



## Eugene City Council

500 E 4th Ave., Suite 302  
Eugene, OR 97401  
541-682-5010 • 541-682-5414 Fax  
www.eugene-or.gov

# EUGENE CITY COUNCIL AGENDA

January 20, 2026

## 5:30 p.m. CITY COUNCIL PUBLIC HEARING

City Council meetings will continue to be held in hybrid format using in person and virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

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Meeting of January 20, 2026;  
Her Honor Mayor Kaarin Knudson Presiding

### Councilors

Greg Evans, President  
Eliza Kashinsky  
Jennifer Yeh  
Mike Clark

Lyndsie Leech Vice President  
Matt Keating  
Alan Zelenka  
Randy Groves

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## 5:30 p.m. CITY COUNCIL PUBLIC HEARING

- 1. PUBLIC HEARING: An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Park & Recreation District; River Road Water and Fire Protection District; Santa Clara Rural Fire Protection District; Santa Clara Water District; Willakenzie Rural Fire Protection District; and Zumwalt Rural Fire Protection District.**
- 2. PUBLIC HEARING: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date**
- 3. PUBLIC HEARING: An Ordinance Concerning Elections and Amending Sections 2.961, 2.964, 2.974, 2.975, 2.979, and 2.984 of the Eugene Code, 1971.**
- 4. PUBLIC HEARING: An Ordinance Amending the Fairmount/University of Oregon Special Area Study Text and Diagram; Amending Sections 9.4205, 9.4215, 9.4220, and 9.9570 of the Eugene Code, 1971; Rezoning the Property Identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, and 07800 to Remove the /EC East Campus Overlay Zone; and Providing an Effective Date.**
- 5. PUBLIC HEARING: Unlawful Transfer on Vehicular Portion of Right-of-Way**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language

January 20, 2026 Public Hearing

interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,  
or visit us online at [www.eugene-or.gov](http://www.eugene-or.gov).

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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Public Hearing: An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Park & Recreation District; River Road Water and Fire Protection District; Santa Clara Rural Fire Protection District; Santa Clara Water District; Willakenzie Rural Fire Protection District; and Zumwalt Rural Fire Protection District.

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Meeting Date: January 20, 2026  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
Staff Contact: Gareth Warr  
Phone: 541-682-5485

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### ISSUE STATEMENT

The City Council will hold a required public hearing to consider an ordinance concerning the annual withdrawal of annexed land from special service districts.

### BACKGROUND

State law and local code require properties that are annexed to cities to withdraw from special service districts through a process separate from the annexation of those properties. When annexed properties are withdrawn from special districts, the City assumes responsibility for providing the services formerly provided by the special districts, such as fire protection and water service, and the properties are included on the City tax roll, instead of the tax roll for the special service district.

Withdrawals come before the City Council on an annual basis. Properties annexed during the previous year are batched together to facilitate this process. The 2026 withdrawal ordinance addresses the ten annexations to the City of Eugene in 2025—for a total of thirty-six (36) tax lots.

The special districts affected by this year's annexations are the Junction City Water Control District; Lane Fire Authority; River Road Park & Recreation District; River Road Water and Fire Protection District; Santa Clara Rural Fire Protection District; Santa Clara Water District; Willakenzie Rural Fire Protection District; and Zumwalt Rural Fire Protection District.

Withdrawals from special districts are reviewed by the City Council through a public hearing process, consistent with state law and Eugene Code requirements. After the public hearing, the City Council will be asked to determine whether the withdrawals meet the approval criterion established by state law and the Eugene Code; the only approval criterion is that the City "shall determine whether the withdrawal is in the best interest of the city" (Eugene Code section 9.7835).

The attached ordinance (see Attachment A) describes the affected properties and withdraws them from the identified special districts. If the withdrawals are found to be in the City's best interest, the ordinance should be adopted to make the withdrawals effective.

Withdrawals are time sensitive. State law provides that, if certain withdrawals are not approved

January 20, 2026 Public Hearing – Item 1

prior to March 31, the withdrawal does not become effective until July 1 of the following year (i.e., 2027 for these properties). This delay would mean that the properties will remain on the tax roll of the special service districts that no longer provide services to the property for more than a year. Approving the withdrawal ordinance prior to March 31, 2026, will result in the withdrawals taking effect on July 1, 2026, and those properties being included on the City tax roll immediately thereafter. City Council action on the ordinance is scheduled for February 9, 2026.

Public notice of the hearing was published and posted as required by state law and Eugene Code requirements, including notice to the affected special service districts. Staff will provide any written testimony to City Council. The inclusion of these properties on City tax rolls and withdrawal from the identified special districts is anticipated by the property owners as well as by the special districts as part of the annexation process.

Legal descriptions and maps showing the location of each annexed property subject to withdrawal from special service districts are included as Exhibits A through J of the withdrawal ordinance attached as Attachment A to this AIS.

### **PREVIOUS COUNCIL DIRECTION**

Withdrawals of recently annexed properties from special districts are routinely batch-processed on an annual basis. This is the first step in a two-step process that includes City Council public hearing followed by City Council action.

### **COUNCIL OPTIONS**

No action is required at this time.

### **CITY MANAGER'S RECOMMENDATION**

This item is scheduled for a public hearing only. Following the public hearing and City's receipt of any testimony, the City Manager will make a recommendation to be included in the council's materials for its February 9, 2026, meeting.

### **SUGGESTED MOTION**

None.

### **ATTACHMENTS**

- A. Draft Ordinance, with Exhibits A-J (maps and legal descriptions of subject properties)

### **FOR MORE INFORMATION**

Staff Contact: Gareth Warr, Associate Planner

Telephone: 541-682-5485

Staff E-Mail: [GWarr@eugene-or.gov](mailto:GWarr@eugene-or.gov)

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR WITHDRAWAL OF ANNEXED PROPERTIES FROM THE FOLLOWING SPECIAL DISTRICTS: JUNCTION CITY WATER CONTROL DISTRICT; LANE FIRE AUTHORITY; RIVER ROAD PARK & RECREATION DISTRICT; RIVER ROAD WATER AND FIRE PROTECTION DISTRICT; SANTA CLARA RURAL FIRE PROTECTION DISTRICT; SANTA CLARA WATER DISTRICT; WILLAKENZIE RURAL FIRE PROTECTION DISTRICT; AND ZUMWALT RURAL FIRE PROTECTION DISTRICT.**

**The City Council of the City of Eugene finds that:**

**A.** Notice of the proposed withdrawal of certain pieces of real property which have been annexed to the City, but are currently located within the boundaries of the Junction City Water Control District; Lane Fire Authority; River Road Park & Recreation District; River Road Water and Fire Protection District; Santa Clara Rural Fire Protection District; Santa Clara Water District; Willakenzie Rural Fire Protection District; and/or Zumwalt Rural Fire Protection District (“the Districts”) was published in the Register-Guard on January 6 and 13, 2026, posted in four public places in the City of Eugene for a period of two successive weeks prior to the hearing date, and mailed to the Districts.

**B.** The Notice provided that a public hearing to allow the City Council to hear objections to the withdrawals and to determine whether the withdrawals are in the best interest of the City was scheduled for January 20, 2026, at 5:30 p.m. and attendance at the hearing would be available both in-person and via virtual meeting technology.

**C.** The City is willing to assume the liabilities and indebtedness previously contracted by the Districts, proportionate to the parts of the Districts that have been annexed to the City, upon the effective date of the withdrawals as provided in ORS 222.520.

**D.** The withdrawals of the annexed territories from the Districts are consistent with adopted City policies and are in the best interest of the City.

**NOW, THEREFORE,**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The following territories in Lane County, Oregon, annexed to the City of Eugene by Resolution of the Eugene City Council, are withdrawn from the Districts indicated, effective July 1, 2026:

Junction City Water Control District							
Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
Golden Gardens Park	A 25-03	2525 West Irwin Way	17-04-09-00-02700; 17-04-16-00-00100; 17-04-16-00-00200; 17-04-16-00-00300; 17-04-16-00-00400; 17-04-16-00-00500; 17-04-16-00-00600; 17-04-16-00-00700	5445	5/12/2025	5/21/2025	Ex. C

**Lane Fire Authority**

Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
Golden Gardens Park	A 25-03	2525 West Irwin Way	17-04-09-00-02700; 17-04-16-00-00100; 17-04-16-00-00200; 17-04-16-00-00300; 17-04-16-00-00400; 17-04-16-00-00500; 17-04-16-00-00600; 17-04-16-00-00700	5445	5/12/2025	5/21/2025	Ex. C

**River Road Park & Recreation District**

Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
1708 River Road LLC	A 25-01	1708 River Road	17-04-13-32-05000	5441	5/12/2025	5/21/2025	Ex. A

**River Road Water and Fire Protection District**

Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
1708 River Road LLC	A 25-01	1708 River Road	17-04-13-32-05000	5441	5/12/2025	5/21/2025	Ex. A

**Santa Clara Rural Fire District**

Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
3335 River Road	A 25-02	3335 River Road	17-04-11-12-00200	5442	5/12/2025	5/21/2025	Ex. B
Messiah Lutheran Church	A 25-04	South side of Blazer Ave, west of River Road	Portion of 17-04-11-12-03900; 17-04-11-12-03902	5443	5/12/2025	5/21/2025	Ex. D
301 Azalea Drive	A 25-08	301 Azalea Drive	17-04-12-30-01000	5455	9/8/2025	11/5/2025	Ex. H

**Santa Clara Water District**

Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
3335 River Road	A 25-02	3335 River Road	17-04-11-12-00200	5442	5/12/2025	5/21/2025	Ex. B
Messiah Lutheran Church	A 25-04	South side of Blazer Ave, west of River Road	Portion of 17-04-11-12-03900; 17-04-11-12-03902	5443	5/12/2025	5/21/2025	Ex. D
301 Azalea Drive	A 25-08	301 Azalea Drive	17-04-12-30-01000	5455	9/8/2025	11/5/2025	Ex. H

Willakenzie Rural Fire Protection District							
Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
388 S Garden Way	A 25-06	388 S Garden Way	17-03-33-12-00802; 17-03-33-12-01000	5454	9/8/2025	11/5/2025	Ex. F
3421 Downing St	A 25-07	3421 Downing Street	17-03-08-42-00300	5461	10/27/2025	11/5/2025	Ex. G
2588 Dale Avenue	A 25-09	2588 Dale Avenue	17-03-08-44-03200	5462	10/27/2025	11/5/2025	Ex. I
2488 Devon Avenue	A 25-10	2488 Devon Avenue	17-03-08-44-05700	5467	12/8/2025	12/16/25	Ex. J

Zumwalt Rural Fire Protection District							
Name	File #	Site Address or Location	Assessor's Map & Tax Lot(s)	Resolution	Approval Date	Effective Date	Legal Desc. & Map
Crow Rd	A 25-05	[Multiple Addresses]	17-04-31-14-00100; 17-04-31-14-01200; 17-04-32-00-01300; 17-04-32-00-01600; 17-04-32-00-01700; 17-04-32-00-02100; 17-04-32-00-02200; 17-04-32-00-02400; 17-04-32-00-02500; 17-04-32-00-02600; 17-04-32-00-02700; 17-04-32-00-02900; 17-04-32-00-03000; 17-04-32-00-03100; 17-04-32-00-03500; 17-04-32-00-03800; 17-04-32-00-03900; 17-04-32-00-05000	5444	5/12/2025	5/21/2025	Ex. E

**Section 2.** The City Recorder is requested to forward a copy of this Ordinance to the above referenced Districts.

Passed by the City Council this

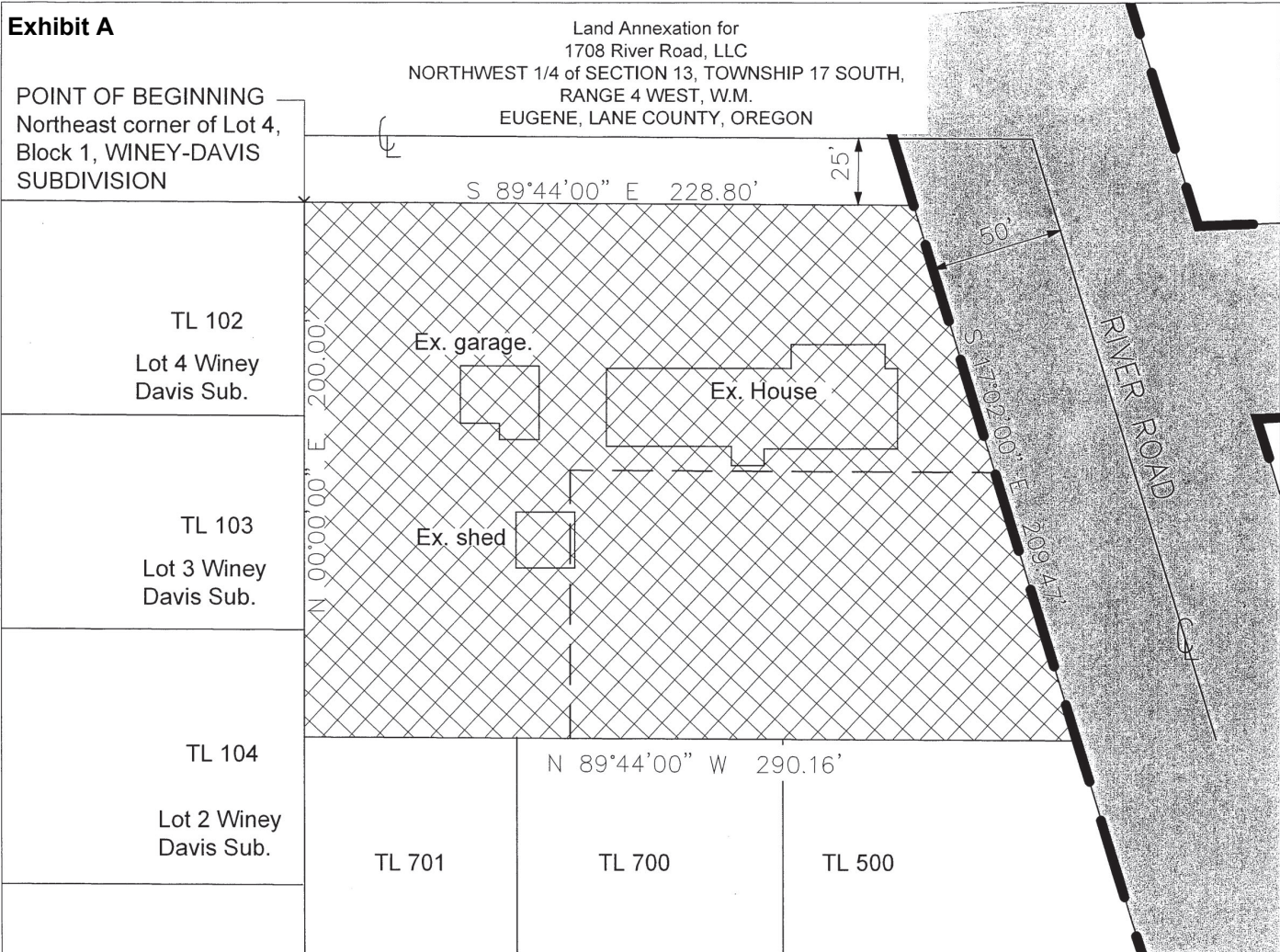
\_\_\_\_\_ day of February, 2026.

Approved by the Mayor this

\_\_\_\_\_ day of February, 2026.

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor



**LEGEND**

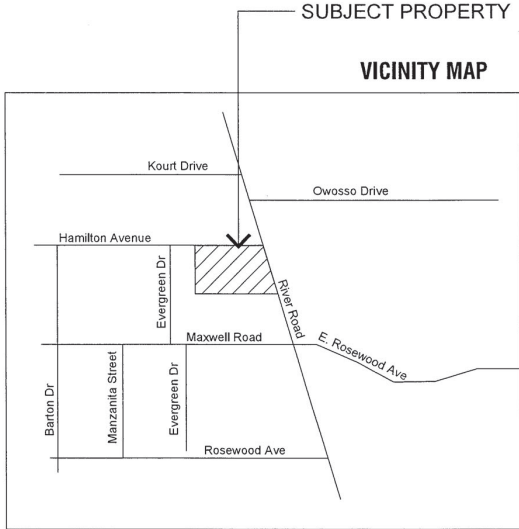
-  LAND TO BE ANNEXED
-  CITY LIMITS
-  EXISTING ANNEXED PROPERTY
-  EXISTING BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 15, 2003  
**KENT BAKER**  
#59885

RENEWS: 12-31-2025



**NOTES**

1. CITY LIMIT BOUNDARIES SHOWN PER CITY of EUGENE ON-LINE INTERACTIVE MAP (EUGMAPS-APP) MAY 2024.
2. SITE HAS ONE SINGLE UNIT DWELLING.
3. EASEMENTS OR OTHER RECORDED RESTRICTIONS ARE SHOWN, IF EXISTING, ON THE SITE.

MAP: 17 04 13 32 Tax Lot 5000

**ANNEXATION SITE PLAN**  
1708 River Road Annexation  
1708 River Road, Eugene, OR 97404

Date: January 17, 2025  
Scale: 1" = 60' - 0"

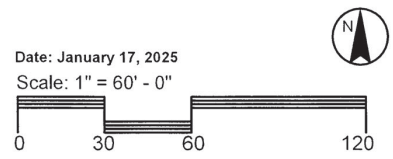


Exhibit A

## **Legal Description**

### **(Tax Lot #5000)**

A unit of land being situated in the Southwest 1/4 of Section 13, Township 17 South, Range 4 West of the Willamette Meridian, said unit of land being more particularly described as follows:

Beginning at the Northeast corner of Lot 4, Block 1, WINEY-DAVIS SUBDIVISION, as platted and recorded in Book 29, Page 12, Lane County Plat Records, in Lane County, Oregon, said northeast corner of Lot 4 being located on the southerly margin of Hamilton Avenue;

Thence along the southerly margin of Hamilton Avenue, 25.00 feet southerly and parallel with the centerline, South 89°44'00" East a distance of 228.80 feet to the intersection of the southerly margin of Hamilton Avenue with the westerly margin of River Road;

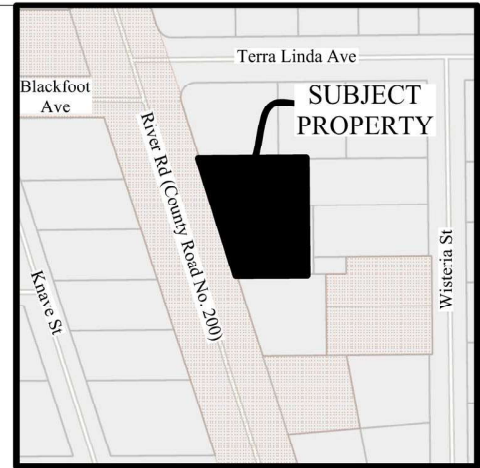
Thence along the westerly margin of River Road, 50.00 feet westerly and parallel with the centerline, South 17°02'00" East a distance of 209.47 feet;

Thence leaving the westerly margin of River Road, North 89°44'00" West a distance of 290.16 feet to the east boundary of Block 1; WINEY-DAVIS SUBDIVISION;

Thence along the east boundary of Block 1; WINEY-DAVIS SUBDIVISION, North 00°00'00" East a distance of 200.00 feet to the point of beginning, all in Lane County, Oregon and containing 51,896 square feet (1.19 acres) of land, more or less.

# ANNEXATION SITE PLAN

FOR  
**3335 River Road**  
 NE1/4, SEC. 11, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.  
 LANE COUNTY, OREGON  
 DATE PREPARED: FEBRUARY 2025

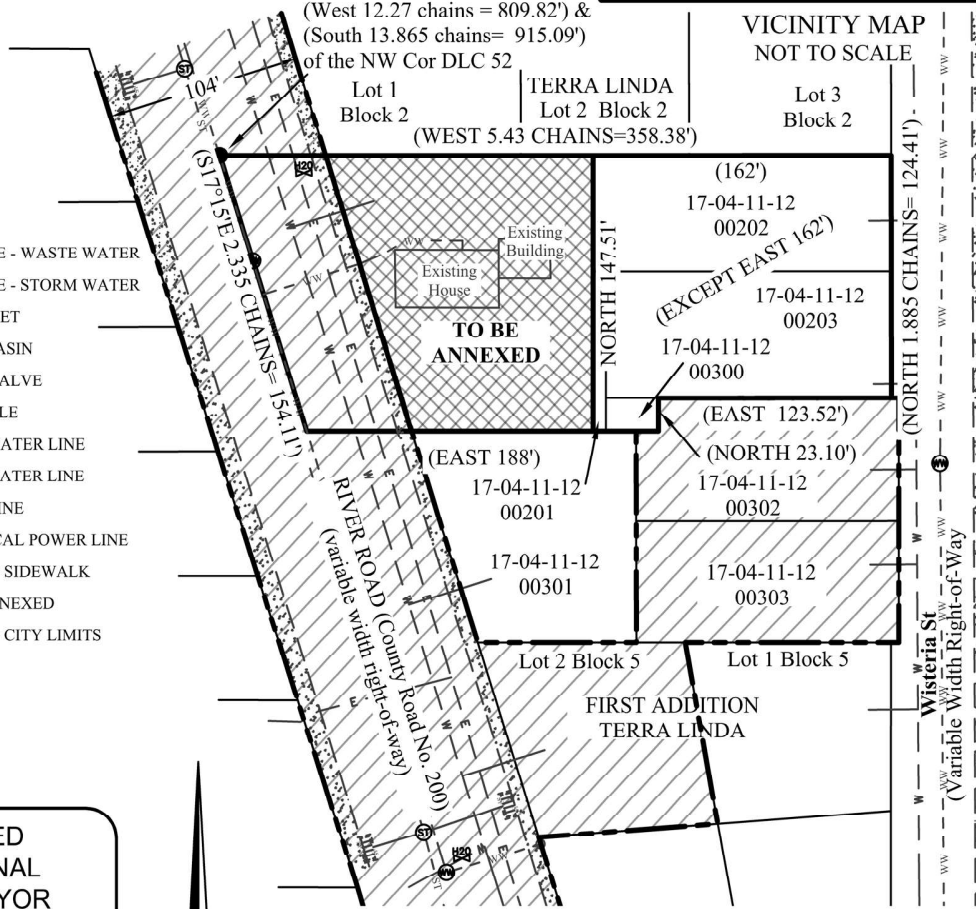


Point of Beginning  
 (West 12.27 chains = 809.82') &  
 (South 13.865 chains = 915.09')  
 of the NW Cor DLC 52

VICINITY MAP  
 NOT TO SCALE

### LEGEND:

- MANHOLE - WASTE WATER
- MANHOLE - STORM WATER
- CURB INLET
- CATCH BASIN
- WATER VALVE
- LIGHT POLE
- WASTE WATER LINE
- STORM WATER LINE
- WATER LINE
- ELECTRICAL POWER LINE
- EXISTING SIDEWALK
- TO BE ANNEXED
- EXISTING CITY LIMITS



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

DIGITALLY SIGNED

OREGON  
 MARCH 14, 2023  
 MARCUS HELM  
 100750  
 RENEWS: 06/30/25



ASSESSORS MAP: 17-04-11-12 LOT: 00200

**EGR & Associates, Inc.**  
 Engineers, Geologists, and Surveyors  
 2535B Prairie Road Eugene, Oregon 97402 (541) 688-8322 Fax (541) 688-8087



**METRO PLANNING, INC**  
 846 A STREET  
 SPRINGFIELD, OR. 97477  
 541-302-9830  
 JOB NO. 24-076

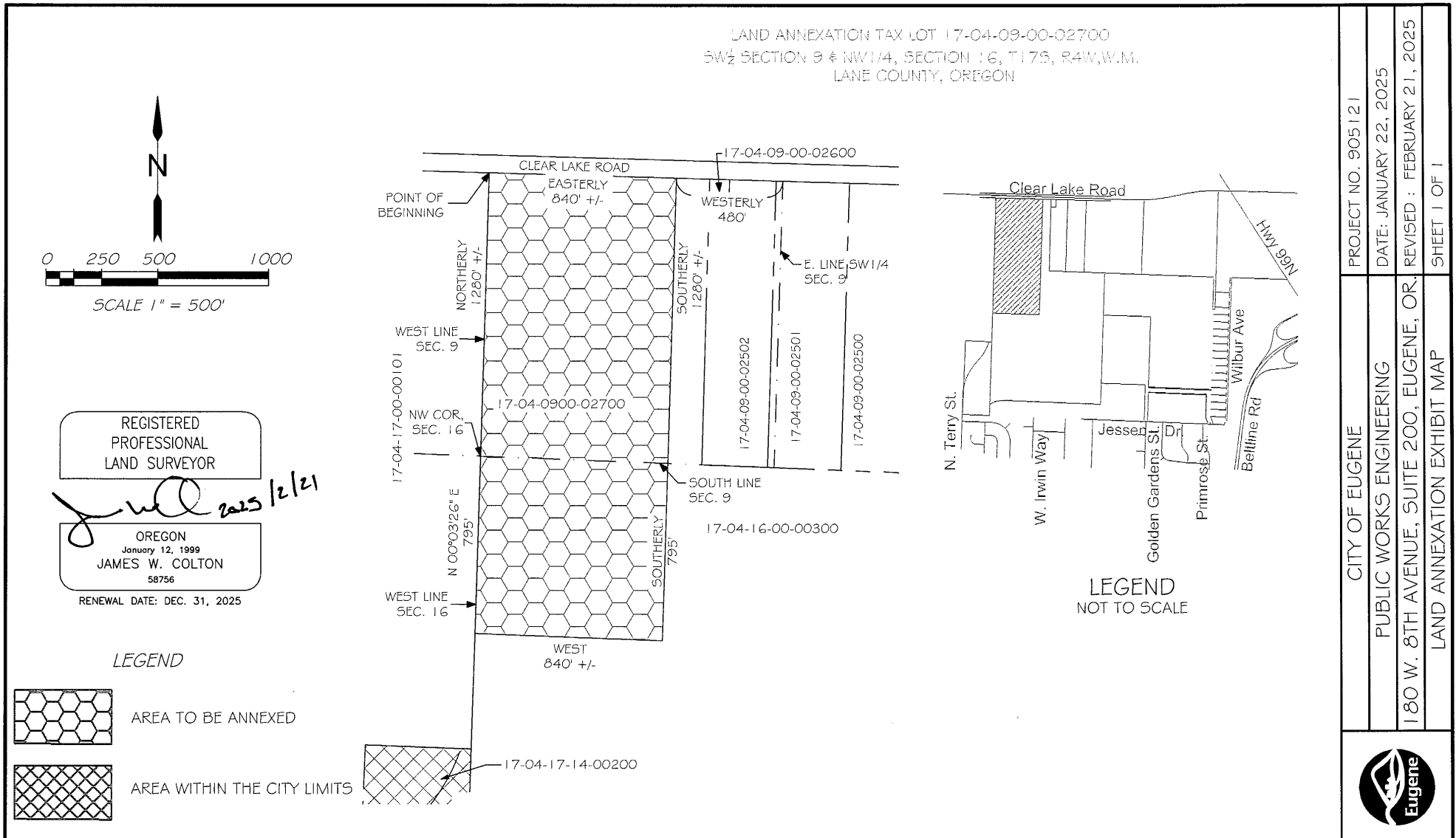
Exhibit B

**ANNEXATION LEGAL DESCRIPTION**

Beginning at a point in the centerline of River Road-County Road Number 200 formerly known as Pacific Highway, 12.27 chains West and 13.865 chains South of the Northwest corner of the L. Poindexter Donation Land Claim No. 52 in Township 17 South, Range 4 West, of the Willamette Meridian, running thence South 17°15' East along the centerline of said highway 2.335 chains; thence East 188.0 feet; thence North 23.10 feet; thence East 123.52 feet; thence North 1.885 chains; thence West 5.43 chains to the point of beginning, in Lane County, Oregon.

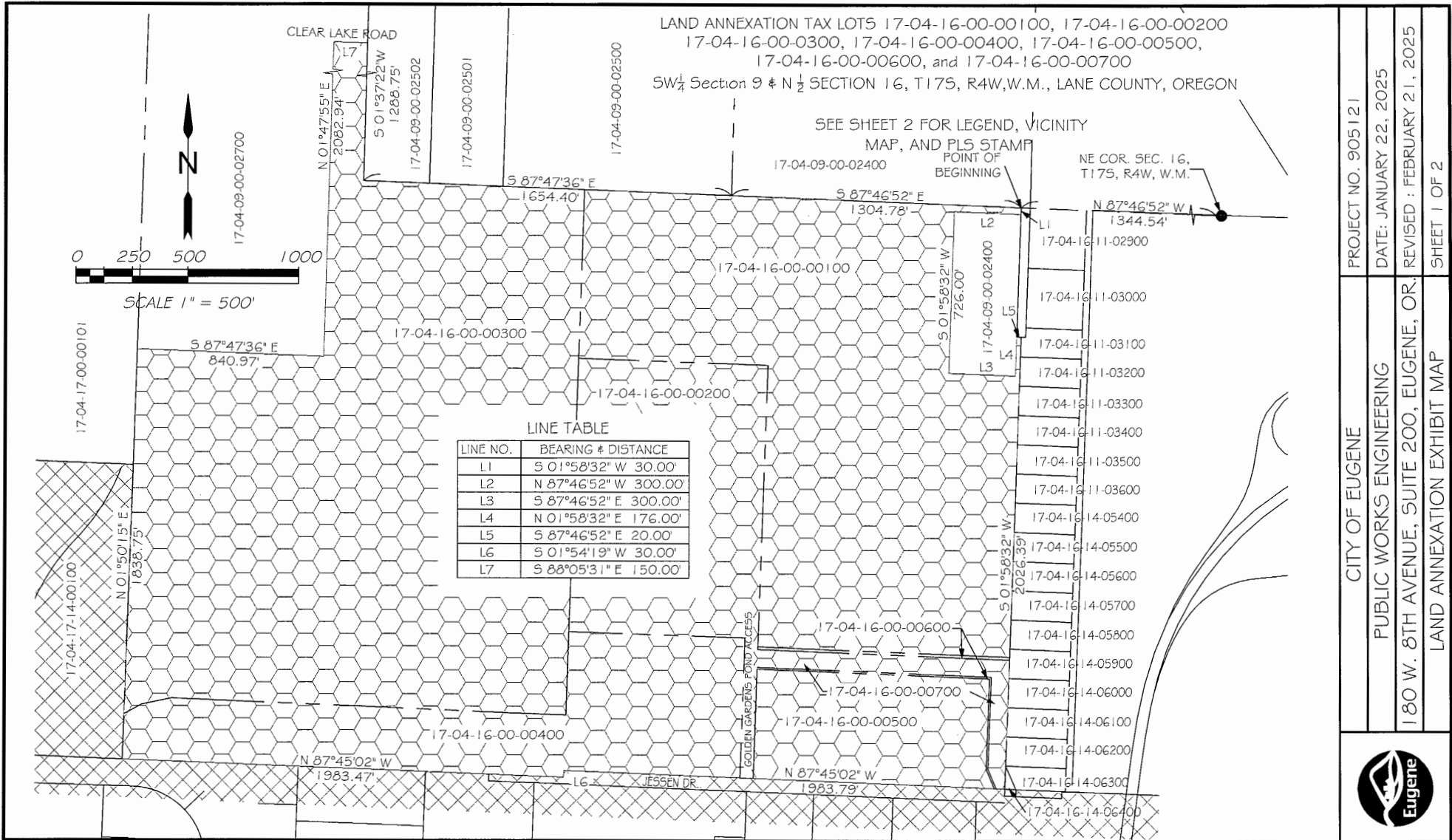
Excepting therefrom the East 162 feet as measured from the East line and the Southerly extension thereof, in Lane County, Oregon.


Exhibit C



PROJECT NO. 905121
DATE: JANUARY 22, 2025
REVISED: FEBRUARY 21, 2025
SHEET 1 OF 1
CITY OF EUGENE
PUBLIC WORKS ENGINEERING
180 W. 8TH AVENUE, SUITE 200, EUGENE, OR.
LAND ANNEXATION EXHIBIT MAP





CITY OF EUGENE	PROJECT NO. 905121
PUBLIC WORKS ENGINEERING	DATE: JANUARY 22, 2025
180 W. 8TH AVENUE, SUITE 200, EUGENE, OR.	REVISED: FEBRUARY 21, 2025
LAND ANNEXATION EXHIBIT MAP	SHEET 1 OF 2
	

LAND ANNEXATION TAX LOTS 17-04-16-00-00100, 17-04-16-00-00200, 17-04-16-00-00300, 17-04-16-00-00400, 17-04-16-00-00500, 17-04-16-00-00600, AND 17-04-16-00-00700

LEGAL DESCRIPTION

Commencing at the NE corner of Section 16, Township 17 South, Range 4 West, of the Willamette Meridian; thence along the North line of said Section 16, North 87°46'52" West 1344.54 feet to the TRUE POINT OF BEGINNING; thence leaving said North line, South 01°58'32" West 30.00 feet; thence North 87°46'52" West 300.00 feet; thence South 01°58'32" West 726.00 feet; thence South 87°46'52" East 300.00; thence North 01°58'32" East 176.00 feet; thence South 87°46'52" East 20.00 feet; thence South 01°58'32" West 2026.39 feet; thence North 87°45'02" West 1983.79 feet; thence South 01°54'19" West 30.00 feet; thence North 87°45'02" West 1983.47 feet; thence North 01°50'15" East 1838.75 feet; thence South 87°47'36" East 840.97 feet; thence North 01°47'55" East 2082.94 feet to a point on the Southerly right of way of Clear Lake Road; thence along said Southerly right of way, South 88°05'31" East 150.00 feet; thence leaving said Southerly right of way, South 01°37'22" West 1288.75 feet; thence South 87°47'36" East 1654.40 feet; thence South 87°46'52" East 1304.78 feet to the POINT OF BEGINNING, in Lane County, Oregon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

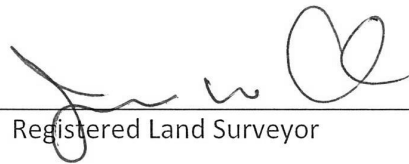
*James W. Colton* 2025/01/24

OREGON  
January 12, 1999  
JAMES W. COLTON  
58756

RENEWAL DATE: DEC. 31, 2025

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:   
Registered Land Surveyor

Print Name: JAMES W. COLTON

Date: 2025/01/22

Seal:

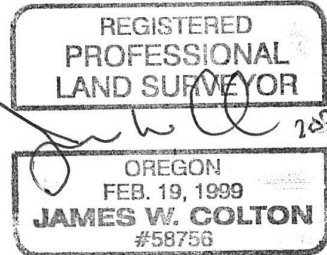
  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
FEB. 19, 1999  
JAMES W. COLTON  
#58756  
RENEWAL DATE: 12/31/2025  
2025/01/22

Exhibit C

LAND ANNEXATION TAX LOT 17-04-09-00-02700

LEGAL DESCRIPTION

Beginning at a point on the Southerly right of way of County Road No. 139 (Clear Lake Road) said point being on the West line of Section 9, Township 17 South, Range 4 West of the Willamette Meridian, thence Easterly along said Southerly right of way a distance of 840 feet, more or less, to a point being 480.00 feet Westerly of the East line of the Southwest 1/4 of said Section 9, thence leaving said Southerly right of way of Clear Lake Road, Southerly, parallel to said East line of the Southwest 1/4 of the Southwest 1/4, a distance of 1280 feet, more or less, to the South line of said Section 9, thence continuing Southerly, a distance of 795 feet, thence West a distance of 840 feet, more or less, to the West line of Section 16 of said Township 17 South, Range 4 West, thence North 00°03'26" East along the West line of said Section 16, a distance of 795 feet to the Northwest corner of said Section 16, thence North along the West line of Section 9 of said Township 17 South, Range 4 West a distance of 1280 feet, more or less, to the point of beginning all in Lane County, Oregon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James W. Colton* 2025/01/22

OREGON  
January 12, 1999  
JAMES W. COLTON  
58756

RENEWAL DATE: DEC. 31, 2025

### Certification of Description

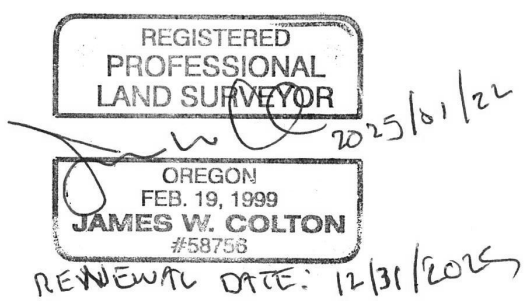
Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:   
Registered Land Surveyor

Print Name: JAMES W. COLTON

Date: 2025/01/22

Seal:



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
FEB. 19, 1999  
JAMES W. COLTON  
#58756

RENEWAL DATE: 12/31/2025

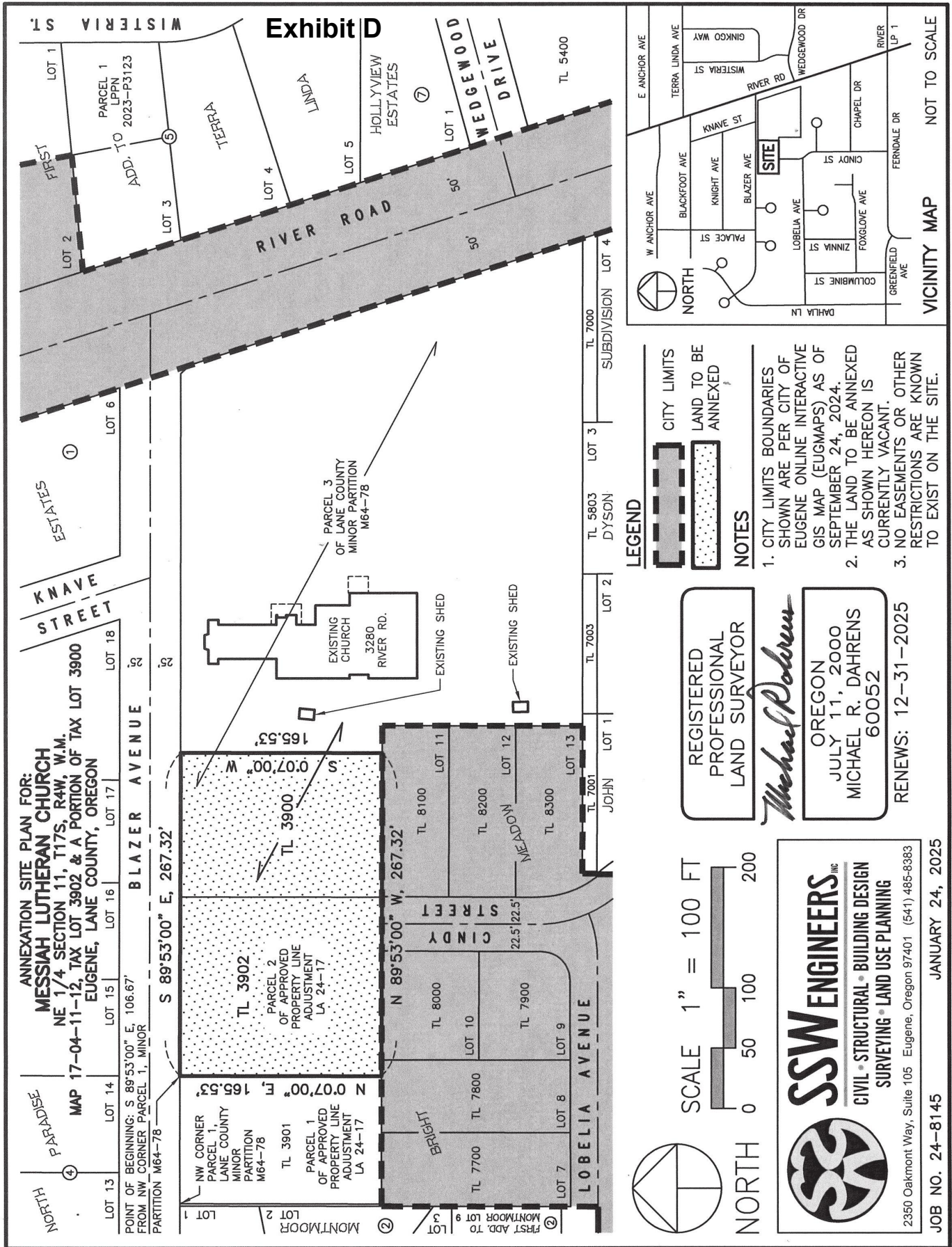


Exhibit D

**Legal Description for the Annexation of a portion of the  
Messiah Lutheran Church Property to the City of Eugene  
NE 1/4 of SECTION 11, T17S, R4W, W.M.  
Tax Lot 3902 & a Portion of Tax Lot 3900, Lane County Assessor's Map 17-04-11-12**

A tract of land lying in the Northeast One Quarter of Section 11, Township 17 South, Range 4 West of the Willamette Meridian, said tract being more particularly described as follows:

Beginning at a point which bears South 89°53'00" East, 106.67 feet from the 5/8 inch iron rod marking the Northwest corner of Parcel 1 of Minor Partition No. M64-78, recorded March 29, 1978, Reception No. 7820700, Lane County Deed Records, said point being on the South margin of Blazer Avenue (25.00 feet from the centerline thereof, when measured at right angles thereto); thence along said South margin South 89°53'00" East, 267.32 feet; thence leaving said South margin and running South 0°07'00" West, 165.53 feet; thence North 89°53'00" West, 267.32 feet; thence North 0°07'00" East, 165.53 feet to the Point of Beginning, in Lane County, Oregon.

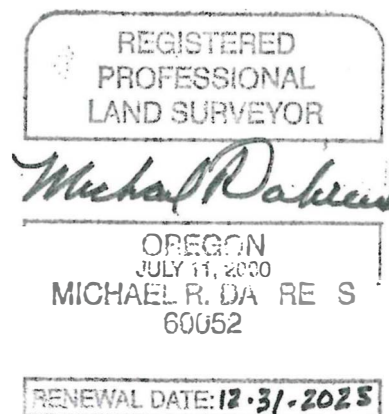
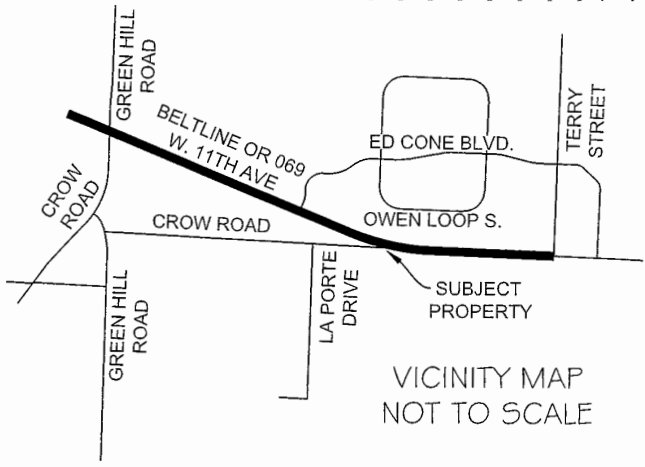
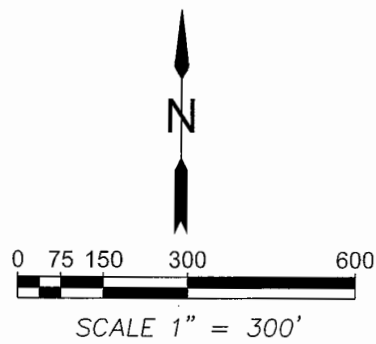
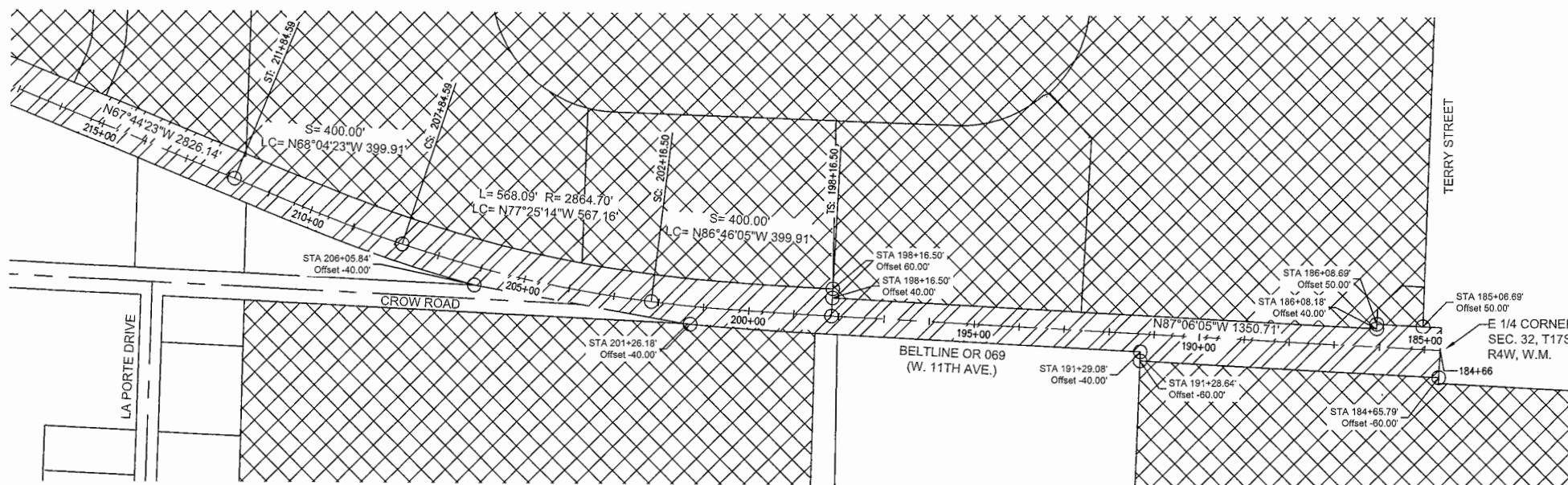
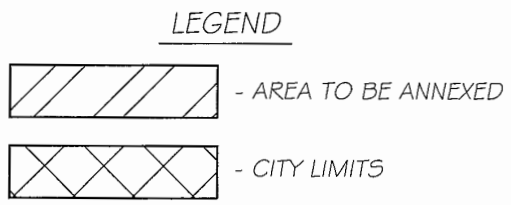


Exhibit E

LAND ANNEXATION BELTLINE OR 069 (W. 11TH AVE)  
 SEC. 32 T17S, R4W, W.M.  
 EUGENE, LANE COUNTY, OREGON



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Nathan Scheib*  
 OREGON  
 JULY 09, 2024  
 NATHAN SCHEIB  
 #104648  
 EXPIRES 06/30/2026



CITY OF EUGENE PUBLIC WORKS ENGINEERING	PROJECT NO. 900480
180 WEST 8TH AVENUE, SUITE 200, EUGENE, OR.	DATE: JANUARY, 2025
BELTLINE OR 069/ W. 11TH AVE. ANNEXATION	REVISED :
	SHEET 4 OF 21



Exhibit E

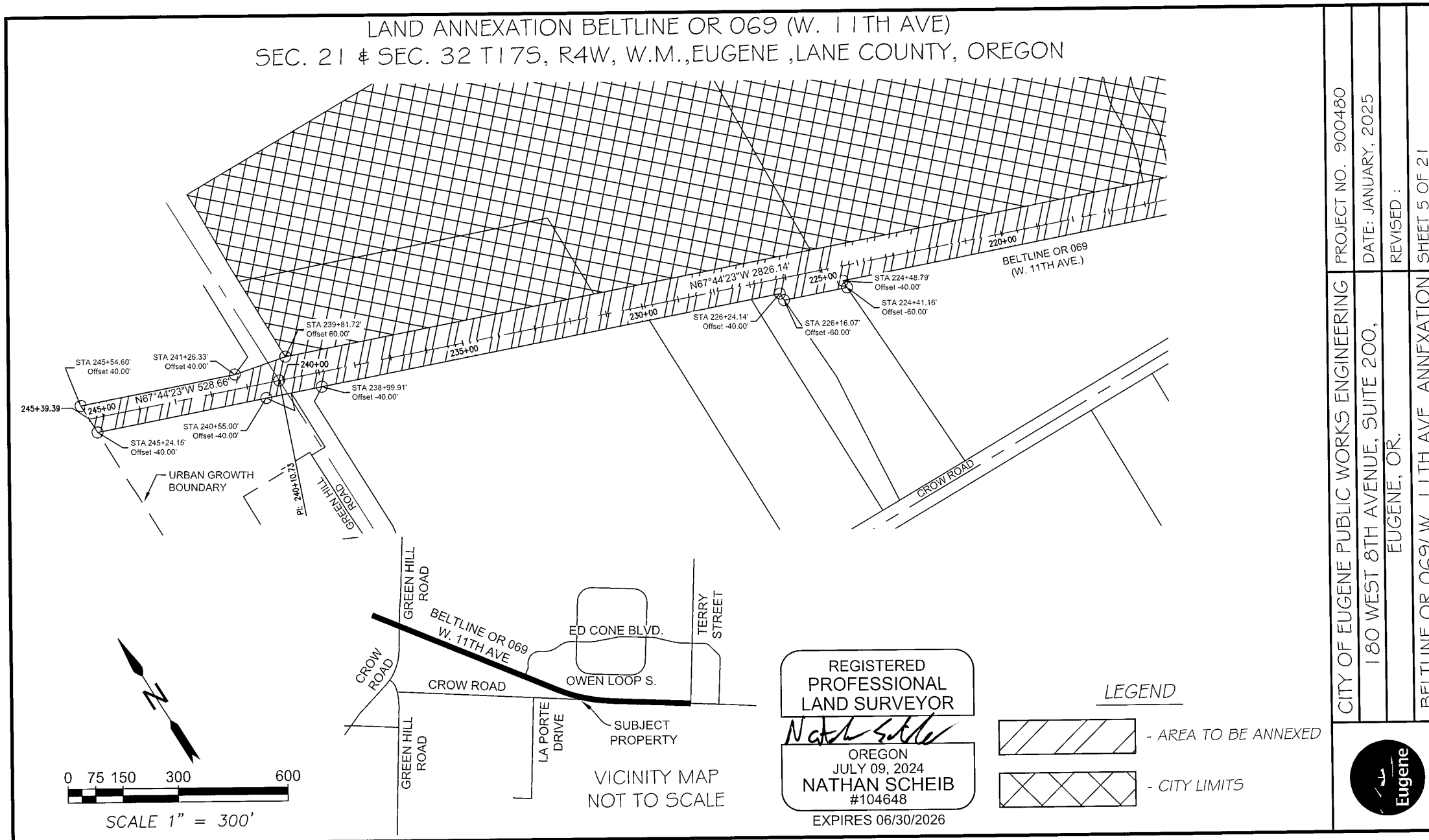
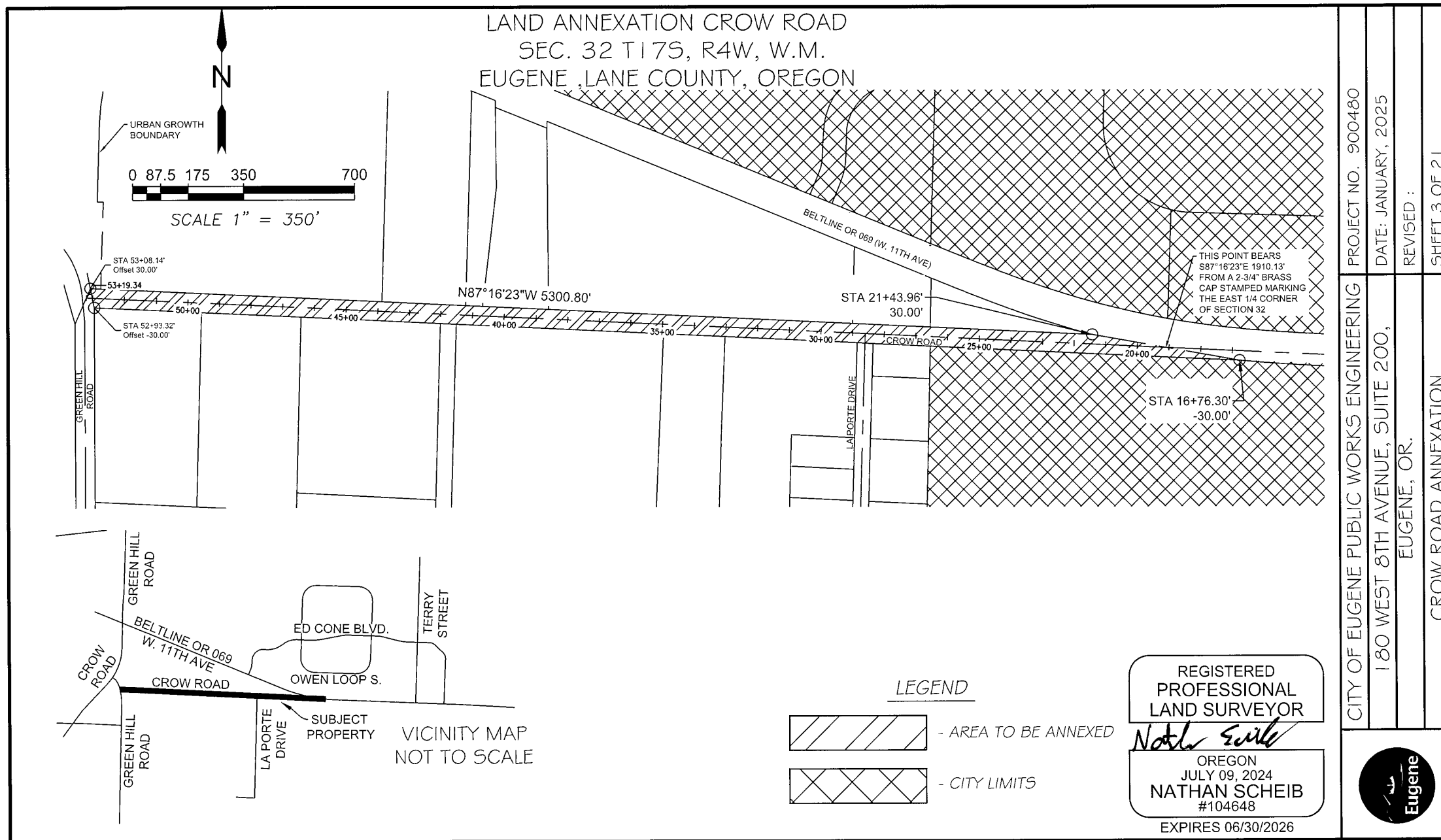


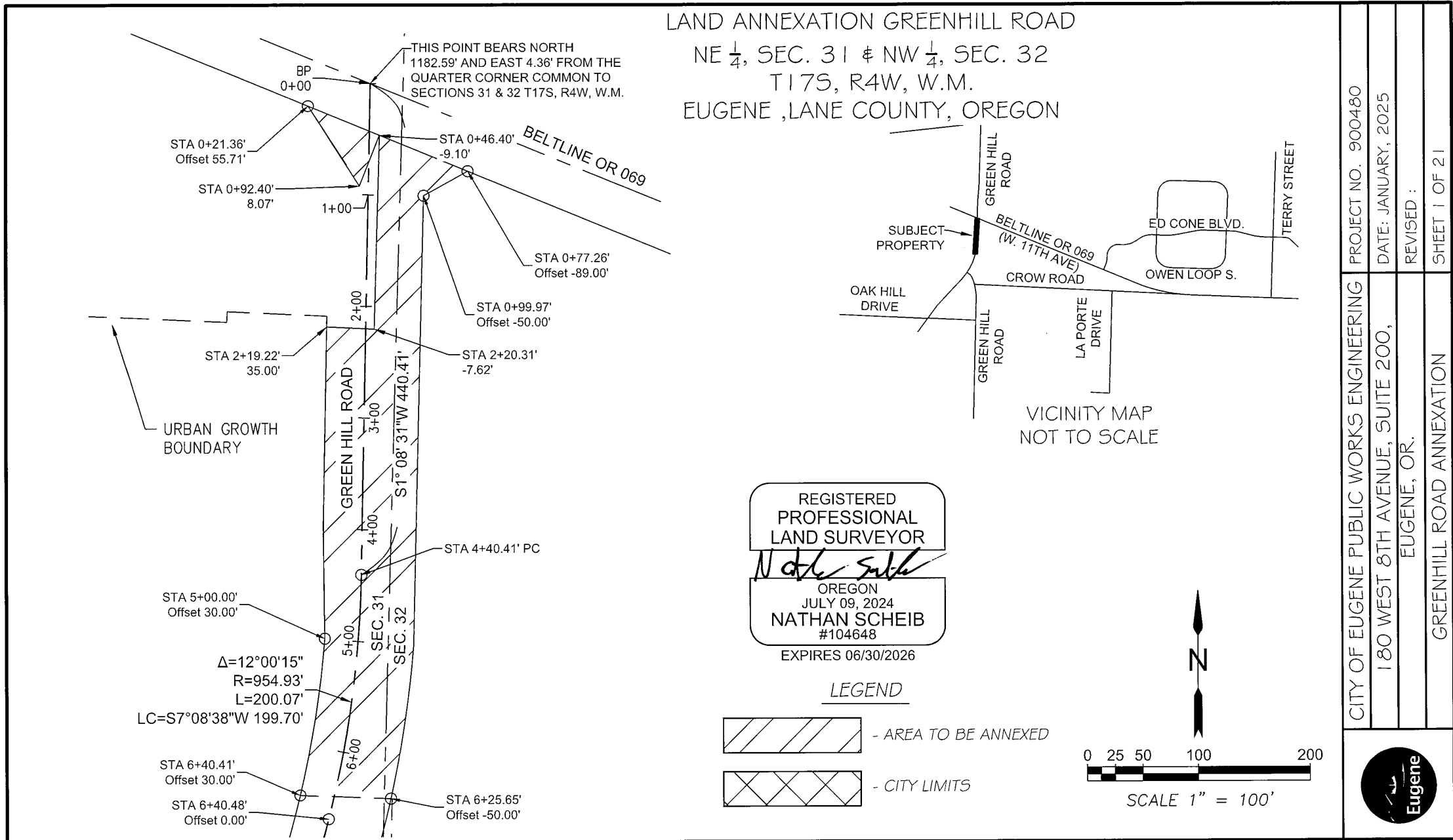
Exhibit E



PROJECT NO. 900480
DATE: JANUARY, 2025
REVISED :
SHEET 3 OF 21
CITY OF EUGENE PUBLIC WORKS ENGINEERING
180 WEST 8TH AVENUE, SUITE 200, EUGENE, OR.
CROW ROAD ANNEXATION



Exhibit E



LAND ANNEXATION GREENHILL ROAD  
 NE ¼, SEC. 31 & NW ¼, SEC. 32  
 T17S, R4W, W.M.  
 EUGENE, LANE COUNTY, OREGON

CITY OF EUGENE PUBLIC WORKS ENGINEERING	PROJECT NO. 900480
180 WEST 8TH AVENUE, SUITE 200, EUGENE, OR.	DATE: JANUARY, 2025
GREENHILL ROAD ANNEXATION	REVISED :
	SHEET 1 OF 2



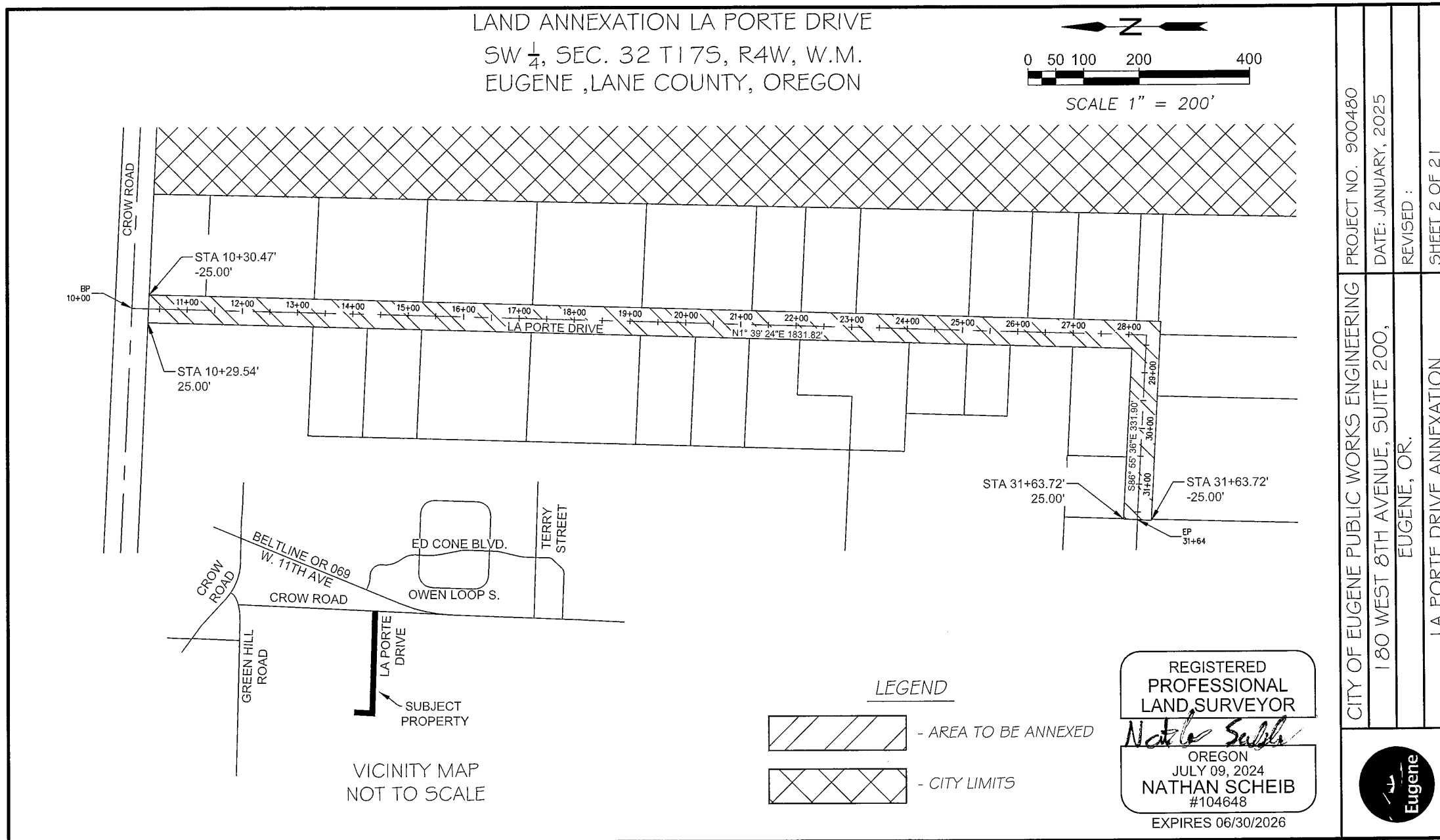


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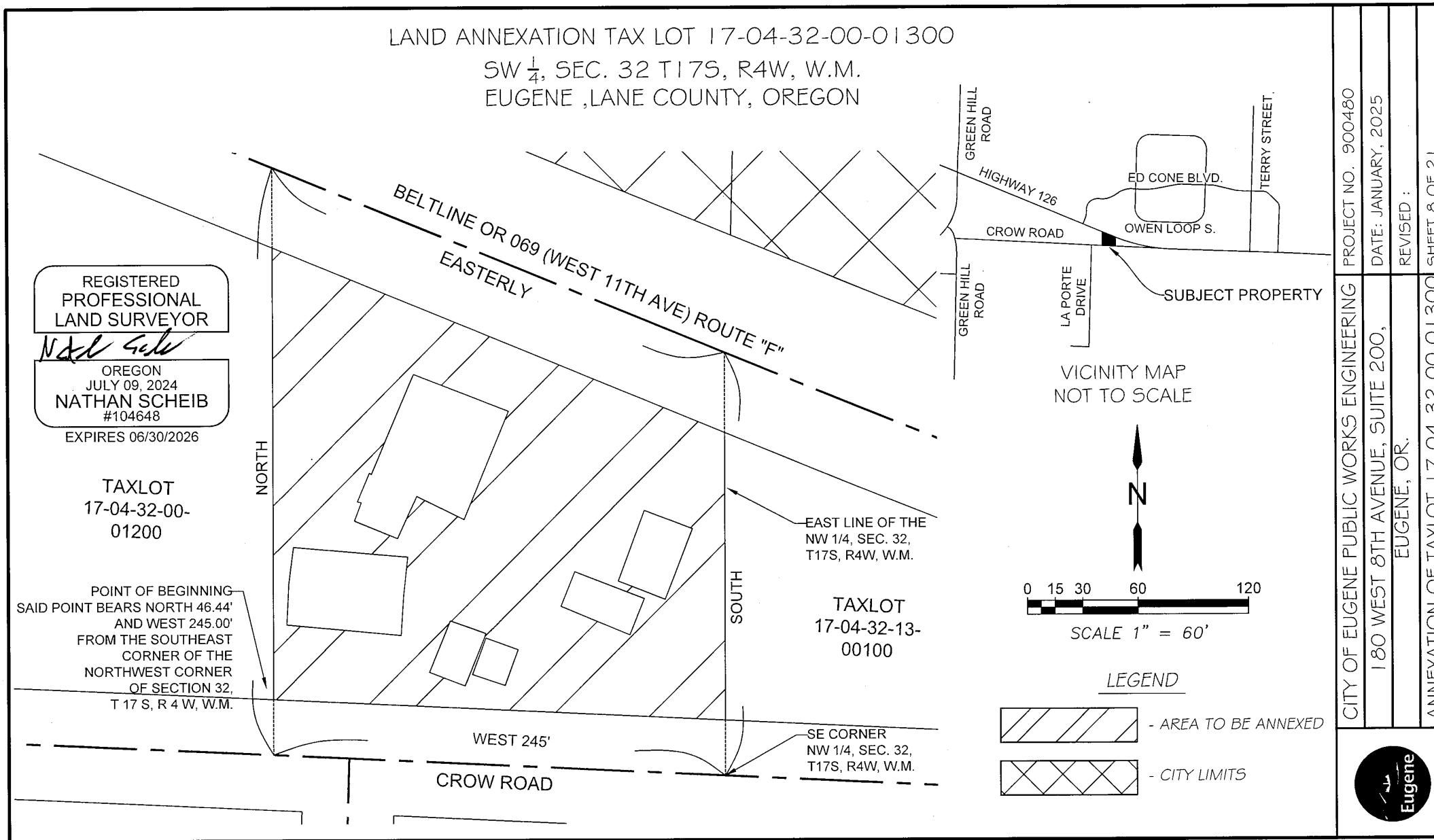


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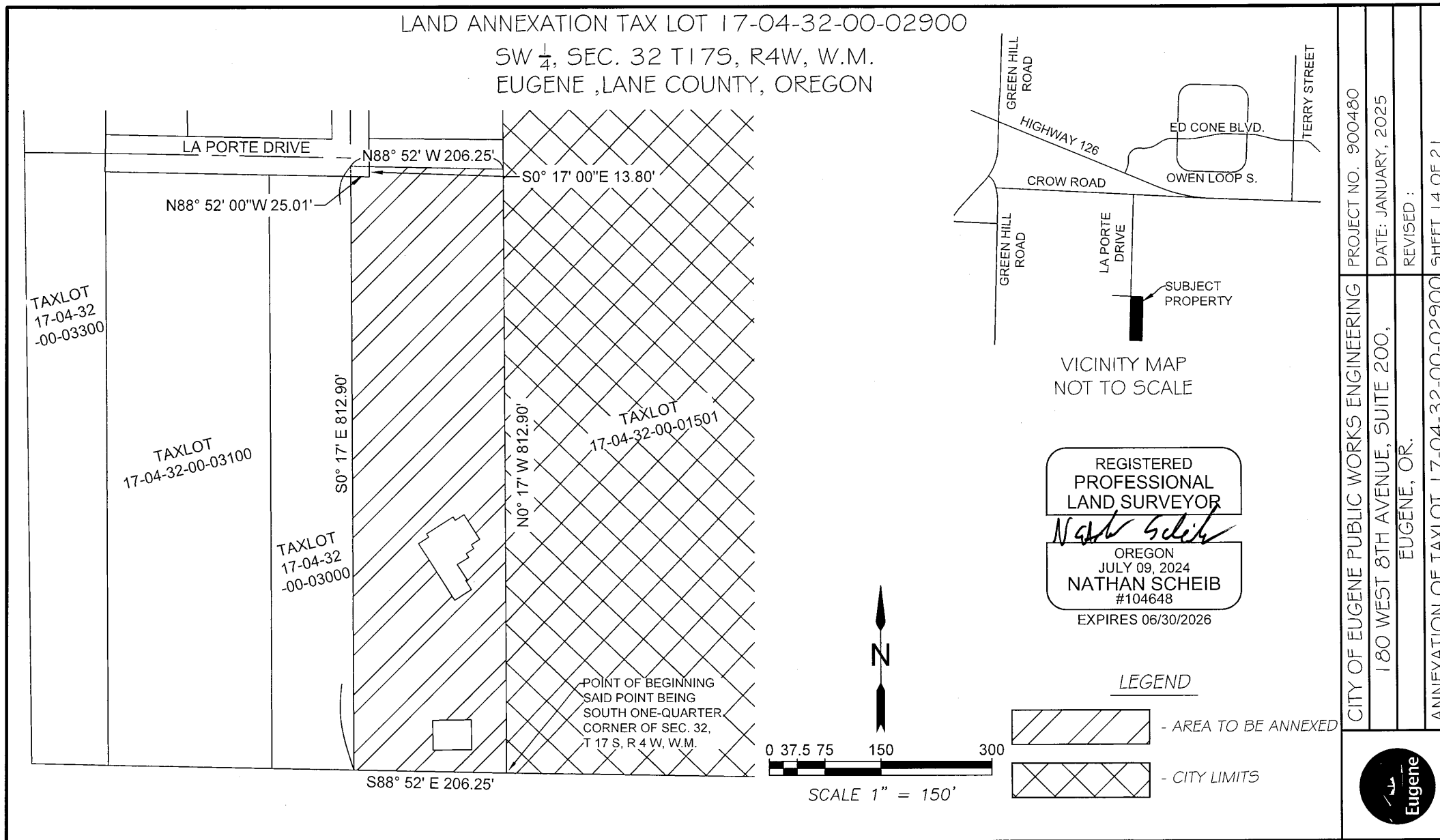


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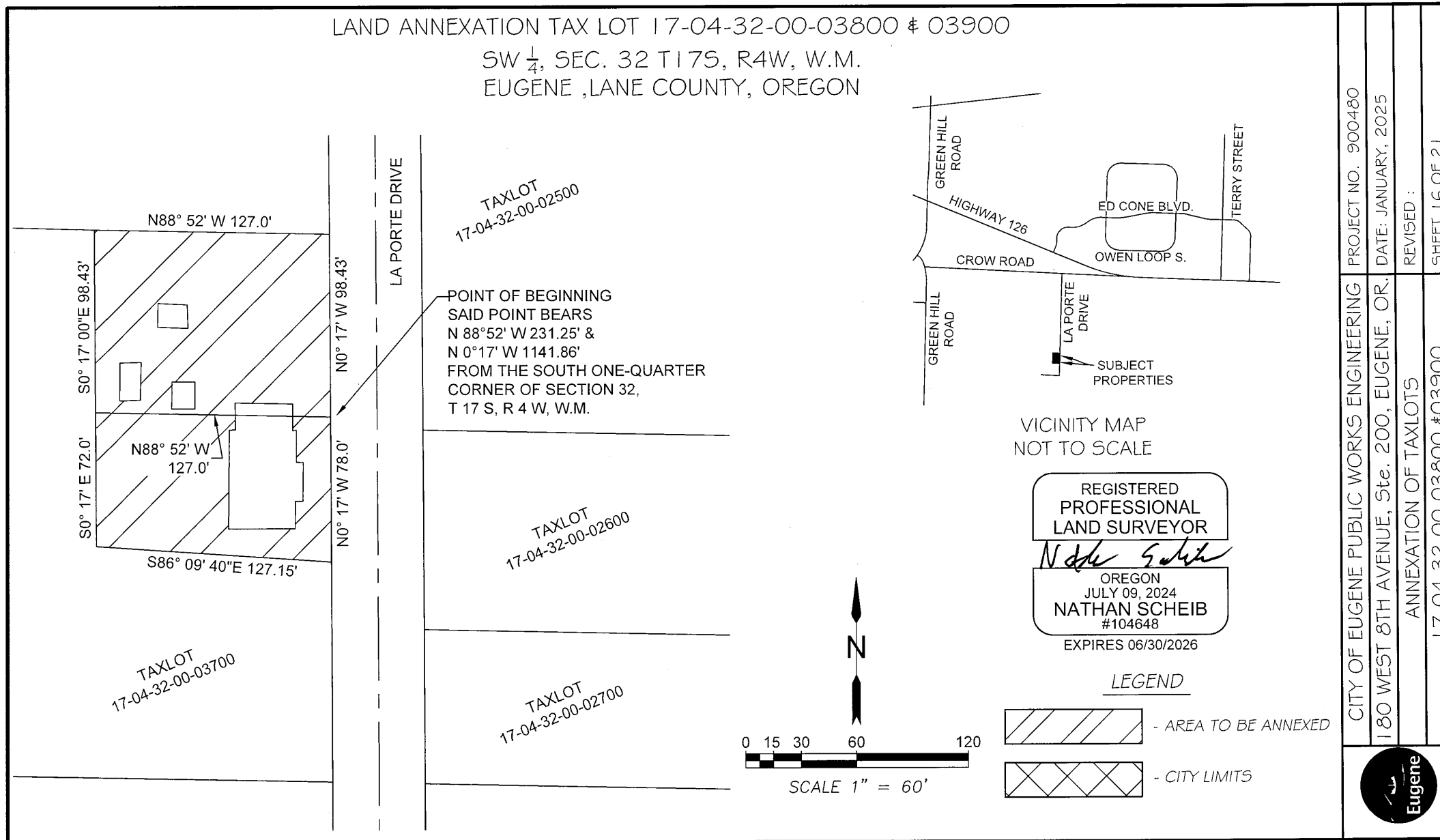


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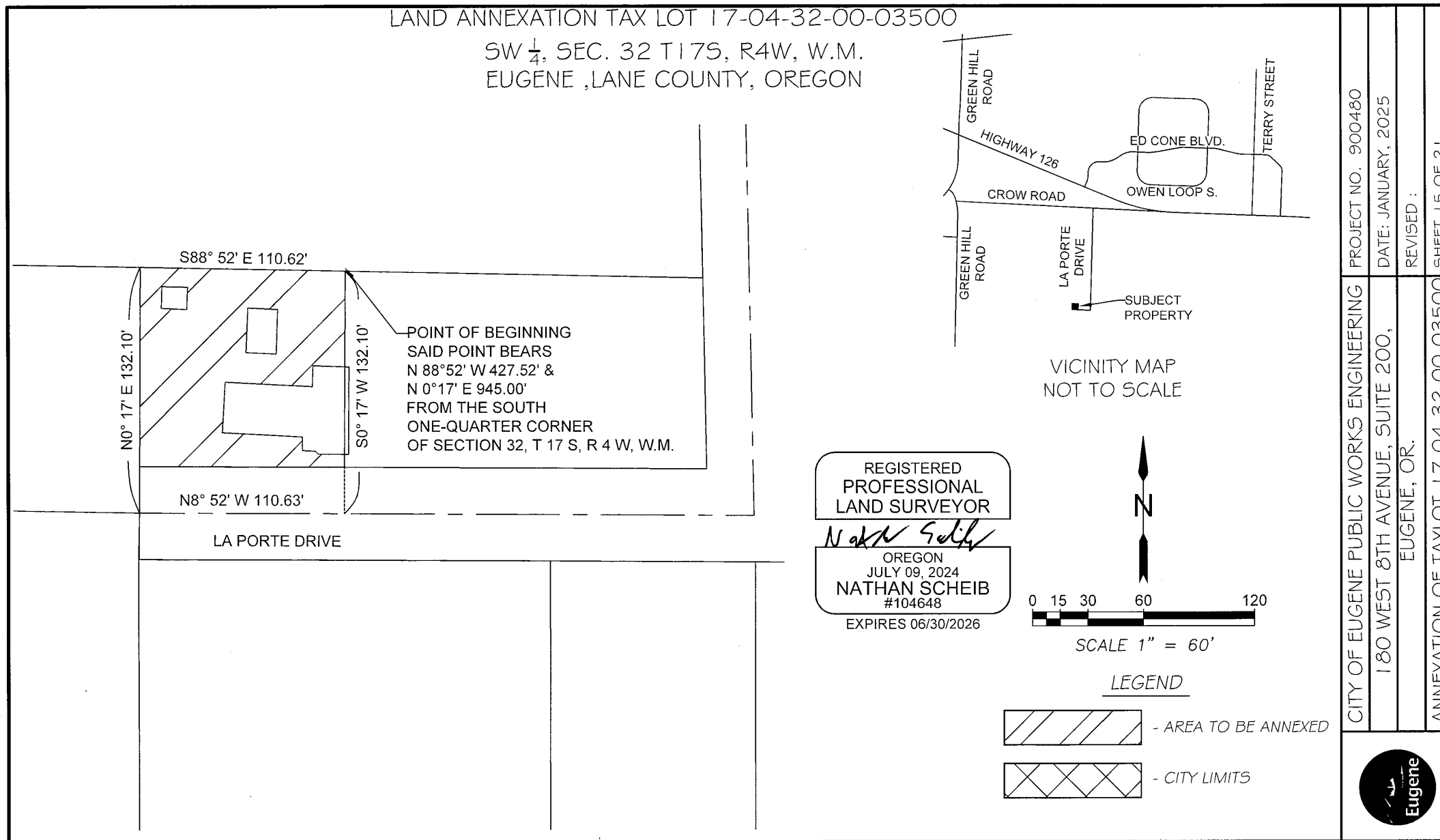


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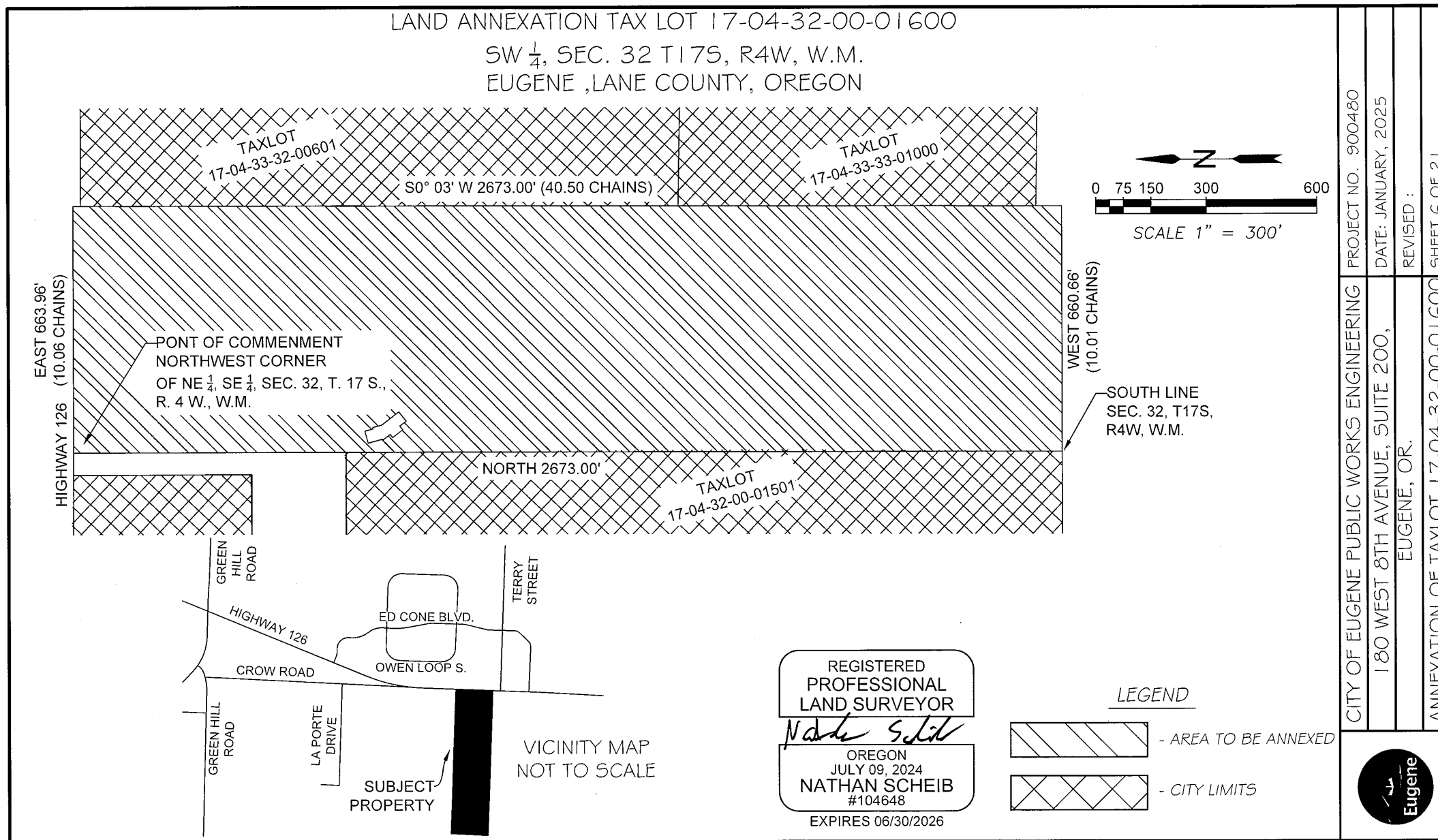


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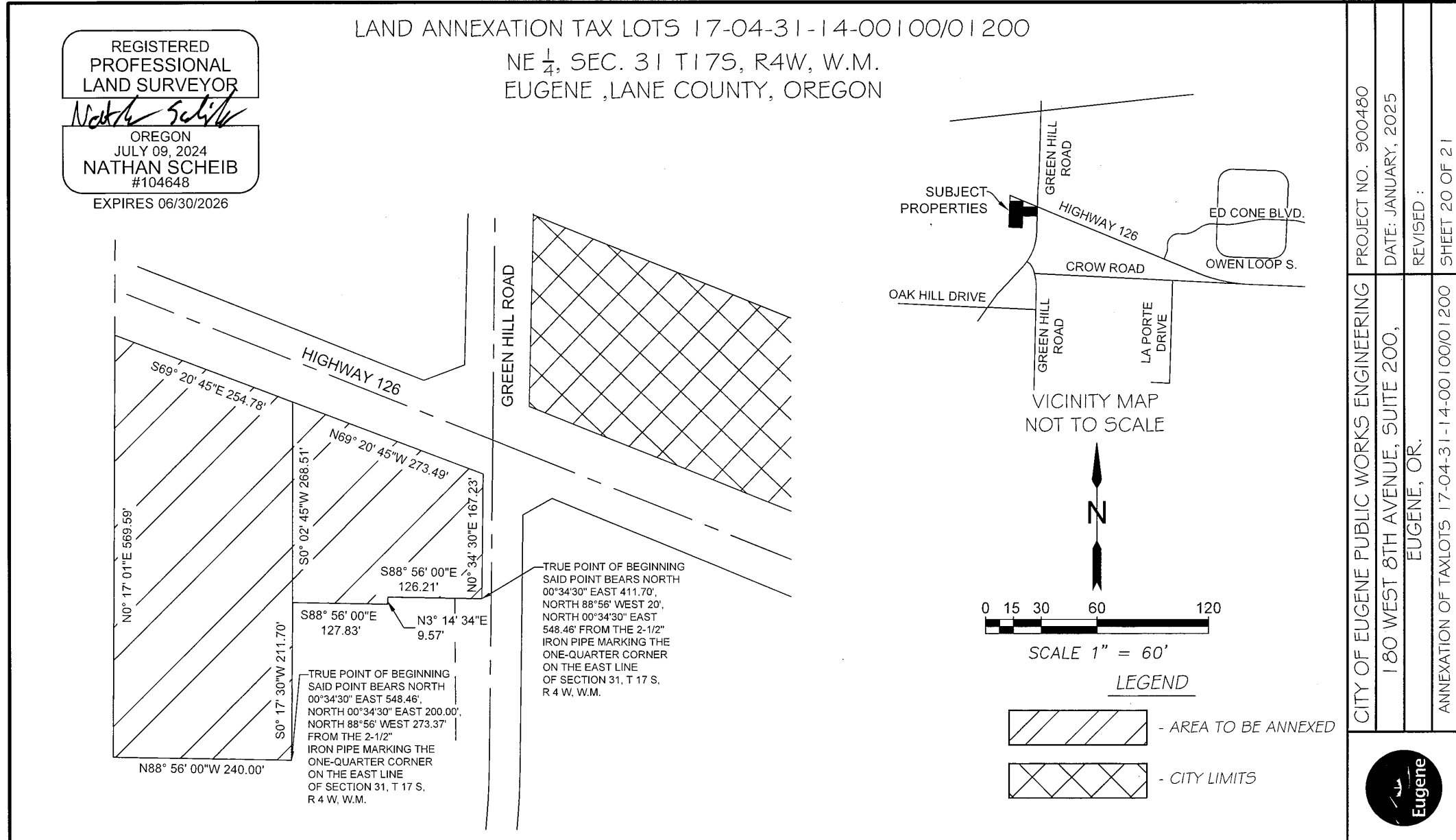
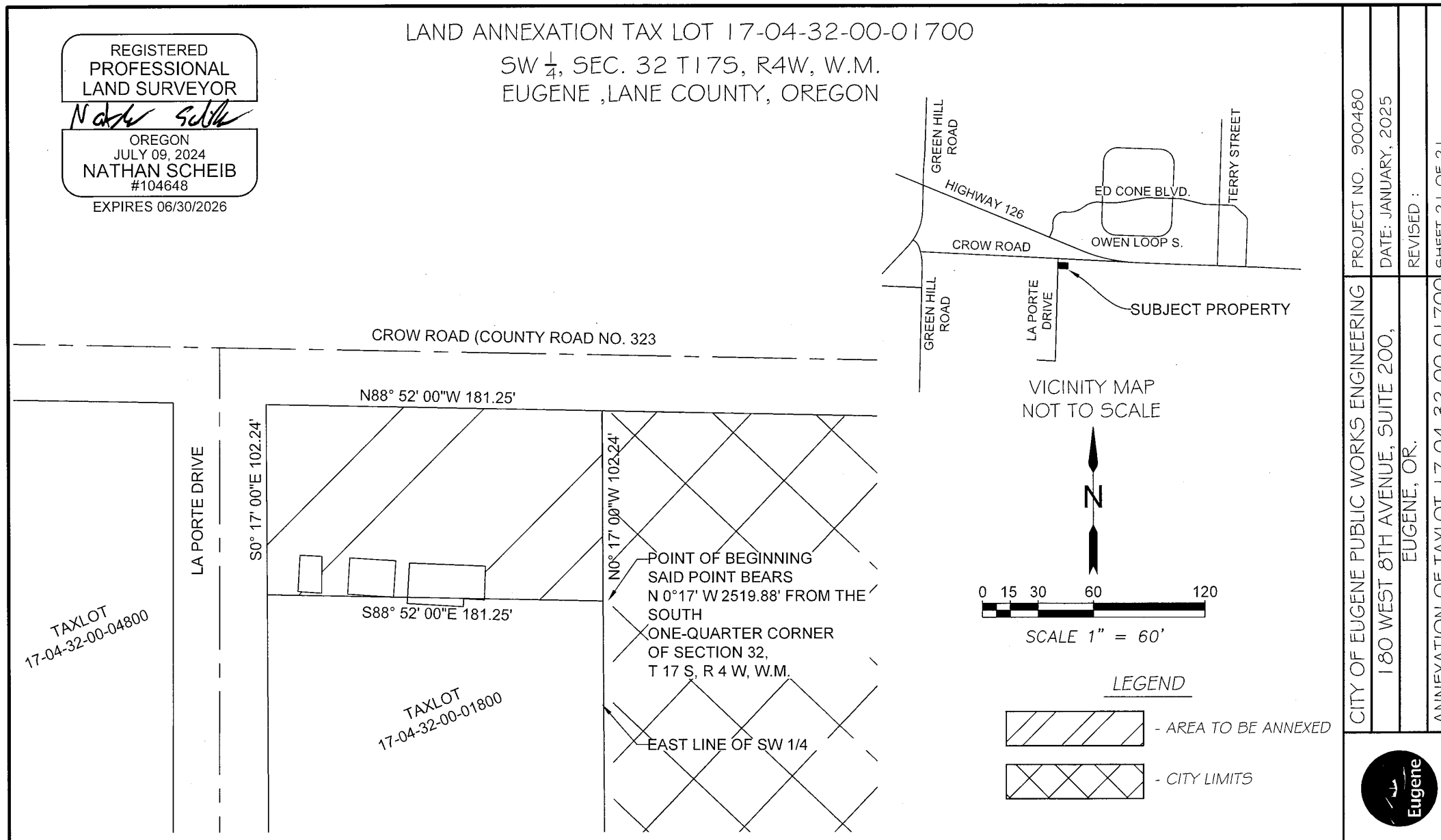


Exhibit E



CITY OF EUGENE PUBLIC WORKS ENGINEERING  
180 WEST 8TH AVENUE, SUITE 200,  
EUGENE, OR.

PROJECT NO. 900480  
DATE: JANUARY, 2025  
REVISED :

ANNEXATION OF TAXLOT 17-04-32-00-01700  
SHEET 21 OF 21

Exhibit E

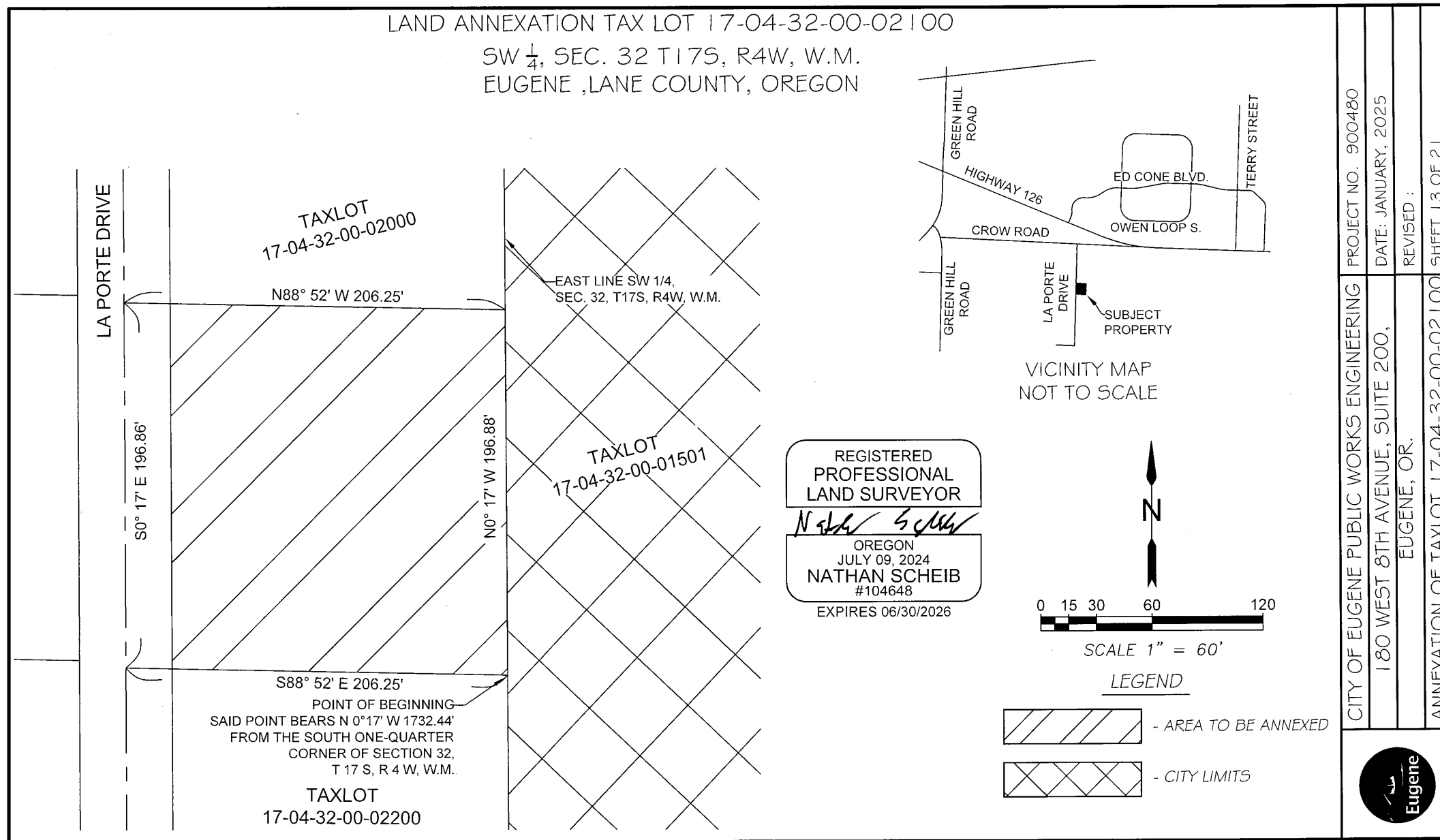


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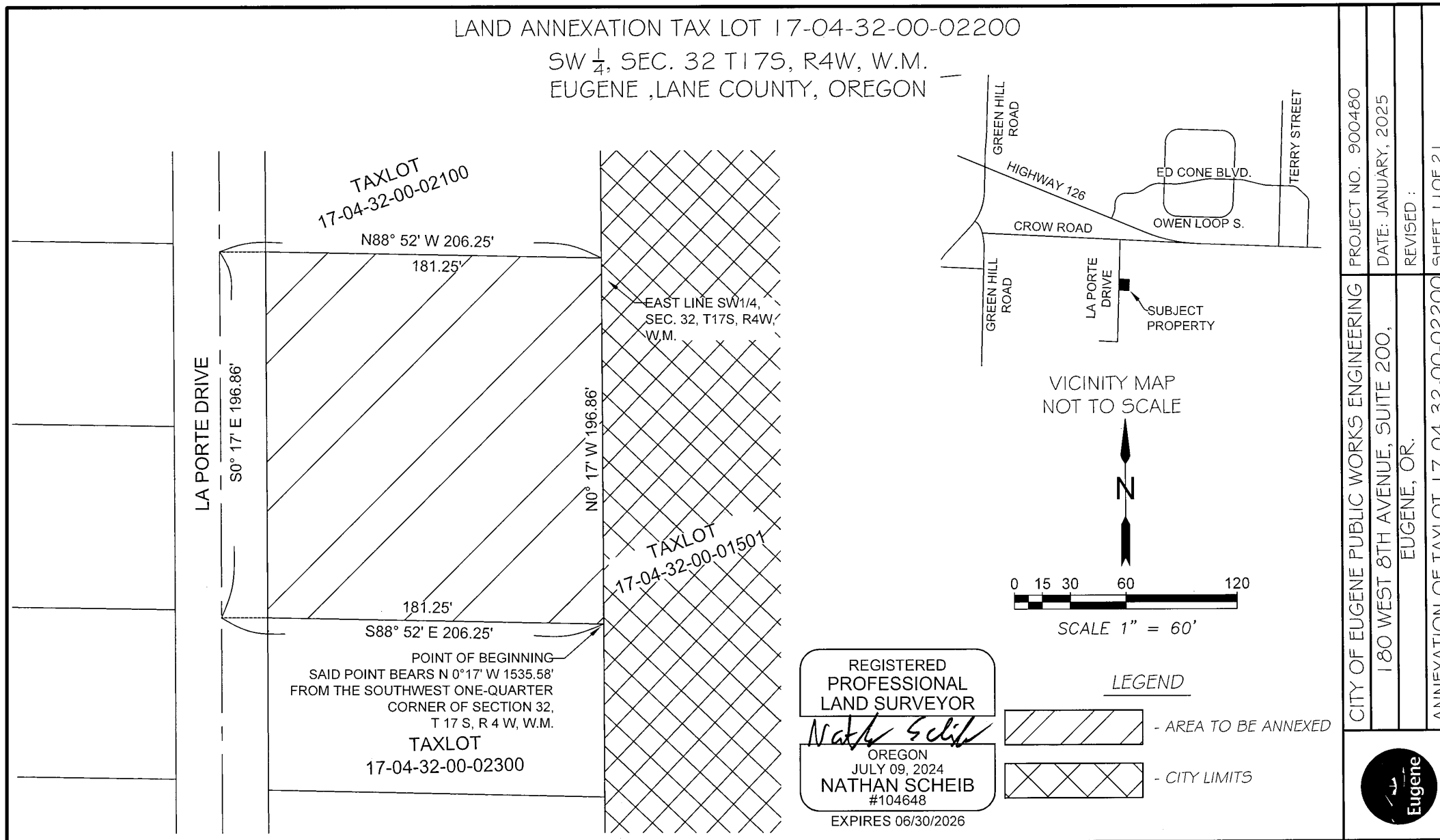


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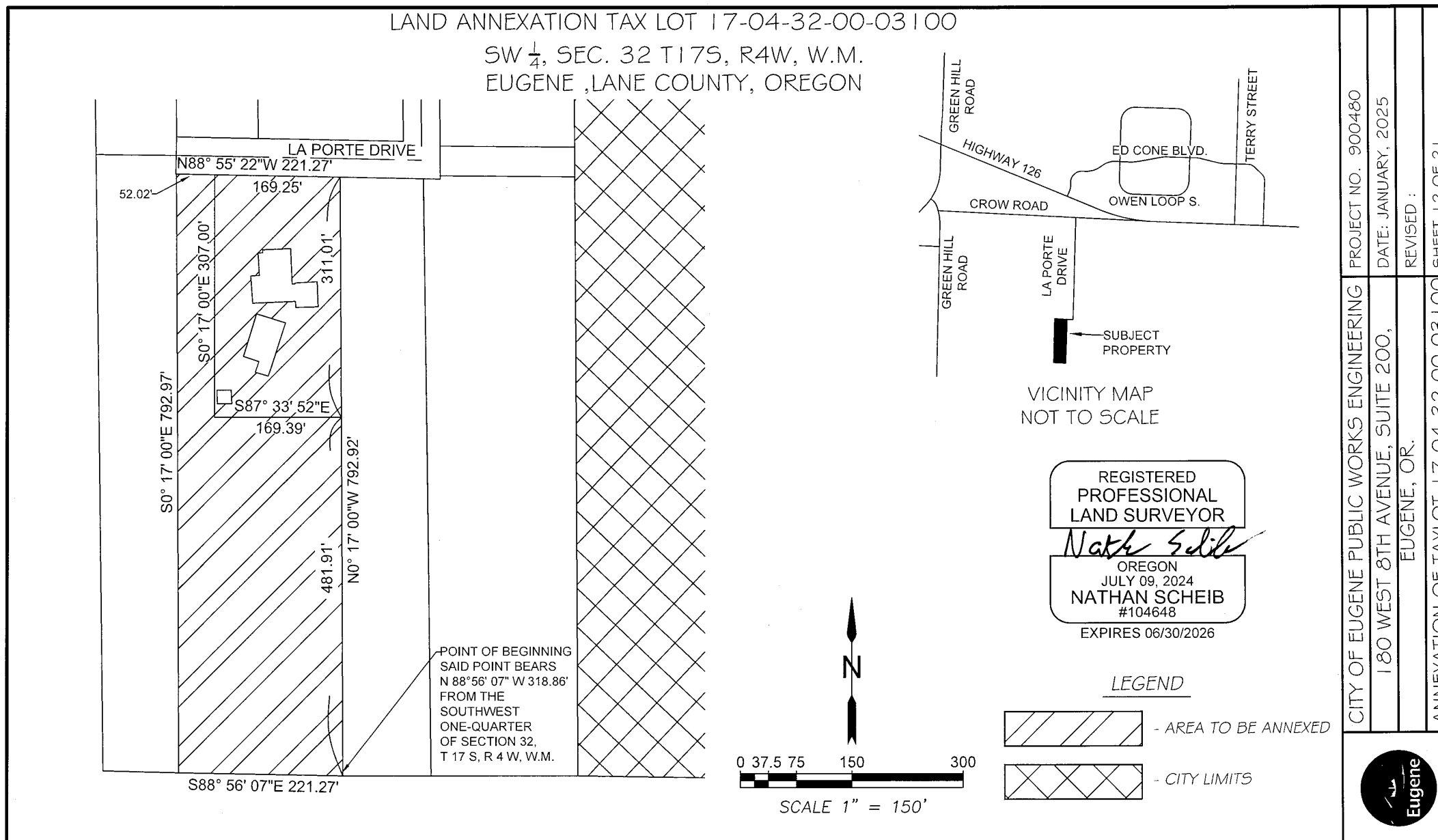


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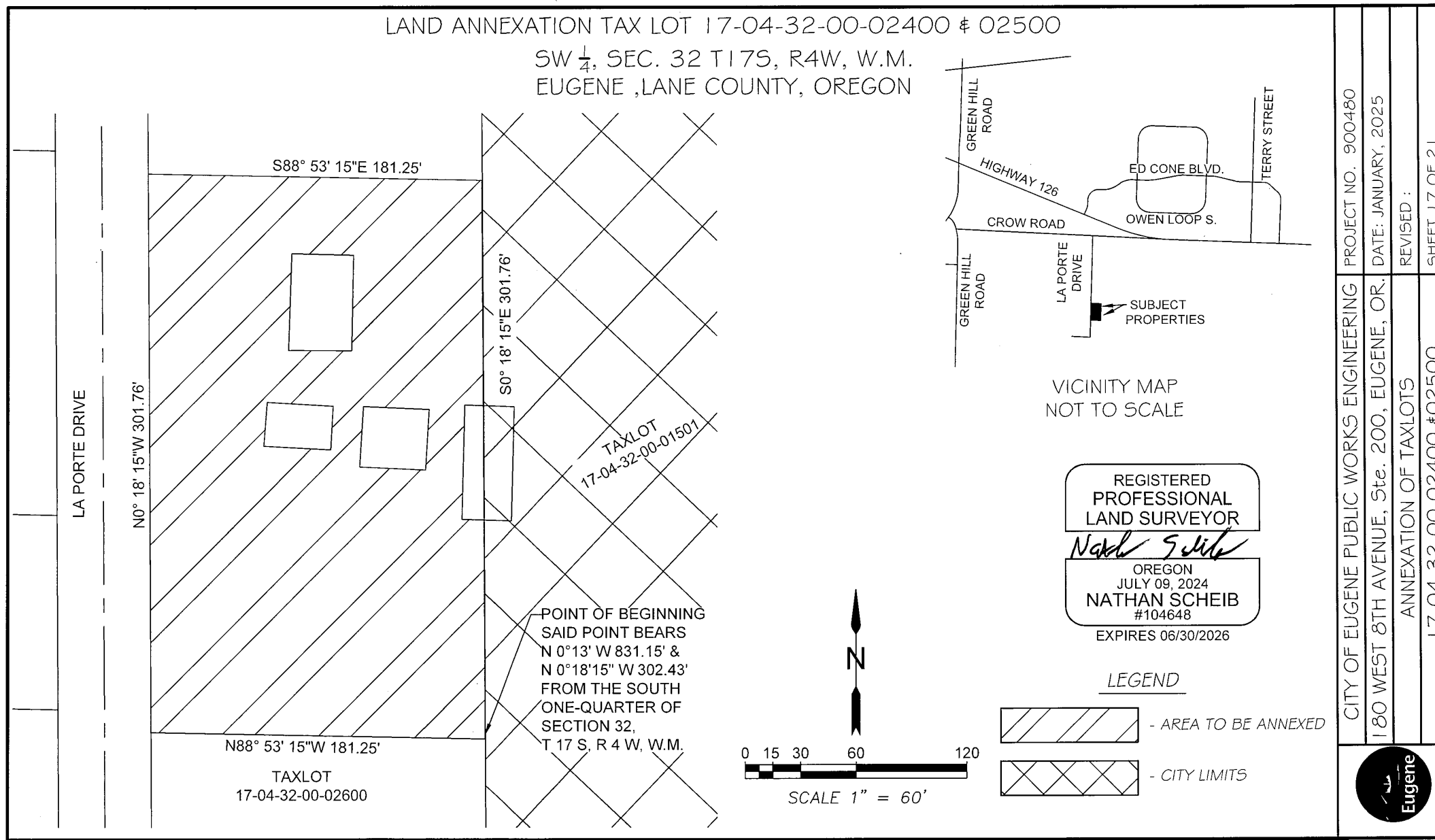


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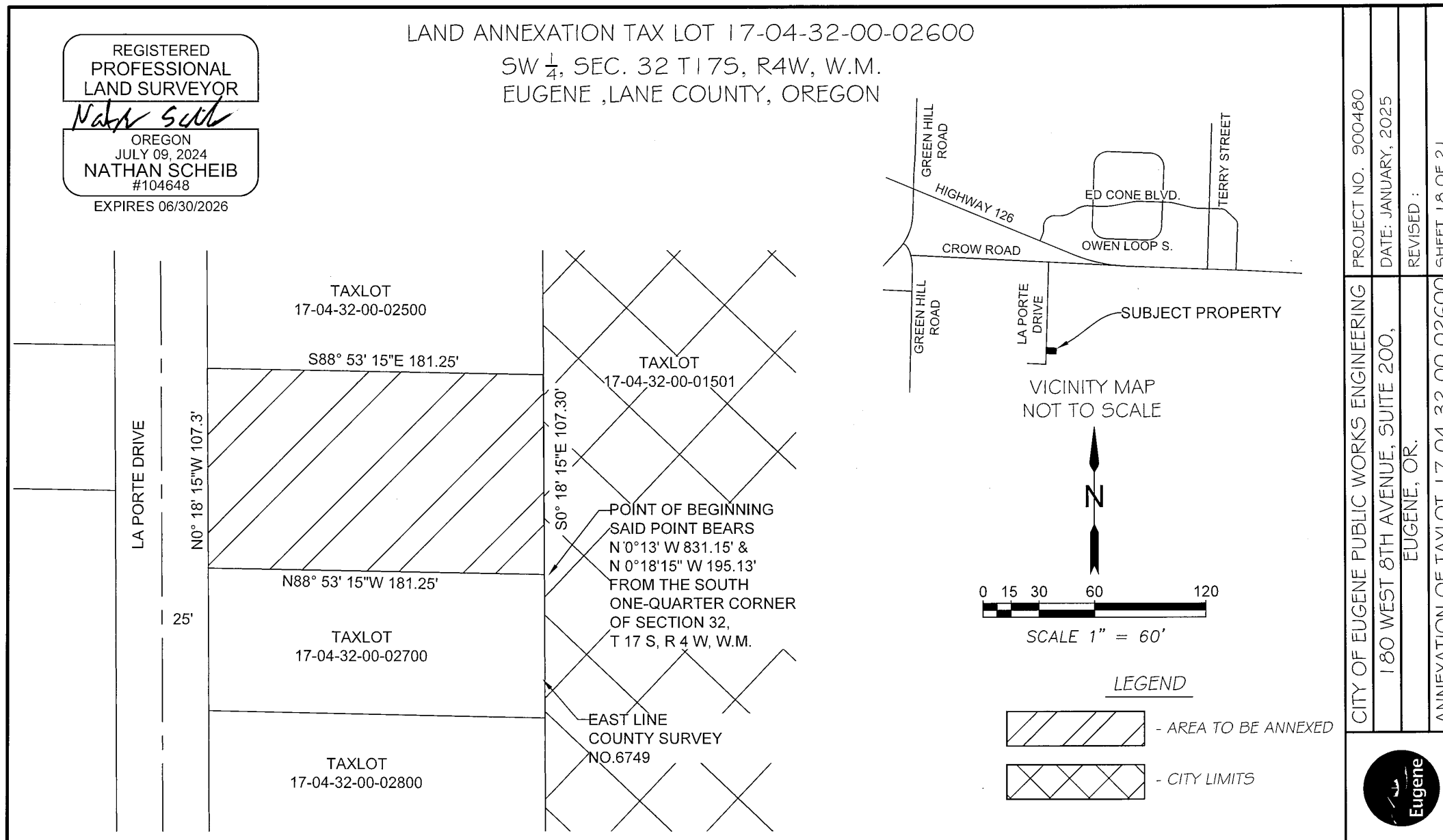


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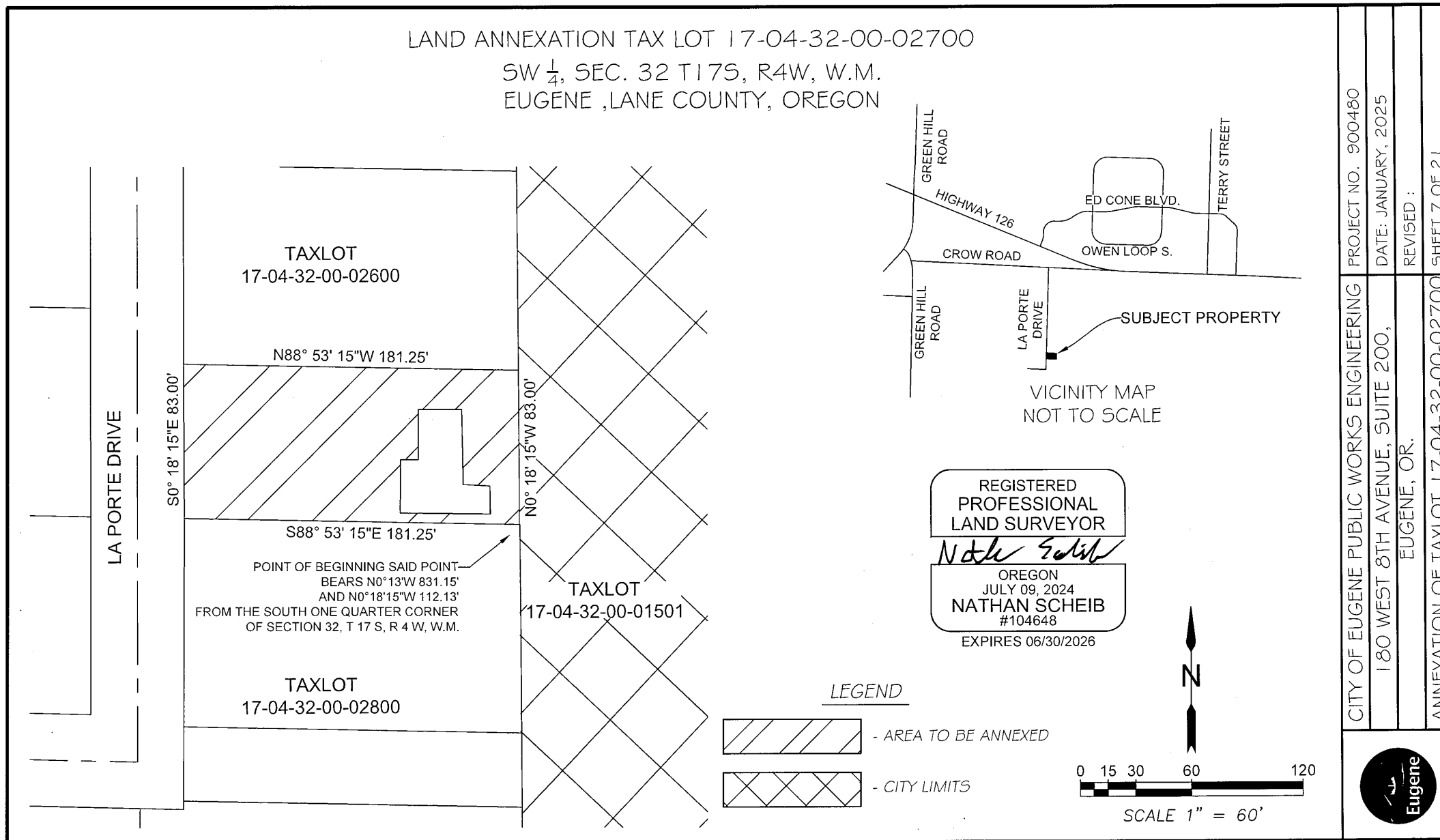


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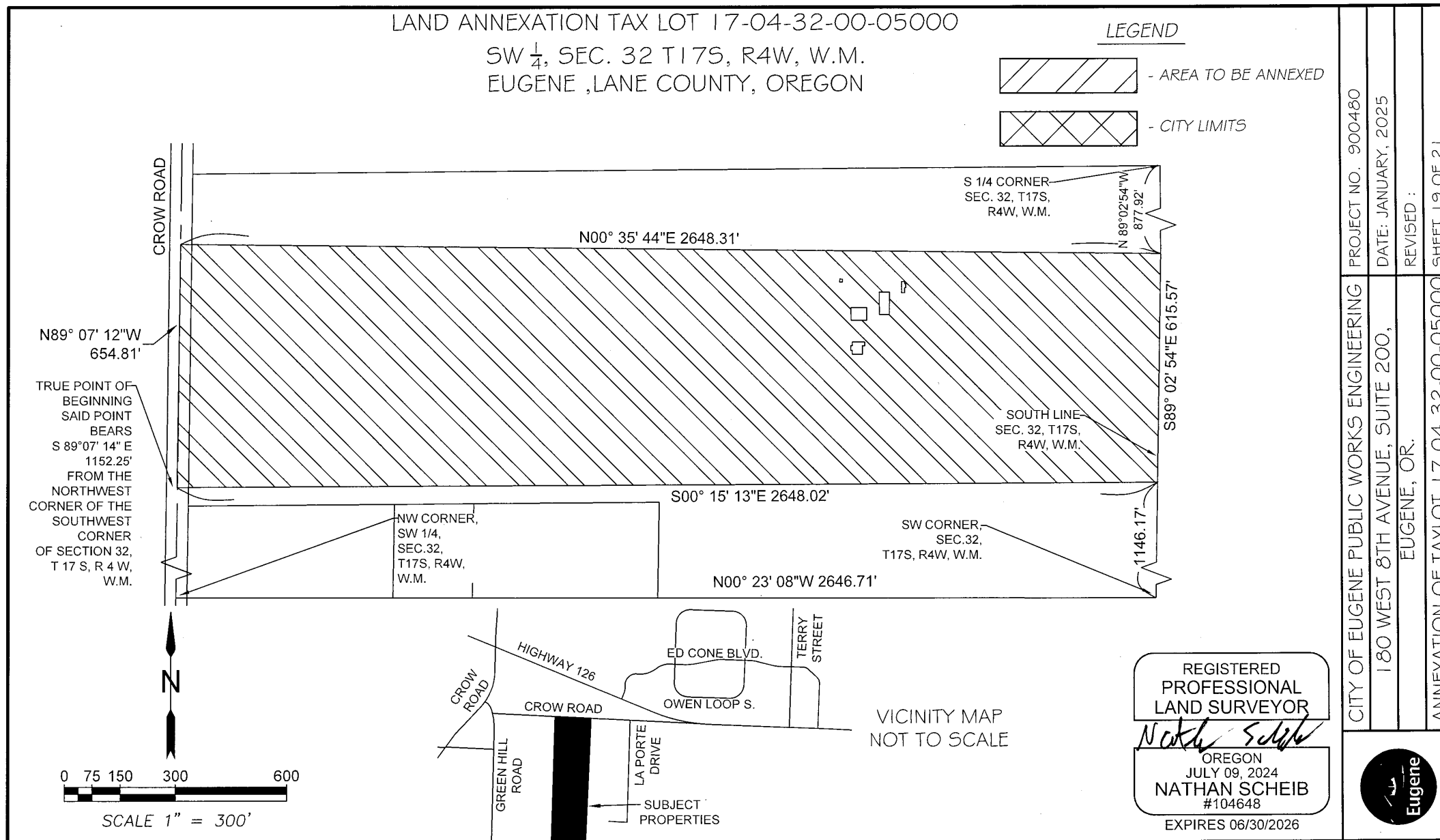


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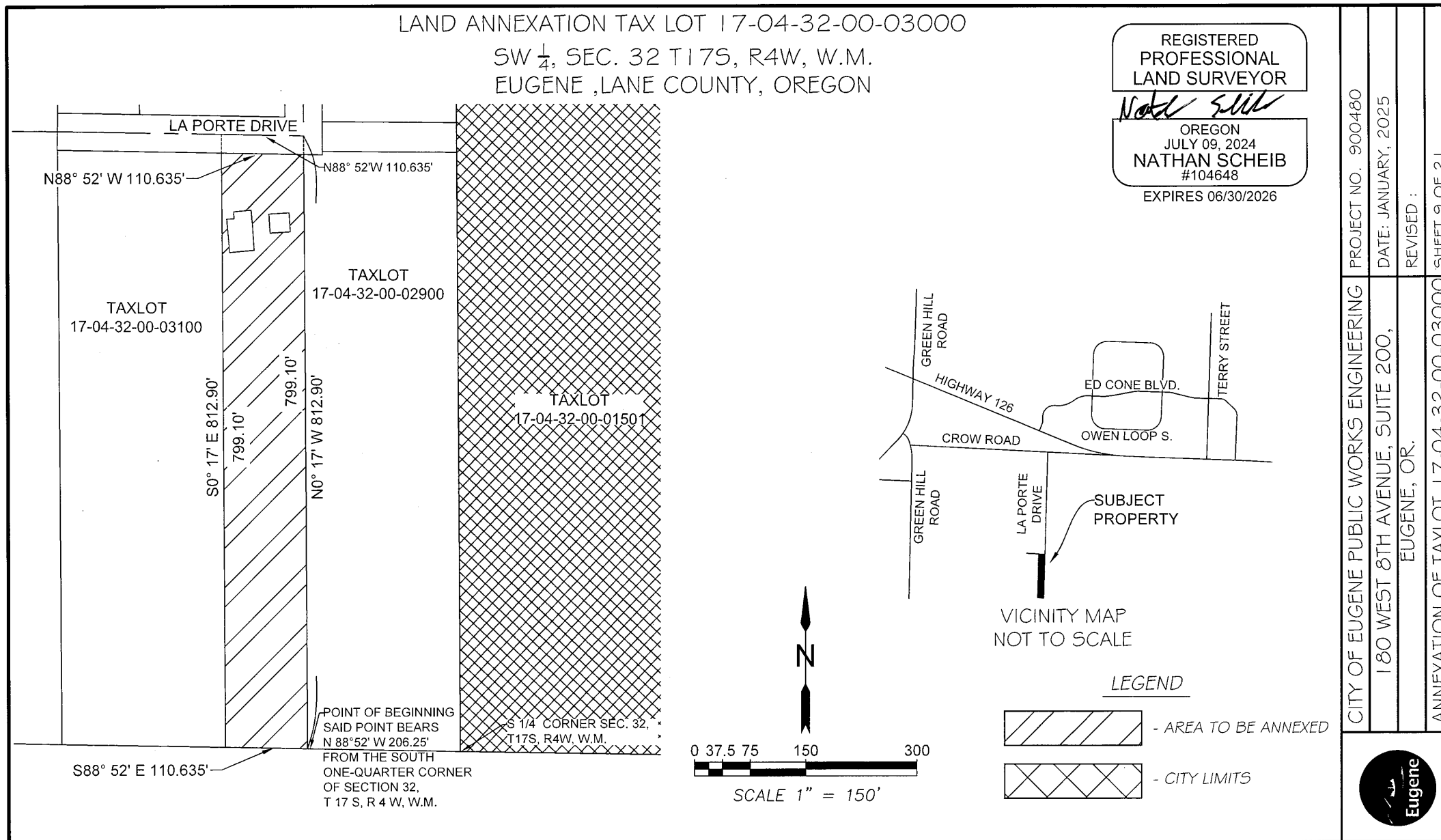


Exhibit E

BELTLINE OR 069 (W. 11<sup>TH</sup> AVENUE)  
 Legal Description for Annexation  
 Terry Street to Urban Growth Boundary west of Greenhill Road

A strip of land variable in width lying on both sides of the centerline of OR 126, in the SW1/4 and the NW1/4 of Section 32 and the NE 1/4 of Section 31, all within Township 17 South, Range 4 West, of the Willamette Meridian, Lane County, Oregon; said centerline being more particularly described follows:

Beginning at a point that marks the Centerline Station 184+65.79, said station being a found 2-3/4-inch brass cap stamped "Lane County Surveyors Office T17S, R4W 1/4 S32/S33 2000" per Lane County Index No. 13801; thence North 87°06'05" West 1350.71; thence on a spiral curve right (the long chord of which bears North 85°46'05" West 399.91 feet) 400.00 feet; thence on a 2864.70 foot radius curve right (the long chord of which bears North 77°25'14" West 567.16 feet) 568.09 feet; thence on a spiral curve right (the long chord of which bears North 68°04'23" West 399.91 feet) 400.00 feet; thence North 67°44'23" West 3354.80 feet more or less to the Urban Growth Boundary of the City of Eugene, said point being Centerline Station 245+39.39 and there ending, all within Lane County, Oregon.

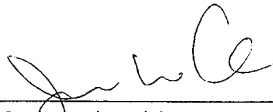
The widths in feet of the strip of land herein described are as follows:

<u>STATOIN TO STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
185+06.69 to 186+08.69	50.00
186+08.69 to 198+16.50	40.00
198+16.50 to 239+81.72	60.00
239+81.72 to 241+26.33	60.00 to 40.00
241+26.33 to 245+54.60	40.00
<u>STATOIN TO STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
185+06.37 to 191+28.64	60.00
191+28.64 to 191+29.08	60.00 to 40.00
191+29.08 to 224+48.79	40.00
224+48.79 to 224+41.16	40.00 to 60.00
224+41.16 to 226+16.07	60.00
226+16.07 to 226+ 24.14	60.00 to 40.00
226+24.14 to 238+99.91	40.00
238+99.91 to 240+55.00	40.00
240+55.00 to 245+24.15	40.00

Exhibit E

Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:   
Registered Land Surveyor

Print Name: James W. Colton

Date: 1/9/2019

Seal:

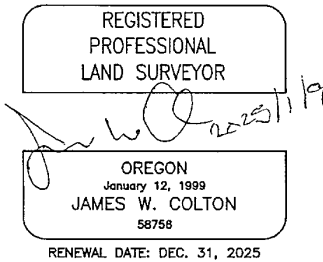


Exhibit E

Crow Road (County Road No. 988)  
Legal Description for Annexation  
Beltline OR 069 (W. 11<sup>th</sup> Avenue) to Crow Road Connector

A strip of land 60.00-feet in width lying 30.00-feet on both sides of the centerline of Crow Road, County Road No. 988, in the NW1/4 and the SW1/4 of Section 32, Township 17 South, Range 4 West, of the Willamette Meridian, Lane County, Oregon; the centerline and widths in feet being described as follows:

Beginning at a point that marks the Centerline Station 0+00.00, said station being a found 2-3/4-inch brass cap stamped "Lane County Surveyors Office T17S, R4W 1/4 S32/S33 2000" per Lane County Index No. 13801; thence along the East-West center of section line, North 87°16'23" West 5300.80 feet to a found mag nail with washer stamped "Lane Co Survey 1/4 2012" marking the West 1/4 corner, per Lane County Index No. 15525, of said Section 32, said point being Centerline Station 53+00.80 and there ending, all within Lane County, Oregon.

The widths in feet of the strip of land herein described are as follows:

<u>STATOIN TO STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
21+43.96 to 53+00.80	30.00 feet
<u>STATOIN TO STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
16+75.14 to 53+00.80	30.00 feet

EXCEPT: All the portion of right of way within the existing right of way OR126.

Bearings are based on the Oregon Coordinate System NAD83(91) – South Zone.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James W. Colton* 2025/1/19


OREGON  
January 12, 1999  
JAMES W. COLTON  
58756

RENEWAL DATE: DEC. 31, 2025

Exhibit E

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:   
Registered Land Surveyor

Print Name: James W. Colton

Date: 1/9/2025

Seal:

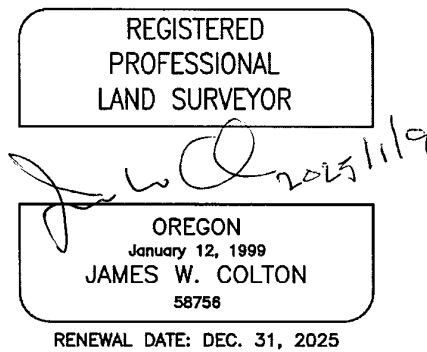


Exhibit E

Greenhill Road (County Road No. 36/465)  
 Legal Description for Annexation  
 Beltline OR 69 (W. 11<sup>th</sup> Avenue to Eugene's Urban Growth Boundary)

A parcel of land lying in the NE1/4 of Section 31 and the NW1/4 of Section 32, all in Township 17 South, Range 4 West, Willamette; said parcel being a strip of land variable in width on each side of the centerline of Greenhill Road (County Road 36/465), which centerline is more particularly described as follows:

Beginning at a point that marks the Centerline Station 0+00.00, said station being on the center line of Beltline OR 69 (W. 11<sup>th</sup> Avenue), said point bears North 1,182.59 feet and East 4.36 feet from a found mag nail with washer stamped "Lane Co Survey 1/4 2012" marking the West 1/4 corner, per Lane County Index No. 15525, of said Section 32; Thence South 1°08'31" W 440.41 feet; thence along a 954.93-foot radius curve to the right (the long chord of which bears South 7°08'38" West 199.70 feet) 200.07 to Center Line Station 6+40.48 and there ending, all within Lane County, Oregon.

The widths in feet of the strip of land herein described are as follows:

<u>STATION TO STATION</u>	<u>WIDTH ON EASTERLY SIDE OF CENTERLINE</u>
0+00.00 to 0+77.26	0.00 to 89.00
0+77.26 to 0+99.97	89.00 to 50.00
0+99.97 to 6+25.65	50.00
<u>STATION TO STATION</u>	<u>WIDTH ON WESTERLY SIDE OF CENTERLINE</u>
0+00.00 to 0+21.36	0.00 to 55.71
0+21.36 to 0+92.40	55.71 to 8.07
0+92.40 to 0+46.40	8.07 to 9.10 East of Center Line
0+46.40 to 2+20.31	9.10 East of Center Line to 7.62 East of Center Line
2+20.31 to 2+19.22	7.62 East of Center Line to 35.00
2+19.22 to 5+00.00	35.00 to 30.00
5+00.00 to 6+40.41	30.00

EXCEPT: All the portion of right of way within the existing right of way of OR126.

Bearings are based on the Oregon Coordinate System NAD83(91) – South Zone.

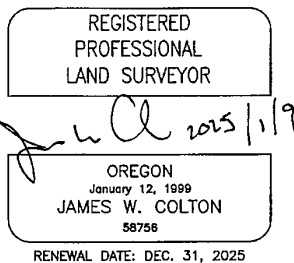



Exhibit E

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:   
Registered Land Surveyor

Print Name: James W. Colton

Date: 1/9/2025

Seal:

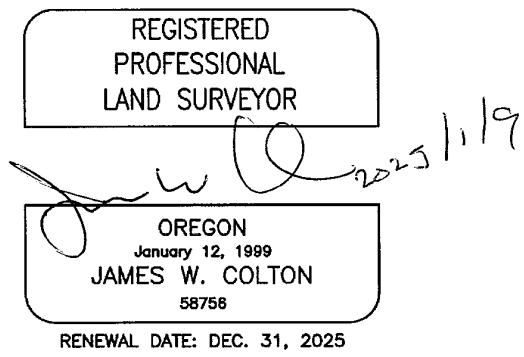


Exhibit E

La Porte Drive (Lane County Local Access Road)  
Legal Description for Annexation  
Crow Road to the End

A strip of land 50.00-feet in width lying 25.00-feet on both sides of the centerline of La Porte Drive, Lane County Local Access Road, in the SW1/4 of Section 32, Township 17 South, Range 4 West, of the Willamette Meridian, Lane County, Oregon; the centerline being more particularly described as follows:

Beginning at a point that marks the Centerline Station 10+00.00, said station being on the centerline of Lane County Road 988 (Crow Road) and bears North 2658.53 feet and West 131.43 feet from the South 1/4 corner of Section 32, Township 17 South, Range 4 West, Willamette; thence South 1°39'24" West 1831.82 feet; thence North 86°55'34" West 331.90 to Centerline Station 31+63.72 and there ending, all within Lane County, Oregon.

EXCEPT: All the portion of right of way within the existing right of way of Crow Road.

Bearings are based on the Oregon Coordinate System NAD83(91) – South Zone.

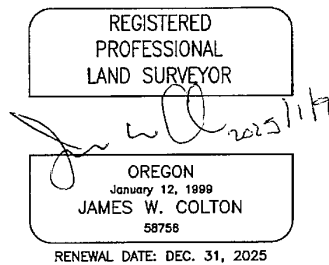
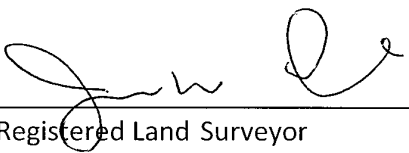


Exhibit E

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature:   
Registered Land Surveyor

Print Name: James W. Colton

Date: 1/9/2025

Seal:

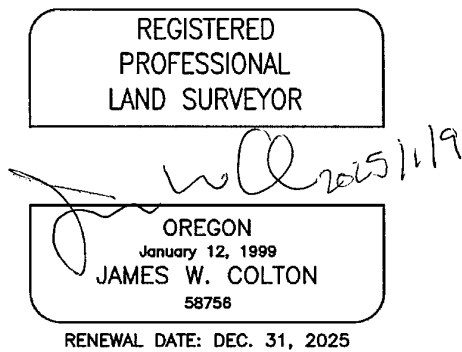


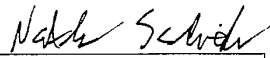
Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-01300

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON; RUNNING THENCE WEST 245 FEET; THENCE NORTH TO THE CENTER OF THE COUNTY ROAD KNOWN AS ROUTE "F", THENCE EASTERLY ALONG THE CENTER OF SAID ROAD TO ITS INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nathan Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

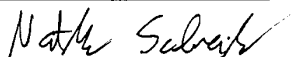
LAND ANNEXATION TAX LOT 17-04-32-00-02900

LEGAL DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, NORTH 00°17' WEST, 812.90 FEET; THENCE ALONG THE CENTER LINE OF A ROAD 40.0 FEET WIDE NORTH 88°52' WEST, 206.25 FEET; THENCE SOUTH 00°17' EAST, 812.90 FEET TO THE SOUTH LINE OF SECTION 32; THENCE ALONG SAID SOUTH LINE SOUTH 88°52' EAST, 206.25 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON;

SAVE AND EXCEPT PREMISES CONVEYED TO LANE COUNTY, OREGON FOR ROAD IN DEED RECORDED NOVEMBER 15, 1956, IN REEL NO. 90, RECEPTION NO. 99214, LANE COUNTY OREGON DEED RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nathan Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nathan Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-03800 & 03900

LEGAL DESCRIPTIONS

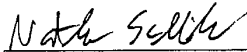
TAX LOT: 03800

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LA PORTE DRIVE, WHICH IS 231.25 FEET NORTH 88°52' WEST AND 1141.86 FEET NORTH 0°17' WEST OF THE SOUTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE RUNNING NORTH 88°52' WEST 127.0 FEET; THENCE SOUTH 0°17' EAST 72.0 FEET; THENCE SOUTH 86°09'40" EAST 127.15 FEET TO THE WEST RIGHT OF WAY LINE OF SAID DRIVE; THENCE NORTH 0°17' WEST 78.0 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

TAX LOT: 03900

BEGINNING AT A POINT ON THE WEST LINE OF LA PORTE DRIVE 231.25 FEET NORTH 88°52' WEST AND 1141.86 FEET NORTH 0°17' WEST FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0°17' WEST 98.43 FEET; THENCE NORTH 88°52' WEST 127.0 FEET; THENCE SOUTH 0°17' EAST 98.43 FEET; THENCE SOUTH 88°52' EAST 127.0 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nath Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-03500

LEGAL DESCRIPTION

BEGINNING AT THE SOUTH ¼ SECTION CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 88°52' WEST 427.52 FEET; THENCE NORTH 00°17' EAST 945.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°17' WEST 132.10 FEET; TO THE CENTER OF A ROAD 40.0 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID ROAD NORTH 88°52' WEST 110.63 FEET; THENCE ALONG THE CENTER LINE OF SAID ROAD NORTH 88°52' WEST 110.63 FEET; THENCE NORTH 0°17' EAST 132.10 FEET TO A POINT; THENCE SOUTH 88°52' EAST 110.63 FEET TO THE TRUE POINT OF BEGINNING IN LANE COUNTY, OREGON.

EXCEPTING THAT PART CONVEYED TO LANE COUNTY FOR ROADWAY BY DEED RECORDED NOVEMBER 15, 1956, RECORDER'S RECEPTION NO. 99214, LANE COUNTY OREGON OFFICIAL RECORDS.

ALSO BEGINNING AT THE SOUTH ¼ CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 88°52' WEST 538.15 FEET AND NORTH 0°17' WEST 945.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°52' WEST 110.64 FEET TO THE CENTER OF A ROAD 40.0 FEET WIDE, THENCE ALONG THE CENTER OF SAID ROAD SOUTH 0°17' EAST 132.1 FEET, THENCE SOUTH 88°52' EAST 110.64 FEET, THENCE NORTH 0°17' WEST 132.1 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nathan Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-01600

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST, WM; THENCE EAST 10.06 CHAINS; THENCE SOUTH 03' WEST 40.50 CHAINS, TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG SAID SOUTH LINE 10.01 CHAINS; THENCE NORTH TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON. EXCEPT: THEREFROM THAT CERTAIN TRACT CONVEYED TO LANE COUNTY BY DEED RECORDED IN VOLUME 185, PAGE 326 OF LANE COUNTY DEED RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nath Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXATION TAX LOT 17-04-31-14-00100

LEGAL DESCRIPTION

BEGINNING AT THE TWO AND ONE-HALF INCH IRON PIPE MARKING THE ONE-QUARTER CORNER ON THE EAST LINE OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE, NORTH 0° 34-1/2' EAST 548.46 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE NORTHEAST CORNER OF COUNTY SURVEY NO. 1239; THENCE, NORTH 88° 56' WEST 20.00 FEET ALONG THE NORTH LINE OF COUNTY SURVEY NO. 1239 TO A POINT; THENCE, NORTH 0° 34-1/2' EAST 411.70 FEET PARALLEL WITH AND 20.00 FEET WEST OF THE EAST LINE OF SAID SECTION 31 TO THE TRUE POINT OF BEGINNING, SAID POINT BEING REFERENCED BY AN IRON PIN WHICH BEARS NORTH 88° 56' WEST A DISTANCE OF 34.40 FEET; THENCE NORTH 0° 34-1/2' EAST 176.81 FEET CONTINUING SAID LINE TO ITS INTERSECTIONS WITH THE SOUTHERLY LINE OF THE EUGENE-VENETA HIGHWAY, KNOWN AS ROUTE F (BEING 80 FEET IN WIDTH); THENCE, NORTH 69° 20'45" WEST 273.49 FEET ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, BEING A LINE PARALLEL WITH AND 40 FEET FROM WHEN MEASURED AT RIGHT ANGLES TO THE CENTER-LINE THEREOF, TO A POINT; THENCE, SOUTH 0° 02'45" WEST 268.51 FEET TO A POINT MARKED BY AN IRON PIN; THENCE, SOUTH 88° 56' EAST 254.40 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPT THAT PORTION LYING WITHIN THAT TRACT OF LAND DESCRIBED IN EXHIBIT "A" OF DECLARATION OF PROPERTY LINE ADJUSTMENT AND PROPERTY LINE ADJUSTMENT DEED RECORDED FEBRUARY 16, 1999, RECEPTION NO. 99014159, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nath Scheib

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648


Exhibit E

LAND ANNEXATION TAX LOT 17-04-31-14-01200

LEGAL DESCRIPTION

BEGINNING AT THE TWO AND ONE-HALF INCH IRON PIPE MARKING THE ONE QUARTER CORNER ON THE EAST LINE OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0°34-1/2' EAST 548.46 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE NORTHEAST CORNER OF COUNTY SURVEY NO. 1239; THENCE NORTH 0°34-1/2' EAST 200.00 FEET CONTINUING ALONG THE EAST LINE OF SAID SECTION 31 TO A POINT; THENCE NORTH 88° 56' WEST 273.37 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF COUNTY SURVEY NO. 1239 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 56' WEST 240 FEET CONTINUING PARALLEL WITH SAID COUNTY SURVEY LINE TO POINT; THENCE NORTH 0°17'30" EAST 565.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE EUGENE-VENETA HIGHWAY, KNOWN AS ROUTE "F" (BEING 80 FEET IN WIDTH); THENCE SOUTH 69° 20'45" EAST 254.78 FEET ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, BEING A LINE PARALLEL WITH AND 40 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE CENTER-LINE THEREOF, TO A POINT; THENCE SOUTH 0°02'45" WEST 268.51 FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH 0°17'30" WEST 211.70 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nath Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

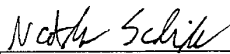
Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-01700

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF THE SW ¼ OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, N. 00°17' W. 2519.88 FEET FROM THE SOUTH ¼ SECTION CORNER, THENCE N. 00°17' W. 102.24 FEET ALONG THE EAST LINE OF SAID SW ¼ TO THE SOUTH LINE OF COUNTY ROAD NO. 323; THENCE N. 88° 52' W. 181.25 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD; THENCE S. 00°17' 102.24 FEET; THENCE S. 88° 52' E. 181.25 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nath Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-02100

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF THE SW1/4 OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE N 00°17' WEST 1732.44 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°17' WEST 196.88 FEET; THENCE NORTH 88°52' WEST 206.25 FEET TO THE CENTER LINE OF A ROAD, 40.00-FEET WIDE; THENCE ALONG SAID CENTER LINE, SOUTH 00°17' EAST 196.86 FEET; THENCE SOUTH 88°52' EAST 206.25 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

CONTAINING MORE OR LESS 0.93 ACRES.

**EXCEPT:** 0.11 ACRES TO LANE COUNTY FOR ROAD PURPOSES BY DEED 99214.905121



### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nath Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

LAND ANNEXATION TAX LOT 17-04-32-00-02200

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, NORTH 00°17' WEST 1,535.58 FEET FROM THE SOUTH ONE-QUARTER SECTION CORNER OF SECTION 32; THENCE NORTH 0°17' WEST 196.86 FEET; THENCE NORTH 88°52' WEST 206.25 FEET TO THE CENTER OF A ROAD 40.00 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID ROAD, SOUTH 0°17' EAST 206.25 FEET; THENCE SOUTH 88°52' EAST 206.25 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

CONTAINING MORE OR LESS 0.93 ACRES.

**EXCEPT:** 0.11 ACRES TO LANE COUNTY FOR ROAD PURPOSES BY DEED 99214.905121

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

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Signature: Nathan Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

LAND ANNEXATION TAX LOT 17-04-32-00-03100  
LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 88°56'07" WEST 316.86 FEET AND NORTH 0°17'00" WEST 481.91 FEET FROM THE SOUTHERLY ONE-QUARTER SECTION OF 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON; RUN THENCE NORTH 0°17'00" WEST 311.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD (LA PORTE DRIVE); THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°55'22" WEST 169.25 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 0°17'00" EAST 307.00 FEET; THENCE SOUTH 87°33'52" EAST 169.39 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

ALSO: BEGINNING AT A POINT WHICH IS NORTH 88°56'07" WEST 316.86 FEET FROM THE SOUTHERLY ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON; RUN THENCE NORTH 00°17'00" WEST 481.91 FEET, THENCE NORTH 87°33'52" WEST 169.39 FEET; THENCE NORTH 00°17'00" WEST 307.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD (LA PORTE DRIVE); THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°55'22" WEST 52.02 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°17'00" EAST 792.97 FEET; THENCE SOUTH 88°56'07" EAST 221.27 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

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Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nathan Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

LAND ANNEXATION TAX LOT 17-04-32-00-02600  
LEGAL DESCRIPTION

BEGINNING AT THE ONE INCH IRON PIPE MARKING THE ONE-QUARTER CORNER ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0° 13' WEST 831.15 FEET ALONG THE EAST LINE OF COUNTY SURVEY NO. 6749 TO AN IRON PIPE; THENCE NORTH 0° 18' 15" WEST 195.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°53' 15" WEST 181.25 FEET TO THE EAST MARGIN OF COUNTY ROAD KNOWN AS LA PORTE DRIVE (BEING 50 FEET IN WIDTH); THENCE NORTH 0° 18' 15" WEST 107.3 FEET ALONG THE EAST MARGIN OF SAID ROAD TO A POINT; THENCE SOUTH 88° 53' 15" EAST 181.25 FEET TO THE EAST LINE OF SAID COUNTY SURVEY NO. 6749; THENCE SOUTH 0° 18' 15" EAST 107.30 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

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Signature: Nath Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nath Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-02400 & 02500  
LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, THAT IS NORTH 0° 13' WEST 831.15 FEET AND NORTH 0° 18' 15" WEST 302.43 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 88° 53' 15" WEST, 181.25 FEET TO THE EASTERLY RIGHT OF WAY OF LA PORTE DRIVE (SAID RIGHT OF WAY BEING 25 FEET WIDE WHEN MEASURED AT RIGHT ANGLES FROM THE CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 0° 18' 15" WEST, 301.76 FEET; THENCE SOUTH 88° 53' 15" EAST 181.25 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 0° 18' 15" EAST 301.76 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nathan Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nathan Scheib*

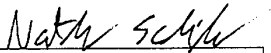
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E

LAND ANNEXION TAX LOT 17-04-32-00-02700  
LEGAL DESCRIPTION

BEGINNING AT THE ONE-INCH IRON PIPE MARKING THE ONE-QUARTER CORNER ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0°13' WEST 831.15 FEET ALONG THE EAST LINE OF COUNTY SURVEY NO. 6749 TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF PARCEL NO. 29 AS LAID OFF IN SAID SURVEY; THENCE NORTH 0°18'15" WEST 112.13 FEET ALONG THE LINE OF MONUMENTS SET IN SAID SURVEY TO MARK THE EAST LINE THEREOF, TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF PARCEL NO. 28 AS LAID OFF IN SAID SURVEY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0°18'15" WEST 83.00 FEET; THENCE NORTH 88°53'15" WEST 181.25 FEET TO THE EAST MARGIN OF COUNTY ROAD KNOWN AS LA PORTE DRIVE (BEING 50.0 FEET IN WIDTH); THENCE SOUTH 0°18'15" EAST 83.00 FEET ALONG THE EAST MARGIN OF SAID ROAD TO A POINT; THENCE SOUTH 88°53'15" EAST 181.25 FEET ALONG THE SOUTH LINE OF SAID PARCEL NO. 28 TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

Signature: Nathan Scheib  
Registered Land Surveyor

Print Name: Nathan Scheib

Date: 01/07/2025

Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Nathan Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

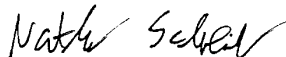
Exhibit E

LAND ANNEXATION TAX LOT 17-04-32-00-05000  
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32 IN TOWNSHIP 17 SOUTH RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON; THENCE NORTH 00°23'08" WEST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 2646.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 89°07'14" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1152.25 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTH LINE OF THE SOUTHWEST QUARTER AND RUN SOUTH 00°15'13" EAST 2648.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32 THAT IS 1146.17 FEET SOUTH 89°02'54" EAST OF THE SOUTHWEST CORNER OF SAID SECTION 32; SAID POINT BEING REFERENCED BY A 5/8" IRON ROD THAT IS 877.92 FEET NORTH 89°02'54" WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32; SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED ON REEL 2096 INSTRUMENT NO. 9552354 LANE COUNTY OREGON DEED RECORDS; THEN RUN NORTH 00°35'44" EAST ALONG THE WESTERLY BOUNDARY OF SAID TRACT DESCRIBED ON REEL 2096 INSTRUMENT NO. 9552354 A DISTANCE OF 2648.31 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE NORTH 89°07'12" WEST 654.81 FEET TO THE TRUE POINT OF BEGINNING, IN LANE COUNTY, OREGON. SUBJECT TO THE RIGHT OF THE PUBLIC IN AND TO THE NORTH 30.0 FEET, LYING WITHIN COUNTY ROAD NO. 988 (KNOWN AS CROW ROAD).

Note: This Legal Description was created prior to January 01, 2008.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

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Signature: Nathan Scheib  
Registered Land Surveyor

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PROFESSIONAL  
LAND SURVEYOR

Nathan Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit E


LAND ANNEXATION TAX LOT 17-04-32-00-03000

LEGAL DESCRIPTION

BEGINNING AT THE SOUTH ONE-QUARTER SECTION CORNER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88°52' WEST 206.25 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING RUNNING THEN NORTH 0°17' WEST 812.90 FEET TO THE CENTER OF A ROAD 40 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID ROAD NORTH 88°52' WEST 110.635 FEET; THENCE SOUTH 0°17" EAST 812.90 FEET TO THE SOUTH LINE OF SAID SECTION THENCE ALONG SAID SOUTH LINE SOUTH 88°52' EAST 110.635 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPTING THAT PART DEDICATED TO LANE COUNTY, OREGON, FOR PUBLIC ROADWAY BY DEED RECORDED NOVEMBER 15, 1956, RECORDER'S RECEPTION NO. 99214, LANE COUNTY OREGON DEED RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

RENEWAL DATE: 06/30/2026

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Date: 01/07/2025

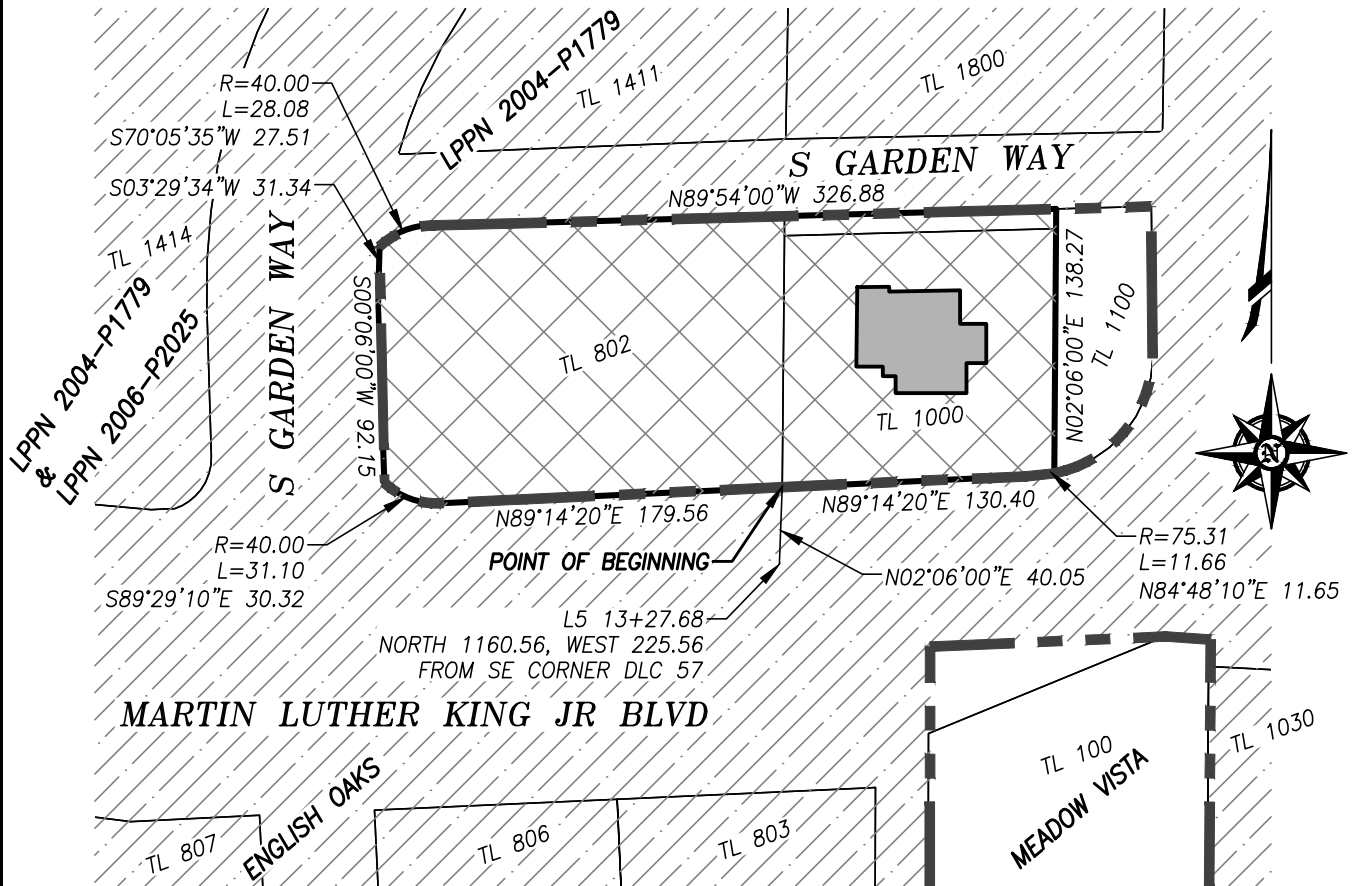
Seal:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

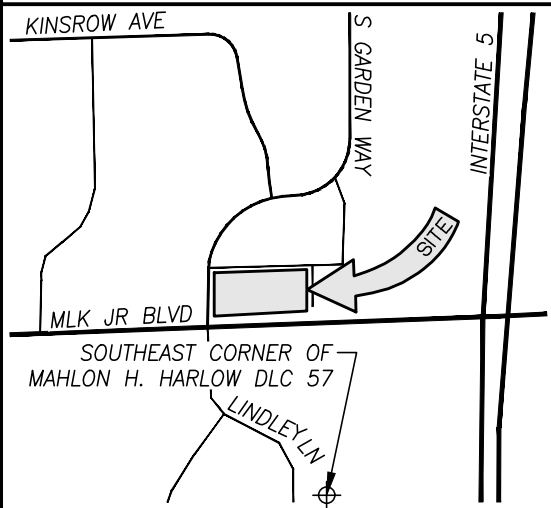
Nath Scheib  
OREGON  
JULY 09, 2024  
NATHAN SCHEIB  
104648

Exhibit F

**LAND ANNEXATION FOR  
RICHARD GORMAN, DC  
S 1/2, SE 1/4, SEC 28, T17S, R3W, WM  
EUGENE, LAKE COUNTY, OREGON**



ASSESSOR'S MAP(S) TAX MAP 17-03-33-12, T.L. 802 & 1000



**VICINITY MAP**

NOT TO SCALE

SCALE: 1"=100'

**LEGEND**

- CITY LIMITS
- LANDS TO BE ANNEXED
- EXISTING STRUCTURE
- TL TAX LOT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**DIGITALLY SIGNED**

OREGON  
NOVEMBER 30, 2007  
RENEE CLOUGH  
69162LS

EXPIRES: December 30, 2025

**NOTES**

1. CITY LIMITS BOUNDARIES SHOWN PER THE CITY OF EUGENE ON-LINE INTERACTIVE ZONING MAP ON FEBRUARY 21, 2025.
2. ONLY THOSE EASEMENTS KNOWN TO EXIST ARE SHOWN.
3. THE BEARINGS AND DISTANCES OF THE ANNEXATION BOUNDARY ARE BASED ON CURRENT DEEDS AND LAKE COUNTY ROAD MAPPING.



**388 S GARDEN WAY ANNEXATION**

**SHEET 1 OF 1**

ANNEXATION MAP

MAR 24, 2025

310 5th Street, Springfield OR 97477 | p: 541.746.0637 | www.branchengineering.com

Project No: 25-052

January 20, 2026 Public Hearing - Item 1

## Exhibit F

**ANNEXATION DESCRIPTION**  
**388 S GARDEN WAY, EUGENE**  
**TM 17-03-33-12, TL 802 & 1000**

Branch Engineering Inc. Project No. 25-052

Situated in the City of Eugene, Lane County, State of Oregon in the South ½ of the Southeast ¼ of Section 28, Township 17 South, Range 3 West, Willamette Meridian and described as follows:

ALL those lands conveyed to Richard E. Gorman D.C. by those Warranty Deeds recorded August 13, 1980 on Reel 1088R as Instrument 8039722 and September 2, 1987 on Reel 1474R as Instrument 8738924, both in the Lane County Oregon Official Records. EXCEPT the Street Deed to the City of Eugene as recorded on July 31, 2003 by Reception Number 2003-071152 in the Lane County Oregon Official Records. Said lands being more particularly described as follows:

**COMMENCING** at the Southeast corner of Mahlon H. Harlow DLC 57 in Township 17 South, Range 3 West, Willamette Meridian; **THENCE** North, 1160.56 feet and West, 225.56 feet, more or less, to Station L5 13+27.68 of Martin Luther King Jr. Blvd (formerly known as Centennial Blvd); **THENCE** North 02°06' East, 40.05 feet, more or less, to the Southwest corner of those aforesaid lands conveyed to Richard E. Gorman D.C. by Instrument 8039722 and the Southeast corner of those aforesaid lands conveyed to Richard E. Gorman D.C. by Instrument 8738924, said point being the **POINT of BEGINNING**; **THENCE** along the boundaries of aforesaid Instruments 8039722 & 8738924 and Reception Number 2003-071152 the following nine numbered courses:

1. North 89°14'20" East, 130.40 feet, more or less, to a point of curvature
2. 11.66 feet, more or less, on a 75.31 foot radius curve to the left with a chord of North 84°48'10" East, 11.65 feet, more or less, to a point on the east line of those lands conveyed to Walter M. Richards, et ux, by that deed recorded February 7, 1952 in Book 454 on Page 178 in the Lane County Oregon Official Records
3. along said east line North 02°06'00" East, 138.27 feet (152.69 feet in Instrument 8039722), more or less, to a point on the south right-of-way margin of South Garden Wy
4. along said south right-of-way margin North 89°54'00" West, 326.88 feet more or less, to a point of curvature

Exhibit F

5. 28.08 feet, more or less, on a 40.00 foot radius curve to the left with a chord of South 70°05'35" West, 27.51 feet, more or less, to a point
6. South 03°29'34" West, 31.34 feet, more or less, to a point
7. South 00°06'00" West, 92.15 feet, more or less, to a point
8. 31.10 feet, more or less, on a 40.00 foot radius curve to the left with a chord of South 89°29'10" East, 30.32 feet, more or less
9. North 89°14'20" East, 179.56 feet (178.71 feet in Instrument 8738924), more or less, **RETURNING** to the **POINT of BEGINNING**.

This description is based on those Warranty Deeds recorded August 13, 1980 on Reel 1088R as Instrument 8039722 and September 2, 1987 on Reel 1474R as Instrument 8738924, both in the Lane County Oregon Official Records; the Street Deed to the City of Eugene as recorded on July 31, 2003 by Reception Number 2003-071152 in the Lane County Oregon Official Records; and Road Mapping filed at the Lane County Oregon Surveyor's Office. This description is subject to those inaccuracies which would be disclosed by a boundary survey.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

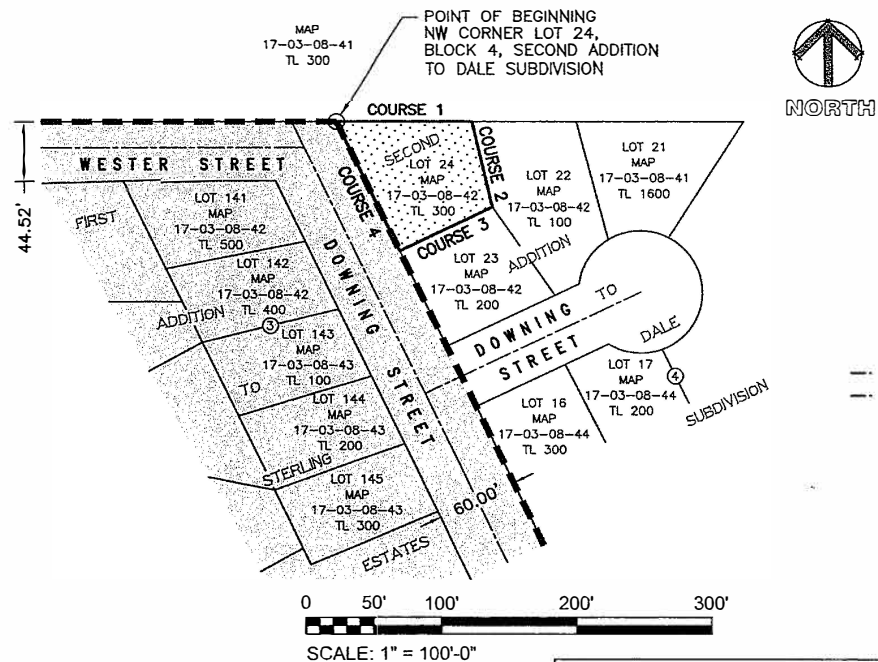
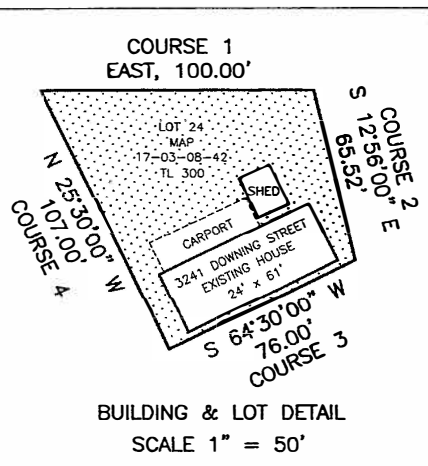
DIGITALLY SIGNED

OREGON  
NOVEMBER 30, 2007  
RENEE CLOUGH  
69162LS

RENEWAL DATE: 12/30/25

**Exhibit G**

ANNEXATION SITE PLAN FOR:  
**RICHARD & CASSANDRA BEERS**  
 SE 1/4 SECTION 8, T17S, R3W, W.M.  
 MAP 17-03-08-42, TAX LOT 300  
 EUGENE, LANE COUNTY, OREGON



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Michael R. Dahrens*

OREGON  
 JULY 11, 2000  
 MICHAEL R. DAHRENS  
 60052

RENEWS: 12-31-2025

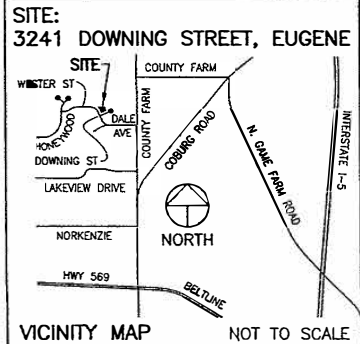
**LEGEND**

CITY LIMITS

LAND TO BE ANNEXED

**NOTES**

1. CITY LIMITS BOUNDARIES SHOWN ARE PER CITY OF EUGENE ONLINE INTERACTIVE GIS MAP (EUGMAPS) AS OF OCTOBER 13, 2025.



**SSW ENGINEERS INC**  
 CIVIL • STRUCTURAL • BUILDING DESIGN  
 SURVEYING • LAND USE PLANNING

2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

JOB NO. 25-8231      OCTOBER 17, 2025

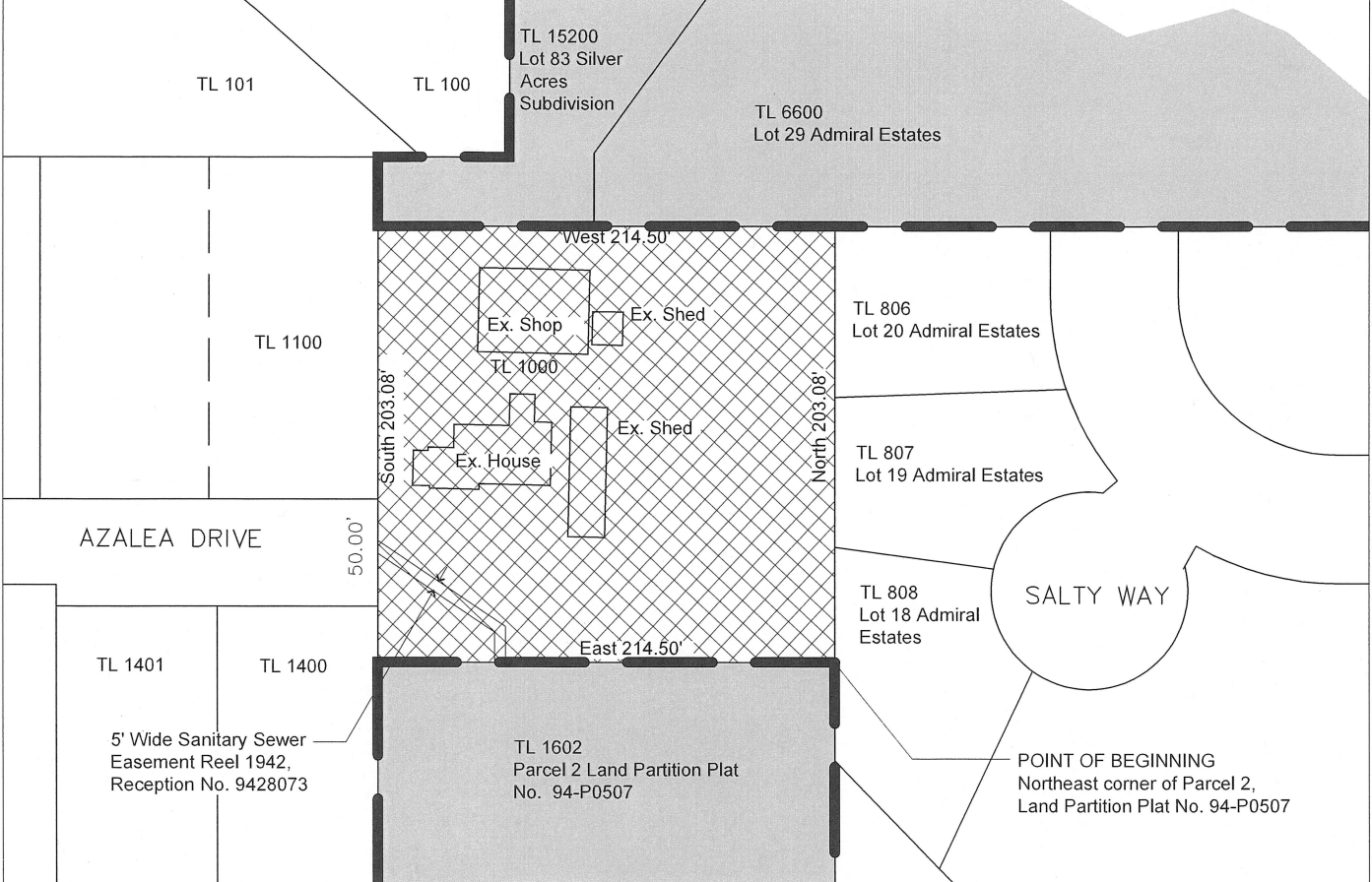
Exhibit G

**Legal Description**

Lot 24, Block 4, SECOND ADDITION TO DALE SUBDIVISION, as platted and recorded in Book 52, Page 18, Lane County Oregon Plat Records, in Lane County, Oregon.

**Exhibit H**

Land Annexation for  
Brandon Colby  
SOUTHWEST 1/4 of SECTION 12, TOWNSHIP 17 SOUTH,  
RANGE 4 WEST, W.M.  
EUGENE, LANE COUNTY, OREGON

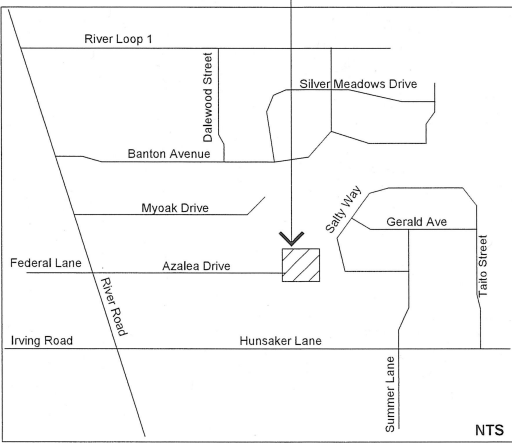


SALTY WAY



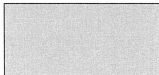
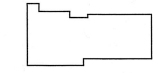
POINT OF BEGINNING  
Northeast corner of Parcel 2,  
Land Partition Plat No. 94-P0507

SUBJECT PROPERTY

**VICINITY MAP**



**LEGEND**

-  LAND TO BE ANNEXED
-  CITY LIMITS
-  EXISTING ANNEXED PROPERTY
-  EXISTING BUILDING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 15, 2003  
**KENT BAKER**  
#59885

RENEWS: 12-31-2025

**NOTES**

1. CITY LIMIT BOUNDARIES SHOWN PER CITY of EUGENE ON-LINE INTERACTIVE MAP (EUGMAPS-APP) MAY 2024.
2. SITE HAS ONE SINGLE UNIT DWELLING.
3. EASEMENTS OR OTHER RECORDED RESTRICTIONS ARE SHOWN, IF EXISTING, ON THE SITE.

**ANNEXATION SITE PLAN**  
Azalea Drive Annexation  
301 Azalea Drive, Eugene, OR 97404

MAP: 17 04 12 30 Tax Lot 1000

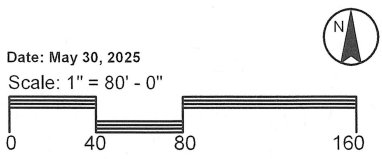


Exhibit H

LEGAL DESCRIPTION  
of AFFECTED TERRITORY TO BE ANNEXED

A unit of land located in the southwest 1/4 of Section 12, Township 17 South, Range 4 West of the Willamette Meridian, said unit of land being more particularly described as follows:

Beginning at the northeast corner of Parcel 2, Land Partition Plat No. 94-P0507, Lane County Plat Records, in Lane County, Oregon;

Thence North, 203.08 feet;

Thence West, 214.50 feet;

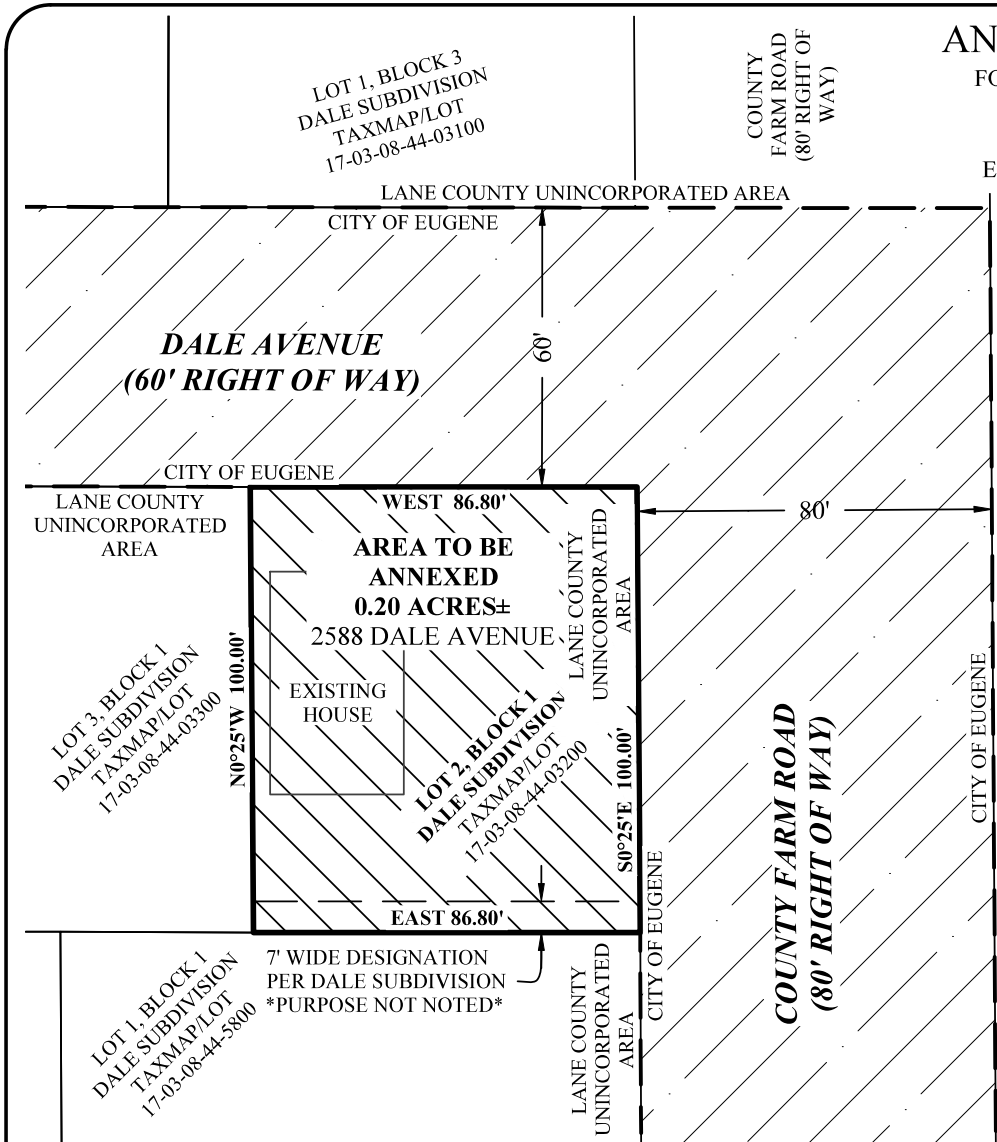
Thence South, 203.08 feet;

Thence East, 214.50 feet to the point of beginning, all in Lane County, Oregon

**Exhibit I**

**ANNEXATION SITE PLAN**

FOR TOP SHELF INVESTMENTS, LLC  
 2588 DALE AVENUE  
 SE1/4, SEC 8, T17S, R3W  
 EUGENE, LANE COUNTY, OREGON  
 PREPARED: JULY 29, 2025  
 REVISED: SEPTEMBER 10, 2025



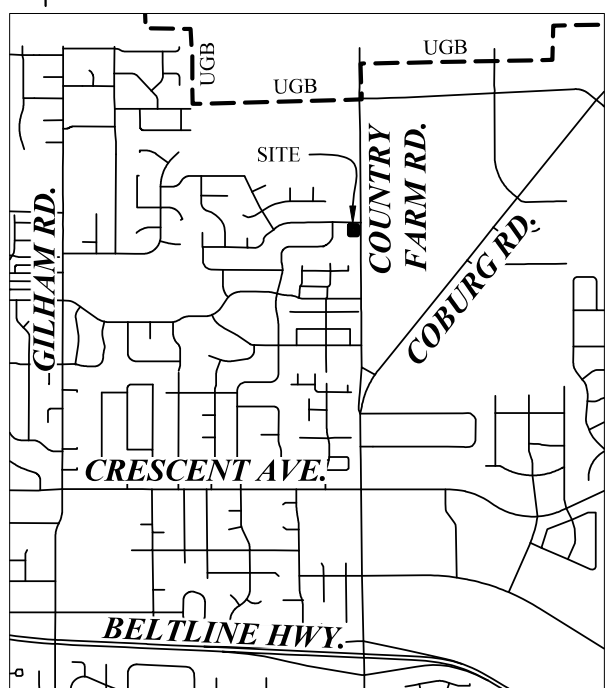
TAXMAP/LOT  
17-03-09-33-00100



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DIGITALLY SIGNED

OREGON  
JANUARY 14, 2003  
RYAN M. ERICKSON  
55524  
RENEWS: 12/31/25



**NOTES:**

LOT DIMENSIONS ARE PER DALE SUBDIVISION, BOOK 41, PAGE 19, LANE COUNTY OREGON PLAT RECORDS.

PARCEL DATA PER DALE SUBDIVISION, AND LANE COUNTY GIS TAX LOT SHAPEFILE. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY.

**NON PLOTTABLE EASEMENTS/RESTRICTIONS:**

PER DALE SUBDIVISION: "NO BUILDING OR STRUCTURE SHALL BE PLACED OR LOCATED ON OR IN PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT".

BOOK 319 PAGE 480, LANE COUNTY OREGON DEED RECORDS. EASEMENT FOR RIGHT-OF-WAY TO MOUNTAIN STATES POWER COMPANY.  
 • BLANKET IN NATURE

**EGR & Associates, Inc.**  
 Engineers and Surveyors

2535B Prairie Road  
 Eugene, Oregon 97402

(541) 688-8322  
 Fax (541) 688-8087

January 20, 2026 Public Hearing - Item 1

Exhibit I

**LEGAL DESCRIPTION**

**2588 Dale Ave. Eugene, OR 97408**

Lot 2, Block 1, Dale Subdivision, as platted and recorded in Book 41, Page 19, Lane County Oregon Plat Records, in the City of Eugene, County of Lane, and State of Oregon.

**Certification of Description**

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.



Signature:

Registered Land Surveyor

Print Name:

Ryan Erickson

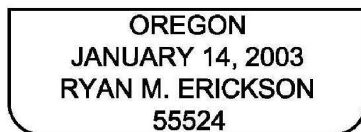
Date:

August 1, 2025

Seal:



DIGITALLY SIGNED



EXPIRES: 12/31/2025

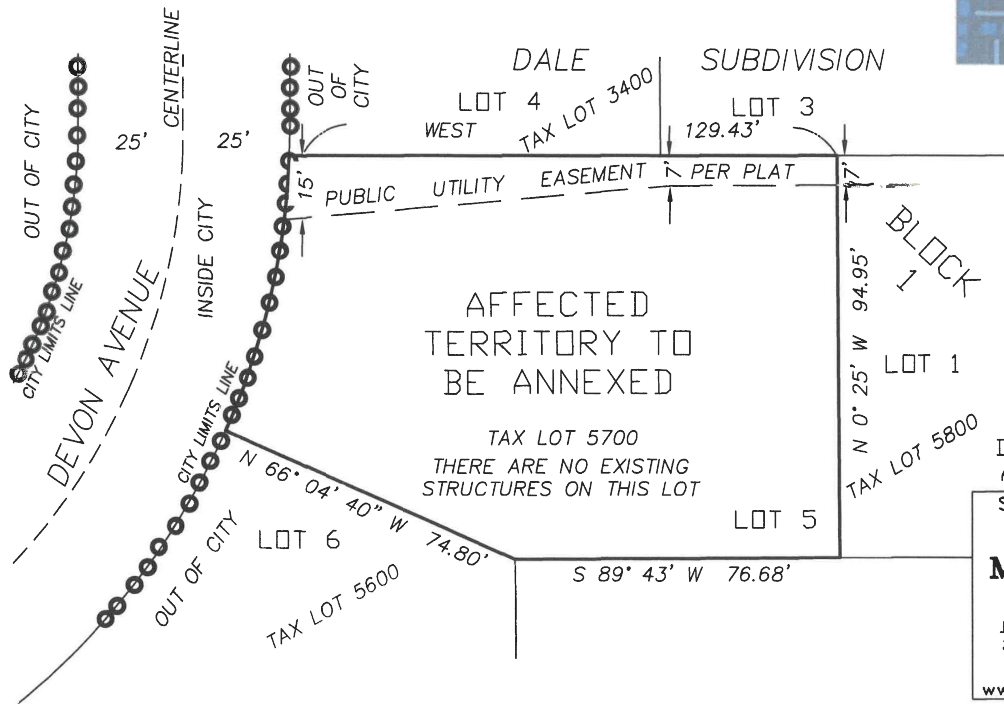
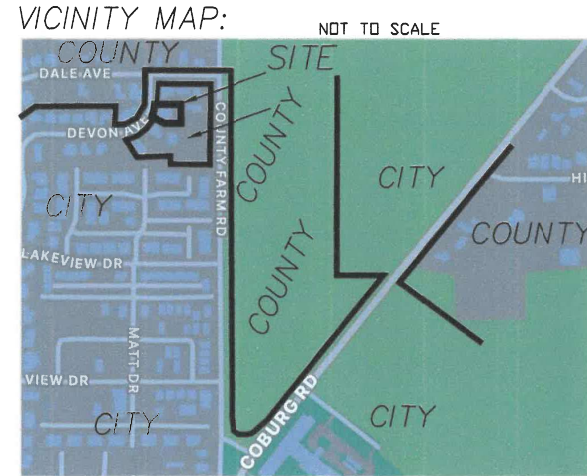
**Exhibit J**

**ANNEXATION SITE PLAN**

FOR JENNIE REED

LOCATED IN THE:  
SE 1/4 OF THE SE 1/4 OF  
SECTION 8, T17S, R3W, W.M.  
LANE COUNTY, OREGON

ASSESSOR'S MAP AND TAX LOT:  
17-03-08-44, 05700



MAP SCALE: 1' = 40'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
January 9, 2007  
CHRISTOPHER JAY MOORHEAD  
61380LS  
RENEWAL DATE: DECEMBER 31, 2026

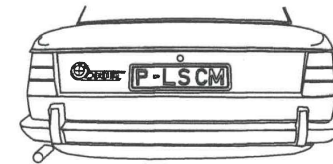


MAP IS SCALED FOR  
11' X 8.5' PAPER

DATE OF MAP:  
AUG. 10 2025

SURVEY BY:  
**Chris Moorhead, PLS**

LAND SURVEYING, LLC  
38702 CAMP CREEK ROAD  
SPRINGFIELD, OR 97478  
(541) 228-7193  
www.moorheadLS.com



sppam@hotmail.com

Exhibit J

**Description of Affected Territory to be Annexed**

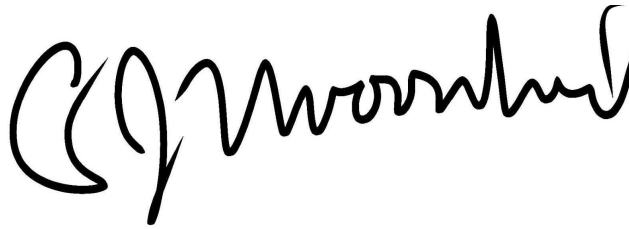
Lot 5, Block 1, DALE SUBDIVISION, as platted and recorded in Book 41, Page 19, Lane County Oregon Plat Records, in the City of Eugene, County of Lane, State of Oregon.



Exhibit J

### Certification of Description

Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.



Signature:

\_\_\_\_\_  
Registered Land Surveyor

Print Name: Christopher Jay Moorhead

Date: Aug. 10, 2025

Seal:



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



---

Public Hearing: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date

---

Meeting Date: January 20, 2026  
Department: Central Services  
www.eugene-or.gov

Agenda Item Number: 2  
Staff Contact: Travis Smith  
Phone: 541-682-8402

---

### ISSUE STATEMENT

The purpose of this public hearing is to consider amendments to Section 5.005 of the Eugene Code, 1971 (EC) by re-adopting the state's statutory traffic code provisions. This proposed ordinance updates the Eugene Code to include changes made during the 2025 session by the Oregon State Legislature. Because 2025 legislative changes have already gone into effect, the ordinance provides for an immediate effective date so that the traffic laws that went into effect on January 1, 2025, or before, can be prosecuted in the Eugene Municipal Court. For the ordinance to take immediate effect there must be an affirmative vote of two-thirds of the Council on the ordinance. Action on the ordinance is scheduled for January 26, 2026.

### BACKGROUND

Eugene Code (EC) 5.005, State Traffic Laws, incorporates by reference state statutory traffic laws, so that violations of state traffic laws are offenses against the City and, therefore, prosecutable in Eugene Municipal Court. EC 5.005 must be regularly re-adopted to incorporate any changes the Oregon State Legislature made to state traffic laws during its legislative session. For example, during the legislature's 2025 session, it adopted the following bills:

- SB 839: Modifies laws that regulate the operation of commercial vehicles.
- SB 840: Modifies and adds laws related to regulating vehicle drivers, vehicles, vehicle insurance, driver records, vehicle dealers and dismantlers.
- SB 1161: Includes in the exceptions to a violation of 811.507 (Operating motor vehicle while using mobile electronic device) those operating an organ transport vehicle.
- HB 2155: Expands the confidential use of vehicle accident reports to include law enforcement agencies for investigatory purposes.
- HB 2530: Modifies school bus stop arm camera law, impacting the applicability of ORS 811.155 (failure to stop for bus safety lights).

In order to appropriately prosecute an offense in municipal court under the affected laws, the Council must re-adopt EC 5.005 to incorporate these legislative changes.

Historically, every year the City Council updates the Eugene Code to ensure that the Code provisions are consistent with state legislative changes to the Oregon Vehicle Code. EC 5.005 was last updated on February 24, 2025. Since that time, the Legislative Assembly has made changes to the

January 20, 2026 Public Hearing – Item 2

Oregon Vehicle Code necessitating an amendment to EC 5.005 in order to maintain consistency between state statutes and the Eugene Code.

**PREVIOUS COUNCIL DIRECTION**

[February 24, 2025 Meeting](#)

Councilor Evans, seconded by Councilor Leech, moved to adopt An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date.

Passed 8:0

**COUNCIL OPTIONS**

No action is required at this time. Options will be provided at the time of City Council action, which is scheduled for January 26, 2026.

**CITY MANAGER'S RECOMMENDATION**

This item is scheduled for a public hearing only.

**SUGGESTED MOTION**

None.

**ATTACHMENTS**

- A. Proposed Ordinance: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date

**FOR MORE INFORMATION**

Staff Contact: Travis Smith, City Prosecutor

Telephone: 541-682-8402

Staff E-Mail: [TGSmith@eugene-or.gov](mailto:TGSmith@eugene-or.gov)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CONCERNING STATE TRAFFIC LAWS; AMENDING SECTION 5.005 OF THE EUGENE CODE, 1971; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section 5.005 of the Eugene Code, 1971, is amended to provide:

**5.005**      **State Traffic Laws.** The provisions of ORS Chapters 801, 802, 803, 805, 806, 807, 809, 810, 811, 813, 814, 815, 816, 818, 819, 820, 821, 822, 823, 825 and OAR 740.100.0010 issued thereunder, and Chapter 153, except for ORS 153.019, ORS 153.020, and ORS 153.021, are hereby adopted, and violations thereof shall constitute an offense against the city.

**Section 2.** The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

**Section 3.** As a result of certain Bills that passed during the 2025 Legislative Session, many of which have already become effective, it is necessary to amend the City Code provision relating to State Traffic Laws immediately. Therefore, pursuant to the provisions of Section 32(2) of the Eugene Charter of 2002, with the affirmative vote of two-thirds of the members of the City Council, this Ordinance shall become effective upon adoption by the Council and approval by the Mayor, or passage over the Mayor’s veto.

**Passed by the City Council this**  
\_\_\_\_ day of \_\_\_\_\_, 2026

**Approved by the Mayor this**  
\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**City Recorder**

\_\_\_\_\_  
**Mayor**

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



---

Public Hearing: An Ordinance Concerning Elections and Amending Sections 2.961, 2.964, 2.974, 2.975, 2.979, and 2.984 of the Eugene Code, 1971.

---

Meeting Date: January 20, 2026  
Department: Central Services  
www.eugene-or.gov

Agenda Item Number: 3  
Staff Contact: Katie LaSala  
Phone: 541-682-5882

---

### ISSUE STATEMENT

This is a public hearing held for the purpose of taking comments on a proposed ordinance that makes administrative updates to the Eugene Code (EC) concerning elections. The proposed changes would align with legislative changes made to state statutes and rules and provide clarity on certain City Recorder processes.

### BACKGROUND

The last substantive update to the City's elections code was in 2008. Since the last update, key legislative changes have been made at the state level, resulting in a need to review and make administrative updates to the Eugene Code to maintain alignment with state statutes and Oregon Administrative Rules. There is also one adjustment to code language recommended by staff to provide clarity around current City process. To streamline administration of elections and align with state requirements and current practices, staff propose amending the code as detailed in Attachment A.

#### EC 2.961: Elections – Definitions

The definition of “special election” in city code currently refers to the second Tuesday in March, the third Tuesday in May, the third Tuesday in September or the first Tuesday after the first Monday in November as options for special election dates as defined by ORS 221.230(1). ORS 221.230(1) has been updated to eliminate the special election date in September and to add a special election date on the fourth Tuesday in August. The proposed amendment would align code language with the updated state statute.

#### EC 2.964(4): Elections – Nominations

The Eugene Code currently states that candidate nominating petitions shall be submitted to the city recorder at least 76 days before the first election for filling the office. Current code language applies to all candidates, regardless of incumbent status. House Bill (HB) 4024 from the 2024 legislative session requires incumbents to submit their completed filings seven days prior to the deadline for non-incumbent candidates. To ensure alignment with the new requirement, the proposed amendment would require incumbent candidates to submit their completed filings seven days prior to the deadline for non-incumbent candidates.

#### EC 2.984: Elections – Notice

Currently, the Eugene Code requires the city recorder to “give 10 days’ notice” of an election by one

January 20, 2026 Public Hearing – Item 3

publication of the notice in a newspaper of general circulation in the City. Staff are proposing a code amendment to change the words “10 days’ notice” to “not less than 10 days’ notice” because an "exactly 10 day" requirement could be a problem for publication deadlines. Adding the words "not less than" will ensure that the public receives at least ten days' notice of an election but will also allow the City Recorder to publish more than 10 days in advance of an election if necessary to meet publication deadlines.

EC 2.974(b): Elections – Initiative and Referendum, Petition Requirements; EC 2.975(2)(a): Elections – Form of Petition and Signature Requirements.

The Eugene Code currently requires that a prospective petition that contain the names and addresses of the chief petitioners. State law changed in 2021 (with Senate Bill (SB) 27) to require that prospective petitions only include the city and state of residence of the chief petitioners. This proposed amendment would only impact the cover sheets that circulate. Chief petitioners are still required under 2.974(a) to submit forms that include their residential addresses, which are used to verify eligibility to serve as a chief petitioner on Eugene initiatives or referendums. The proposed amendment would align code language with the updated state statute.

EC 2.979(1): Elections – Initiative and Referendum, Verification of Signatures, Completed Petition.

Recently, the state updated the timeline for completing signature verifications of a completed petition from 15 days to 30 days after the required number of signatures are filed. City code still reflects a 15-day timeline for verification to be completed. With the intent of allowing the County the maximum number of days to process signatures under state rule, staff are recommending an update to the code to align with the adopted timelines within the state’s manual.

**RELATED CITY POLICIES**

The City Recorder’s Office efforts align with the following Strategic Goals within the City’s [Strategic Plan](#):

1. Improve organizational processes to increase efficiency, balance workload, and meet strategic priorities.

**PREVIOUS COUNCIL DIRECTION**

None.

**COUNCIL OPTIONS**

No action is required at this time.

**CITY MANAGER’S RECOMMENDATION**

This item is scheduled for a public hearing only. Deliberations and potential action are scheduled for January 26, 2026.

**SUGGESTED MOTION**

None.

## **ATTACHMENTS**

- A. Proposed Ordinance: An Ordinance Concerning Elections and Amending Sections 2.961, 2.964, 2.974, 2.975, 2.979, and 2.984 of the Eugene Code, 1971.

## **FOR MORE INFORMATION**

Staff Contact: Katie LaSala, City Recorder  
Telephone: 541-682-5882  
Staff E-Mail: [klasala@eugene-or.gov](mailto:klasala@eugene-or.gov)

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CONCERNING ELECTIONS AND AMENDING SECTIONS 2.961, 2.964, 2.974, 2.975, 2.979, AND 2.984 OF THE EUGENE CODE, 1971.**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section 2.961 of the Eugene Code, 1971, is amended by amending the definition of “special election” to provide as follows:

**2.961 Elections – Definitions.**

As used in sections 2.960 to 2.1005 of this code, the following words and phrases mean:-

\*\*\*

*Special election.* An election other than a primary or general election, held on one of the dates described in ORS 221.230(1) ~~or successor statute~~ (the second Tuesday in March, the third Tuesday in May, the ~~third~~ fourth Tuesday in ~~September~~ August or the first Tuesday after the first Monday in November).

**Section 2.** Section 2.964 of the Eugene Code, 1971, is amended by amending subsection (4), adding new subsections (5) and (6), and amending subsection (5) and renumbering it to (7) to provide as follows:

**2.964 Elections – Nomination.**

\*\*\*

(4) Except as provided in subsections (5) and (6) of this section, in a year for filling an office referred to in subsection (1), (2), or (3) of this section, a nomination of a candidate for the office shall be conducted in accordance with the state law governing popular elections. ~~except that the nominating petition shall be submitted to the city recorder at least 76 days before the first election for filling the office and it shall be signed by 25 electors who reside in the area to be represented by the office.~~

(5) The nominating petition for an incumbent city official who intends to seek reelection to the same office shall be submitted to the city recorder at least 83 days before the first election for filling the office and it shall be signed by 25 electors who reside in the area to be represented by the office.

(6) The nominating petition for a candidate who is not an incumbent shall be submitted to the city recorder at least 76 days before the first election for filling the office and it shall be signed by 25 electors who reside in the area to be represented by the office.

(75) The city recorder or designee shall verify the signatures on a nominating petition as provided in section 2.979(1) of this code. Any signature which is not the signature of an elector who resides in the area to be represented by the office for which the nominating petition was circulated shall not be counted toward the number of signatures required by subsections (5) or (6) ~~(4)~~ of this section.

**Section 3.** Section 2.974 of the Eugene Code, 1971, is amended to provide as follows:

**2.974 Elections – Initiative and Referendum, Petition Requirements.**

No completed initiative or referendum petition may be submitted to the city recorder unless:

(a) Prior to its circulation a prospective petition was submitted to the city recorder. The prospective petition must contain a copy of the legislation sought to be submitted to the electors and a signed statement on the face of the petition of the names and city and state of residence addresses of not more than three chief petitioners. If one or more of the chief petitioners is an organization, the prospective petition shall disclose the name and address of the organization, the name and ~~address~~ city and state of residence of each of the principal officers of the organization and the signature of the chief officer of the organization;

(b) As circulated, the prospective petition complies with the city recorder's specifications and the requirements of this code, contains the caption or ordinance title required by section 2.975 of this code, and contains the names and ~~addresses~~ cities and states of residence of each of the chief petitioners;

(c) The date of the first signature on the petition is no later than 90 days after the issuance of the ballot title on the measure; and

(d) The completed petition is submitted to the city recorder for signature verification no later than 100 days after the date of the first signature on the petition. A completed referendum petition shall be submitted to the city recorder by that time or by the effective date of the legislation sought to be referred, whichever is earlier.

**Section 4.** Subsection (2)(a) of Section 2.975 of the Eugene Code, 1971, is amended to provide as follows:

**2.975 Elections – Form of Petition and Signature Requirements.**

(1) Signature sheets for an initiative or referendum petition shall be double-sided.

(2) The front side of each signature sheet shall contain:

(a) The names and cities and states of residence ~~addresses~~ of all chief petitioners;

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**Section 5.** Subsection (1) of Section 2.979 of the Eugene Code, 1971, is amended to provide as follows:

**2.979 Elections – Initiative and Referendum, Verification of Signatures, Completed Petition.**

(1) A completed initiative or referendum petition shall be submitted to the city recorder for signature verification. The city recorder may not accept for signature verification any petition sheets that do not comply with the requirements contained in state statute and this code for signature sheets. Within ~~45~~30 days of submission of a completed initiative or referendum petition for signature verification, the city recorder or the recorder’s designee shall, by reference to the records in the Lane County Elections office, verify the number and genuineness of the signatures and the voting qualifications of the signers; and, if electors in a number sufficient under section 2.972 of this code have signed the petition, the city recorder shall so certify the petition. If the city recorder determines that the petition contains an insufficient number of elector signatures, the petition shall be returned to the chief petitioners.

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**Section 6.** Section 2.984 of the Eugene Code, 1971, is amended to provide as follows:

**2.984 Elections – Notice.**

The city recorder shall give not less than 10 days’ notice of an election by one publication of the notice in a newspaper of general circulation in the city. The notice need not set forth in full any measure to be submitted to the electors at the election, but the notice shall state the ballot title of each measure.

**Section 7.** The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

**Passed by the City Council this**  
\_\_\_ day of \_\_\_\_\_, 2026

**Approved by the Mayor this**  
\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**City Recorder**

\_\_\_\_\_  
**Mayor**

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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Public Hearing: An Ordinance Amending the Fairmount/University of Oregon Special Area Study Text and Diagram; Amending Sections 9.4205, 9.4215, 9.4220, and 9.9570 of the Eugene Code, 1971; Rezoning the Property Identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, and 07800 to Remove the /EC East Campus Overlay Zone; and Providing an Effective Date.

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Meeting Date: January 20, 2026  
Department: Planning and Development  
www.eugene-or.gov

Agenda Item Number: 4  
Staff Contact: Brai Black  
Phone: 541-682-5437

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### ISSUE STATEMENT

The City Council will hold a public hearing on the requested Refinement Plan Amendment, Land Use Code Amendment, and Zone Change.

### BACKGROUND

The University of Oregon requests approval of a package of three land use applications: a Refinement Plan Amendment, a Code Amendment, and a Zone Change application. This package of applications is intended to align the requirements of the Fairmount/University of Oregon Special Area Study (the applicable neighborhood plan), the Eugene Code, and the zoning of the properties that are the subject of the applications with the University's Next Generation Housing Development Plan and recent updates to the East Campus Area Plan. The Eugene Planning Commission held a public hearing on this request on October 21, 2025, followed by deliberations on November 18, 2025, which resulted in the Planning Commission recommending that the City Council approve the request.

In 2024, the University completed its Next Generation Housing Development Plan, a long-range plan for on-campus housing and infrastructure and adopted its 2024 East Campus Area Plan. The 2024 East Campus Area Plan updated the University's policies to accommodate current and projected needs for student housing and institutional uses, while maintaining the compatibility of the University of Oregon campus with the surrounding neighborhood.

Implementation of the University's Next Generation Housing Development Plan and updated East Campus Area Plan informs the applicant's request for amendments to the Eugene Code and to the Fairmount/University of Oregon Special Area Study policies that currently govern development in the East Campus Area. On March 21, 2025, the applicant submitted a request for a Refinement Plan Amendment, Code Amendment, and Zone Change in order to align the applicable requirements of the Eugene Code, Fairmount/University of Oregon Special Area Study, and the zoning of certain East Campus area properties owned by the University with the University's internal development policies to increase the capacity for housing on campus. A vicinity map showing the properties affected by the proposed changes is provided in Attachment A to this Agenda Item Summary (AIS), and each of the applications is summarized below:

January 20, 2026 Public Hearing – Item 4

Refinement Plan Amendment (City File: RA 25-01): The proposed amendments to the Fairmount/University of Oregon Special Area Study include text changes to align the Special Area Study with the University's recent planning efforts in the East Campus area to allow student dormitory uses and increased building height for on-campus development within the /EC East Campus Overlay Zone. The proposed amendments also include the redesignation of eleven properties as "Institutional" on the Special Area Study's Generalized Future Land Use Diagram to reflect existing and future development. Other proposed amendments to the Fairmount/University of Oregon Special Area Study include updates to terms, references, and designation names. The proposed amendments are shown in the proposed Ordinance included as Attachment B to this AIS.

Code Amendment (City File: CA 25-02): The proposed land use code amendment would add dormitories as an allowed use in the /EC East Campus Overlay Zone; increase the allowed building height within the /EC Overlay Zone from 45 feet to 85 feet; expand the "residential transition" distance from R-1 Low Density Residential zoned properties from 60 feet to 75 feet; and increase the allowed building height within the residential transition area from 30 feet to 45 feet. To clarify the proposed changes in building height allowances, an illustrative map is provided as Attachment C to this AIS. The proposed Code Amendments are shown in the proposed Ordinance included in Attachment B to this AIS.

Zone Change (City File: Z 25-03): Consistent with the proposed Refinement Plan Amendment, which would redesignate eleven properties from "Limited High Density Residential / Limited Institutional" to "Institutional," the proposed Zone Change would remove the /EC East Campus Overlay Zone from nine properties located north of East 15th Avenue. A map of the proposed zone change is included in Attachment D to this AIS.

For more information about the history of the subject properties and a more detailed description of each application, please see the [Agenda Item Summary](#) for the November 18, 2025, Planning Commission Meeting.

#### Procedural Summary

The public hearing on the Refinement Plan Amendment, Code Amendment, and Zone Change applications will be conducted consistent with Type IV (quasi-judicial) procedures as set forth in EC 9.7050 and 9.7400 through 9.7455. The Type IV process includes public notice and public hearings before the Planning Commission and the City Council. This request is being considered in accordance with the approval criteria at EC 9.8065, EC 9.8424, and EC 9.8865. As a reminder, failure to raise an issue with sufficient specificity to allow the Planning Commission, City Council, and parties to respond may preclude future appeals on that issue.

The initial public hearing was conducted by the Planning Commission on [October 21, 2025](#).

Prior to the Planning Commission's public hearing, eighteen pieces of written testimony were received, both in support of and in opposition to the requested amendments and Zone Change. Fourteen people and two representatives of the applicant testified at the Planning Commission's public hearing, with nine individuals in opposition to the request; four individuals in favor of the request; and one individual who identified their stance as neutral. At the public hearing, the Planning Commission approved a motion to hold the record open to allow interested parties to submit additional written testimony prior to the Planning Commission's deliberations. During the open record period, fourteen pieces of written testimony were submitted, including additional information provided by the applicant. Many of the community members who provided public

testimony expressed opposition to the request, citing concerns related to building height, traffic, and consistency with the Metro Plan and the applicable Refinement Plan. All public testimony is included in the record for this request.

Following the public hearing, the Planning Commission held deliberations at their [November 18, 2025](#), meeting. Following their deliberations, the Planning Commission voted on a motion to recommend that the City Council approve the requested Refinement Plan Amendment, Code Amendment, and Zone Change, and adopt the proposed amendments to the Refinement Plan and the Land Use Code as included in Attachments B and C to the November 18, 2025, Agenda Item Summary. The motion passed 4:0:1, with one commissioner abstaining (Commissioner Edwards). The City Council's public hearing on this request will be followed by deliberations and action, which is tentatively scheduled for the February 9, 2026, City Council meeting.

On January 9, 2026, notice of the City Council's Public Hearing on the applications was mailed to the applicant, the owner of the subject property, and all interested parties, in accordance with EC 9.7440. All public testimony submitted to date is included in the application record for reference. Any additional written testimony received prior to the City Council's final decision on this application package will be forwarded to the City Council for consideration.

More details about this request can be found in the full record of application materials to date, which will be provided separately to City Council. Otherwise, application materials can be made available to the public in hardcopy or electronic format upon request. As a courtesy, the materials can also be accessed online here:

<https://pdd.eugene-or.gov/LandUse/SearchApplicationDocuments?file=CA-25-0002>

## **RELATED CITY POLICIES**

Findings demonstrating compliance with the approval criteria, including any applicable policies, for this Refinement Plan Amendment, Code Amendment and Zone Change are provided as Exhibit D to the proposed Ordinance (Attachment B).

## **PREVIOUS COUNCIL DIRECTION**

None.

## **COUNCIL OPTIONS**

This is a public hearing only. No action is required at this time.

## **CITY MANAGER'S RECOMMENDATION**

This item is scheduled for a public hearing only. Action is scheduled for February 9, 2026.

## **SUGGESTED MOTION**

None. A motion will be provided at the time of City Council action, which is scheduled for February 9, 2026.

## **ATTACHMENTS**

- A. Vicinity Map
- B. Proposed Ordinance
- C. Proposed Height Allowance Map
- D. Zone Change Map

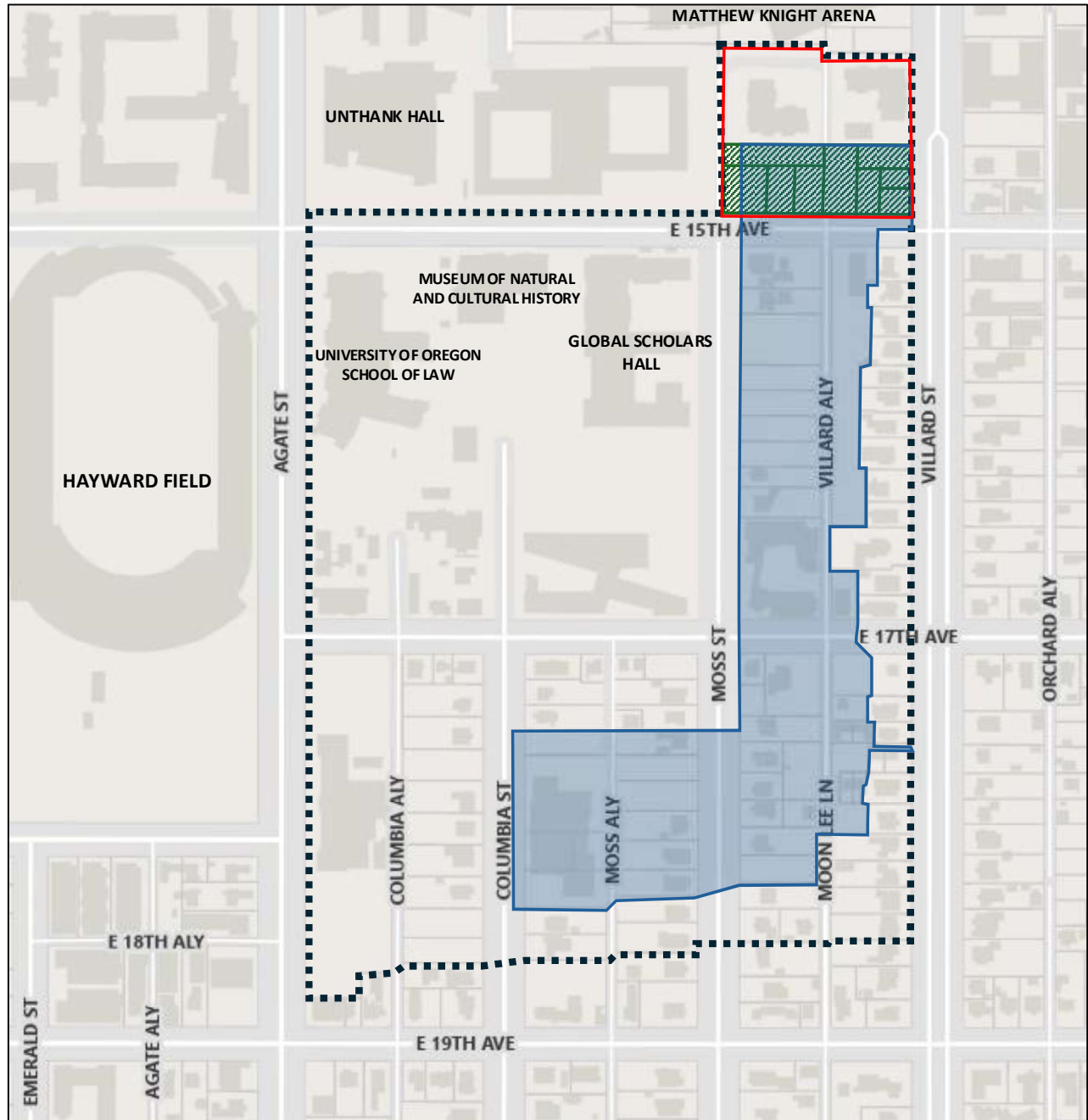
## **FOR MORE INFORMATION**






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Telephone: 541-682-5437

Staff E-Mail: [BBlack@Eugene-or.gov](mailto:BBlack@Eugene-or.gov)

**East Campus University of Oregon**  
 Refinement Plan Amendment, Code Amendment, Zone Change  
 Subject Properties – Vicinity Map



-  Refinement Plan Amendment Affected Area
-  Code Amendment Subject Properties
-  Refinement Plan Redesignation Subject Properties
-  Zone Change Subject Properties
-  Tax Lots

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Created on 9/3/2025  
 by City of Eugene Planning Division



For comprehensive lists of affected tax lots, see Attachment B, Exhibits B and C, to the January 20, 2026, Agenda Item Summary.  
 January 20, 2026 Public Hearing - Item 4

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE FAIRMOUNT/UNIVERSITY OF OREGON SPECIAL AREA STUDY TEXT AND DIAGRAM; AMENDING SECTIONS 9.4205, 9.4215, 9.4220, AND 9.9570 OF THE EUGENE CODE, 1971; REZONING THE PROPERTY IDENTIFIED AS ASSESSOR’S MAP 17-03-33-32, TAX LOTS 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, AND 07800 TO REMOVE THE /EC EAST CAMPUS OVERLAY ZONE; AND PROVIDING AN EFFECTIVE DATE.**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The text of the Fairmount/University of Oregon Special Area Study (SAS) as adopted by Resolution No. 3719 and amended by Ordinance Nos. 20312 and 20460, is further amended as follows:

(a) The second-to-last paragraph in the “Introduction to the Plan Area” subsection of Section I (“Introduction, Overview, and Goals”) of the SAS is amended to provide as follows:

INTRODUCTION TO THE PLAN AREA

\*\*\*

This Special Area Study contains select policies from the University of ~~Oregon 2003 East Campus development policy~~ [Oregon’s 2024 East Campus Area Plan](#), affecting land owned by the University. These policies are contained in the land use section of this Special Area Study. The University policies not adopted into this Special Area Study will guide the University in its planning and decision making regarding public facilities and services in the east campus area. The Special Area Study will be consulted in the public’s evaluation of private and public development requests. It is intended that this Special Area Study will gain wide circulation so that the private sector and the University, as well as other institutional and commercial land holders, will consult and take guidance from this plan in forming plans that have an effect in this area.

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(b) The “Planning Process” subsection of Section I (“Introduction, Overview, and Goals”) of the SAS is amended to provide as follows:

The Planning Process

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In 2002, the University of Oregon began a comprehensive update of its east campus development policy. The goal of the update was to provide for the future campus land needs without diminishing the quality of the surrounding neighborhood. Since the 1982 adoption of the SAS, the University has developed numerous facilities within the east campus area (~~Knigh Law School, Museum of Natural History, Graduate Student Housing,~~

~~East Campus Children's Center, William M. Knight Law School, Museum of Natural & Cultural History, Vivian Olum Child Development Center, and graduate student housing).~~ The area's development potential, as constrained by SAS policies, University East Campus policies, and University Long Range Development Plan policies, had been almost maximized.

~~The amended Land Use Diagram (Map 6) reflects the expanded Institutional area, Limited High Density Residential/Limited Institutional area, and Low Density Residential buffer established to meet the goal of the policy update. An explanation of the process used to develop the University's updated East Campus Development Policy is contained in Section II. E of this Plan.~~

In May 2005, the City of Eugene, in cooperation with the University of Oregon and the State of Oregon, initiated a planning process for an area along Franklin Boulevard known as "Walnut Station" which included the area between Franklin Boulevard and East 15th Avenue that had been studied as part of the Fairmount/University of Oregon Special Area Study. The first phase of the Walnut Station project focused on developing a common vision for that study area. The second phase of the Walnut Station project began in October 2006 and focused on development of a mixed use development plan (also known as a specific area plan). The Walnut Station Specific Area Plan was adopted in 2010 and included strategies for the area based on the foundation laid out in the visioning process which included:

- Redesign of Franklin Boulevard to support the pedestrian and transit-friendly mixed use development concept;
- Improvements to the pedestrian and bicycle circulation systems;
- Redesign of side streets to improve operations, parking capacity and appearance of the other streets within the study area;
- Identification of appropriate development patterns and intensities of development within the area.

With the adoption of the Walnut Station Specific Area Plan, the City Council removed from the Fairmount/University of Oregon Special Area Study most of the area north of East 15th Avenue. The Land Use Diagram (Map 6) reflects the Fairmount/University of Oregon Special Area Study boundaries after the removal of Walnut Station area's Commercial, Office and Low or Medium Residential areas.

In moving these properties from the Fairmount/University of Oregon Special Area Study to the Walnut Station Specific Plan and Special Area Zone, careful consideration was given to the Metro Plan Diagram as refined by the Fairmount/University of Oregon Special Area Study and to the zoning conditions at that time. As East 15th Avenue acts as a transition from primarily commercial zoning and uses, special emphasis was placed on East 15th Avenue as a transition edge. Development standards adopted for the Walnut Station Special Area Zone include a height step-down to three stories along East 15th Avenue, and an increased setback from 0 to 10' to match residential properties across the street and design standards were included to provide a residential scale. Policies relevant to these properties were also included in the Walnut Station Specific Area Plan.

In 2023, the University began a second update to its policies for the east campus area. The updates from this process resulted in the East Campus Area Plan, which the University adopted in December 2024. The East Campus Area Plan's goal, which continues to align with the goals of this Plan, is to meet the needs of the growing student population without diminishing the quality of the surrounding neighborhood Area. The amended Land Use Diagram (Map 6) incorporates the updates to the East Campus Area Plan in this Plan. The amended land use diagram includes revised terms for the Land Use Diagram's Uses to align with the simplified plan areas included in the East Campus Area Plan.

The University-owned properties north of 15th Avenue are also redesignated from Limited Institutional to Institutional Use to reflect their development as high-density housing, and the description of the Limited Institutional area is amended to allow university and college dormitories (residence halls). An explanation of the process used to develop the University's updated East Campus Area Plan is contained in Section II. E of this Plan.

\*\*\*

(c) Paragraph 8 under the "Land Use" heading in the "Goals for the Fairmont Special Area Study" subsection of Section I ("Introduction, Overview, and Goals") of the SAS is amended to provide as follows:

#### GOALS FOR THE FAIRMOUNT SPECIAL AREA STUDY

##### LAND USE

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8. To respond to the need expressed in the Metro Plan for institutional use along Agate Street in the zone of University land ownership, and to provide that non-institutional, limited high density residential and limited institutional uses serve as a buffer between intensive institutional uses and the existing single-family residential area south of ~~15th~~17th Avenue or east of the University East Campus ~~Limited High Density Residential/Limited Institutional/~~ Limited Institutional area.

(d) The "Introduction" subsection of Section II ("Land Use") of the SAS is amended to provide as follows:

#### II. LAND USE SECTION

##### Introduction

This section examines how land within the special study area should be used and shared by the institutions, businesses, and housing and how the residential uses should be protected and upgraded so that their coexistence and compatibility with other uses is ensured.

The Fairmont Special Study Area is situated between a wide variety of land uses: its edges are Hendricks Park to the east, the University's Hayward Field and athletic fields to

the west, commercial activities along Franklin Boulevard to the north, and single-family residential uses south of 19th Avenue. Generally, the University ownership extends from Agate Street to Villard Street and from about 14th Avenue to about 18th Avenue. The area between 15th and 17th avenues, and Agate and Moss streets consists of institutional University uses and parking, with the University ownership between Moss Street and Villard Street being primarily devoted to residential uses. The area east of Moss Street and south of 17th Avenue is primarily devoted to single-family residential development. The land between 15th Avenue and Franklin Boulevard is generally devoted to ~~commercial enterprises and includes Williams Bakery and Romania Chevrolet. There are some non-residential uses on the south side of 15th Avenue; these are Tommy Williams Florist at 15th Avenue and Walnut Street and Maude Kerns Art Center at 15th Avenue and Villard Street. The State Department of Transportation owns land east of Walnut Street and north of 15th Avenue, and this land contains the East Eugene office of the State Department of Motor Vehicles, the Eugene office of the Oregon State Police, the District Engineer's office, and the maintenance facility of the Highway Division. Condon/Magnet Arts Elementary School lies south of 17th Avenue fronting on Agate Street.~~ University uses, parking, residential uses, and commercial uses. University uses include Matthew Knight Arena, Ford Alumni Center, the Romania property (primarily used for University storage and parking), and Transportation Services and UO Police Department (which is on land formerly owned by ODOT). The Romania property is planned for redevelopment as housing and commercial uses. Residential uses include the East Campus Graduate Village, Skybox Apartment, Orchard Crossing Apartments, and other smaller apartment buildings. South of ~~Condon~~ Agate Hall at the 19th Avenue and Agate Street intersection is a neighborhood commercial node which contains food services, as well as other neighborhood-oriented businesses. Agate Playground, a University park and open space area, is located on Agate Street between Agate Hall and commercial businesses on 19th Avenue. There is a small City park (called Fairmount Park) at the southwest corner of 15th Avenue and Fairmount Boulevard.

\*\*\*

(e) Policy Nos. 2, 3 and 6 under the "General Policies" subsection of Section II ("Land Use") of the SAS are amended to provide as follows:

#### General Policies

\*\*\*

2. With the exception of 1) the "Institutional Area" ("I" on the Land Use Diagram), and 2) the ~~Limited High Density Residential/ Limited Institutional Area ("LHDR/LI" on the Land Use Diagram)~~ Limited Institutional Area ("LI" on the Land Use Diagram), non-residential zoning shall not be expanded in the study area.
3. With the exception of University lands designated as "Institutional" or ~~"Limited High Density Residential/Limited Institutional"~~ "Limited Institutional," zone changes to increase residential density or commercial intensity are not supported by this plan.

\*\*\*

6. The University, City, and Fairmount Neighbors shall continue their participation in the University/Community Liaison Committee. The University shall continue to

[attend meetings of the Fairmount Neighborhood Association as needed to involve the association in updates to the East Campus Area Plan.](#)

(f) Policy Nos. 1 and 2 under the subsection A (“The Core Residential Area”) of Section II (“Land Use”) of the SAS are amended to provide as follows:

**A. THE CORE RESIDENTIAL AREA**

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**Policies**

1. With the exception of 1) the “Institutional Area” (“I” on the Land Use Diagram); and 2) the ~~Limited High Density Residential/ Limited Institutional Area (“LHDR/LI” on the Land Use Diagram)~~ [Limited Institutional Area \(“LI” on the Land Use Diagram\)](#), non-residential zoning shall not be expanded in the study area.
2. With the exception of University lands designated as “Institutional” or ~~“Limited High Density Residential/Limited Institutional”~~ [“Limited Institutional.”](#) zone changes to increase residential density or commercial intensity are not supported by this plan.

(g) Policy No. 1 of subsection C (“The 19<sup>th</sup> and Agate Neighborhood Commercial Development”) of Section II (“Land Use”) of the SAS is amended to provide as follows:

**C. THE 19TH AND AGATE NEIGHBORHOOD COMMERCIAL DEVELOPMENT**

\*\*\*

**Policies**

1. With the exception of 1) the “Institutional Area” (“I” on the Land Use Diagram), and 2) ~~the Limited High Density Residential/ Limited Institutional Area (“LHDR/LI” on the Land Use Diagram)~~ [Limited Institutional Area \(“LI” on the Land Use Diagram\)](#), non-residential zoning shall not be expanded in the study area.

(h) The “Description and Statement of the Problem” subsection of subsection E (“The University of Oregon Lands”) of Section II (“Land Use”) is amended to provide as follows:

**E. THE UNIVERSITY OF OREGON LANDS**

**Description and Statement of the Problem**

University ownership extends into a substantial portion of the Core Residential Area. The University owns most (but not all) of the properties between Agate and Villard streets and between where 14th Avenue would be to within two to three house lots of 19th Avenue on the south (see Map 6). Purchase of remaining private properties within that zone continues, in accord with the University’s formally adopted plans for future development.

When the purchasing of properties east of Agate Street began, it was with the expectation of continuous expansion. Certain areas were cleared of the houses on them with that immediate need in view. However, short-range conditions changed, expansion of the campus-proper in that direction came to a halt, and the need for growing space was seen as lying somewhat farther in the future. Thus, the University has become a landlord of several blocks of single-family type houses and the owner of a parking lot which had been formed on the cleared lands.

Years of uncertainty about University intentions with regard to this large tract of property directly within the neighborhood has had an effect upon owners of adjacent and nearby properties, and to a lesser degree, upon the Fairmount neighborhood as a whole. Compounding the effect was the steady erosion of the appearance of the University-owned houses. Growth of the campus also brought increased traffic and many automobile-related problems, such as storage of cars on neighborhood streets and daytime parking by commuting University students who have not purchased University parking permits.

Through efforts made by the Fairmount Neighbors Planning Committee and by representatives of the University Planning Office ([now Office of Campus Planning](#)), the University of Oregon Plan for Development: East Campus Area, was developed and included as part of this section in the 1982 Plan. Pertinent policies contained in that Plan for Development were endorsed by the Fairmount Neighbors Special Area Planning Committee and parallel policies adopted for its special area plan. ~~Future cooperation between the University and the neighborhood may bring diminution of some of the other persistent problems.~~ [Ongoing coordination and cooperation between the University and the neighborhood has been successful in providing for the expansion of institutional uses and housing options without diminishing the quality or adversely altering the character of the neighborhood.](#)

The 1982 University Development Policy was in place for 20 years. It accomplished evolution of the campus through an orderly pattern in which increased intensity of land use proceeded without “leapfrogging.”

In 2002, the University of Oregon began a comprehensive update of its East Campus Development Policy. The goal of the update was to provide for the future campus land needs without diminishing the quality of the surrounding neighborhood. Since the 1982 adoption of the SAS, the University has developed numerous facilities within the East Campus area (Knight Law School, Museum of Natural History, Graduate Student Housing, East Campus Children’s Center). The area’s development potential, as constrained by SAS policies, University East Campus policies, and University Long Range Development Plan policies, had been almost maximized.

The amended Land Use Diagram (Map 6) reflects the expanded Institutional area, Limited High Density Residential/Limited Institutional area, and Low Density Residential buffer established to meet the goal of the 2003 University East Campus policy update. The University utilized an extensive public involvement process in forming the update, including numerous open houses, meetings, and mailings to the Fairmount neighbors and the neighborhood organization. Neighbor comments were considered in the development of the University’s 2003 East Campus Development Policy and were incorporated into the policy as appropriate. The East Campus Development Policy was adopted by the President’s Office in April 2003 but was not adopted by the Eugene City Council. Future projects in the area will likely include support services, such as housing, offices and

research space, that do not need to be within the University's established 7-minute walking distance of the core instructional area.

In September 2003, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University's adoption of the 2003 East Campus Development Policy. Commenting on the application, the Fairmount Neighborhood Association expressed concerns about the effectiveness of the proposed East Campus Development Policy in mitigating the impacts of University development on the surrounding neighborhood. The association subsequently commissioned the Fairmount Neighborhood Association East Campus Committee (Committee) to represent the neighborhood interests in the public hearing process. The Committee submitted testimony commenting on each of the University's individual proposals. While the Committee expressed support for many of the ideas and proposals put forth in the application, they also suggested modifications to certain policies or plan text and replacements or additions to other policies and text.

Following the public hearing, the City engaged University staff and Committee representatives in a mediation process to seek agreement and resolve differences on the proposed policy and text amendments. Agreement between the University and Committee was reached on most of the issues discussed; those agreements are reflected in the maps, policies and other text adopted through this amendment process.

[In 2023, the University of Oregon began a second update to its policies for the East Campus Area. The updates from this process resulted in the East Campus Area Plan, adopted by the President's Office in December of 2024. The goal of the update was to meet the needs of the growing student population without diminishing the quality of the surrounding neighborhood. After approximately 20 years of successfully developing projects under the 2004 land use policies, it became clear that the University's future development needs could not be met without altering the 2004 policies that define allowed uses and development densities for university-owned lands. With limited amounts of land remaining within the central academic core that must be reserved for future academic instructional functions, future student housing and support services were left without viable development sites.](#)

[The process of developing the East Campus Area Plan included extensive public involvement activities. This engagement included outreach to community members; small group sessions with local neighborhood associations and business owners; open house events for residents, students, and other stakeholders; ongoing communication with representatives from the City of Eugene; and meetings with affected university departments and programs. In general, findings from the public involvement process indicated that impacted community members and user groups want the university to prioritize the development of affordable and diverse housing options that facilitate a sense of connectivity with the central campus area and are supported by adequate transportation infrastructure. Comments from this process were considered in the development of the East Campus Area Plan.](#)

[The amended Land Use Diagram \(Map 6\) and policy changes incorporate the changes from the East Campus Area Plan into the Fairmount/University of Oregon Special Area Study. The amended land use diagram includes revised terms for the diagram's uses to align with the plan area names included in the East Campus Area Plan. The diagram was](#)

also amended to redesignate the University-owned properties north of 15th from Limited Institutional to Institutional Use, to reflect their potential for development of high-density housing, and to allow university and college dormitories (residence halls) in the Limited Institutional area.

In March 2025, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University's adoption of East Campus Area Plan.

(i) The section of the SAS titled "Findings for the University Lands Bounded by Agate and Moss Streets and 17th and 15th Avenues" of subsection E ("University of Oregon Lands") of Section II ("Land Use") is deleted in its entirety.

(j) Policy Nos. 1 and 4 under the "East Campus Area" subsection of subsection E ("University of Oregon Lands") of Section II ("Land Use") of the SAS are amended, policy Nos. 6 and 9 of that subsection are amended and renumbered, policy no. 7 of that subsection is renumbered, and policy nos. 5 and 8 of that subsection are deleted to provide as follows:

#### Policies – East Campus Area

1. The City of Eugene and the Fairmount Neighbors recognize the current University-adopted ~~East Campus Policy~~ East Campus Area Plan as a statement of University policy.

\*\*\*

4. The City shall encourage the University to develop its high- and medium-density residential units with ~~concern for adequate parking and~~ appropriate parking solutions, regard for landscaping, and consideration of the impact on the rest of the neighborhood.

~~5. The City shall encourage the University to consolidate nonresidential uses that currently are scattered throughout the area into the portions of the plan area reserved for institutional use, returning structures thus vacated to residential use.~~

- ~~6~~5. On University-owned East Campus lands within the state-approved University boundary, the following policies shall apply in the ~~Low Density~~ Residential area:

\*\*\*

- (e) The ~~Low Density~~ Residential area along the south edge of the East Campus Area may be developed as passive or active open space.
- (f) Conditional uses shall not exceed a total of 35,000 square feet within the ~~Low Density~~ Residential area.

~~76.~~ The University shall ensure long-term maintenance for street-front landscaping on University-owned properties along Villard Street.

~~8. In an effort to maintain the Fairmount Neighborhood's character, the University shall consider contributing ranked historic houses that must be moved from other areas within the state-approved University lands due to development plans for infill projects, or to replace a non-contributing house in the University-owned Low Density Residential area, if feasible.~~

~~97.~~ The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard. ~~In addition, Site Review shall be required for new development within 100 feet of the one privately owned, owner-occupied parcel within the /EC East Campus Overlay Zone (TL 3400, map 17-03-32-44) as long as the property is privately owned.~~

(k) Proposal 1 of the "Proposal—East Campus Area" subsection of subsection E ("University of Oregon Lands") of Section II ("Land Use") of the SAS is amended to provide as follows:

Proposal--East Campus Area

1. The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard and shall apply a special East Campus Overlay Zone specifying height limitations in the area designated as ~~Limited High Density Residential~~/Limited Institutional on the Land Use Diagram. ~~In addition, Site Review shall be required for new development within 100 feet of the one privately owned parcel within the /EC East Campus Overlay Zone that is owner-occupied (TL 3400, Map 17-03-32-44, a portion of Parcel 1, Block 17, Fairmount Addition), as long as the property is privately owned.~~

(l) The "University of Oregon Development Policy: East Campus Area" subsection of Section II ("Land Use") of the SAS is amended to provide as follows:

The University adopted an updated ~~East Campus Development Policy in 2003~~[East Campus Area Plan in 2024](#). It is generally consistent with the policies, text, and land use diagram contained within this plan as amended. The University will use the updated ~~policy plan~~ for its internal development review process. Select policies contained within the ~~2003 University East Campus Development Policy~~[2024 East Campus Area Plan](#) have been adopted within this special area study. All applicable City of Eugene regulations remain in effect.

(m) The “Residential,” “Institutional” and “Limited Institutional” descriptions in the “Land Use Diagram Text” subsection of Section II (“Land Use”) of the SAS are amended to provide as follows:

LAND USE DIAGRAM TEXT

~~Low-Density Residential (L)~~ Residential (R)

This area generally encompasses the south and east portions of the special study area. This area is to remain in low density residential use with emphasis on preserving and maintaining the single family character which currently exists and is considered an integral part of the neighborhood. On University-owned lands within the state approved University boundary, the limitations on Conditional Uses described in Policy #56 of the University of Oregon Lands Policies - East Campus Area apply. Maintaining the symmetry along Villard Street between 15th and 19th Avenues is important. However, the University-owned ~~Low Density~~ Residential area not facing Villard Street may be developed as passive or active open space to provide a buffer from the adjacent low density residential area. The Residential area should create a transition between the campus and the adjacent low-density residential neighborhood. These areas are devoted primarily to middle housing for student families.

\*\*\*

Institutional (I)

The institutional area contains a number of uses including but not limited to automobile parking, residence halls, various University offices and uses, a fire station, and Agate Hall. The entire area is owned by the University (State Board of Higher Education) with the exception of 2 privately owned residential lots. All University related uses are allowed in this area.

~~Limited High-Density Residential / Limited Institutional (LHDR/LI)~~ Limited Institutional (LI)

This area serves as a transition between the more intensive institutional uses to the west and north and the low density residential development to the east and south. ~~Future uses include university housing (excluding dorms) and support services such as offices, outdoor recreation uses, storage, parking, and open space.~~ This area provides development opportunities for a mix of university-owned, high-density student housing, including residence halls and institutional uses. Addressing on-campus student housing needs shall have priority. Development will be regulated by the Eugene Code, including an East Campus Overlay Zone where it has been applied, specifying special development standards for this area, and by the University’s East Campus ~~Policies~~ Area Plan (see ~~East Campus Policy~~ East Campus Area Plan adopted by the University for detail).

\*\*\*

(n) Policy No. 2 under subsection A (“Traffic Circulation”) of Section III (“Transportation and Parking”) of the SAS is amended to provide as follows:

A. Traffic Circulation

\*\*\*

Policies

2. Primary vehicular access to the former Oregon Department of Transportation Lands, which now contains UO Parking, UO Transportation Services, and UO Police Department, should minimize impact on nearby residences and Fairmount Park.

**Section 2.**

(a) The Fairmount/University of Oregon Special Area Study Land Use Diagram (Map 6) is replaced with Land Use Diagram attached to this Ordinance as Exhibit A.

(b) The properties depicted on the Fairmount/University of Oregon Special Area Study Land Use Diagram (Map 6) are redesignated as shown in Exhibit B to this Ordinance; from “Limited High Density Residential/Limited Institutional” to “Institutional,” “Limited High Density Residential/Limited Institutional” to “Limited Institutional,” and “Low Density Residential” to “Residential.”

**Section 3.** Section 9.4205 of the Eugene Code, 1971, is amended to provide as follows:

**9.4205 /EC East Campus Overlay Zone Siting Requirements.**

If consistent with the approval criteria in EC 9.8865 Zone Change Approval Criteria, the /EC Overlay Zone may be applied to the area depicted as ~~Limited High Density Residential~~/Limited Institutional on the Fairmount/University of Oregon Special Area Study Land Use Diagram.

**Section 4.** Subsection (1) of Section 9.4215 of the Eugene Code, 1971, is amended by deleting subsection (1)(c) and renumbering subsections (1)(d) through (1)(s) to provide as follows:

**9.4215 /EC East Campus Overlay Zone Prohibited Uses and Special Use Limitations.**

- (1) *Prohibited Uses.*

- (a) Structured parking.
- (b) Broadcasting studios including commercial and public education.
- ~~(c) University and college dormitories.~~
- (~~c~~) Fraternities and sororities.
- (~~e~~) Hospitals.
- (~~f~~) Retail use requiring a Transportation Impact Analysis.
- (~~e~~) Manufacturing and assembly uses.
- (~~h~~) Arenas.
- (~~i~~) Heliports and helistops.
- (~~j~~) Recycling and large collection facilities.
- (~~k~~) Recycling scrap and dismantling yards.
- (~~k~~) Race tracks, including drag strips and go-cart tracks.
- (~~m~~) Sewage treatment plants.
- (~~n~~) Correctional facilities.
- (~~e~~) Parking lots exceeding 100 spaces.
- (~~p~~) Service stations.
- (~~e~~) Mineral resource mining.
- (~~f~~) Blood banks.
- (~~s~~) Plasma centers.

\*\*\*

**Section 5.** Subsection (2) of section 9.4220 of the Eugene Code, 1971, is amended to provide as follows:

**9.4220 /EC East Campus Overlay Zone Development Standards.**

\*\*\*

(2) *Building Height.* Within the /EC East Campus Overlay Zone, a building within ~~60~~75 feet of an R-1 Low Density Residential zone shall not exceed ~~30~~45 feet in height. All other buildings shall not exceed ~~45~~35 feet in height.

**Section 6.** Subsections (2), (3) and (5) of section 9.9570 of the Eugene Code, 1971, are amended to provide as follows:

**9.9570 Fairmount/U of O Special Area Study Policies.**

\*\*\*

(2) *University of Oregon Lands Policies (East Campus Area).*

(a) The City of Eugene and the Fairmount Neighbors recognize the current University-adopted East Campus ~~Policy~~[Area Plan](#) as a statement of University policy governing land use in the East Campus Area. (Policy 1)

(b) The City shall encourage the University to use its property in East Campus in an orderly fashion: intensity of use will be greatest near the already dense Central Campus Area (Agate Street and 15th Avenue) and become less intense as the properties approach low-density residential uses. (Policy 2)

(c) The City shall encourage the University to use its lands currently zoned PL (Public Land District) with energy and space efficient structures and land-use patterns. (Policy 3)

(d) The City shall encourage the University to develop high – and medium-density residential units with ~~concern for adequate parking and~~ appropriate parking solutions, regard for landscaping, and consideration of the impact on the rest of the neighborhood. (Policy 4)

~~(e) The City shall encourage the University to consolidate nonresidential uses that currently are scattered throughout the area into the portions of the plan area reserved for institutional use, returning structures thus vacated to residential use. (Policy 5)~~

(~~f~~[e](#)) On University-owned East Campus lands within the state approved University boundary, the following policies shall apply in the ~~Low Density~~ Residential area:

\*\*\*

5. The ~~Low Density~~ Residential area along the south edge of the East Campus Area may be developed as passive or active open space. (Policy ~~5~~[6](#))

6. Conditional uses shall not exceed a total of 35,000 square feet within the ~~Low Density~~ Residential area.

(~~g~~[f](#)) The University shall ensure long-term maintenance for street-front landscaping on University-owned properties along Villard Street. (Policy ~~7~~[6](#))

~~(h) In an effort to maintain the Fairmount Neighborhood's character, the University shall consider contributing ranked historic houses that must be moved from other areas within the state-approved University lands due to development plans for infill projects, or to replace a non-contributing house in the University-owned Low Density Residential area, if feasible. (Policy 8)~~

(ig) The City shall attach the site review overlay zone to the University's properties at the northwest corner of 15th and Villard. ~~In addition, Site Review shall be required for new development within 100 feet of the one privately-owned, owner-occupied parcel within the /EC East Campus Overlay Zone (TL 3400, Map 17-03-32-44) as long as the property is privately owned.~~ (Policy [97](#))

(3) *Traffic Circulation Policies.*

(a) The adverse effects of motor vehicle movement shall be mitigated as much as possible. (Policy [21](#))

(b) Traffic management techniques shall continue to be used and new techniques developed to reinforce the idea of a hierarchy of streets in the plan area. Some streets shall combine their local, collector, or arterial function with a role as primary pedestrian or bicycle ways. The use of low-volume, local neighborhood streets for through movements by truck and heavy construction equipment shall be discouraged. (Policy [42](#))

(c) By March, 2005, the City shall initiate a study of Agate Street between Franklin Boulevard and 19th Avenue. That study, conducted jointly with the University and the Fairmount Neighborhood Association, shall identify strategies to improve the function and carrying capacity of Agate according to the City criteria for its designated street classification. The City will implement the necessary changes. The University will participate in those improvements as development occurs and as required by the City code, to the extent that the University is directly responsible for the needed improvements. (Policy [64](#))

(d) The City, with the cooperation of the University and the Fairmount Neighborhood Association, shall initiate an area-wide traffic calming study for the streets within the Fairmount/University of Oregon Special Area Study boundary to determine appropriate mitigation for through-traffic utilizing neighborhood streets. Such study shall be initiated prior to December, 2008, subject to availability of funds. In the event that the City updates the Central Area Transportation Study (CATS) prior to 2008, the City shall fund and initiate an area-wide traffic calming study as part of the CATS update to determine appropriate mitigation measures for the subject area. (Policy [75](#))

(e) If a Traffic Impact Analysis that is required by the City Code projects that a proposed development will increase traffic on streets within the single-family neighborhood to the east and south of University-owned land, the City shall require the applicant to mitigate those impacts through use of traffic calming strategies or other mechanisms designed to discourage through traffic. (Policy [86](#))

(f) With the exception of alleys, vacations of streets within the state-approved University East Campus boundary should not be permitted, unless the applicant, at his or her expense, provides to the City a local street connection study that demonstrates how the proposed street system remaining after such vacation meets the intent of the Eugene Code street connectivity provisions and that such vacation will not increase traffic volumes on local residential streets. (Policy [97](#))

\*\*\*

(5) *Bicycle and Pedestrian Policies.* Existing and future businesses shall be encouraged to provide safe and covered bicycle parking for employees and patrons. (Policy [31](#)) The use of

bicycles, mass transit, walking, carpooling, and other appropriate alternative modes of transportation, especially by employees working in the plan area, shall be actively encouraged and provided for in order to reduce automobile dependence and alleviate traffic and parking problems. (Policy 42)

**Section 7.** The property identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, and 07800 is rezoned to remove the /EC East Campus Overlay Zone from the property as more particularly shown in Exhibit C attached to this Ordinance.

**Section 8.** The findings set forth in Exhibit D attached to this Ordinance are adopted as findings in support of this Ordinance.

**Section 9.** The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

**Section 10.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by the Oregon Land Use Board of Appeals or 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 portions hereof. Further, if this Ordinance is remanded back to the City Council for further action by the Oregon Land Use Board of Appeals or a court of competent jurisdiction, those sections, subsections, sentences, clauses, phrases, or portions that do not require action on remand shall be deemed separate, distinct, and independent provisions and such remand shall not affect their validity or effect.

**Section 11.** This Ordinance shall take effect pursuant to Section 32 of the Eugene Charter 2002, or on the date of its acknowledgement as provided in ORS 197.625, whichever is later.

**Passed by the City Council this**

\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**City Recorder**

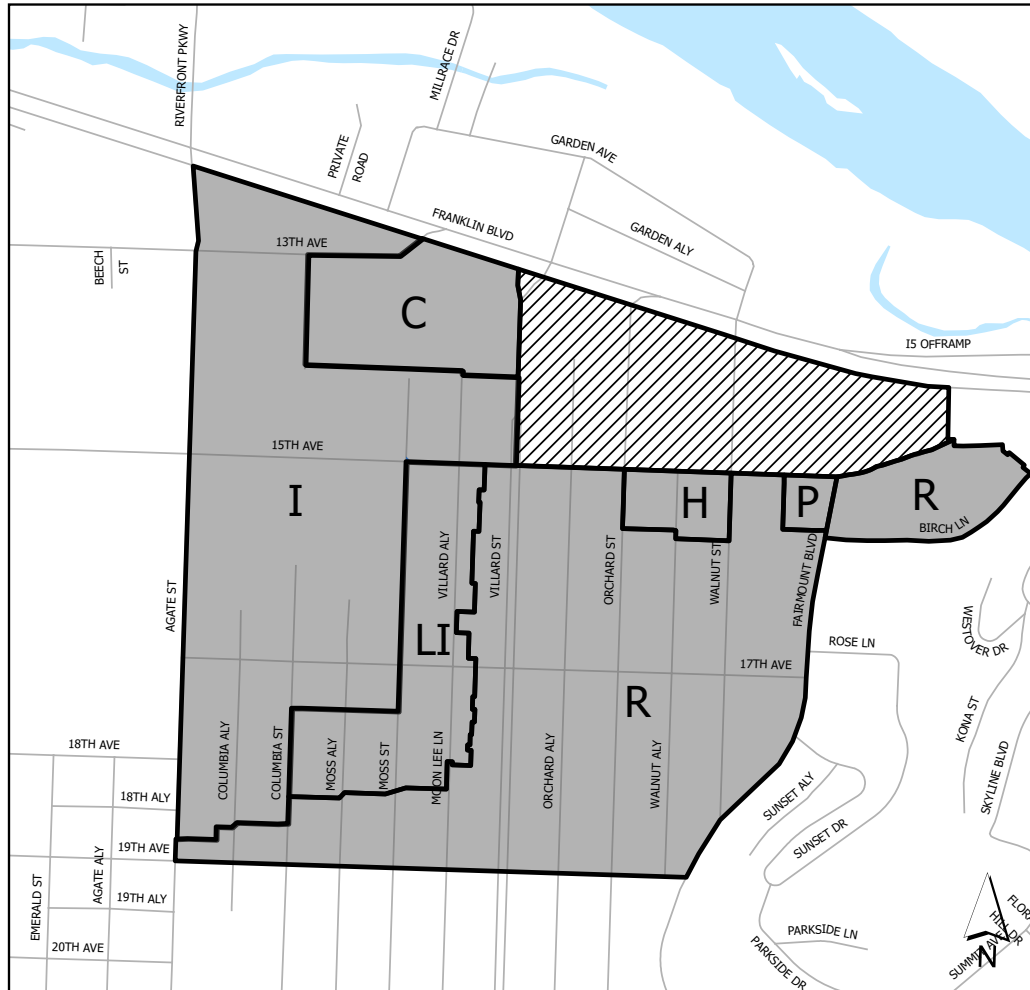
**Approved by the Mayor this**

\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Mayor**

# Exhibit A


Map 6



## Land Use Diagram

(Generalized Future Land Use Patterns)

- I** Institutional
- LI** Limited Institutional
- C** Commercial
- R** Residential
- H** High Density Residential
- P** Parks/Open Space

 Area removed from the Fairmount/University of Oregon Special Area Study Land Use Diagram and included in the Walnut Station Specific Area Plan by Ordinance No. 20460 (2010)

## Fairmount Special Area Study

<b>Fairmount/University of Oregon Special Area Study Land Use Diagram Redesignation</b>		
<b>Map / Tax Lot</b>	<b>Previous Designation</b>	<b>New Designation</b>
17-03-33-32 / 06600	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07000	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07100	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07200	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07300	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07400	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07500	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07600	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07700	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 07800	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-32 / 08100	Limited High Density Residential / Limited Institutional	Institutional
17-03-33-33 / 06900	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07200	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07600	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07700	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07800	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 07900	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08000	Limited High Density Residential / Limited Institutional	Limited Institutional

17-03-33-33 / 08100	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08200	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08300	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08400	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08500	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08600	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08800	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 08900	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09001	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09002	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09103	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09104	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09105	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09108	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 09400	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 12500	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 04302	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 04303	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 05900	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06000	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06101	Limited High Density Residential / Limited Institutional	Limited Institutional

18-03-04-22 / 06102	Limited High Density Residential / Limited Institutional	Limited Institutional
18-03-04-22 / 06103	Limited High Density Residential / Limited Institutional	Limited Institutional
17-03-33-33 / 00200	Low Density Residential	Residential
17-03-33-33 / 00300	Low Density Residential	Residential
17-03-33-33 / 00400	Low Density Residential	Residential
17-03-33-33 / 00500	Low Density Residential	Residential
17-03-33-33 / 00501	Low Density Residential	Residential
17-03-33-33 / 00600	Low Density Residential	Residential
17-03-33-33 / 00700	Low Density Residential	Residential
17-03-33-33 / 00800	Low Density Residential	Residential
17-03-33-33 / 01000	Low Density Residential	Residential
17-03-33-33 / 01100	Low Density Residential	Residential
17-03-33-33 / 01200	Low Density Residential	Residential
17-03-33-33 / 01300	Low Density Residential	Residential
17-03-33-33 / 01400	Low Density Residential	Residential
17-03-33-33 / 01500	Low Density Residential	Residential
17-03-33-33 / 01600	Low Density Residential	Residential
17-03-33-33 / 01700	Low Density Residential	Residential
17-03-33-33 / 01800	Low Density Residential	Residential
17-03-33-33 / 01900	Low Density Residential	Residential
17-03-33-33 / 02000	Low Density Residential	Residential
17-03-33-33 / 02101	Low Density Residential	Residential
17-03-33-33 / 02102	Low Density Residential	Residential
17-03-33-33 / 02200	Low Density Residential	Residential
17-03-33-33 / 02300	Low Density Residential	Residential
17-03-33-33 / 02400	Low Density Residential	Residential
17-03-33-33 / 02500	Low Density Residential	Residential
17-03-33-33 / 02800	Low Density Residential	Residential
17-03-33-33 / 02900	Low Density Residential	Residential
17-03-33-33 / 03000	Low Density Residential	Residential
17-03-33-33 / 03001	Low Density Residential	Residential
17-03-33-33 / 03100	Low Density Residential	Residential
17-03-33-33 / 03200	Low Density Residential	Residential
17-03-33-33 / 03301	Low Density Residential	Residential
17-03-33-33 / 03302	Low Density Residential	Residential
17-03-33-33 / 03400	Low Density Residential	Residential
17-03-33-33 / 03500	Low Density Residential	Residential
17-03-33-33 / 03600	Low Density Residential	Residential

17-03-33-33 / 03700	Low Density Residential	Residential
17-03-33-33 / 03800	Low Density Residential	Residential
17-03-33-33 / 03900	Low Density Residential	Residential
17-03-33-33 / 04000	Low Density Residential	Residential
17-03-33-33 / 04100	Low Density Residential	Residential
17-03-33-33 / 04200	Low Density Residential	Residential
17-03-33-33 / 04300	Low Density Residential	Residential
17-03-33-33 / 04400	Low Density Residential	Residential
17-03-33-33 / 04500	Low Density Residential	Residential
17-03-33-33 / 04600	Low Density Residential	Residential
17-03-33-33 / 04700	Low Density Residential	Residential
17-03-33-33 / 04800	Low Density Residential	Residential
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17-03-33-33 / 05100	Low Density Residential	Residential
17-03-33-33 / 05201	Low Density Residential	Residential
17-03-33-33 / 05202	Low Density Residential	Residential
17-03-33-33 / 05300	Low Density Residential	Residential
17-03-33-33 / 05400	Low Density Residential	Residential
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17-03-33-33 / 09107	Low Density Residential	Residential
17-03-33-33 / 09500	Low Density Residential	Residential
17-03-33-33 / 09600	Low Density Residential	Residential
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17-03-33-33 / 10800	Low Density Residential	Residential

17-03-33-33 / 10801	Low Density Residential	Residential
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17-03-33-33 / 11700	Low Density Residential	Residential
17-03-33-33 / 11800	Low Density Residential	Residential
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17-03-33-34 / 06701	Low Density Residential	Residential
17-03-33-34 / 06900	Low Density Residential	Residential
17-03-33-34 / 07000	Low Density Residential	Residential
17-03-33-34 / 07100	Low Density Residential	Residential
17-03-33-34 / 07200	Low Density Residential	Residential
17-03-33-34 / 07300	Low Density Residential	Residential
17-03-33-34 / 07400	Low Density Residential	Residential

17-03-33-34 / 07500	Low Density Residential	Residential
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17-03-33-34 / 08700	Low Density Residential	Residential
17-03-33-34 / 08800	Low Density Residential	Residential
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17-03-33-34 / 09800	Low Density Residential	Residential
18-03-04-21 / 03300	Low Density Residential	Residential
18-03-04-21 / 03400	Low Density Residential	Residential
18-03-04-21 / 03500	Low Density Residential	Residential
18-03-04-21 / 03600	Low Density Residential	Residential
18-03-04-21 / 03700	Low Density Residential	Residential
18-03-04-21 / 03800	Low Density Residential	Residential
18-03-04-22 / 00100	Low Density Residential	Residential
18-03-04-22 / 00200	Low Density Residential	Residential
18-03-04-22 / 00300	Low Density Residential	Residential
18-03-04-22 / 00400	Low Density Residential	Residential
18-03-04-22 / 00600	Low Density Residential	Residential
18-03-04-22 / 00700	Low Density Residential	Residential
18-03-04-22 / 00800	Low Density Residential	Residential
18-03-04-22 / 00900	Low Density Residential	Residential
18-03-04-22 / 01100	Low Density Residential	Residential
18-03-04-22 / 01200	Low Density Residential	Residential

18-03-04-22 / 01300	Low Density Residential	Residential
18-03-04-22 / 01400	Low Density Residential	Residential
18-03-04-22 / 01500	Low Density Residential	Residential
18-03-04-22 / 01600	Low Density Residential	Residential
18-03-04-22 / 01700	Low Density Residential	Residential
18-03-04-22 / 01800	Low Density Residential	Residential
18-03-04-22 / 01900	Low Density Residential	Residential
18-03-04-22 / 02000	Low Density Residential	Residential
18-03-04-22 / 02100	Low Density Residential	Residential
18-03-04-22 / 02200	Low Density Residential	Residential
18-03-04-22 / 02300	Low Density Residential	Residential
18-03-04-22 / 02400	Low Density Residential	Residential
18-03-04-22 / 02500	Low Density Residential	Residential
18-03-04-22 / 02600	Low Density Residential	Residential
18-03-04-22 / 02700	Low Density Residential	Residential
18-03-04-22 / 02800	Low Density Residential	Residential
18-03-04-22 / 02900	Low Density Residential	Residential
18-03-04-22 / 03000	Low Density Residential	Residential
18-03-04-22 / 03100	Low Density Residential	Residential
18-03-04-22 / 03200	Low Density Residential	Residential
18-03-04-22 / 03300	Low Density Residential	Residential
18-03-04-22 / 03400	Low Density Residential	Residential
18-03-04-22 / 03500	Low Density Residential	Residential
18-03-04-22 / 03600	Low Density Residential	Residential
18-03-04-22 / 03700	Low Density Residential	Residential
18-03-04-22 / 03800	Low Density Residential	Residential
18-03-04-22 / 03900	Low Density Residential	Residential
18-03-04-22 / 04000	Low Density Residential	Residential
18-03-04-22 / 04100	Low Density Residential	Residential
18-03-04-22 / 04200	Low Density Residential	Residential
18-03-04-22 / 04301	Low Density Residential	Residential
18-03-04-22 / 04304	Low Density Residential	Residential
18-03-04-22 / 04500	Low Density Residential	Residential
18-03-04-22 / 04600	Low Density Residential	Residential
18-03-04-22 / 04700	Low Density Residential	Residential
18-03-04-22 / 04800	Low Density Residential	Residential
18-03-04-22 / 04900	Low Density Residential	Residential
18-03-04-22 / 05000	Low Density Residential	Residential
18-03-04-22 / 05100	Low Density Residential	Residential
18-03-04-22 / 05101	Low Density Residential	Residential

18-03-04-22 / 05200	Low Density Residential	Residential
18-03-04-22 / 05300	Low Density Residential	Residential
18-03-04-22 / 05400	Low Density Residential	Residential
18-03-04-22 / 05500	Low Density Residential	Residential
18-03-04-22 / 05600	Low Density Residential	Residential
18-03-04-22 / 05700	Low Density Residential	Residential
18-03-04-22 / 05800	Low Density Residential	Residential
18-03-05-11 / 00800	Low Density Residential	Residential
18-03-05-11 / 00900	Low Density Residential	Residential
18-03-05-11 / 01000	Low Density Residential	Residential
18-03-05-11 / 01100	Low Density Residential	Residential
18-03-05-11 / 01300	Low Density Residential	Residential
18-03-05-11 / 01400	Low Density Residential	Residential
18-03-05-11 / 01601	Low Density Residential	Residential
18-03-05-11 / 01602	Low Density Residential	Residential
18-03-05-11 / 02800	Low Density Residential	Residential
18-03-05-11 / 02900	Low Density Residential	Residential
18-03-05-11 / 03000	Low Density Residential	Residential
18-03-05-11 / 03100	Low Density Residential	Residential
18-03-05-11 / 03200	Low Density Residential	Residential
18-03-05-11 / 03300	Low Density Residential	Residential

## Exhibit C

<b>East Campus University of Oregon Zone Change</b>		
<b>Map / Tax Lot</b>	<b>Previous Zoning</b>	<b>Adopted Zoning</b>
17-03-33-32 / 07000	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07100	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07200	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07300	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07400	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07500	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07600	PL Public Land /EC East Campus Overlay	PL Public Land
17-03-33-32 / 07700	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay
17-03-33-32 / 07800	PL Public Land /SR Site Review Overlay /EC East Campus Overlay	PL Public Land /SR Site Review Overlay

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**FINDINGS**  
**Refinement Plan Amendment, Code Amendment, Zone Change**

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**APPLICATION OVERVIEW**

**Name (File Numbers):** East Campus University of Oregon  
(RA 25-01, CA 25-02, Z 25-03)

This ordinance will amend the Fairmount/University of Oregon Special Area Study, amend the Eugene Code, and change the zoning of several properties. The area subject to this ordinance is located generally between Agate Street, Villard Street, East 15th Avenue, and East 19th Avenue, and consists of 50 tax lots. The total area of the subject properties is approximately 10.25 acres.

The University of Oregon has identified a need for increased development potential on and near campus, specifically with regard to increasing enrollment and student housing demand. As an outcome of the University's review of its internal development policies, the University of Oregon has proposed a package of Code Amendments, Refinement Plan Amendments, and Zone Changes, to increase development potential within the area impacted by this ordinance.

**Background**

In recent years, the University of Oregon has identified a need for increased housing development potential on and near campus, specifically with regard to increasing enrollment and student housing demand. As an outcome of the University's review of its internal development policies, the University of Oregon proposed a package of Code Amendments, Refinement Plan Amendments, and Zone Changes, to increase housing development potential within the /EC East Campus Overlay Zone.

The general intent of the Refinement Plan Amendment is to update several sections of the Fairmount/University of Oregon Special Area Study to align with the University's East Campus Area Plan, specifically with regard to the current and future housing needs of the University.

The Refinement Plan Amendment also includes changes to the Plan's Generalized Future Land Use Diagram. The changes include the redesignation of eleven properties from Limited High Density Residential / Limited Institutional (LHDR/LI) to Institutional. The companion Zone Change removes the /EC East Campus Overlay from nine properties.

The /EC East Campus Overlay Zone, which applies to properties designated as Limited High Density Residential / Limited Institutional (LHDR/LI) in the Refinement Plan, was created to

implement the Fairmount/University of Oregon Special Area Study by providing for a land use transition between the eastern portion of the University of Oregon campus and the adjacent low-density residential neighborhood to the east and south. The Code Amendment applies to the sections of the Eugene Code governing the /EC East Campus Overlay Zone.

The text of the Fairmount/University of Oregon Special Area Study notes that student “dorm” uses are specifically excluded from the uses allowed within the LHDR/LI area. The Eugene Code requirement implementing this provision, EC 9.4215(1)(c), establishes that “University and college dormitories” are a prohibited use in the /EC East Campus Overlay Zone. As part of the Refinement Plan Amendment and Code Amendment, the prohibition of dormitory uses in the LHDR/LI area and the /EC East Campus Overlay Zone is removed from both the Fairmount/University of Oregon Special Area Study and the Eugene Code.

### **FINDINGS**

The applications for a Refinement Plan Amendment, Code Amendment, and Zone Change were processed concurrently, pursuant to EC 9.8005. The following findings address the proposal and the applicable approval criteria at EC 9.8424, EC 9.8065, and EC 9.8865. Those criteria are provided below (in **bolded text**), including findings addressing compliance with each.

### **REFINEMENT PLAN AMENDMENT**

**EC 9.8424(1) The refinement plan amendment is consistent with all of the following:**

**EC 9.8424(1)(a) Statewide planning goals.**

**Goal 1: Citizen Involvement - To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.**

The City has acknowledged procedures for adoption of quasi-judicial land use decisions, located in Eugene Code (EC) 9.7050, 9.7400 through 9.7455, and 9.7065 through 9.7095, which ensure the opportunity for community members to be involved in all phases of the quasi-judicial land use decision process and set out the requirements for such involvement. The amendments to the Fairmount/University of Oregon Special Area Study do not amend the City’s adopted citizen involvement program. The process for adoption of the Refinement Plan Amendment, Code Amendment, and Zone Change is consistent with the City’s acknowledged procedures for quasi-judicial land use decisions.

The City of Eugene Land Use Code implements Statewide Planning Goal 1 by requiring that notice of the proposed amendments be given and public hearings be held prior to adoption. The applicable notice and hearing requirements include:

- A pre-application Neighborhood/Applicant Meeting (held on September 23, 2024)
- Notice to the Oregon Department of Land Conservation and Development (DLCD) was originally provided on August 20, 2025, and updated notice was sent to DLCD on August 26, September 9, and September 19, 2025.

- Notice sent to Lane County and the City of Springfield (September 19, 2025)
- Public notice of the Planning Commission Public Hearing to consider the applications, including: mailing notice to the applicant, adjacent property owners, all neighborhood associations in Eugene, and interested parties (mailed September 19, 2025); and posting of the notice on-site (October 6, 2025).
- Public notice of the City Council Public Hearing to consider the applications, including: mailing notice to the applicant, the property owner(s), any person who submitted written or oral testimony in a timely matter during the Planning Commission hearing process, and any person who requested notice of the Planning Commission's decision. (mailed January 9, 2026). Consistent with the requirements of the Eugene Charter, notice was also published in the Register-Guard newspaper and posted on the City's website at least ten business days prior to the public hearing.

All noticing was conducted in accordance with Eugene Code requirements. Consideration of the proposed Refinement Plan Amendment, Code Amendment, and Zone Change began with a Eugene Planning Commission Public Hearing on October 21, 2025. On November 18, 2025, the Planning Commission deliberated and provided a recommendation to the Eugene City Council that the City Council approve the applications. On January 20, 2026, the Eugene City Council held a public hearing on the proposed Refinement Plan Amendment, Code Amendment, and Zone Change.

Additionally, as part of the University's work on the Next Generation Housing Development Plan and the 2024 East Campus Area Plan, the University engaged with the City of Eugene, the Fairmount Neighborhood Association, university groups, and community members, to inform the outcomes of its internal planning process. The University's public engagement efforts were intended to ensure that the proposed amendments would continue to meet the original goals of the Fairmount/University of Oregon Special Area Study and the amendments adopted through Ordinance Nos. 20312 and 20460.

Based on these findings, the Refinement Plan Amendment is consistent with Statewide Planning Goal 1.

**Goal 2: Land Use Planning - To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

Consistent with Statewide Planning Goal 2, the concurrent Refinement Plan Amendment, Code Amendment, and Zone Change applications are being processed according to Eugene's Land Use Code, which specifies the procedures and criteria applicable to review of the requests. The requested amendments to the Fairmount/University of Oregon Special Area Study text and diagram pertain to specific sites located within the Eugene City Limits. Therefore, the Refinement Plan Amendment application is subject to Type IV Application Requirements and Criteria, referenced at EC 9.7405, and the Refinement Plan Amendment Purpose, Applicability, General Requirements, and Approval Criteria at EC Sections 9.8421 through 9.8424.

The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit, and when the City uses the information obtained in the exchange to balance the needs of the citizens. To comply with the Goal 2 coordination requirement, the City provided notice of the proposal and opportunity to comment to Lane County Planning, the City of Springfield, and the State of Oregon's Department of Transportation and Department of Land Conservation and Development.

There are no exceptions to Statewide Planning Goal 2 required for the Refinement Plan Amendment. Therefore, the amendment is consistent with Statewide Planning Goal 2.

**Goal 3: Agricultural Lands - To preserve agricultural lands.**

The amendment only affects property located within the Urban Growth Boundary and does not affect any land designated for agricultural use. Therefore, Statewide Planning Goal 3 does not apply.

**Goal 4: Forest Lands - To preserve forest lands.**

The amendment only affects property located within the Urban Growth Boundary and does not affect any land designated by the comprehensive plan for forest use. Therefore, Statewide Planning Goal 4 does not apply.

**Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces - To protect natural resources and conserve scenic and historic areas and open spaces.**

There are no Statewide Planning Goal 5 resources within the area subject to the amendments, nor any other known open spaces or scenic areas requiring protection.

This Refinement Plan Amendment does not create or amend the City's list of Goal 5 resources; does not amend a code provision adopted to protect a significant Goal 5 resource or to address specific requirements of Goal 5; does not allow new uses that could be conflicting with a significant Goal 5 resource site; and does not amend the acknowledged Urban Growth Boundary. Therefore, the amendment is consistent with Statewide Planning Goal 5.

**Goal 6: Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water and land resources of the state.**

Statewide Planning Goal 6 addresses waste and process discharges from development and is aimed at protecting air, water, and land from impacts from those discharges. This goal requires that local comprehensive plans and implementing measures be consistent with state and federal regulations on matters.

The changes to the Fairmount/University of Oregon Special Area Study do not impact the existing regulations that implement the City's protections for the quality of air, water, and land resources. The amendments, if adopted, would provide for intensification of development on University of Oregon land within the Urban Growth Boundary that is currently underdeveloped,

which could reduce pressure for development on the urban fringe, and consequently, could reduce potential impacts to surrounding land, air, and water resources.

Any future development will be subject to City regulations and other state and federal requirements, ensuring that future developments will be consistent with this Goal. Based on these findings, the Refinement Plan Amendment is consistent with Statewide Planning Goal 6.

**Goal 7: Areas Subject to Natural Hazards - To protect people and property from natural hazards.**

Statewide Planning Goal 7 requires that local government planning programs include provisions to protect people and property from the following natural hazards: floods, landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. The Goal prohibits development in natural hazard areas without appropriate safeguards.

The subject properties are not located within known areas of natural disasters or hazards. Additionally, the site is outside the 100-year flood zone and is not subject to hazards normally associated with steep slopes, wildfires, or tsunamis. Other hazards, such as earthquakes or severe winter storms, can be mitigated at the time of development based on accepted building code and techniques.

The Refinement Plan Amendment does not affect the City's regulation of development in areas subject to natural disasters and hazards. Based on these findings, the amendment is consistent with Statewide Planning Goal 7.

**Goal 8: Recreational Needs - To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.**

Statewide Planning Goal 8 ensures the provision of recreational facilities to Oregon residents and is primarily concerned with the provision of those facilities in non-urban areas of the state. The Refinement Plan Amendment does not affect the City's provision of recreation areas and facilities, nor will it affect community members' access to existing or future recreation areas and facilities. Therefore, the amendment is consistent with Statewide Planning Goal 8.

**Goal 9: Economic Development - To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

Statewide Planning Goal 9 requires cities to evaluate the supply and demand of commercial and industrial land relative to community economic objectives. The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires that the City provide at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies.

The Employment Lands Supply Study 2012-2032 (ELSS) is included as Appendix B in the City's Envision Eugene Comprehensive Plan, and demonstrates that Eugene has an adequate supply

of commercial and industrial land, in compliance with the requirements of Goal 9 and the corresponding Administrative Rule. As the properties impacted by these changes are designated Government and Education on the Eugene Springfield Metropolitan Area General Plan (Metro Plan) Land Use Diagram, there is no land designated for industrial or commercial development within the area affected by the amendments. Therefore, the Refinement Plan Amendment does not add or remove any commercial land from the adopted commercial or industrial inventories included in the ELSS.

The subject property is designated Government and Education land in the Metro Plan, and the Refinement Plan Amendment will not change the Metro Plan designation. A re-designation of the subject properties in the Fairmount/University of Oregon Special Area Study from LHDR/LI to Institutional does not affect the City's commercial lands inventory, because it will not change the City's overall supply of commercially designated land.

The amendments will provide for the expansion of institutional uses on underdeveloped University-owned land. Increased development intensity and the potential future construction of new residential units could provide additional support for existing businesses in the area. Based on these findings, the proposal is consistent with Statewide Planning Goal 9.

**Goal 10: Housing - To provide for the housing needs of citizens of the state.**

Statewide Planning Goal 10 is intended to ensure opportunity for the provision of adequate numbers of needed housing units, the efficient use of buildable land within urban growth boundaries, and to provide greater certainty in the development process so as to reduce housing costs. It requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The Envision Eugene Residential Land Supply Study (2012-2032) was adopted by the City of Eugene in 2017 as a refinement of the Envision Eugene Comprehensive Plan, and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The Envision Eugene Residential Land Supply Study includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land within Eugene's Urban Growth Boundary to meet the identified land need. The land affected by these amendments was not included in the documented supply of "buildable land" that is available for residential development, because the subject area is designated as Government and Education in the Metro Plan. The Refinement Plan Amendment does not change the Metro Plan designations for the subject property, and as such, the Refinement Plan Amendment will have no impact on the inventory of land available for residential use.

Further, the Refinement Plan Amendment does not affect the amount of land designated or zoned for residential use and does not impact the supply of residential lands, nor does it render any property unusable for residential uses. Rather, the Refinement Plan Amendment and Zone Change are specifically intended to facilitate housing development for University of Oregon students. The Refinement Plan Amendment, in conjunction with the concurrent Code Amendment, will adjust the development standards to allow dormitories, increase the area's maximum building height, and increase the residential transition area's maximum building

height. These changes will allow denser development of student housing than is currently allowed in the subject area. Based on these findings, the amendment is consistent with Statewide Planning Goal 10.

**Goal 11: Public Facilities and Services - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

The Eugene-Springfield Public Facilities and Services Plan (PFSP) is the adopted and acknowledged public facility plan for areas within Eugene's Urban Growth Boundary with respect to water, wastewater, and stormwater services. The Eugene 2035 Transportation Plan, which was adopted pursuant to Chapter 660, Division 12 of the Oregon Administrative Rules (OARs), fulfills the requirement for transportation facilities planning in ORS 197.172(2)(e), Statewide Planning Goal 11, and OAR Chapter 660, Division 11.

The area affected by the amendments is located inside Eugene's City Limits, and water, wastewater, stormwater, and transportation facilities either already exist or are readily available for the subject site. Nothing in the amendment affects the City's adopted and acknowledged public facilities plans or the City's ability to provide public facilities and services. Therefore, the amendments are consistent with Goal 11.

**Goal 12: Transportation - To provide and encourage a safe, convenient and economic transportation system.**

OAR 660-012-0060, the Transportation Planning Rule (TPR), implements Statewide Planning Goal 12 for Refinement Plan Amendments, such as this application. Statewide Planning Goal 12 requires a determination of whether the Refinement Plan Amendment will significantly impact an existing or planned transportation facility. The TPR contains the following requirement:

***OAR 660-012-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:***

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
- (b) Change standards implementing a functional classification system; or***
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to,***

***transportation demand management. This reduction may diminish or eliminate the significant effect of the amendment.***

- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;***
- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or***
- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.***

The Refinement Plan Amendment and Code Amendment are subject to analysis for compliance with the Transportation Planning Rule (TPR). Due to the nature of these applications being processed concurrently and interwoven, the cumulative result of the proposed changes was analyzed as part of this TPR evaluation. While the changes to the Refinement Plan provide for a narrower addition of development potential within the Refinement Plan area, the Code Amendments will directly result in an increase in development potential, as they allow for additional building height and added uses in the subject area.

Following the initial submittal of the applications, the City identified the need for the applicant to address the Transportation Planning Rule in the context of the proposed amendments. Representatives of the University of Oregon met with the City to discuss and establish appropriate methodology for the analysis, and on June 6, 2025, the applicant submitted a Transportation Planning Rule Analysis as information supporting the applications.

The TPR Analysis was prepared using parameters established by the City for the relevant study intersections, study period, regional growth rate, assumed transportation improvements, and performance threshold to be met; and includes data related to estimated weekday PM peak hour trips for surrounding roadways and five intersections within and adjacent to the East Campus planning area.

The analysis included two evaluations: the initial evaluation was based on potential traffic impacts resulting from “worst case scenario buildout” for the year 2045 modeled under current zoning, development standards, and use allowances; while the second evaluation being based on the potential traffic impacts of the “worst case scenario” development that could occur by 2045 as a result of the proposed cumulative amendments.

The provided analysis finds that, upon approval of the code and refinement plan amendments and Zone Change, and assuming that full buildout of the entire study area is achieved by the year 2045, all study area intersections are estimated to operate acceptably during the typical weekday PM peak hour condition, based on current City performance standards. The TPR Analysis concludes that the amendments are expected to result in an increase in the trip generation potential of the East Campus area, but that the increase is not expected to have a *significant effect* on the transportation system. Additionally, no changes to the City’s functional

classifications or street design standards are warranted, and existing adjacent facilities are adequate to support additional trips generated as a result of the amendments.

Subsections (2) through (11) of OAR 660-012-0060 do not apply, because there will be no significant effect on the transportation system, and because OAR 660-012-0060(1) is satisfied.

Based on the above findings, the amendment is consistent with Statewide Planning Goal 12.

**Goal 13: Energy Conservation - To conserve energy.**

Statewide Planning Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. Goal 13 provides implementation direction focused on lot sizes, building heights, density of housing, compatibility and availability of light, wind, and air. The Refinement Plan Amendment will not amend or otherwise affect any adopted land use regulations that implement this Goal.

Additionally, redevelopment and infill development on the land subject to the amendments would increase opportunities for on-campus student housing, thereby reducing vehicular trips to campus by students who live off-campus. Therefore, the amendment is consistent with Statewide Planning Goal 13.

**Goal 14: Urbanization - To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.**

The Refinement Plan Amendment is applicable to land already in urban use, and does not affect the City's provisions regarding the transition of land from rural to urban uses. Based on this finding, the amendment is consistent with Statewide Planning Goal 14.

**Goal 15: Willamette River Greenway - To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.**

The Willamette River Greenway area within the Eugene Urban Growth Boundary is governed by existing local provisions which have been acknowledged as complying with Goal 15. The Refinement Plan Amendment does not contain any changes that affect the Willamette River Greenway regulations, nor is the subject property located within the adopted Willamette Greenway boundary. Based on these findings, Statewide Planning Goal 15 does not apply.

**Goals 16 – 19: Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources**

There are no estuarine, beach and dune, coastal, or ocean resources related to the property affected by this Refinement Plan Amendment. Therefore, Statewide Planning Goals 16 through 19 do not apply.

Based on the above findings addressing consistency with the Statewide Planning Goals, the proposal is consistent with the Statewide Planning Goals.

**EC 9.8424(1)(b) Applicable provisions of the comprehensive plan.**

Metro Plan

The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the basic guiding land use policy document for regional land use planning. The Fairmount/University of Oregon Special Area Study is consistent with the Metro Plan, which designates the subject properties as Government and Education.

The Refinement Plan Amendment is necessary to allow the concurrently requested Zone Change to remove the /EC East Campus Overlay from the subject properties. The Metro Plan designates the area subject to the amendments as Government and Education land, and does not designate the area as being within any other designation or designation overlay.

The applicant has not requested an amendment to the Metro Plan designation. Also, the Refinement Plan Amendment to redesignate eleven properties to the Institutional designation on the Refinement Plan's Land Use Diagram remains consistent with the Metro Plan designation of the subject properties as Government and Education land. The text amendments to the Fairmount/University of Oregon Special Area Study are primarily focused on updates and modernization and are also consistent with the subject area's Government and Education Metro Plan designation. There are no policies in the Metro Plan that appear to be directly relevant to this Refinement Plan Amendment or that serve as mandatory approval criteria for the amendment.

Envision Eugene Comprehensive Plan

There are no policies in the local comprehensive plan that appear to be directly relevant to this amendment or that serve as mandatory approval criteria for the amendment.

**EC 9.8424(1)(c) Remaining portions of the refinement plan.**

The Fairmount/University of Oregon Special Area Study provides policy direction related to land use, transportation, and parking, to guide development within the eastern portion of the University of Oregon campus and the adjacent portion of the Fairmount Neighborhood. The Fairmount/University of Oregon Special Area Study, which was adopted in 1982, recognizes the need for periodic updates to the plan. The text on page 6 of the Refinement Plan states: *"This plan is a long-range, comprehensive plan and, as such, should be occasionally reviewed and updated (the University Development Policy specifically states it should govern for ten years from the date of its acceptance). Changes in conditions may dictate reconsideration of policies."*

The Refinement Plan Amendment includes updates to several sections of the Fairmount/University of Oregon Special Area Study. As is stated at the beginning of this evaluation, many of the Refinement Plan text updates will not constitute substantive changes to the Plan. Rather, a number of changes are for the purpose of updating outdated terms and references, as well as providing for modern planning efforts and outcomes.

The most significant of the diagram and text amendments are primarily applicable to the area designated as Limited High Density Residential / Limited Institutional (LHDR/LI). In order to update the Refinement Plan to align with the University's current and future housing needs, the exclusion of dormitory uses is removed from the section of the Land Use Diagram text that describes the LHDR/LI area.

Remaining portions of the Fairmount/University of Oregon Special Area Study relate to areas outside the East Campus boundaries or to general neighborhood policies, none of which will be directly affected by the Refinement Plan Amendment. As such, no policies listed in the Study appear to serve as mandatory approval criteria for this amendment or require further analysis beyond that provided above. Based on the above findings, the Refinement Plan Amendment is consistent with the remaining portions of the Fairmount/University of Oregon Special Area Study. This criterion is met.

**EC 9.8424(2) The refinement plan amendment addresses one or more of the following:**

- (a) An error in the publication of the refinement plan.**
- (b) New inventory material which relates to a statewide planning goal.**
- (c) New or amended community policies.**
- (d) New or amended provisions in a federal law or regulation, state statute, state regulation, statewide planning goal, or state agency land use plan.**
- (e) A change of circumstances in a substantial manner that was not anticipated at the time the refinement plan was adopted.**

The Refinement Plan Amendment addresses EC 9.8424(2)(c).

In 2023, the University of Oregon began the process of updating its internal development policies for the East Campus area in response to observation of an immediate need to build additional student housing based on current demand. The University found that its future student housing development needs could not be met without amending the policies that define allowed uses and development standards applicable to University-owned lands, including both City requirements and the University's internal development guidance. This process resulted in the University's adoption of the East Campus Area Plan in December, 2024.

The term "community policy" is not defined in Eugene Code Section 9.0500, *Definitions*, nor is the term referenced in any other section of the Land Use Code. For purposes of the Refinement Plan Amendment, the City Council finds that the University's internal East Campus Area Plan constitutes a community policy. The unique confluence between the Fairmount/University of Oregon Special Area Study and the East Campus Area Plan is alluded to in the "The University of Oregon Lands: Description and Statement of the Problem" section of the Fairmount/University of Oregon Special Area Study, as amended by Ordinance No. 20312:

*"In September 2003, the University submitted an application to amend the 1982 Fairmount/University of Oregon Special Area Study for the purpose of incorporating changes in the plan made necessary by the University's adoption of the 2003 East Campus Development Policy. Commenting on the application, the Fairmount Neighborhood Association expressed concerns about the effectiveness of the proposed*

*East Campus Development Policy in mitigating the impacts of University development on the surrounding neighborhood. The association subsequently commissioned the Fairmount Neighborhood Association East Campus Committee (Committee) to represent the neighborhood interests in the public hearing process. The Committee submitted testimony commenting on each of the University's individual proposals. While the Committee expressed support for many of the ideas and proposals put forth in the application, they also suggested modifications to certain policies or plan text and replacements or additions to other policies and text.*

*Following the public hearing, the City engaged University staff and Committee representatives in a mediation process to seek agreement and resolve differences on the proposed policy and text amendments. Agreement between the University and Committee was reached on most of the issues discussed; those agreements are reflected in the maps, policies and other text adopted through this amendment process."*

Consideration of the East Campus Plan as "community policy" is further supported by East Campus Area Policy 1 (page 24 of the Refinement Plan), as amended by Ordinance No. 20312, which reads as follows:

*"1. The City of Eugene and the Fairmount Neighbors recognize the current University-adopted East Campus Policy as a statement of University policy."*

As such, the City Council finds that University's adopted updates to its East Campus Area Plan are "new or amended community policies" in the context of this criterion. The University's adoption of its internal East Campus Area Plan has triggered the need for text and diagram amendments to the Fairmount/University of Oregon Special Area Study in order to ensure consistency between the two documents.

The Refinement Plan Amendment addresses EC 9.8424(2)(c), and therefore complies with EC 9.8424(2). Based on the above findings, this criterion is met.

## **CODE AMENDMENT**

### **Application Details**

As stated at EC 9.4200, the purpose of the /EC East Campus Overlay Zone is to provide for a land use transition between the eastern portion of the University of Oregon campus and the adjacent low-density residential neighborhood to the east and south. As one of the codified provisions intended to meet this purpose, the Land Use Code sections pertaining to the /EC East Campus Overlay Zone includes requirements related to allowed and prohibited uses. Eugene Code (EC) Section 9.4215(1)(c) establishes that “University and college dormitories” are a prohibited use in the /EC Overlay Zone. The land use transition is also implemented through the requirement at EC 9.4220(2), which requires that, *“Within the /EC East Campus Overlay Zone, a building within 60 feet of an R-1 Low Density Residential zone shall not exceed 30 feet in height. All other buildings shall not exceed 45 feet in height.”*

The University of Oregon has identified a need for increased development potential of on-campus student housing in the East Campus area. To meet this need, the University has proposed changes to the Refinement Plan and the Land Use Code to allow development of student dormitories on properties zoned with the /EC East Campus Overlay Zone.

The Land Use Code Amendment will increase the allowed building height within the /EC East Campus Overlay Zone from 45 feet to 85 feet; to expand the “residential transition” distance from R-1 zoned properties from 60 feet to 75 feet; and to increase the allowed building height within the residential transition area from 30 feet to 45 feet.

### **Evaluation – Code Amendment**

The following findings address the applicable approval criteria for the requested Code Amendment:

**EC 9.8065(1) Is consistent with applicable statewide planning goals as adopted by the Land Conservation and Development Commission.**

**Goal 1: Citizen Involvement - To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.**

The City has acknowledged procedures for adoption of quasi-judicial land use decisions, located in Eugene Code (EC) 9.7050, 9.7400 through 9.7455, and 9.7065 through 9.7095, which ensure the opportunity for community members to be involved in all phases of the quasi-judicial land use decision process and set out the requirements for such involvement. The amendments to the Land Use Code do not amend the City’s adopted citizen involvement program. The process for adoption of the Refinement Plan Amendment, Code Amendment, and Zone Change is consistent with the City’s acknowledged procedures for quasi-judicial land use decisions.

The City of Eugene Land Use Code implements Statewide Planning Goal 1 by requiring that notice of the proposed amendments be given and public hearings be held prior to adoption. The applicable noticing requirements include:

- A pre-application Neighborhood/Applicant Meeting (held on September 23, 2024)
- Notice to the Oregon Department of Land Conservation and Development (DLCD) (provided on September 19, 2025, for the October 21, 2025, public hearing)
- Notice sent to Lane County and the City of Springfield (September 19, 2025)
- Public notice of the Planning Commission Public Hearing to consider the applications, including: mailing notice to the applicant, adjacent property owners, all neighborhood associations in Eugene, and interested parties (mailed September 19, 2025); and posting of the notice on-site (October 6, 2025).
- Public notice of the City Council Public Hearing to consider the applications, including: mailing notice to the applicant, the property owner(s), any person who submitted written or oral testimony in a timely matter during the Planning Commission hearing process, and any person who requested notice of the Planning Commission's decision. (mailed January 9, 2026). Consistent with the requirements of the Eugene Charter, notice was also published in the Register-Guard newspaper and posted on the City's website at least ten business days prior to the public hearing.

All noticing was conducted in accordance with Eugene Code requirements. Consideration of the proposed Refinement Plan Amendment, Code Amendment, and Zone Change began with a Eugene Planning Commission Public Hearing on October 21, 2025. On November 18, 2025, the Planning Commission deliberated and provided a recommendation to the Eugene City Council that the City Council approve the applications. On January 20, 2026, the Eugene City Council held a public hearing on the proposed Refinement Plan Amendment, Code Amendment, and Zone Change.

Additionally, as part of the University's work on the Next Generation Housing Development Plan and the 2024 East Campus Area Plan, the University engaged with the City of Eugene, the Fairmount Neighborhood Association, university groups, and community members, to inform the outcomes of its internal planning process. The University's public engagement efforts were intended to ensure that the proposed amendments would continue to meet the original goals of the Fairmount/University of Oregon Special Area Study and the amendments adopted through Ordinance Nos. 20312 and 20460.

Based on these findings, the proposed Code Amendment is consistent with Statewide Planning Goal 1.

**Goal 2: Land Use Planning - To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

Consistent with Statewide Planning Goal 2, the concurrent Refinement Plan Amendment, Code Amendment, and Zone Change applications are being processed according to Eugene's Land Use Code, which specifies the procedure and criteria applicable to review of the requests. The requested amendments to the Land Use Code pertain to specific sites located within the Eugene City Limits. Therefore, the Code Amendment application is subject to EC 9.7405 Type IV

Application Requirements and Criteria Reference and the Code Amendment General Requirements and Approval Criteria at EC Sections 9.8060 through 9.8065.

The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit, and when the City uses the information obtained in the exchange to balance the needs of the citizens. To comply with the Goal 2 coordination requirement, the City provided notice of the proposal and opportunity to comment to Lane County Planning, the City of Springfield, and the State of Oregon's Department of Transportation and Department of Land Conservation and Development.

There are no exceptions to Statewide Planning Goal 2 required for the Code Amendment. Therefore, the amendment is consistent with Statewide Planning Goal 2.

**Goal 3: Agricultural Lands - To preserve agricultural lands.**

The amendment only affects property located within the Urban Growth Boundary and does not affect any land designated by the comprehensive plan for forest use. Therefore, Statewide Planning Goal 4 does not apply.

**Goal 4: Forest Lands - To preserve forest lands.**

The amendment only affects property located within the Urban Growth Boundary and does not affect any land designated by the comprehensive plan for forest use. Therefore, Statewide Planning Goal 4 does not apply.

**Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces - To protect natural resources and conserve scenic and historic areas and open spaces.**

There are no Statewide Planning Goal 5 resources within the area subject to the Code Amendment, nor any other known open spaces or scenic areas requiring protection.

This Code Amendment does not create or amend the City's list of Goal 5 resources; does not amend a code provision adopted to protect a significant Goal 5 resource or to address specific requirements of Goal 5; does not allow new uses that could be conflicting with a significant Goal 5 resource site; and does not amend the acknowledged Urban Growth Boundary. Therefore, the amendment is consistent with Statewide Planning Goal 5.

**Goal 6: Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water and land resources of the state.**

Statewide Planning Goal 6 addresses waste and process discharges from development and is aimed at protecting air, water and land from impacts from those discharges. This goal requires that local comprehensive plans and implementing measures be consistent with state and federal regulations on matters.

The changes to the Land Use Code do not impact the existing regulations that implement the City's protections for the quality of air, water, and land resources. The amendments, if adopted,

would provide for intensification of development on University of Oregon land within the Urban Growth Boundary that is currently underdeveloped, which could reduce pressure for development on the urban fringe, and consequently, could reduce potential impacts to surrounding land, air, and water resources.

Any future development will be subject to City regulations and other state and federal requirements, ensuring that future developments will be consistent with this Goal. Based on these findings, the Code Amendment is consistent with Statewide Planning Goal 6.

**Goal 7: Areas Subject to Natural Hazards - To protect people and property from natural hazards.**

Statewide Planning Goal 7 requires that local government planning programs include provisions to protect people and property from the following natural hazards: floods, landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. The Goal prohibits development in natural hazard areas without appropriate safeguards.

The subject properties are not located within known areas of natural disasters or hazards. Additionally, the site is outside the 100-year flood zone and is not subject to hazards normally associated with steep slopes, wildfires, or tsunamis. Other hazards, such as earthquakes or severe winter storms, can be mitigated at the time of development based on accepted building code and techniques.

The Code Amendment does not affect the City's restrictions on development in areas subject to natural disasters and hazards. Based on these findings, the amendment is consistent with Statewide Planning Goal 7.

**Goal 8: Recreational Needs - To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.**

Statewide Planning Goal 8 ensures the provision of recreational facilities to Oregon residents and is primarily concerned with the provision of those facilities in non-urban areas of the state. The Code Amendment does not affect the City's provision of recreation areas and facilities, nor will it affect community members' access to existing or future recreation areas and facilities. Therefore, the amendment is consistent with Statewide Planning Goal 8.

**Goal 9: Economic Development - To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

Statewide Planning Goal 9 requires cities to evaluate the supply and demand of commercial and industrial land relative to community economic objectives. The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires that the City provide at least an adequate supply of sites of suitable sizes, types, location, and service levels for a variety of industrial and commercial uses consistent with plan policies.

The Employment Lands Supply Study 2012-2032 (ELSS) is included as Appendix B in the City's Envision Eugene Comprehensive Plan, and demonstrates that Eugene has an adequate supply of commercial and industrial land, in compliance with the requirements of Goal 9 and the corresponding Administrative Rule. There is no land designated for industrial or commercial development within the area affected by the amendments. Therefore, the Code Amendment does not add or remove any land from the adopted commercial or industrial inventories included in the ELSS.

The subject property is designated Government and Education land in the Metro Plan, and the Code Amendment will not change the Metro Plan designation. The concurrent Refinement Plan Amendment, which will re-designate the subject properties in the Fairmount/University of Oregon Special Area Study from LHDR/LI to Institutional, does not affect the City's commercial and industrial lands inventory, because it will not change the City's overall supply of commercially or industrially designated land.

The Code Amendment will provide for the expansion of institutional uses on underdeveloped University-owned land. Increased development intensity and the potential future construction of new residential units could provide additional support for existing businesses in the area.

Based on these findings, the proposal is consistent with Statewide Planning Goal 9.

**Goal 10: Housing - To provide for the housing needs of citizens of the state.**

Statewide Planning Goal 10 is intended to ensure opportunity for the provision of adequate numbers of needed housing units, the efficient use of buildable land within urban growth boundaries, and to provide greater certainty in the development process so as to reduce housing costs. It requires the City to provide an adequate supply of buildable land to accommodate the City's estimated housing needs for a 20-year planning period. The Envision Eugene Residential Land Supply Study (2012-2032) was adopted by the City of Eugene in 2017 as a refinement of the Envision Eugene Comprehensive Plan, and complies with the requirements of Goal 10 and Chapter 660, Division 008 of the Oregon Administrative Rules.

The Envision Eugene Residential Land Supply Study includes an inventory of buildable lands for residential use. According to the Residential Land Supply Study, there is sufficient buildable residential land within Eugene's Urban Growth Boundary to meet the identified land need. The land affected by these amendments was not included in the documented supply of "buildable land" that is available for residential development, because the subject area is designated as Government and Education land. The Code Amendment does not change the Metro Plan designations for the subject property, and as such, the amendment will have no negative impact on the inventory of land available for residential use.

Further, the Code Amendment does not affect the amount of land designated or zoned for residential use and does not impact the supply of residential lands, nor does it render any property unusable for residential uses. Rather, the Code and Refinement Plan amendments and Zone Change are specifically intended to facilitate housing development for University of Oregon students. The Code Amendment, in conjunction with the concurrent Refinement Plan

Amendment, will adjust the development standards applicable within the /EC East Campus Overlay Zone to allow dormitories, increase the area's maximum building height, and increase the residential transition area's maximum building height. These changes will allow denser development of student housing than is currently allowed in the subject area, facilitating an increase in housing availability in the /EC East Campus Overlay Zone.

Based on these findings, the amendment is consistent with Statewide Planning Goal 10.

**Goal 11: Public Facilities and Services - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

The Eugene-Springfield Public Facilities and Services Plan (PFSP) is the adopted and acknowledged public facility plan for areas within Eugene's Urban Growth Boundary with respect to water, wastewater, and stormwater services. The Eugene 2035 Transportation Plan, which was adopted pursuant to Chapter 660, Division 12 of the Oregon Administrative Rules (OARs), fulfills the requirement for transportation facilities planning in ORS 197.172(2)(e), Statewide Planning Goal 11, and OAR Chapter 660, Division 11.

The area affected by the Code Amendment is located inside Eugene's City Limits, and water, wastewater, stormwater, and transportation facilities either already exist or are readily available for the subject site. Nothing in the amendment affects the City's adopted and acknowledged public facilities plans or the City's ability to provide public facilities and services. Therefore, the amendment is consistent with Statewide Planning Goal 11.

**Goal 12: Transportation - To provide and encourage a safe, convenient and economic transportation system.**

OAR 660-012-0060, the Transportation Planning Rule (TPR), implements Statewide Planning Goal 12 for Code Amendments, such as this application. Statewide Planning Goal 12 requires a determination of whether the Code Amendment will significantly impact an existing or planned transportation facility. The TPR contains the following requirement:

***OAR 660-012-0060(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:***

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
- (b) Change standards implementing a functional classification system; or***
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the***

***amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or eliminate the significant effect of the amendment.***

- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;***
- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or***
- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.***

As discussed in the Refinement Plan Amendment evaluation above, the Refinement Plan Amendment and Code Amendment are subject to analysis for compliance with the Transportation Planning Rule (TPR). Due to the nature of these applications being processed concurrently and interwoven, the cumulative result of the changes was analyzed as part of this TPR evaluation. While the changes to the Refinement Plan provide for a narrower addition of development potential within the Refinement Plan area, the Code Amendments will directly result in an increase in development potential, as they allow for additional building height and added uses in the subject area.

Following the initial submittal of the applications, the City identified the need for the applicant to address the Transportation Planning Rule in the context of the proposed amendments. Representatives of the University of Oregon met with the City to discuss and establish appropriate methodology for the analysis, and on June 6, 2025, the applicant submitted a Transportation Planning Rule Analysis as information supporting the applications.

The TPR Analysis was prepared using parameters established by the City for the relevant study intersections, study period, regional growth rate, assumed transportation improvements, and performance threshold to be met; and includes data related to estimated weekday PM peak hour trips for surrounding roadways and five intersections within and adjacent to the East Campus planning area.

The analysis included two evaluations: the initial evaluation was based on potential traffic impacts resulting from “worst case scenario buildout” for the year 2045 modeled under current zoning, development standards, and use allowances; while the second evaluation being based on the potential traffic impacts of the “worst case scenario” development that could occur by 2045 as a result of the proposed cumulative amendments.

The provided analysis finds that, following approval of the amendments and Zone Change, and assuming full buildout of the entire study area is achieved by the year 2045, all study area intersections are estimated to operate acceptably during the typical weekday PM peak hour condition, based on current City performance standards. The TPR Analysis concludes that the amendments are expected to result in an increase in the trip generation potential of the East

Campus area, but that the increase is not expected to have a *significant effect* on the transportation system. Additionally, no changes to the City's functional classifications or street design standards are warranted by the change, and existing adjacent facilities are adequate to support additional trips generated as a result of the amendments.

Subsections (2) through (11) of OAR 660-012-0060 do not apply, because there will be no significant effect on the transportation system and because OAR 660-012-0060(1) is satisfied.

Based on the above findings, the Code Amendment is consistent with Statewide Planning Goal 12.

**Goal 13: Energy Conservation - To conserve energy.**

Goal 13 provides guidance on the management of land and land uses to maximize the conservation of energy. Goal 13 provides implementation direction focused on lot sizes, building heights, density of housing, compatibility and availability of light, wind, and air. The Code Amendment will not amend or otherwise affect any adopted land use regulations that implement this Goal.

Additionally, redevelopment and infill development on the land subject to the amendments would increase opportunities for on-campus student housing, thereby reducing vehicular trips to campus by students who live off-campus. Therefore, the amendment is consistent with Statewide Planning Goal 13.

**Goal 14: Urbanization - To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.**

The Code Amendment is applicable to land already in urban use, and does not affect the City's provisions regarding the transition of land from rural to urban uses. Based on this finding, the amendment is consistent with Statewide Planning Goal 14.

**Goal 15: Willamette River Greenway - To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.**

The Willamette River Greenway area within the Eugene Urban Growth Boundary is governed by existing local provisions which have been acknowledged as complying with Goal 15. The Code Amendment does not contain any changes that affect the Willamette River Greenway regulations, nor is the subject area located within the adopted Willamette Greenway boundary. Based on this finding, Statewide Planning Goal 15 does not apply.

**Goals 16 – 19: Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources**

There are no estuarine, beach and dune, coastal, or ocean resources related to the property affected by this Code Amendment. Therefore, Statewide Planning Goals 16 through 19 do not apply.

Based on the above findings addressing consistency with the Statewide Planning Goals, the Code Amendment is consistent with the Statewide Planning Goals.

**EC 9.8065(2) Is consistent with applicable provisions of the comprehensive plan and applicable adopted refinement plans.**

Metro Plan

As is discussed within the Refinement Plan Amendment evaluation above, the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the basic guiding land use policy document for regional land use planning. The Code Amendment is consistent with the Metro Plan, which designates the subject properties as Government and Education land.

The applicant has not requested an amendment to the Metro Plan designation, and none of the changes to the Code are inconsistent with the Metro Plan designation of the subject properties as Government and Education land. Therefore, the proposal is consistent with the provisions of the Metro Plan. There are no policies in the Metro Plan that appear to be directly relevant to this Code Amendment or that serve as mandatory approval criteria for the amendment.

Envision Eugene Comprehensive Plan

There are no policies in the local comprehensive plan that appear to be directly relevant to this Code Amendment or serve as mandatory approval criteria for the amendment.

Fairmount/University of Oregon Special Area Study

The Refinement Plan Amendment, which is concurrent with the Code Amendment, includes updates to several sections of the Fairmount/University of Oregon Special Area Study.

The text of the Fairmount/University of Oregon Special Area Study has been updated to allow student “dorm” uses within Limited Institutional area.

In order to ensure consistency with the Fairmount/University of Oregon Special Area Study, the Eugene Code requirement implementing this Refinement Plan provision, EC 9.4215(1)(c), must be updated to remove the prohibition of dormitory uses in the /EC East Campus Overlay Zone from the Eugene Code.

Remaining portions of the Fairmount/University of Oregon Special Area Study are related to areas outside the East Campus boundaries or to general neighborhood policies, none of which will be directly affected by the amendments. As such, no other policies listed in the Refinement Plan appear to serve as mandatory approval criteria for this amendment or require further analysis beyond that provided above.

**EC 9.8065(3) In the case of establishment of a special area zone, is consistent with EC 9.3020 Criteria for Establishment of an S Special Area Zone.**

The Code Amendment does not establish a Special Area Zone. Therefore, this criterion does not apply to the Code Amendment.

## ZONE CHANGE

### Application Details

The ordinance includes a Zone Change removing the /EC East Campus Overlay from nine properties, which total approximately 1.15 acres. The base zoning of the properties, PL Public Land, will not change, nor will any other applicable overlay zones, such as the /SR Site Review Overlay Zone.

The Zone Change corresponds to the changes in the properties' Refinement Plan designation, from Limited High Density Residential / Limited Institutional (LHDR/LI) to Institutional. The change in Refinement Plan designation and zoning aligns with the existing institutional uses and other institutional uses planned for the future.

### Evaluation – Zone Change

The following findings address the applicable approval criteria for the requested Zone Change:

**EC 9.8865(1) The proposed change is consistent with applicable provisions of the Metro Plan. The written text of the Metro Plan shall take precedence over the Metro Plan diagram where apparent conflicts or inconsistencies exist.**

The ordinance removes the /EC East Campus Overlay from nine tax lots. The base zoning of the properties, PL Public Land, will not change. Five of the tax lots are also zoned or partially zoned with the /SR Site Review Overlay, which will remain.

The properties are designated as Government and Education land in the Metro Plan Land Use Diagram. The Metro Plan Diagram includes three Overlay designations, but does not include a designation for the /EC East Campus Overlay Zone. Therefore, because the base zoning aligns with the Metro Plan designation and will not change, the removal of the /EC East Campus Overlay Zone from the subject properties' zoning is consistent with the subject properties' Metro Plan designation.

Many Metro Plan policies are relevant and supportive of the Zone Change, including policies A.4, A.11 through A.14, and A.23 of the Residential Land Use and Housing Element. However, while these policies provide support for the Zone Change, it does not appear that there are any Metro Plan policies that serve as mandatory approval criteria for the Zone Change. To the extent that the Metro Plan policies are relevant, the change is consistent with these policies. This criterion is met.

**EC 9.8865(2) The proposed zone change is consistent with applicable adopted refinement plans. In the event of inconsistencies between these plans and the Metro Plan, the Metro Plan controls.**

The subject properties are within the boundaries of the Fairmount/University of Oregon Special Area Study, which is the applicable adopted Refinement Plan for the area of this request. The subject properties are located in the Limited High Density Residential / Limited Institutional

(LHDR/LI) area north of East 15th Avenue, as identified in the Refinement Plan's Land Use Diagram.

The concurrent Refinement Plan Amendment amends the Fairmount/University of Oregon Special Area Study Land Use Diagram to change the subject properties' designation from LHDR/LI to Institutional. The Zone Change to remove the /EC East Campus Overlay Zone is consistent with the concurrent amendments to the Fairmount/University of Oregon Special Area Study.

No other policies listed in the Fairmount/University of Oregon Special Area Study appear to serve as mandatory approval criteria for this Zone Change, nor do any other policies require further analysis beyond that provided in the Refinement Plan Amendment evaluation above. Based on these findings, and with approval of the Refinement Plan Amendment, this criterion is met.

**EC 9.8865(3) The uses and density that will be allowed by the proposed zoning in the location of the proposed change can be served through the orderly extension of key urban facilities and services.**

Key urban facilities and services are defined in the Metro Plan as: wastewater service, stormwater service, transportation, water service, fire and emergency medical services, police protection, City-wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (see Metro Plan, page V-3). The following summary addresses the availability of these key urban services and facilities, as required under this criterion.

Wastewater: An existing 8-inch public wastewater line is available and located adjacent to the subject properties, within the Villard Alley right-of-way. Wastewater standards will be reviewed at the time of future development for any extension of service to the subject properties.

Stormwater: There are existing stormwater lines that run along Villard Street, Villard Alley, and portions of East 15th Avenue. In the event of future development, applicants may be required to address all applicable stormwater management standards including flood control, water quality, oil control, easements, operation and maintenance. Any designs will be reviewed at time of building permit.

Streets: Six of the subject properties have frontage on East 15 Avenue to the south; one of the subject properties has frontage on Moss Street to the west; and the remaining two subject properties have frontage on Villard Street to the east. These sections of East 15th Avenue and Villard Street are maintained by the City of Eugene, and this section of Moss Street is privately maintained. Compliance with applicable street standards will be addressed at the time of future development.

Solid Waste: Collection service is provided by private entities. Regional disposal sites and the Short Mountain Landfill are operated by Lane County.

Water and Electric: Water and electrical services, operated by Eugene Water and Electric Board (EWEB) are available to the subject properties. Any future development will require coordination with EWEB staff to ensure that water and electric services comply with City standards and EWEB requirements.

Public Safety: Police protection for the subject properties is consistent with service provision throughout the City. Fire protection will be provided by the Eugene Springfield Fire Department. Emergency medical services are currently provided on a regional basis by the cities of Eugene and Springfield.

Transportation: The subject properties are accessible to pedestrians, bicycles, and vehicles via the surrounding street network. Two Lane Transit District public transit stops, the EmX Agate Station and Walnut Station, are located within ¼ mile of the subject properties, on Franklin Boulevard. Sidewalks and bikes lanes are present on both sides of East 15th Avenue.

Parks and Recreation: Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject properties in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Planning and Development Services: Planning and building permit services are provided for all properties located within the urban growth boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property.

Communication: A variety of telecommunication providers offer communications services throughout the Eugene/Springfield area. Therefore, these services are available, and this key urban service requirement is met.

Public Schools: The subject property is within Eugene School District 4J. As access to schools is evaluated on a district wide basis, the property's location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Based on these findings, this criterion is satisfied.

**EC 9.8865(4) The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:**

**(e) EC 9.2681 Public Land Zone Siting Requirements.**

The applicant has requested a Zone Change to remove the /EC East Campus Overlay from nine tax lots. While the base zoning of the properties, PL Public Land, is not proposed to change, the Zone Change is consistent with the Public Land Zone Siting Requirements because the subject properties are owned solely by the University of Oregon, a public agency, and are developed with public (institutional) uses listed in EC 9.2682(1). This criterion is met.

**EC 9.8865(5) In cases where the NR zone is applied based on EC 9.2510(1)(b), the property owner shall enter into a contractual arrangement with the city to ensure the area is maintained as a natural resource area for a minimum of 50 years.**

This criterion does not apply because the Zone Change does not include the NR zone.

**OAR 660-012-0060 - Transportation Planning Rule**

While not an approval criterion included in Eugene Code, Zone Change applications are subject to Goal 12 Transportation of the Statewide Planning Goals, adopted by the Land Conservation and Development Commission. As such, Oregon Administrative Rule (OAR) 660-012-0060(1) must be specifically addressed as part of the requested Zone Change.

**OAR 660-012-0060(1): If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9), or (10) of this rule.**

As discussed in the Refinement Plan Amendment and Code Amendment evaluations above, the two concurrent applications were evaluated for potential transportation system impacts, and it was determined that the proposed amendments would not have a significant effect on the transportation system. In this case, the Zone Change qualifies for an exemption from OAR 660-012-0060(2) under subsection (9), which is addressed below.

**OAR 660-012-0060(9): Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.**

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the plan map;**
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and**
- (c) The area subject to the amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660- 024-220(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.**

The City of Eugene’s adopted Eugene 2035 Transportation System Plan (2035 TSP) is the City’s acknowledged local transportation system plan. Per Chapter 3: Needs Assessment and Evaluation of the 2053 TSP, the needs assessment and resulting projects that establish a transportation system adequate to meet the identified local transportation needs are based upon the land use designations established by the Metro Plan. Generally, because the 2035 TSP is based on the Metro Plan land use designations, any zone allowed within the land use designation is consistent with both the Metro Plan and the 2035 TSP.

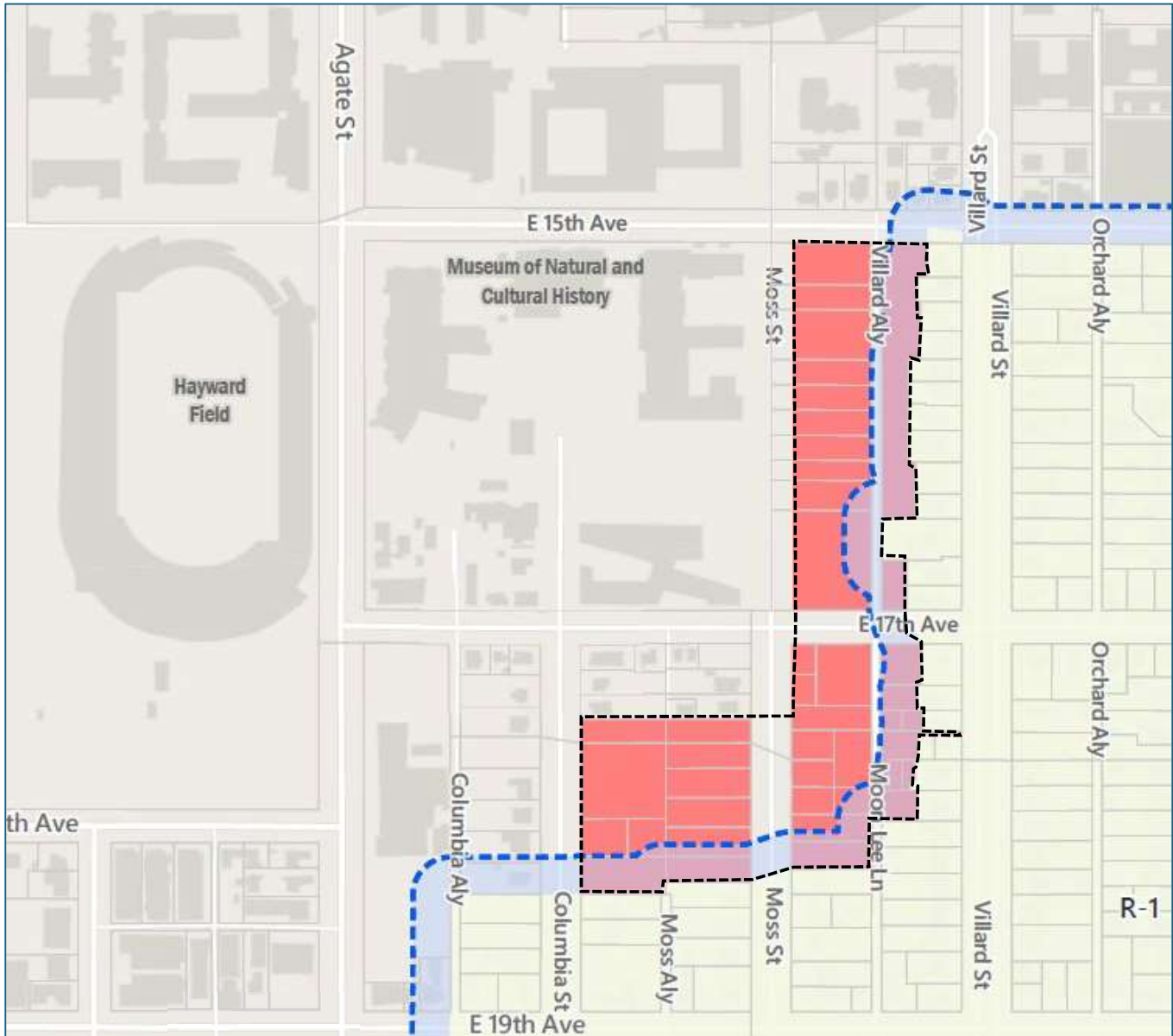
The removal of the /EC East Campus Overlay Zone from the subject properties is consistent with the subject properties’ land use designation in the Metro Plan. Therefore, the zoning of the subject properties is also consistent with the 2035 TSP. As the applicant has not requested an amendment to the Metro Plan designation, and as the subject properties’ base zoning of PL







Public Land remains consistent with the Government and Education designation of the subject properties, the Zone Change complies with OAR 660-012-0060(9) and OAR 660-012-0060(1) is satisfied. Based on these findings, the Zone Change complies with the Transportation Planning Rule.

### **CONCLUSION**

Based on the available information and evidence, and the preceding findings of compliance, the Refinement Plan Amendment, Code Amendment, and Zone Change comply with the applicable approval criteria.

**East Campus University of Oregon**  
Code Amendment – Proposed Maximum Building Heights



-  R-1 Low-Density Residential Zone
-  75-Foot Buffer From Residentially Zoned Land
-  Proposed Boundary of /EC East Campus Overlay Zone
-  Area Subject to Proposed 85-Foot Maximum Building Height
-  Area Subject to Proposed 45-Foot Maximum Building Height
-  Tax Lots



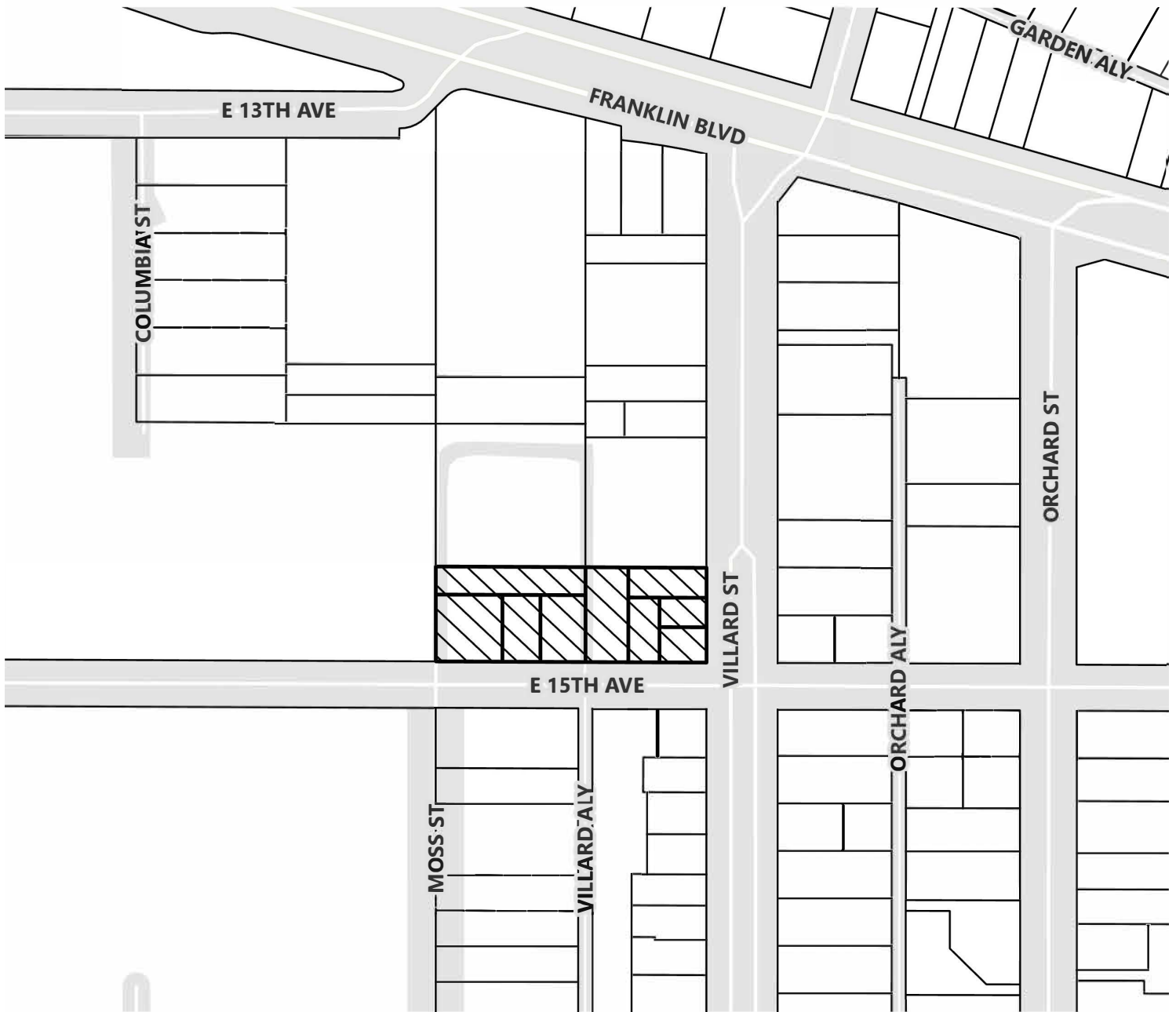
*This map is intended for reference purposes only, to illustrate the areas impacted by the requested Code Amendment.*

*This map is based on imprecise source data, subject to change, and is for general reference only.*



# Proposed Zone Change

East Campus - University of Oregon (City Files: CA 25-02 / RA 25-01 / Z 25-03)  
Land Use Code Amendment, Refinement Plan Amendment, and Zone Change



- Taxlots
- Subject Properties for Zone Change to remove the /EC East Campus Overlay Zone\*

\*Subject Properties' base zoning (PL Public Land) is not proposed to change.

Subject Properties:  
Assessor's Map: 17-03-33-32  
Tax Lots: 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, & 07800



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Created on 9/16/2025  
by City of Eugene Planning Division



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Public Hearing: Unlawful Transfer on Vehicular Portion of Right-of-Way

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Meeting Date: January 20, 2026  
Department: Eugene Police Department  
www.eugene-or.gov

Agenda Item Number: 5  
Staff Contact: Chief Chris Skinner  
Phone: 541-682-8461

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#### ISSUE STATEMENT

This public hearing will provide opportunity for public comment on an ordinance to prohibit drivers and passengers in vehicles from passing items to pedestrians unless the vehicle is legally parked.

#### BACKGROUND

On April 4, 2016, the City of Springfield adopted code section 6.112, Unlawful Transfer on Vehicular Portion of the Right-of-Way. At the Eugene City Council work session on January 14, 2019, during Committee Reports and Items of Interest, a motion was passed to hold a public hearing on an ordinance that mirrored Springfield's ordinance. On February 19, 2019, the council held a public hearing on the addition of a new section (5.170) to Chapter 5 of the City's Code and the amendment of section 5.990 of the code to provide a maximum fine of \$50 for the offense. In April 2019, the Council voted 2-6 against adopting the ordinance.

On November 7, 2024, City Council passed a work session poll requesting strategies to reduce or eliminate "Occupants of motor vehicles from the dangerous practice of transferring money or goods to people while on public streets" and seeking measures to address "actions that are posing safety hazards, encouraging behavioral problems, and causing economic harm to residents and local businesses."

On April 23, 2025, City Council directed the City Manager to return to Council for discussion and further consideration with a mirrored version of Springfield Ordinance 6.112.

During the September 17, 2025 work session, City Council discussed a proposed ordinance prohibiting the transfer of goods or money between pedestrians and vehicle occupants in travel lanes. Several councilors supported advancing the ordinance to a public hearing but favored delaying a vote until all councilors were present. On October 27, 2025, City Council further discussed the proposed ordinance prohibiting the transfer of goods or money between pedestrians and vehicle occupants in travel lanes and voted to direct staff to schedule a public hearing on the proposed ordinance (included as Attachment A).

#### RELATED CITY POLICIES

The City of Eugene [Strategic Plan](#) outlines direction and organizational priorities for the 2023-2026 period. The strategic plan identifies four key focus areas: Urgent Community Needs, Culture of Belonging, Communication and Outreach, and Organizational Wellbeing.

The ordinance is aligned with the Urgent Community Needs area and is intended to increase safety for pedestrians and motorists.

January 20, 2026 Public Hearing – Item 5

## PREVIOUS COUNCIL DIRECTION

### [January 14, 2019, Work Session](#)

Councilor Clark, seconded by Councilor Taylor, moved to direct the City Manager to prepare an ordinance that mirrors Springfield Municipal Code section 6.112 Unlawful Transfer on Vehicular Portion of the Right-of-Way and schedule a Public Hearing.

Passed 6:2 (opposed by Councilors Syrett and Zelenka)

### [April 15, 2019 Meeting](#)

Councilor Taylor, seconded by Councilor Semple, moved to adopt Council Bill 5203, an ordinance concerning unlawful transfer on vehicular portion of right-of-way adding section 5.170 to the Eugene Code, 1971, and amending section 5.990 of that code.

Failed 2:6 (opposed by Councilors Syrett, Evans, Zelenka, Semple, Yeh, and Pryor)

### [April 23, 2025 Work Session](#)

Councilor Clark, seconded by Councilor Groves, moved to direct the City Manager to return to Council for discussion and further consideration with a mirrored version of Springfield Ordinance 6.112.

Passed 4:2 (opposed by Councilors Kashinsky and Zelenka. Absent: Councilors Evans and Yeh)

### [April 28, 2025 Meeting](#)

Councilor Clark made the motion to send the ordinance directly to a public hearing without another work session, noting that Council has previously held work sessions and a public hearing on this topic.

Councilor Clark, seconded by Councilor Groves, moved to direct the City Manager to schedule a public hearing on an unlawful transfer on vehicular portions of the right-of-way ordinance.

Failed 3:5 (Opposed by Councilors Kashinsky, Keating, Zelenka, Yeh, and Leech)

### [September 17, 2025 Work Session](#)

No vote was taken, with the intent that further discussion would occur at a future meeting when all councilors were present.

### [October 27, 2025 Work Session](#)

Councilor Evans made the motion to send the ordinance directly to a public hearing without another work session.

Councilor Evans, seconded by Councilor Leech, moved to direct the City Manager to schedule a public hearing on the draft unlawful transfer on vehicular portions of the right-of-way ordinance as set forth in Attachment A to this AIS.

Passed 5:4 (Opposed by Councilors Kashinsky, Zelenka, Yeh, and Leech)

## COUNCIL OPTIONS

None. This item is scheduled for public hearing only.

## CITY MANAGER'S RECOMMENDATION

None.

January 20, 2026 Public Hearing – Item 5

## **MOTION OPTIONS**

None.

## **ATTACHMENTS**

- A. Proposed Ordinance: An Ordinance Concerning Unlawful Transfer on Vehicular Portion of Right-Of-Way, Adding Section 5.170 to the Eugene Code, 1971, and Amending Section 5.990 of that Code.

## **FOR MORE INFORMATION**

Staff Contact: Chris Skinner, Chief of Police

Telephone: 541-682-8461

Staff E-Mail: [cskinner@eugene-or.gov](mailto:cskinner@eugene-or.gov)

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CONCERNING UNLAWFUL TRANSFER ON VEHICULAR PORTION OF RIGHT-OF-WAY, ADDING SECTION 5.170 TO THE EUGENE CODE, 1971, AND AMENDING SECTION 5.990 OF THAT CODE.**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section 5.170 of the Eugene Code, 1971, is added to provide as follows:

**5.170**      ***Unlawful Transfer on Vehicular Portion of the Right-of-Way. Unless the vehicle is legally parked, no person, while a driver or a passenger in a vehicle, may give or relinquish possession or control of, or allow another person in the vehicle to give or relinquish possession or control of, any item of property to a pedestrian.***

**Section 2.** Section 5.990 of the Eugene Code, 1971, is amended by adding subsection (9) to provide as follows:

**5.990**      **Penalties - Specific.**  
**(9)      *Violation of Section 5.170 is punishable by fine not to exceed \$50.***

**Section 3.** The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

**Passed by the City Council this**  
\_\_\_\_ day of \_\_\_\_\_, 2026

**Approved by the Mayor this**  
\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**City Recorder**

\_\_\_\_\_  
**Mayor**