 14: The annexation area is located within the Glenwood Refinement Plan and designated Residential Mixed-Use and Commercial Mixed-Use.

Finding 15: The Glenwood Refinement Plan does not contain any specific policies to guide annexation other than by referring to the Springfield Development Code annexation process.

Conclusion: The proposal meets and complies with Criterion B, SDC 5.7.140.

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 16: In accordance with Policy 29 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, annexation shall continue to be a prerequisite for urban development and the delivery of City services in accordance with the Springfield Comprehensive Plan and Springfield Development Code.

Finding 17: In accordance with Policy 31 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, key urban facilities and services are defined as wastewater service; stormwater service; transportation; solid waste management; water service; fire and emergency medical services; police protection; citywide park and recreation programs; electric service; land use controls; communication facilities; and public schools on a districtwide basis.

Finding 18: In accordance with Policy 32 of the *Springfield 2030 Comprehensive Plan – Urbanization Element*, urban services provided by the City upon annexation to Springfield include storm and sanitary sewer; water; transportation systems; police and fire protection; planning, building, code enforcement and library services; and public infrastructure maintenance of City owned or operated facilities.

Finding 19: The territory requested for annexation is contiguous with the City Limits primarily along its southern boundary. Urban utilities including sanitary sewer, electricity, and water service, are located within the Franklin Boulevard ROW and can be extended to serve the subject property, adjacent properties, and areas beyond the annexation territory if needed to provide more convenient sewer connection to such properties. Therefore, the urban service delivery systems are already available and in place or can be logically extended from points in the vicinity to

serve the annexation area and future development. In addition to urban utilities, the following facilities and services are either available or can be extended to this annexation area in a timely, orderly, and efficient manner:

Water – As noted above, SUB is the exclusive water service provider for properties within the City limits. The annexation area currently receives water from the Glenwood Water District. In an email dated December 26, 2024, SUB Water stated that there are no concerns with providing water service to the annexation area and plans to extend the existing water system as future development occurs.

Electricity – SUB provides electric service to the neighborhoods within incorporated areas of Springfield. SUB owns and maintains electrical system infrastructure in neighborhoods they serve. SUB electric services are present in the area and service needs will be evaluated through the Master Plan at the time of development.

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

Fire and Emergency Services – Fire protection is currently provided to the annexation area by the Glenwood Water District. Upon annexation, the Eugene/Springfield Fire Department will provide fire and emergency services directly to the subject territory. Per the Fire Marshal's Office, both access and water supply evaluations will take place at the time of future development of the Master Plan. Concerning response time, the subject property is within the 5 minute time of travel of Fire Station 4 located at 1475 5th Street in Springfield.

Emergency medical transport (ambulance) services are provided on a regional basis by the Eugene/Springfield Fire Department. 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 by the Willamalane Park & Recreation District. The park district operates several indoor recreation facilities, such as the Willamalane Park Swim Center, Lively Park Swim Center, Bob Keefer Center for Sports and Recreation, 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. The subject property is currently within the special district territory of Willamalane and will remain that way upon annexation.

Library Services – Upon annexation to the City of Springfield, the subject area's residents will be served by the Springfield Public Library.

Schools – Based on the provision of the Glenwood Residential Mixed-Use zoning district, the annexation territory could generate a school-age population. At the time of future development or redevelopment, the School District would be referred any development plans including proposals. In an email dated January 29, 2025, the Eugene 4J District stated that there should be no issues with the possible enrollment impact of the future redevelopment of the Glenwood Riverfront.

Sanitary Sewer – An existing public sanitary sewer system is located in Franklin Boulevard along the annexation area frontage. The public line will be extended into the annexation area at the time of future development and execution of the Master Plan. The sewer line has a depth of approximately 14.5-feet.

Stormwater – An existing public storm sewer system is located in parts of Franklin Boulevard. The stormwater system will be further developed as the Master Plan activates properties in the annexation area. Individual site needs will be determined at the time of development.

Streets – The annexation area has legal and physical access to Franklin Boulevard along the southern boundary. The frontage of Franklin Boulevard is currently unimproved with paving, curb, and sidewalk. There are street trees present along the eastern portion of the annexation area along Franklin Boulevard. The western part of the annexation area frontage with Franklin Boulevard is also heavily impacted with existing overhead powerlines and poles. The future Master Plan will extend the road network internal to the annexation area.

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 would be provided by Sanipac.

Communication Facilities – Various providers, such as CenturyLink, 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 (UGB). 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 19: The minimum level of key urban facilities and services, as outlined in the adopted *Metro Plan* and the *Springfield 2030 Comprehensive Plan – Urbanization Element* are immediately available and have the capacity to serve the site at the time of development.

Conclusion: Based on the findings above, the proposed annexation, if approved, will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly efficient and timely manner because of their availability and capacity levels meet the City's requirements. The proposal complies with Criterion C, SDC 5.7.140.

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

Finding 20: This annexation has been initiated by the City Council on behalf of the City, SEDA, and Roth and Roth LLC for the purpose of facilitating urban renewal of the Glenwood Riverfront. The annexation area is part of a proposed urban renewal project that also includes 1.35 acres already annexed property along the east side of Brooklyn Avenue north of Franklin Blvd, owned by Homes for Good Housing Agency. As an urban renewal project, it is expected that SEDA will bear at least part of the fiscal impacts associated with future development, consistent with the Glenwood Urban Renewal Plan. These fiscal impacts include costs of constructing public infrastructure internal to the site, such as public streets and paths, stormwater, water, sewer, and electricity. A future Master Plan will set out obligations for these infrastructure improvements and the property owners or SEDA will be responsible for the cost of constructing the public improvements necessary to serve the area. The property owners in the urban renewal project area have entered a Joint Planning Agreement that requires the parties to cooperate toward creation and adoption of the Master Plan. The Joint Planning Agreement is sufficient to ensure fiscal impacts to the City will be mitigated through the future Master Plan and obviates the need for a separate annexation agreement.

Conclusion: The proposal meets and complies with Criterion D, Subsection 5.7.140.

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 SDC 5.7.150.

Finding 21: The annexation area is within the delineated service territory of SUB (electric), Glenwood Water District (Water & Fire). The Cities of Eugene/Springfield will directly 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. SUB will also retain electric service upon annexation. Consistent with SDC 5.7.130, posted notice in City Hall and the City of Springfield webpage was provided for the public hearing on February 14, 2025, and mailed notice on February 14, 2025. Withdrawal from the Glenwood Water District concurrently with annexation of the territory to the City of Springfield is in the best interest of the City. The withdrawal from the Glenwood Water District is necessary to implement Policies 31 and 32 of the Springfield 2030 Comprehensive Plan – Urbanization Element whereby annexation is prioritized for the City of Springfield to provide urban services to its incorporated territory, and existing special service districts within the City’s UGB are to be dissolved over time.

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 withdrawal of the subject territory from the Glenwood Water District.