

CITY OF SPRINGFIELD, OREGON
ORDINANCE NO. 6512

AN ORDINANCE ANNEXING CERTAIN TERRITORY (MAP 18-02-05-24, TL 06100) TO THE CITY OF SPRINGFIELD AND WILLAMALANE PARK AND RECREATION DISTRICT; WITHDRAWING THE SAME TERRITORY FROM THE WILLAKENZIE-SPRINGFIELD RURAL FIRE PROTECTION DISTRICT; 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, a request to annex certain territory was submitted on February 9, 2026, said territory being Assessor's Map Township 18 South, Range 02 West, Section 05, Map 24, Tax Lot 06100, which is residentially developed, 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 property owners initiated the annexation by submittal of the required application forms and petition for annexation attached hereto as **Exhibit B** 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, all required urban services are immediately available or can be reasonably extended to serve the site and the applicants have executed an Annexation Agreement (**Exhibit C**) that addresses the timing and financial responsibility for provision of public facilities and services to the property;

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 R-1 Residential 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 Willakenzie-Springfield Rural Fire Protection District as 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 April 6, 2026, 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 and the Willamalane Park and Recreation District, 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 Willakenzie-Springfield Rural Fire Protection 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. This Ordinance shall become effective on the day following the primary election, May 20, 2026, or upon the date of its filing with the Secretary of State as provided by ORS 222.180, whichever is later.

ADOPTED by the Common Council of the City of Springfield, this 20th day of April, 2026, by a vote of 5 for and 0 against.

APPROVED by the Mayor of the City of Springfield this 20th day of April, 2026.



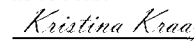
Mayor

ATTEST:



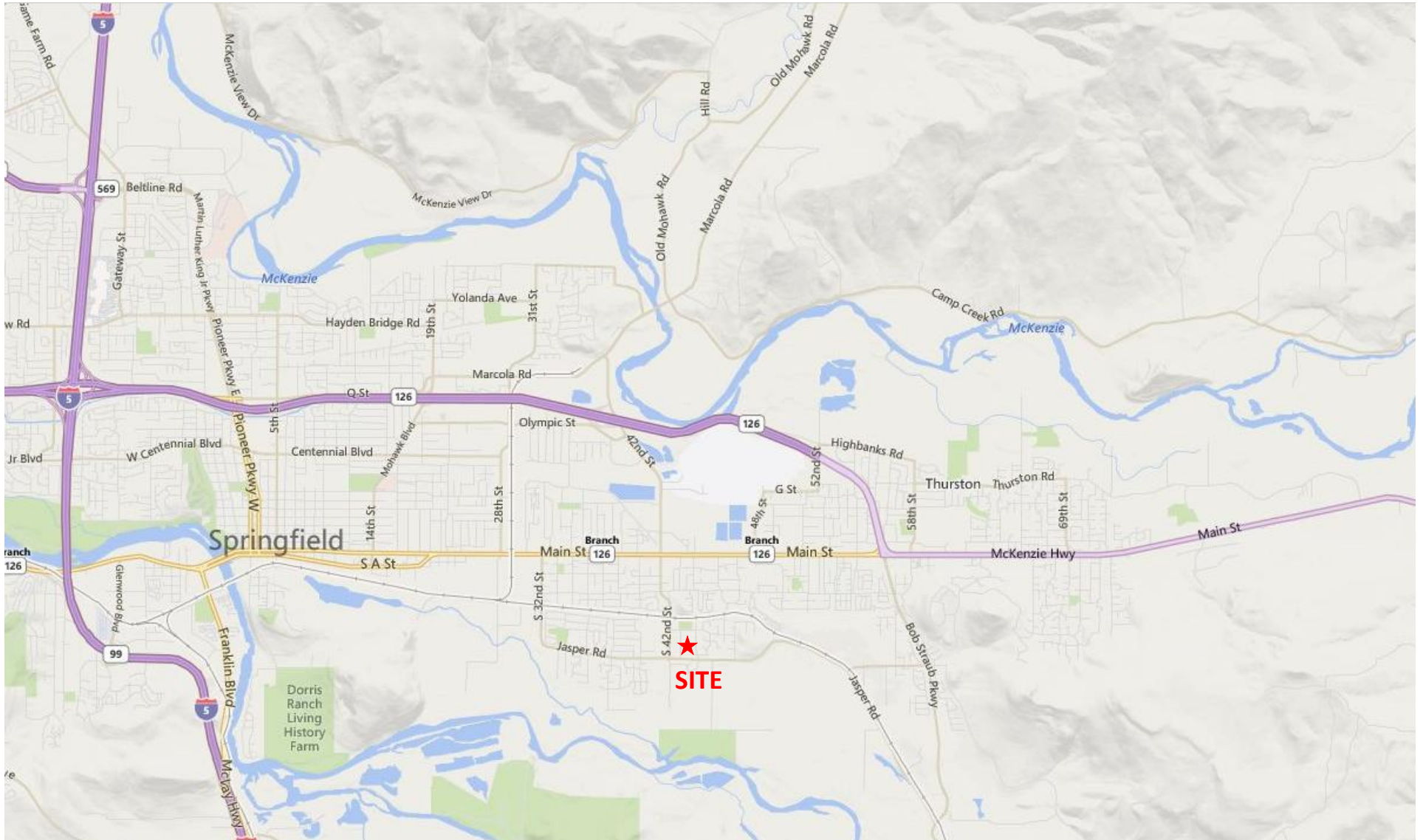
City Recorder

REVIEWED & APPROVED
AS TO FORM



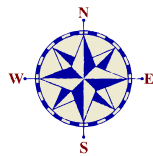
DATE: 3/30/2026
SPRINGFIELD CITY ATTORNEY'S OFFICE

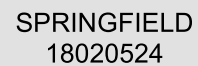
LOCATION OF PROPERTY SUBJECT TO ANNEXATION



811-26-000033-TYP4 – PROPOSED ANNEXATION OF 945 S. 43rd STREET

SITE CONTEXT MAP





Legal Description of Affected Territory to be Annexed (Tax Lot #6100)

A unit of land situated in the northwest $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 West of the Willamette Meridian in Lane County, Oregon and more particularly described as follows:

Beginning at a point in the center of a certain proposed North and South road which point is South $89^{\circ} 10'$ East 437.12 feet from a point on the West line of the David Arthur Donation Land Claim No. 47, Township 17 South, Range 2 West of the Willamette meridian, 2227.1 feet South $0^{\circ} 03'$ West of the Northwest corner thereof; from said beginning point run South $89^{\circ} 10'$ East 30.00 feet to the TRUE POINT OF BEGINNING;

Course #1: Thence South $89^{\circ} 10' 00''$ East 423.36 feet;

Course #2: Thence North $00^{\circ} 08' 00''$ West 200.02 feet;

Course #3: Thence North $89^{\circ} 10' 00''$ West 423.22 feet;

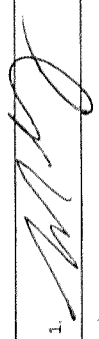
Course #4: Thence South $00^{\circ} 05' 34''$ East 200.02 feet; to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

Application #: C SP 2009 -

OWNER-CONSENT/DOUBLE MAJORITY PETITION

Petition Signature Sheet Annexation by Individuals

We, the following property owners/electors, consent to the annexation of the following territory to the City of Springfield

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	✓ Reg Voter	Acres (qty)
	1-28-26	Mark Gecey	945 S 43 rd	18-02-05-24 D01D0	✓	✓	1.94

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, Anthony J. Favara (printed name of circulator), hereby certify that every person who signed this sheet did so in my presence.
 x Christy G. Gorman (signature of circulator)

CERTIFICATION OF PROPERTY OWNERS

The total landowners in the proposed annexation are 1 (qty). This petition reflects that 1 (qty) landowners (or legal representatives) listed on this petition represent a total 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 which may not yet be reflected on the A&T computerized tax roll.


Lane County Department of Assessment and Taxation

1/28/20

Date Certified

CERTIFICATION OF ELECTORS

The total active registered voters in the proposed annexation are 2 (qty). I hereby certify that this petition includes valid signatures representing 0 % of the total active registered voters that are registered in the proposed annexation.


Lane County Department of Assessment and Taxation

1-28-20

Date Certified

OWNERSHIP WORKSHEET

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

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

OWNERS

Property Designation (Map/lot number)	Name of Owner	Acres	Assessed Value	Imp. Y / N	Signed Yes	Signed No
18-02-05-24-06100	Oxwood Properties 433 RD ST LLC	1.94	\$211,859	Y	✓	
TOTALS:						

Exhibit B
Page 6 of 12

TOTAL NUMBER OF OWNERS IN THE PROPOSAL	1
NUMBER OF OWNERS WHO SIGNED	1
PERCENTAGE OF OWNERS WHO SIGNED	100
TOTAL ACREAGE IN PROPOSAL	1.94
ACREAGE SIGNED FOR	1.94
PERCENTAGE OF ACREAGE SIGNED FOR	100
TOTAL VALUE IN THE PROPOSAL	\$211,859
VALUE CONSENTED FOR	\$211,859
PERCENTAGE OF VALUE CONSENTED FOR	100

CONSENT TO ANNEXATION

Consent is hereby given to the annexation by the City of Springfield, Oregon of the following described real property:

Map and Tax Lot: 18-02-05-24-6100 Address: 6100

Legal Description:

A unit of land situated in the northwest ¼ of Section 5, Township 18 South, Range 2 West of the Willamette Meridian in Lane County, Oregon and more particularly described as follows:

Beginning at a point in the center of a certain proposed North and South road which point is South 89° 10' East 437.12 feet from a point on the West line of the David Arthur Donation Land Claim No. 47, Township 17 South, Range 2 West of the Willamette meridian, 2227.1 feet South 0° 03' West of the Northwest corner thereof; from said beginning point run South 89° 10' East 30.00 feet to the TRUE POINT OF BEGINNING;

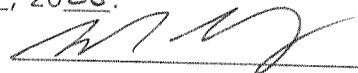
Course #1: Thence South 89° 10' 00" East 423.36 feet;

Course #2: Thence North 00° 08' 00" West 200.02 feet;

Course #3: Thence North 89° 10' 00" West 423.22 feet;

Course #4: Thence South 00° 05' 34" East 200.02 feet; to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

In the corporate limits of said city, which is owned by the undersigned
DATED this 28 day of January, 2026.


Noah Lacey member of oxwood

This form is intended as a guide to assist applicants in demonstrating that a minimum level of key urban services can be provided to the area proposed for annexation. Space is provided on this form for you to provide detailed information on service provision. Please add additional pages if necessary to provide details of servicing issues related to the area you are annexing. To assist you in providing this information, some contacts are listed below. For large or difficult to serve properties, you may wish to contact a private land use planning consultant to prepare your application.

Property Owner(s) Name:

Assessor's Map and Tax Lot Numbers for Properties Proposed for Annexation (including the township, section, and range numbers) For example: Map 17-03-19-31, Tax Lot 100
Map 18-02-05-24, Tax Lot 6100

The street or site addresses within the affected territory as shown in the Lane County Regional Land Information Database system (RLID)
945 S. 43rd St.

Wastewater – All new development must connect to the wastewater (sanitary sewer) system. Is wastewater service available to serve the area proposed for annexation? (For more information, contact the Engineering staff at the City of Springfield Engineering at 541-726-3753.)

The property(ies) in this annexation request: Tax Lot 6100

☐ will be served from an existing gravity wastewater line.

Location and size of existing wastewater line: S. 43rd Pl.

☐ will be served by an extension of an existing gravity wastewater line.

Where will a wastewater line be extended from? When will it be extended?
By whom? The owner can extend the existing wastewater line in S. 43rd Pl.

Stormwater –All new development must provide for drainage to an approved system. City approval for storm drainage will be required as part of the development process. (For more information, contact the City of Springfield Engineering at 541-726-3753.)

Is the site currently served by an approved stormwater system? Yes

If yes, location? S. 43rd Pl.

If no, how will stormwater be handled after development? _____

Streets – What existing streets provide access to this site? List existing streets that provide access to this site. S. 43rd St and S. 43rd Pl.

Will dedication for additional street right-of-way be required upon further development of this site?

☒ Yes ☐ No ☐ Unknown

Will existing streets be extended or new streets constructed upon further development of this site?

☒ Yes ☐ No ☐ Unknown

Schools – Please indicate which school district serves the subject property.

- ☐ Eugene School District
- ☒ Springfield School District
- ☐ Pleasant Hill School District

Parks, Recreation, and Cultural Services – Systems Development revenues generated by new development will help to fund future acquisition and development in this area and throughout the Willamalane Park and Recreation District. Please list the parks and recreation facilities that already exist or are planned in the general vicinity of the property(ies) included in this annexation:

Volunteer Park

Key services, defined by the Willamalane Comprehensive Plan as parks and recreation programs, will be available to residents in this area on an equal basis with residents throughout the Willamalane Park and Recreation District.

Public Safety

Police services – Police protection can be extended to this site upon annexation

consistent with service provision throughout the city.

Fire and emergency services (Please indicate which fire district serves subject property.)

- ☐ McKenzie Fire & Rescue
- ☐ Glenwood Water District
- ☒ Rainbow Water and Fire District
- ☐ Willakenzie Fire & Rescue

Upon annexation, fire protection will be provided directly by the City of Springfield Fire & EMS Department.

Emergency medical transport (i.e., ambulance) services are currently provided on a regional basis by Eugene, Springfield, and Lane Rural Fire/Rescue to central Lane County, including unincorporated areas in Springfield. After annexation, this service will continue to be provided by the current provider. All ambulance service providers have mutual aid agreements and provide back-up service into the other providers’ areas.

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

Water and Electric Services – Springfield Utility Board (SUB) currently provides water and electric service in the Springfield area and can provide service upon annexation. For more information contact EPUD, Glenwood Water District, Rainbow Water and Fire District, or SUB.

Water and electric services (Please indicate which utility provider serves the subject property.)

- ☐ Emerald People’s Utility District (EPUD)
- ☐ Glenwood Water District
- ☐ Rainbow Water and Fire District
- ☒ Springfield Utility Board

Electric Service – Which electric company will serve this site? SUB

Water Service – Please provide the size and location of the water main closest to your property. 8" water line in S. 43rd Pl

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

Natural Gas – Northwest Natural Gas can extend service to new development in this area.

Communications – A variety of telecommunications providers offer communications services throughout the Eugene/Springfield Area.

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:

18-02-05-24-6100

945 S. 43rd

Map and Tax Lot Number
assigned)

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 _____.

Signatures of Legal Owners

Please print or type name	Signature	Date Signed
Noah Lacey		2/6/26

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 30, 2024

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is made between the City of Springfield, an Oregon municipal corporation ("City") and Oxwood Properties 43rd St LLC . ("APPLICANT").

RECITALS

- A. APPLICANT owns the parcel of land legally described in Exhibit A, the Property. The property is proximate to the jurisdictional limits of the City and is subject to annexation by the City of Springfield following minor boundary change processes.
- B. APPLICANT has submitted to the City a request for Annexation, dated 3-19-26 for Assessor's Map No. 18-02-05-24, Tax Lot 06100, which is currently municipally addressed as 945 S 43rd and is more particularly described in Exhibit A.
- C. APPLICANT wishes to annex the Property to the City and seeks support from the City for the annexation.
- D. The Property is inside the recognized Urban Growth Boundary of the City of Springfield. The Property is within the Urbanizable Fringe Overlay District (UF-10) according to the Springfield Zoning Map, and the underlying zoning is Low Density Residential (LDR).
- E. Annexation of the Property requires a showing under SDC 5.7.140(C) that the Property can be provided with the minimum level of key urban facilities and services as defined in Policy 31 of the *Springfield Comprehensive Plan – Urbanization Element*, and such showing is supported by the substantial evidence in the record of the proceeding on this annexation. City staff has determined the minimum level of key urban services is currently available to the Property.
- F. The purpose of this Agreement is to memorialize APPLICANT's and City's commitment and agreement to the allocation of financial responsibility for public facilities and services for the Property and other users of the facilities, sufficient to meet the City's requirements for the provision of key urban services, including long term public sanitary sewer, stormwater management systems, interconnected transportation systems, and Fire and Life Safety services necessary for an affirmative City recommendation for the annexation request.

After Recording, Return to:

Place Bar Code Sticker Here:

City of Springfield
Attn: Current Development Division
Development & Public Works Department
225 Fifth Street
Springfield, OR 97477

- G. A public sanitary sewer system with sufficient capacity to serve the Property and other existing and proposed land uses in the vicinity of the Property is necessary to support a finding that this key urban service is available to serve the Property.
- An existing public sanitary sewer system is located along the property boundary at the current end of S 43rd Place and
 - An existing public sanitary sewer system is located along the western property boundary in S 43rd St.
 - Both connection locations are 8" mains and have sufficient capacity to convey this development to the Jasper Trunk Line located in Jasper Road to the south.
- H. A public stormwater management system with sufficient capacity to serve the Property and other existing and proposed land uses in the vicinity of the Property is also necessary to support a finding that this key urban service is available to serve the Property.
- An existing public storm sewer system is located in South 43rd Place at the southeast corner of the property and can be extended on to this property.
- I. An interconnected transportation system with the existing and proposed land uses in the vicinity of the Property is also required in order to provide access and a transportation system for the provision of Fire and Life Safety services to and from the annexed property.
- The Property has legal and physical access to S 43rd Street along the western frontage. S 43rd Place stubs onto this property at the southeast corner.
 - Both S 43rd Street and S 43rd Place are classified as a local streets.
 - South 43rd Street is not improved to current City standards along this frontage. Partial improvement of South 43rd Street to City standards will be required for any development of this lot, no further dedication is required.
 - To meet block length standards an east west street is required through this lot to connect S 43rd Street to S 43rd Place. The applicant has shown this on their development concept plan in Exhibit C.
 - To meet block length standards an S 43rd Place is required to be completed through this lot to the northern boundary. The applicant has shown this on their development concept plan in Exhibit C.
- J. In order to facilitate orderly development of the Property and ensure the full provision of key urban services that are satisfactory to the City and meet the City's conditions for an affirmative recommendation for annexation to the Common Council, and in exchange for the obligations of the City set forth below, APPLICANT shall comply with all requirements imposed on APPLICANT in this Agreement.

Now, therefore based upon the foregoing Recitals, which are specifically made a part of this Agreement, the parties agree as follows:

AGREEMENT

1. Obligations of APPLICANT. Consistent with the above Recitals, APPLICANT agrees to perform the obligations set forth in this section.

- 1.1.1. The Property owner will upon development of this property shall dedicate as right of way an east-west st connection to S 43rd Place as generally depicted in Exhibit C and shall improve this Street to full City standards for a local street, including but not limited to: street paving, storm sewers, sanitary sewers, curbs, gutters, planter strips, street trees, street lights and sidewalks using the Public improvement Permit process per the Engineering Design Standards and Practices Manual.
 - 1.1.2. The Property owner will upon development of this property shall dedicate as right of way the a north-south extension of S 43rd Place to the northern property boundary as generally depicted in Exhibit C and shall improve this Street to full City standards for a local street, including but not limited to: street paving, storm sewers, sanitary sewers, curbs, gutters, planter strips, street trees, street lights and sidewalks using the Public improvement Permit process per the Engineering Design Standards and Practices Manual.
 - 1.1.3. The property owner will extend the public storm system in S 43rd Place to the northern property boundary and install all stormwater collection and treatment facilities as required by the Springfield Development Code upon development of this property using the Public improvement Permit process per the Engineering Design Standards and Practices Manual.
 - 1.1.4. The property owner will extend the public sanitary system in S 43rd Place to the northern property boundary and install all sanitary system facilities as required by the Springfield Development Code upon development of this property using the Public improvement Permit process per the Engineering Design Standards and Practices Manual.
 - 1.1.5. The property owner will extend the public sanitary system in S 42nd Place to the northern property boundary from its current terminus approximately halfway along the S 42nd St frontage and install all sanitary system facilities as required by the Springfield Development Code upon development of this property using the public improvement Permit process per the Engineering Design Standards and Practices Manual.
- 1.2. APPLICANT shall provide and be financially responsible for the provision of any additional urban facilities and services identified during the review and approval of any Partition or Subdivision as necessary to serve the further development of the Property, including the construction and maintenance through the warranty period thereof.
 - 1.3. In determining APPLICANT's share of costs for the improvements described in this Agreement, the full cost for the provision of the improvements at the time of construction shall be used. For the purposes of this Agreement, the full cost shall include design, construction, acquisition of land and/or easements, studies, permits from all agencies having jurisdiction, attorney's fees, and all other costs reasonably associated with the implementation of the needed improvements.
2. Obligations of City. Consistent with the above Recitals, City agrees to:
 - 2.1 Process the annexation request and support annexation of the Property to the City before the Common Council, and support APPLICANT's defense of any appeal of a decision to

the City. However, the City will not assume any financial responsibility to provide legal counsel on appeal.

3. Covenants Running with the Land. It is the intention of the parties that the covenants herein are necessary for the annexation and development of the Property and as such shall run with the Property and shall be binding upon the heirs, executors, assigns, administrators, and successors of the parties hereto, and shall be construed to be a benefit to and burden upon the Property. This Agreement shall be recorded, at APPLICANT's expense, upon its execution in the Lane County Deeds and Records. This Agreement may be assigned by APPLICANT and shall benefit any assigns or successors in interest to APPLICANT. Execution of this Agreement is a precondition to the support of the City for annexation of the Property described in Exhibit A to the City. Accordingly, the City retains all rights for enforcement of this Agreement.
4. Limitations on the Development. No portion of the Property shall be further developed prior to the approval of building permit approval, partition or subdivision, as applicable, for the proposed development.
5. Mutual Cooperation. City and APPLICANT shall endeavor to mutually cooperate with each other in implementing the various matters contained herein.
6. Waiver of Right of Remonstrance. APPLICANT agrees to sign any and all waivers, petitions, consents and all other documents necessary to obtain the public facilities and services described herein as benefiting the Property, under any Improvement Act or proceeding of the State of Oregon, Lane County, or the City and to waive all rights to remonstrate against these improvements. APPLICANT does not waive the right to protest the amount or manner of spreading the assessment thereof, if the assessment appears to APPLICANT to be inequitable or operate unfairly upon the Property. APPLICANT waives any right to file a written remonstrance against these improvements. APPLICANT does not waive its right to comment upon any proposed Local Improvement District (LID) or any related matters orally or in writing.
7. Modification of Agreement. This Agreement may only be modified in writing signed by both parties. Any modifications to this Agreement shall require the approval of the Springfield Common Council. This Agreement shall not be modified such that the minimum level of key urban facilities and services as defined in Policy 31 of the *Springfield 2030 Refinement Plan – Urbanization Element* and as required herein are not provided in a timely manner to the Property.
8. Land Use. Nothing in this Agreement shall be construed as waiving any requirements of the Springfield Development Code or Springfield Municipal Code which may be applicable to the use and development of this Property. Nothing herein shall be construed as City providing or agreeing to provide approval of any building, land use, or other development application or Land and Drainage Alteration Program (LDAP) permit application submitted by APPLICANT. APPLICANT is responsible for obtaining, at APPLICANT's expense, all State and/or Federal permits and any other approvals as may be required.
9. Dolan. APPLICANT knows and understands any rights it may have under the law as interpreted in Dolan v. City of Tigard, 512 US 374 (1994) and subsequent cases interpreting the legal effect of Dolan and by entering into this Agreement hereby waives any requirement that

the City demonstrate the public improvements and other obligations of APPLICANT, for payments, financial responsibility and reimbursements set forth in Section 1, required herein, are roughly proportional to the burden and demands placed upon the urban facilities and services by the development and to the impacts of the development of the Property. APPLICANT further waives any cause of action it may have pursuant to Dolan v. City of Tigard and cases interpreting the legal effect of Dolan arising out of the actions described herein.

10. Ballot Measures 37/49/ORS 195.300 et seq. APPLICANT knows and understands any rights it may have under Oregon Revised Statutes (ORS) Chapter 195.300 et seq., "Just Compensation for Land Use Regulation." APPLICANT for itself and its heirs, executors, assigns, administrators and successors hereby waives any claim or cause of action it may have under such ORS provisions against the City.
11. Invalidity. If any provision of this Agreement shall be deemed unenforceable or invalid, such enforceability or invalidity shall not affect the enforceability or validity of any other provision of this Agreement. The validity, meaning, enforceability, and effect of the Agreement and the rights and liabilities of the parties hereto shall be determined in accordance with the laws of the State of Oregon.

DATED this 19 day of March, 2026

IN WITNESS WHEREOF, the APPLICANT and City have executed this Agreement as of the date first herein above written.

APPLICANT

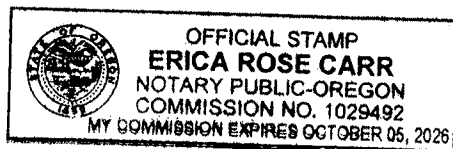
By: [Signature]

3-19-26
Date

Its: Member

STATE OF OREGON }
COUNTY OF LANE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 19, 202, 2026 BY
Kyle Bressler AS Member OF Oxwood Properties 43rd St UC.
(APPLICANT)



Erica R Carr
NOTARY PUBLIC FOR OREGON

CITY OF SPRINGFIELD

By: _____
Nancy Newton, City Manager

STATE OF OREGON }
COUNTY OF LANE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY

(CITY) AS _____ OF _____

NOTARY PUBLIC FOR OREGON

TYPE 4 – ANNEXATION STAFF REPORT AND FINDINGS OF FACT

File Name: Oxwood S.
43rd Street Annexation

Applicant: Oxwood
Properties 43rd St LLC

Case Number: 811-26-
000033-TYP4

Proposal Location:
Assessor's Map 18-02-05-
24, TL: 06100

Current Zoning:
R-1 Low Density
Residential, Urbanizable
Fringe Overlay (UF-10)

**Applicable
Comprehensive Plan:**
*Springfield 2030
Comprehensive Plan*

**Comprehensive Plan
Designation:** Low
Density Residential

**Application Submittal
Date:** February 9, 2026

Associated Applications:
811-25-000223-PRE (Development Issues Meeting); 811-26-000020-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 January 8, 2026 (Case 811-25-000223-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(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 2: The property owners, who own all the land and real property, and full assessed value of real property in the contiguous territory, has filed an application and petition requesting annexation to the City of Springfield (Attachment 2, Exhibit B).

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 B).

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

Site Information: The subject annexation is comprised of 1 lot for a total of approximately 1.94 acres. This lot is owned by Oxwood 43rd Street LLC and is developed with a dwelling. The subject site is inside the Springfield Urban Growth Boundary (UGB) and is contiguous to the Springfield city limits primarily along its eastern and western boundaries.

Zoning for the property is R1 (Low Density Residential) 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 a residential subdivision. A public sanitary sewer line is already available at the site’s southern and western boundaries in S. 43rd Street and S. 43rd Place, as shown in the image below (the purple lines show the existing sanitary sewer system). An Annexation Agreement is ready to be signed by the applicants and will be ready for execution by the City upon approval by Council. The Annexation Agreement outlines the applicants’ responsibilities and financial obligations for provision of public streets, utilities, and services to the property.

Existing public services are provided to the annexation area as follows: police (Lane County Sheriff), schools (Springfield School District), roads (City of Springfield and Lane County), and ambulance services (Eugene/Springfield Fire)¹. The property currently receives fire protection from the Willakenzie-Springfield Rural Fire Protection District. Water is currently served by an on-site well. 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.

The approximately 84,506 square foot annexation area consists of the 1.94-acre lot.

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=



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 March 13, 2026, which was at least 20 days prior to the public hearing date, to the affected property owner(s) and applicant; owners and occupants of properties located within 100 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 811-26-000033-TYP4.

Newspaper Notice. Notice of the April 6, 2026, public hearing was published in *The Chronicle*, running for two consecutive weeks on March 19th and March 26th prior to the hearing.

Posted Notice. A total of five (5) notices were posted for the April 6th public hearing. Two (2) digital notices were posted on the City of Springfield website on March 20th and the Department of Public Works' Digital Display in City Hall on March 17th. One (1) notice was posted on the physical display board in the City Hall lobby on March 20th and two (2) notices were posted at the subject property along the site frontage on March 20th.

Finding 4: Staff did not receive written comments from the public at the time of this writing (3/27/26).

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 territory requested for annexation abuts the Springfield city limits along the western and eastern boundaries. 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 R-1 (Low Density Residential) and is designated for Low Density Residential 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 Willakenzie-Springfield Rural Fire Protection District fire protection service. After the public hearing and upon City 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. As stated above, the annexation area is currently served by an on-site well. As discussed below in more detail under Finding 18, water services provided by SUB 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 via S. 43rd Street and S. 43rd Place.

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. The property owners applied for annexation to the City (Attachment 2, Exhibit B), and an annexation agreement has been drafted for execution upon approval of the annexation.

Finding 14: The annexation area is not located within an approved refinement plan area.

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 15: 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 16: 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 17: 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 18: The territory requested for annexation is contiguous with the City Limits along its western and eastern boundaries. Urban utilities including sanitary sewer, electricity, and water service, are located within the S. 43rd Street and S. 43rd Place ROWs and can be extended to serve the subject site. 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. 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 an on-site well. In an email dated February 20, 2026, SUB Water stated that there are no issues with the proposed annexation. The property does not currently have a water service, but there is a 8" main on S. 43rd Street and S. 43rd Place that has the capacity to serve future development.

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 along S. 43rd Street and service needs will be evaluated at the time of future 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 Willakenzie-Springfield Rural Fire Protection 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, this proposal meets the requirements for fire department access and water supply and is within a 5-minute response time from Fire Station 14.

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 not within the special district territory of Willamalane. Concurrently with annexation to the City of Springfield, the subject property will be annexed to the Willamalane Park & Recreation District consistent with City policy, an intergovernmental agreement between the City of Springfield and Lane County, and the adopted Willamalane Comprehensive Plan.

Library Services – While annexation to the City of Springfield brings the site into the service area of the Springfield Public Library, the existing zoning and residential uses do anticipate the addition of residents who would utilize such services.

Schools – The Springfield School District serves this area of Springfield. Based on the provision of the residential zoning district, and proposed future development, the annexation territory does anticipate the possibility of a school-aged population increase. In an email dated March 25, 2026, the Springfield school district stated they have capacity for the future development.

Sanitary Sewer – An existing public sanitary sewer system is located along the property boundary at the current end of S. 43rd Place and an existing public sanitary sewer system is located along the western property boundary in S. 43rd Street. Both connection locations are 8" mains and have sufficient capacity to convey this development to the Jasper Trunk Line located in Jasper Road to the south.

Stormwater – An existing public storm sewer system is located in South 43rd Place at the southeast corner of the property and can be extended on to this property.

Streets – An interconnected transportation system with the existing and proposed land uses in the vicinity of the Property is required in order to provide access and a transportation system for the provision of Fire and Life Safety

services to and from the annexed property. The Property has legal and physical access to S. 43rd Street along the western frontage. S. 43rd Place stubs onto this property at the southeast corner. Both S. 43rd Street and S. 43rd Place are classified as local streets. S. 43rd Street is not improved to current City standards along this frontage. Partial improvement of S. 43rd Street to City standards will be required for any development of this lot, no further dedication is required. To meet block length standards an east-west street is required through this lot to connect S. 43rd Street to S. 43rd Place. The applicant has shown this on their development concept plan. To meet block length standards S. 43rd Place is required to be completed through this lot to the northern boundary. The applicant has shown this on their development concept plan.

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: An Annexation Agreement outlines the applicants’ financial responsibility for provision of public streets and utilities necessary to serve the property (Attachment 2, Exhibit C). The Annexation Agreement has been prepared and is ready to be executed by the City upon annexation approval by City Council. Upon future development and change of use on the subject property, the property owner will be responsible for the cost of constructing the public improvements necessary to serve the area. Fiscal impacts to the city to provide public services to the site, other than the public infrastructure outlined in the Annexation Agreement, are de minimis. Therefore, all fiscal impacts to the City have been mitigated by the 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). 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 March 20, 2026, and mailed notice on March 13, 2026. Withdrawal from the Willakenzie-Springfield Rural Fire Protection District (RFPD) concurrently with annexation of the territory to the City of Springfield is in the best interest of the City. The withdrawal from the Willakenzie-Springfield RFPD 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 the Willamalane Park and Recreation District and withdrawal of the subject territory from the Willakenzie-Springfield Rural Fire Protection District.