



Eugene City Council

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Eugene, OR 97401
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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

February 9, 2026

7:30 p.m. CITY COUNCIL MEETING

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>

**Meeting of February 9, 2026;
Her Honor Mayor Kaarin Knudson Presiding**

Councilors

Lyndsie Leech, President
Greg Evans
Matt Keating
Alan Zelenka

Eliza Kashinsky, Vice President
Mike Clark
Randy Groves
Jennifer Yeh

7:30 p.m. CITY COUNCIL MEETING

1. CEREMONIAL ITEMS

A. Proclamations

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

3. CONSENT CALENDAR 1

A. Approval of Overseas Travel Request

B. City Manager Employment Agreement

C. Approval of City Council Minutes

D. Approval of City Council Tentative Agenda

4. Action: 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.

5. Action: A Resolution Calling a City Election on May 19, 2026, For the Purpose of Referring to The Legal Electors of The City Of Eugene a Measure Authorizing a Five-Year Local Option Levy for The Funding of Library Operations.

6. Action: A Resolution Declaring a Humanitarian Crisis Resulting from Federal Immigration Actions

7. Possible Action: MUPTE Amendment – Station House

8. PUBLIC COMMENT

9. CONSENT CALENDAR 2

A. Approval of a Resolution Annexing Land to the City of Eugene Assessor's Map 17-04-112, Tax Lot 00146 and Located at 3362 Wisteria Street (City File: 3362 Wisteria St; A 25-11)

B. Approval of a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-16-23, Tax Lot 02800 and Located at 3032 Kinney Loop) (City File: A 25-12)

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 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.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Ceremonial Matters

Meeting Date: February 9, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Cherish Bradshaw
Phone: 541-682-8340

ISSUE STATEMENT

This item is to acknowledge awards and achievements and inform the public of proclamations by the Mayor. No action is required by the City Council.

BACKGROUND

Per City Council Operating Agreements, at the first regular meeting of each month, the first agenda item shall be used to acknowledge special recognition or awards given to the City of Eugene or for the Mayor to read proclamations which serve to encourage and educate the community. Proclamations shall be made and placed on the agenda at the discretion of the Mayor.

The following proclamation for the month of February will be highlighted during the February 9 meeting:

- February 1, 2026 – Black History Month
- February 15, 2026 – International Childhood Cancer Day
- February 17, 2026 – Lunar New Year
- February 21, 2026 – International Mother Language Day

ATTACHMENTS

- A. Black History Month Proclamation
- B. International Childhood Cancer Day Proclamation
- C. Lunar New Year Proclamation
- D. International Mother Language Day Proclamation

FOR MORE INFORMATION

Staff Contact: Cherish Bradshaw, Assistant, Mayor and City Council
Telephone: 541-682-8340
Staff E-Mail: cabradshaw@eugene-or.gov

February 9, 2026 Meeting – Item 1

OFFICE OF THE MAYOR

City of Eugene, Oregon

PROCLAMATION

WHEREAS: Black History Month, also known as African American History Month, is an annual celebration and recognition of achievements by Black Americans and a time for acknowledging their important role in U.S. history and in our communities; and

WHEREAS: Carter Godwin Woodson, a Black historian, recognized the accomplishments of Black American citizens and, on February 7, 1926, created one of the cultural landmarks of contemporary Americans, “Negro History Week.” The second week of February was chosen for the event because it coincided with the birthday of President Abraham Lincoln on February 12th and Frederick Douglass on February 14th. In the 1960s, during the height of the Civil Rights Movement, “Negro History Week” was changed to “Black History Week”; and

WHEREAS: As part of the national Bicentennial Celebration, President Gerald Ford officially recognized Black History Month in 1976, calling upon the public to “seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history.” Since then, every U.S. President has officially designated the month of February as Black History Month; and

WHEREAS: The national theme for Black History Month 2026, “A Century of Black History Commemorations,” celebrates 100 years of honoring Black history and reflects on how these observances have shaped culture, advanced progress, and preserved truth, even amid challenges to teaching history. It affirms that Black history remains essential to understanding American life.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim February 2026, to be

“Black History Month”

in Eugene, Oregon, and encourage all community members to join in celebrating the history and contributions of Black Americans to our community and our nation.

Mayor Kaarin Knudson
City of Eugene
February 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: International Childhood Cancer Day is observed globally on February 15 to raise awareness and show support for children and adolescents diagnosed with cancer, their families, and survivors; and

WHEREAS: Childhood cancer remains the leading cause of disease-related death among children in the United States, with approximately 15,000 young people diagnosed each year; and

WHEREAS: Despite advances in treatment, many survivors face long-term physical, emotional, and financial challenges, and progress in pediatric cancer therapies continues to lag behind adult cancer research; and

WHEREAS: Advocacy and collaboration among healthcare providers, researchers, families, and communities are essential to improving outcomes and ensuring equitable access to care; and

WHEREAS: Organizations such as Childhood Cancer International, along with local groups like Candlelighters for Children with Cancer and Ronald McDonald House Charities of Oregon and Southwest Washington, work tirelessly to promote awareness, provide support to families in Eugene and across Oregon, and advocate for improved research and care for children battling cancer.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim February 15, 2026, to be

“International Childhood Cancer Day”

in Eugene, Oregon, and call upon all residents to honor the courage of children battling cancer and their families, support initiatives that advance pediatric cancer research and care, and participate in community efforts to raise awareness and provide support to those affected.

Mayor Kaarin Knudson
City of Eugene
February 15, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: In celebration of the Lunar New Year, the City of Eugene joins many families around the world to welcome the Year of the Horse, specifically the Fire Horse. This year, the start of the Lunar New Year falls on February 17, 2026; and

WHEREAS: The Lunar New Year, also known as Spring Festival, Tet, and Seollal in various cultures, is celebrated by millions worldwide, and signifies a time for families and friends to carry on the traditions of welcoming and preparing for the new year; and

WHEREAS: The Lunar New Year is associated with several myths and customs. The common themes for traditional Lunar New Year festivities focus on family, good fortune, and prosperity; and

WHEREAS: This year marks the Year of the Horse, which is the seventh animal in the 12-year zodiac cycle. Each zodiac animal represents its own unique qualities. According to tradition, the Year of the Horse is a symbol of energy, independence, and success, and the Fire Horse is often associated with passion and determination; and

WHEREAS: During this time of joy and renewal, the Lunar New Year celebration is an opportunity to learn, share, and honor the rich cultural heritage of our diverse communities. The City of Eugene recognizes the contributions from our Asian community members, organizations, and businesses; and

WHEREAS: The City of Eugene wishes all its community members good health and prosperity as we welcome the new Lunar Year.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim February 17, 2026, to be the start of

“The Celebration of Lunar New Year”

In Eugene, Oregon, and encourage all people to acknowledge, learn about, and celebrate the new lunar year, its traditions, and other cultural practices.

Mayor Kaarin Knudson
City of Eugene
February 17, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: The United National General Assembly established International Mother Language Day, a worldwide observance held annually on February 21st, to promote the preservation and protection of all languages used by peoples of the world and to pay tribute to those individuals who have sacrificed to save their own language and heritage for future generations. This date was chosen in honor of the anniversary of the day when the people of Bengali fought for recognition of the Bangla language and whereby lives were lost to protect their native tongue; and

WHEREAS: Language is a complex form of communication consisting of sounds, words, and grammar used by people, and language is conveyed through speech, writing, and nonverbal gestures and facial expressions; and

WHEREAS: With the advancements of globalization processes, some languages are fading or disappearing because newer forms of communication are being used, and the uniqueness, memories, traditions, and other cultural diversities are being lost, and it is estimated that at least 43 percent of the world's 6,000 languages spoken are endangered.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim February 21, 2026, to be

“International Mother Language Day”

in Eugene, Oregon, and encourage all community members to join in this special observance, to honor those working to keep mother languages and cultural traditions alive worldwide.

Mayor Kaarin Knudson
City of Eugene
February 21, 2026

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Committee Reports and Items of Interest

Meeting Date: February 9, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This portion of the agenda provides an opportunity for the Mayor, Councilors, and City Manager to raise issues, present ad hoc motions, introduce resolutions and report on committee activities and actions. The time allotted for "Items" is subject to change to accommodate emerging issues.

BACKGROUND

Per Council Operating Agreements adopted on October 23, 2023 (Resolution 5387), at regular meetings held on the second and fourth Mondays of each month, the first item on the agenda or following Ceremonial Matters and the Pledge of Allegiance, shall be "Committee Reports and Items of Interest from Mayor, City Council and City Manager."

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: rroach@eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of Overseas Travel Request

Meeting Date: Feb 9, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Brooke Freed
Phone: 541-682-5010

ISSUE STATEMENT

This item is to request City Council approval of overseas travel by Mayor Knudson with a local delegation.

BACKGROUND

Under the provisions of the City Charter, the City may pay Councilor or Mayor expenses that are directly related to City business. The [Eugene City Council Operating Agreements](#) describe the guidelines and process related to Mayor and City Council travel, including the process for requesting approval of overseas travel:

10.02 Out-of-Town Expenses Out-of-town expenses include those incurred while attending City-related conventions, conferences, training seminars, or meetings. Expenses that are paid by the City include fees for seminars or conferences; transportation to, from, and at the destination; and lodging, meals, and incidental expenses that are necessary to conduct City business.

10.06 Travel Guidelines Prior notification of out-of-town travel shall be given to staff responsible for travel arrangements in the City Manager's Office whenever possible. Registration and travel arrangements should be made well in advance so that the City can take advantage of reduced fares and early registration fees. Staff shall assist councilors in making transportation and lodging arrangements and arrange to have expenses billed directly to the City; contractors shall be chosen by staff, and not by councilors.

10.07 Overseas Travel If the Mayor or members of the Council wish to attend a conference or make a Council business-related trip to a destination overseas, this request shall be made in writing well in advance and shall be placed on the Consent Calendar for approval by the Council.

Mayor Knudson is requesting travel to Kathmandu, Nepal in late February for six days on City business, pending City Council approval of these travel expenses. The estimated cost of airfare and other business-related expenses is approximately \$1,900, which would be paid by the City of Eugene. A memo submitted by the Mayor describing the purpose of the trip and additional details is included as **Attachment A**.

RELATED CITY POLICIES

[City Council Operating Agreements](#)

February 9, 2026 Meeting – Item 3A

COUNCIL OPTIONS

The City Council can approve this request which will result in an expense to the City or deny the request.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTION

Move to approve the overseas travel request for Mayor Knudson to visit Kathmandu, Nepal.

ATTACHMENTS

- A. Memo from Mayor Knudson to City Council

FOR MORE INFORMATION

Staff Contact: Brooke Freed, Chief of Staff

Telephone: 541-682-5010

Staff E-Mail: bfreed@eugene-or.gov



Memorandum

Date: February 5, 2026
To: Eugene City Council
From: Mayor Kaarin Knudson
Subject: Travel to Eugene Sister City Kathmandu with Local Delegation

The year 2025 marked the 50th anniversary of Eugene's cultural exchange and friendship with our Sister City in Kathmandu, Nepal.

For decades, volunteers in Eugene have maintained and strengthened this relationship, making direct efforts to develop meaningful connections between our communities, support Nepali students and scholars, and through delegation exchange. Recent examples in Eugene include annual support of Nepali arts at the Eugene Asian Celebration and support for Nepali artist Kiran Maharjan who was featured in the 20x21 Eug Mural Project.

With support from the Palmo Center for Peace and Education and our Eugene-Kathmandu Sister City Association, I have been asked to join a delegation traveling to Dharamsala and Kathmandu in late February. The itinerary includes travel to Kathmandu for six days, meetings with local elected officials and members of the Kathmandu-Eugene Sister City Association, and tours of city projects, nearby communities, and cultural sites. I will arrive in Kathmandu with two partners from the Eugene's Palmo Center for Peace and Education after spending three days in Dharamsala, and we plan to host meetings with local leaders and elected officials on the following days. The Palmo Center and Eugene-Kathmandu Sister City Association have strong local relationships and connections with the community.

The cost of airfare is the primary cost associated with this trip. My travel and lodging within India and Nepal will be largely supported by our local partners, with the exception of overnight lodging in Dehli before traveling home. Thank you for your support of our Sister City programs, our local partners working to strengthen international relations, and this request.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



City Manager Employment Agreement

Meeting Date: February, 9 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3B
Staff Contact: Kathryn Brotherton
Phone: 541-682-8447

ISSUE STATEMENT

This action item is to approve the terms of the new City Manager's employment agreement and to authorize the Council President to execute an employment agreement with Jenny Haruyama.

BACKGROUND

On January 14, 2026, the Council voted unanimously to appoint Jenny Haruyama as the City Manager and authorized the Council President to negotiate the terms of Ms. Haruyama's employment agreement and return to Council with a recommended employment agreement to be approved on the Consent Calendar. Lyndsie Leech as Council President worked with Vice President Eliza Kashinsky to negotiate the terms in Attachment A of this AIS.

PREVIOUS COUNCIL DIRECTION

[May 12, 2025 Work Session](#)

City Council chose a path of hiring a recruitment firm to support Council's efforts to conduct a national search and hire a new City Manager.

Councilor Evans, seconded by Councilor Leech, moved to proceed with Option 1 as outlined in Attachment A to this AIS, with the additional caveat that Step 1 of the process be made up of Council leadership and any volunteers from Council.

Passed 8:0

[July 9, 2025 Work Session](#)

City Council interviewed three recruiting firms and selected Bob Murray and Associates.

Move to select Bob Murray and Associates to conduct the Eugene City Manager recruitment process in accordance with the terms of a contract negotiated and executed by Central Services Director, Mia Cariaga.

Passed 7:0

[September 9, 2025 Work Session](#)

City Council provided feedback about a draft brochure presented by Bob Murray and Associates, agreed to have Bob Murray and Associates hold a virtual listening session for the public, and to hold a public forum to hear from the public directly. That public forum is scheduled for October 20, 2025.

[October 20, 2025 Public Listening Session](#)

City Council held a public listening session to hear from the community about what skills,

February 9, 2025 Meeting – Item 3B

experience, and attributes are important in a new City Manager. Six people provided comment.

[December 5, 2025 Special Meeting](#)

City Council held a special meeting to review and approve a plan for the in-person interview process for City Manager candidates.

[January 14, 2026 Special Meeting](#)

City Council held a special meeting to review and approve a plan for the in-person interview process for City Manager candidates.

Councilor Evans, seconded by Councilor Leech, moved to appoint Jenny Haruyama as the City Manager and authorize Council President to negotiate an employment agreement with Jenny Haruyama with final approval of employment agreement to be approved by Council through the consent agenda prior to its execution.

Passed 8:0

COUNCIL OPTIONS

1. Approve the Council President’s recommended terms of Jenny Haruyama’s employment agreement and authorize the Council President to execute the City Manager employment agreement set forth in Attachment A.

OR

2. Revise one or more of the Council President’s recommended terms of Jenny Haruyama’s employment agreement and authorize the Council President to execute the City Manager employment agreement set forth in Attachment A with the revision made by Council.

SUGGESTED MOTION

Move to approve the Council President’s recommended terms of Jenny Haruyama’s employment agreement and authorize the Council President to execute the City Manager employment agreement set forth in Attachment A.

ATTACHMENTS

- A. Proposed City Manager Employment Agreement

FOR MORE INFORMATION

Staff Contact: Kathryn Brotherton, City Attorney

Telephone: 541-682-8447

Staff E-Mail: KBrotherton@eugene-or.gov

council without notice and without cause after six months tenure, subject only to the provisions of Section 3 of this Agreement.

- 2.2. The City Council and Haruyama may agree to modify this Agreement at any time. Any modifications must be made in writing.

3. **Termination and Severance.**

- 3.1. Except as provided in paragraph 3.2, if Haruyama's employment is terminated by the City Council, Haruyama shall receive severance pay in the amount of 9 months' total compensation (*i.e.*, base salary, health insurance contribution, PERS contribution, deferred compensation contribution, auto allowance, and cell allowance).
- 3.2. Haruyama shall receive no severance pay if her employment is terminated for committing a felony or a misdemeanor involving moral turpitude, or for conduct that constitutes a knowing and willful violation of law governing the conduct of public office or employees.
- 3.3. In no event may Haruyama be terminated within sixty (60) days after the swearing in of any member of the City Council elected at a November election.
- 3.4. Haruyama may terminate her employment with City at any time by giving to City a written notice of termination at least thirty (30) days in advance of the effective date of termination that is specified in the written notice. The City may, however, waive all or a portion of this notice period.

4. **Salary and Benefits.** For Haruyama's services as City Manager pursuant to this Agreement, the City agrees to provide Haruyama the following salary and benefits:

- 4.1. Annual base salary of \$306,000.
- 4.2. COLA increases will be given Haruyama at the same time each year and at the same percentage as given to the non-represented employee group. Haruyama agrees and understands that any other increase in base salary will be based on merit and that increases require City Council review and approval.
- 4.3. If City is required by applicable law or by general budgetary considerations to reduce Haruyama's salary or benefits, the reduction of Haruyama's salary or benefits may not be a percentage greater than any other reduction applicable to executive management employees.

- 4.4. Transportation allowance of \$500 per month.
 - 4.5. Smartphone allowance of \$70 per month.
 - 4.6. A deferred compensation benefit of \$19,000 per year. The overall contribution between Haruyama and the City are not to exceed plan contribution limits as determined by the Internal Revenue Service (IRS).
 - 4.7. Participation in the state's public employees retirement system ("PERS") as generally available to City's other exempt, managerial employees, including employer contributions consistent with PERS regulations.
 - 4.8. Insurance benefits, including medical, dental, vision, life and long-term disability insurance, and the City's employee assistance program, as generally available to City's other exempt managerial employees.
 - 4.9. Vacation, sick leave, and holiday leave benefits in accordance with City's policies and practices with as generally available to the City's other exempt, managerial employees. In addition to 192 hours of vacation that Haruyama shall accrue annually, on April 15, 2026, Haruyama shall receive a bank of 80 hours of vacation that she can use at any time.
 - 4.10. City payment of professional dues, subscriptions and conferences for participation in national, regional, state, and local associations/organizations, including but not limited to the International City/Council Management Association (ICMA), Oregon City/County Management Association (OCCMA), and Oregon League of Cities are necessary and desirable for employee's professional participation, growth, and advancement, and for the good of the City.
 - 4.11. Reimbursement of moving expenses up to \$10,000 within 30 days of commencing employment with the City.
 - 4.12. For purposes of converting any annual dollar amount set forth in this Agreement to an hourly or bi-monthly amount, all conversions shall be rounded up or down to the nearest cent (*i.e.*, rounded to the nearest hundredth of a dollar).
5. **Performance Evaluation and Salary Increases.** The City Council shall annually review and evaluate Haruyama's performance, alternating yearly between an informal evaluation and a formal evaluation. Haruyama and City will establish a mutually agreed upon list of stakeholders to provide feedback for an informal evaluation and a broader list of stakeholders to provide feedback for a formal evaluation. The City Council's discussion

of Haruyama's performance shall be scheduled to occur every year at a meeting held sometime between March 1 and May 30. The City Council shall consider increasing Haruyama's compensation at the same time of Haruyama's annual performance evaluation. The City Council may conduct additional reviews of Haruyama's performance at any other time it deems appropriate.

6. **Indemnification.** The City shall defend and indemnify Haruyama against any tort, professional liability claim or demand, or other legal action arising out of an alleged act or omission occurring in the performance of Haruyama's duties as City Manager, unless prohibited by law. The duties of City Manager do not include the commission of any criminal act or intentional tort. This indemnification shall include the cost of defense, provided that the City shall choose or approve legal representation for Haruyama and will retain control over the defense of the claim, including the sole power to compromise and settle any claim or action and pay the amount of the settlement or judgment.
7. **Bonding.** The City shall pay the full cost of any fidelity or other bonds required of Haruyama by law or ordinance.
8. **Notices.** Notices pursuant to this Agreement shall be given by deposit in the United States Mail, postage prepaid, addressed as follows:

City: Council President
City of Eugene
500 East 4th Ave.
Eugene, OR 97401

Employee: Jenny Haruyama
500 East 4th Ave.
Eugene, OR 97401

Alternately, notices required by this Agreement may be personally served. Notice shall be deemed given as of the date of personal service or three business days after the date of deposit of such written notice in the United States Mail.

9. **Review by Independent Counsel.** Haruyama acknowledges that the City has advised her to have this Agreement reviewed by an attorney of her choice.
10. **Effective Date.** This Agreement shall become effective when signed by the Council President and Haruyama.

- 11. **Voluntary Agreement.** Haruyama acknowledges that she understands the terms of this Agreement and that she has entered into it voluntarily.
- 12. **Integration.** The terms of the parties' agreement are set forth completely in this written document. This Agreement supersedes all prior or contemporaneous oral and written agreements, understandings, and commitments. Haruyama acknowledges that she has not relied on any other representation or promises by the City, its agents, employees or representatives, except those contained in this Agreement.
- 13. **Severability of Provisions.** Any provision, or portion of any provision in this Agreement that is held unenforceable, void, or unconstitutional shall not affect the remainder of the terms of this Agreement or any portion thereof which shall be deemed severable and shall remain in full force and effect. In the event that a provision is held unenforceable, void, or unconstitutional, the Mayor and Haruyama shall discuss what changes, if any, should be made in response.
- 14. **Construction.** It is the intent of the parties that this Agreement and the appointment of Haruyama as the City Manager comply, in all aspects, with the provisions of the Charter and City Code. If any provision of this Agreement is capable of two constructions, only one of which complies with the Charter and City Code, the construction that complies with the Charter and City Code shall control. If any provision of the Agreement conflicts with the Charter or City Code, the Charter or City Code shall control and the conflicting provision of this Agreement shall be of no effect. All other provisions not in conflict with the Charter or City Code shall remain in full force and effect. Without limiting the foregoing, this Agreement will be governed by and interpreted in accordance with the laws of the State of Oregon.

CITY OF EUGENE, OREGON

By: _____
Lyndsie Leech
President of the City Council

Jenny Haruyama

Date: _____

Date: _____

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: February 9, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3C
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

BACKGROUND

Per City Council Operating Agreements, written minutes shall be taken for all City Council meetings in accordance with the Oregon Attorney General's Public Records and Meetings Manual. The minutes must give a true reflection of the matters discussed but need not be a full transcript, verbatim or recording.

As a matter of courtesy and efficiency a councilor should notify the Mayor and other councilors that they intend to propose an amendment to the minutes and should propose replacement text in advance of the meeting at which those minutes are scheduled to be approved. If the proposed amendment is a simple factual, grammatical, or spelling correction, the amendment may be proposed without consulting the minutes recorder. If the proposed amendment is substantive in nature or seeks to clarify the speaker's intent, the councilor should notify the minutes recorder and request verification of the proposed amendment.

SUGGESTED MOTION

Move to approve the minutes for the work sessions and meetings on October 15, 2025, November 10, 2025 and November 24, 2025.

ATTACHMENTS

- A. October 15, 2025 Work Session
- B. November 10, 2025 Meeting
- C. November 24, 2025 Work Session
- D. November 24, 2025 Meeting

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: rroach@eugene-or.gov

MINUTES

Eugene Urban Renewal Agency Meeting and Eugene City Council Work Session Eugene, Oregon 97401

**October 15, 2025
12:00 p.m.**

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Knudson opened the October 15, 2025, Urban Renewal Agency Meeting and Eugene City Council Work Session in a virtual format.

1. WORK SESSION: N. Butterfly Lot – Development Team Selection

Assistant Agency President, Matt Rodrigues, introduced Eric Brown, the Downtown Manager in the Community Development Division who presented information regarding the next steps in developing the N. Butterfly Lot.

Councilor Discussion:

- Councilor Leech – indicated the evaluation committees’ concern for Paradigm’s proposal that includes storage space for the vendors at the farmer’s market; stated Obie Companies’ success with building mixed-use retail spaces; stated an interest to see more proposals from both companies.
- Councilor Kashinsky – indicated a concern of the inclusion of hotel hospitality in Obie Companies’ proposal; stated this was one of the reasons the proposal scored lower than the others as a hotel in that location was not part of the vision.
- Councilor Groves – noted the importance of this site as a connector to the market district; stated the buildings by Obie Companies are aesthetically and visually pleasing; asked about building height and the anticipated number of units in the final proposal; asked about improved pedestrian crossings near the site and stated concerns for safety.
- Councilor Clark – stated there were conversations in the past about why housing was not built in the downtown area; asked if a zero or lower rate capacity to borrow money was contemplated for this project; asked if state law limits the district’s ability to create a loan fund; asked about the potential of a low interest loan as a component of the proposal.
- Councilor Zelenka – noted the thoroughness of this process and his appreciation for the evaluation committee’s work; in favor of the proposal by Paradigm as their developments are of high quality and they have a local presence; asked for clarification regarding the next steps after council’s vote; noted his interest in maximizing the public benefit given the project’s location.

- Councilor Yeh – stated support for other councilors’ remarks about the project offering more than just another apartment complex, given the location and importance of the site.
- Mayor Knudson – stated this location is one of the most visible and important redevelopment sites in the city; stated it is not only a destination by adjacency to the park blocks but also noted it is at the center of a neighborhood; indicated interest to see how the project develops into a mixed-use building and engagement with the design community.
- Councilor Leech – appreciated hearing more about the scoring process; stated that Paradigm Properties had listed four design firms and planned to select one after community engagement; indicated that a mixed hotel use might not be ideal for the site; stated support for the recommendation and emphasized the importance of uniqueness and character in the project; noted the need for a landmark building that excites residents and tourists alike.
- Councilor Groves – stated he has met with developers and discussed development in the downtown area; shared the public’s concern about lack of space to store materials and equipment during the building process; proposed having a secure fenced area in the downtown area to support construction logistics; stated this would address supply chain issues and keep construction crews working without interruption.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to approve the pool of qualified teams consisting of Paradigm Properties, Obie Companies, and Gorman and Company and to direct the Agency Director to develop a proposal for the North Butterfly Lot in partnership with Paradigm Properties.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

Mayor Knudson closed the October 15, 2025 Urban Renewal Agency Meeting and opened the October 15, 2025 City Council Work Session in a virtual format.

2. **WORK SESSION: Update on Climate Action Work**

Assistant City Manager, Matt Rodrigues, introduced Danielle Klinkebiel, the Climate Policy Analyst in the Public Works Department, who presented an update on the City’s climate action work.

Councilor Discussion:

- Councilor Zelenka – stated appreciation for staff’s work and emphasized the importance of measuring greenhouse gas emissions rather than just completed actions; noted his interest in the upcoming home energy scoring conversation;

spoke about his reasoning for proposing the original climate recovery ordinance (CRO) and the subsequent second version; noted further climate investments in the transportation system plan and the capital improvement plan; noted more work in this area is needed as completing all actions on the framework will still not meet greenhouse emissions goals.

- Councilor Yeh – noted the importance of accurate feedback and local action despite federal challenges; noted the impacts of recent federal policy changes and the reduction of funding in this area; stated community support for incentives and funding needs.
- Councilor Keating – stated he was encouraged by the progress, but troubled that the city is far behind in meeting its community-wide goals; expressed support for a home energy score policy that requires sellers to disclose at the time of sale; asked about funding impacts from the University of Oregon's program pause; asked if there was a need to backfill resources for that program.
- Councilor Kashinsky – asked about the potential mismatch of actions to goals; asked whether additional actions are needed to meet climate goals; asked about the impact of funding reductions on ongoing programs; noted that Council should be informed about backwards progress directly related to scaling back efforts because of funding challenges.
- Councilor Groves – noted surprise at reduced electricity consumption; noted that electric generation capacity is not infinite; emphasized the importance of weatherization and energy efficiency, especially in rental properties; asked if there was a way to calculate the impacts of this work on housing construction.
- Councilor Leech – stated appreciation for the work done despite challenges in funding and legal landscapes; stated the completion of 261 transportation projects and the gradual impact they will have; stated the importance of making climate decisions at every level and being mindful of all contributing factors; encouraged a continued search for local funding sources and expressed gratitude for maintaining staff positions; asked whether population growth projections were considered when setting climate goals.
- Councilor Zelenka – stated that, despite progress, significant work remains; provided statistics on current state and the difference needed to meet goals; noted the global and competitive disadvantage to stopping this important work; emphasized the importance of local action; stated that long-term operating costs shape affordability and stated support for statewide work on a clean energy strategy.
- Councilor Clark – asked about the cost per metric ton of emissions reduced and expressed concern about budgeting priorities; interested in getting a number that would reflect what it will cost Eugene taxpayers to complete these goals; noted council's responsibility to balance priorities and other essential services within budget constraints.

- Mayor Knudson – shared appreciation for staff’s efficiency in managing sustainability work and goals within their budget allocations; highlighted the importance of integrating sustainability into city operations and the local social and financial benefits of climate action work.
- Councilor Zelenka – stated that the cost analysis should include the cost of inaction; asked how to account for negative impacts such as deaths from extreme heat events and economic losses from Douglas fir die-off; noted these consequences represent significant costs that must be considered alongside spending decisions.
- Councilor Evans – asked about the net effect of the recent state transportation package on local climate goals.
- Councilor Clark – stated his comments were specific to the costs incurred by activities on a local level; noted that the City should do its part while recognizing global factors but cannot solve those problems alone.

Mayor Knudson adjourned the meeting at 1:36 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

Link to the webcast of this City Council meeting [here](#).

MINUTES**Eugene City Council Meeting
Eugene, Oregon 97401****November 10, 2025
7:30 p.m.**

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Knudson opened the November 10, 2025, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. PLEDGE OF ALLEGIANCE

Officer Easton McVeigh-Walker, United States Marine Corps veteran and Eugene Police Officer, led the Pledge of Allegiance, accompanied by the Eugene Police Honor Guard posting the colors under the leadership of Officer Shane Orsborn, also a Marine Corps veteran, in honor of Veterans Day.

2. CEREMONIAL MATTERS

Mayor Knudson mentioned proclamations for Native American Heritage Month, Día de los Muertos, National Nurse Practitioner Week, Veterans Day, Transgender Day of Remembrance, and Small Business Saturday.

3. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Evans – issued a statement apologizing to Cornerstone Community Housing regarding remarks made at the previous meeting; reaffirmed his support for the Low Income Housing Rental Property Tax Exemption (LIHRPTE).
- Councilor Groves – shared updates from the Intergovernmental Relations Committee regarding legislative priorities and policies and preparation for the upcoming legislative session.
- Councilor Keating – noted his appreciation for veterans; noted his plans to attend the Veterans Day Breakfast in Springfield, the Southeast Neighbors meeting, and the Lane Regional Air Protection Agency (LRAPA) meeting.
- Councilor Yeh – expressed concern about Immigration and Customs Enforcement (ICE) detentions and due-process violations; shared resources and advocacy organizations for immigrant support.
- Councilor Zelenka – noted the good work Cornerstone Community Housing has done in the community; noted upcoming Public Safety Coordinating Council (PSCC) and Fairmount Neighborhood Association (FNA) meetings.
- Councilor Leech – noted her attendance at the recent Whitaker Community Council (WCC) emergency preparedness event.
- Mayor Knudson – thanked Governor Kotek and Attorney General Dan Rayfield for enabling November food benefits; thanked Food for Lane County and other local organizations for stepping up to address food insecurity and hunger; condemned

violent detentions and due-process violations; reaffirmed the City's commitment to safety, rule of law, and solidarity with immigrant and migrant communities.

4. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- September 22, 2025 Work Session
- September 22, 2025 Meeting
- September 24, 2025 Work Session
- October 20, 2025 Public Hearing

B. Approval of City Council Tentative Agenda

MOTION: Councilor Evans, seconded by Councilor Leech, moved to approve the items on Consent Calendar 1.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

5. PUBLIC COMMENT

1. Lin Woodrich – spoke in favor of public health standards.
2. Tye – spoke in favor of cancelling the contract with Flock cameras.
3. Michelle Perin – spoke in support of an alternative crisis response program.
4. Scott Lambert – spoke in favor of cancelling the contract with Flock cameras.
5. Charles Areford – spoke against a panhandling ban and Flock cameras.
6. Linda Ague – spoke against the proposed Amazon warehouse.
7. Emily Reiman – spoke in favor of adopting state fund sources for affordable housing.
8. Barbara Stebbins – spoke against the proposed Amazon warehouse.
9. Deb McGee – spoke in favor of a climate-friendly design for the Amazon warehouse.
10. Magda van Leeuwen – spoke in favor of cancelling the contract with Flock cameras.
11. Charmane Landing – spoke against the proposed Amazon warehouse.
12. Brooke Standifer – spoke in favor of instating the Moderate-Income Revolving Loan (MIRL) program.
13. Ron Burley – spoke against the proposed Amazon warehouse.
14. Sarah Boom – spoke in favor of using emergency funds against ICE.
15. Geoffrey Gordon – spoke against an anti-panhandling ban, the proposed Amazon warehouse, and Flock cameras.
16. Misty Bowman – spoke in favor of dark skies.
17. Sam Edwards – spoke in favor of cancelling the contract with Flock cameras.
18. Wyn Manselle – spoke in favor of cancelling the contract with Flock cameras.
19. Darcy Phillips – spoke about Cornerstone Community Housing's labor standards and their impact in the community.
20. Shelly Devine – spoke against the proposed Amazon warehouse.
21. Mario Conte – spoke about Cornerstone Community Housing's labor standards and their impact in the community.
22. Sue Barnhart – spoke against a plan to lock a community park at night.
23. Andrea Voorhees – spoke about Cornerstone Community Housing's labor standards and their impact in the community.

24. Danny Patch – spoke about local traffic issues.
25. Teresa Mueller – spoke against the proposed Amazon warehouse.
26. David Igl – spoke about local history.
27. Hannah Deibert – spoke against the proposed Amazon warehouse.
28. Stan Taylor – spoke against the proposed Amazon warehouse.
29. Joella Ewing – spoke against the proposed Amazon warehouse.
30. Liam O'Grady – spoke about economic unity and community healing.
31. Andrew Simrin – spoke in favor of cancelling the contract with Flock cameras.
32. Anna Lardner – spoke against the proposed Amazon warehouse, Flock Cameras, and actions by ICE.
33. Tiffany Edwards – spoke in favor of instating the MIRL program.
34. Jeff Salata – spoke in favor of cancelling the contract with Flock cameras.
35. Dylan Cianci – spoke about housing affordability.
36. Kelley Christensen – spoke against the proposed Amazon warehouse.
37. Ruth Wren – spoke against the proposed Amazon warehouse.
38. Rick Osgood – spoke against the proposed Amazon warehouse.
39. Brendan McCarthy – spoke against the proposed Amazon warehouse.

Council Discussion:

- Councilor Clark – asked about next steps to adopt the MIRL program.
- Councilor Groves – noted he would also like to learn more about the MIRL program.
- Councilor Keating – thanked housing advocates from Better Housing Together and Cornerstone for their work and recent engagement with Council; thanked officials for issuing a joint statement condemning recent ICE raids in Lane County; emphasized that all individuals regardless of immigration status are entitled to constitutional protections and due process.

Mayor Knudson adjourned the meeting at 9:32 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

Link to the webcast of this City Council meeting [here](#).

MINUTES

**Eugene City Council
Work Session
Eugene, Oregon 97401**

**November 24, 2025
5:30 p.m.**

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Knudson opened the November 24, 2025, work session of the Eugene City Council in a hybrid format at 500 E. 4th Avenue, North Building, Eugene OR 97401.

1. EXECUTIVE SESSION: Pursuant to ORS 192.660(2)(f) (ORS 192.355(1) and ORS192.355(2)) and ORS 192.660(2)(a)

The meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

Link to the webcast of this City Council meeting [here](#).

MINUTES

**Eugene City Council
Meeting
Eugene, Oregon 97401**

**November 24, 2025
7:30 p.m.**

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Knudson opened the November 24, 2025, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Yeh – noted her recent attendance at a Highway 99 walk audit and town hall hosted by the American Association of Retired Persons (AARP); reported on the recent Police Commission meeting.
- Councilor Keating – noted his recent attendance at the National League of Cities’ City Summit conference; noted his participation in sessions on housing, artificial intelligence (AI), advocacy with federal, state, and county partners, and immigration policy.
- Councilor Zelenka – noted his attendance at the recent Public Safety Coordinating Council (PSCC); noted they had restored full parole funding in Lane County.
- Mayor Knudson – noted her attendance at the Highway 99 town hall; noted her attendance at the recent Lane County Deflection Program graduation; provided an update from the Poverty and Homelessness Board.

2. PRIORITY GOAL ACTION: Adoption of a Resolution Discontinuing a Low-Income Rental Housing Property Tax Exemption for Reveille on 6th Avenue in Eugene, Oregon and Repealing Resolution No. 5396

Assistant City Manager Kristie Hammitt introduced the topic and provided background information.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to adopt A Resolution Discontinuing a Low-Income Rental Housing Property Tax Exemption for Reveille on 6th Avenue in Eugene, Oregon and Repealing Resolution No. 5396.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

3. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- October 8, 2025 Work Session

- October 13, 2025 Work Session

B. Approval of City Council Tentative Agenda

MOTION: Councilor Evans, seconded by Councilor Leech, moved to approve the items on Consent Calendar 1.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

4. ACTION: An Ordinance Extending the Term of Ordinance No. 19775 and Ordinance No. 20397 Granting to Comcast of Oregon, II, Inc. a Franchise for Operation of a Cable Telecommunications System

Assistant City Manager Kristie Hammitt introduced the topic and provided background information.

Council Discussion:

- Councilor Groves – asked if 18 months will provide sufficient time to resolve the franchise agreement negotiations.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to approve An Ordinance Extending the Term of Ordinance No. 19775 and Ordinance No. 20397 Granting to Comcast of Oregon II, Inc. a Franchise for Operation of a Cable Telecommunications System.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

5. ACTION: Transient Lodging Tax Code Amendment

Assistant City Manager Kristie Hammitt introduced the topic and provided background information.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to adopt an ordinance concerning Transient Lodging Tax and Amending Sections 3.775, 3.780, and 3.798 of the Eugene Code, 1971.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

6. ACTION: Urban Growth Strategies Initiation of 2026 Adoption Process

Assistant City Manager Kristie Hammitt introduced the topic and provided background information.

MOTION: Councilor Evans, seconded by Councilor Leech, moved to initiate the proposed 2026 package of land-use plan and code amendments for Urban Growth Strategies, including: amendments to

the Envision Eugene Comprehensive Plan; adoption of a parcel specific Land Use Designation Map; amendments to the Eugene-Springfield Metropolitan Area General Plan and adopted refinement plans; and amendments to Chapter 9 of the Eugene Code to remove barriers and increase development capacity for housing and jobs, to encourage compact development, and to designate Climate-Friendly Areas.

Council Discussion:

- Mayor Knudson – stated prior council discussion focused on workforce housing actions; asked how those actions fit into the upcoming urban growth strategy work.

VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

7. PUBLIC COMMENT

1. Ralph Liam McDonald – asked Council to solicit an opinion from the Oregon Attorney General regarding the legality of Flock surveillance.
2. Lin Woodrich – spoke in support of public health standards.
3. Kristina Beggen – spoke against the Amazon E-Commerce facility and use of Flock technology.
4. Bill O'Brien – spoke against the Amazon E-Commerce facility.
5. Anna L – spoke against Immigration and Custom's (ICE) actions and use of Flock technology.
6. Lucienne Fischer – spoke against the Amazon E-Commerce facility and use of Flock technology.
7. Hudson Lazzara – spoke against the Amazon E-Commerce facility and use of Flock technology.
8. Glenn O. – spoke against ICE's actions and use of Flock technology.
9. Madison Fowler – spoke against the Amazon E-Commerce facility and use of Flock technology.
10. Shelly Devine – spoke against ICE, the Amazon E-Commerce facility, and use of Flock technology.
11. John Brockman – spoke against the Amazon E-Commerce facility.
12. Mark Peabody – spoke against the Amazon E-Commerce facility.
13. Sue Craig – spoke against the Amazon E-Commerce facility.
14. Nancy Ahnert – spoke against the Amazon E-Commerce facility.
15. Scott Lambert – spoke against the Amazon E-Commerce facility and use of Flock technology.
16. Howard Newman – read a poem against the Amazon E-Commerce facility.
17. Cody Rosenberg – spoke against ICE's actions and use of Flock technology.
18. Hannah Deebert – spoke against the Amazon E-Commerce facility and use of Flock technology.
19. Drusilla Winters – spoke against the Amazon E-Commerce facility.

20. Josh Easterlund – spoke in favor of decriminalizing psychedelics.
21. Steve Yamamori – thanked Council for supporting the Reveille project.
22. Debra McGee – spoke against the Amazon E-Commerce facility.
23. Francis Starr OLeary – spoke against the Amazon E-Commerce facility and use of Flock technology.
24. Clare Nelle – spoke against the Amazon E-Commerce facility and use of Flock technology.
25. Charmane Landing – spoke against the Amazon E-Commerce facility.
26. Kamryn Stringfield – spoke in favor of declaring a state of emergency related to the impacts of federal immigration enforcement.
27. Faye Rachford – spoke against the Amazon E-Commerce facility.
28. Ken Willis – spoke against the use of Flock cameras.
29. Brenda Kame'enui – spoke against the Amazon E-Commerce facility.
30. Bernadette Ross – spoke against the Amazon E-Commerce facility.
31. Stan Taylor – spoke against the Amazon E-Commerce facility.
32. Will Gibboney – spoke against ICE, the Amazon E-Commerce facility, and use of Flock technology.
33. Lynda Lanker – spoke against the Amazon E-Commerce facility.
34. Kelly Johnson – spoke in favor of the City investing in the arts.
35. William (Chico) Schwall – spoke against the actions of ICE.
36. Ruth Wren – spoke against the Amazon E-Commerce facility.
37. Wyn Manselle – spoke against ICE, the Amazon E-Commerce facility, and use of Flock technology.
38. Danny Revell Huffsmith – sang against Flock cameras.
39. Mary Moffat – spoke against the Amazon E-Commerce facility.
40. Erica Lyon – spoke against the Amazon E-Commerce facility.

Council Discussion:

- Councilor Keating – noted appreciation for community turnout and passionate testimony opposing ICE raids; noted collaboration with partners from Hood River, Washington, and Ashland to advance a resolution strengthening sanctuary laws; stated the judiciary committee is discussing automated license plate reader technology; noted gratitude to staff and community members for their ongoing work and participation.
- Councilor Leech – asked how the City could declare a state of emergency in response to ICE detaining community members; requested that information be provided in a memo.
- Mayor Knudson – noted appreciation for community members working for decades to protect farm workers, migrants, and Spanish-speaking residents; thanked everyone who gave public comment and those who reached out through other channels.

Mayor Knudson adjourned the meeting at 9:29 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

Link to the webcast of this City Council meeting [here](#).

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: February 9, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3D
Staff Contact: Katie LaSala
Phone: 541-682-5010

ISSUE STATEMENT

This is a routine item to approve the City Council Tentative Working Agenda.

BACKGROUND

Per City Council Operating Agreements, at each regular meeting of the Council, the City Manager shall present the Tentative Agenda. This shall be placed on the Consent Calendar. If there are any concerns about the items on the Tentative Agenda, it may be removed at the request of any councilors from the Consent Calendar and discussed separately.

COUNCIL OPTIONS

The council may choose to approve, amend or not approve the tentative agenda.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

- A. City Council Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Katie LaSala, City Recorder
Telephone: 541-682-5010
Staff E-Mail: klasala@eugene-or.gov



City Council Tentative Agenda

Updated February 5, 2026

Meeting materials and access information available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

February 2026

Date	Day	Time	Title	Length	Dept Contact
9-Feb	Mon	5:30 pm	Long Range Financial Stability – Technical Advisors Report (Work Session)	90 min	T. Miller, CS
<i>Location: Council Chambers and Virtual</i>					
9-Feb	Mon	7:30 pm	Ceremonial Matters		
			Committee Reports and Items of Interest		
			Mayor Request for Overseas Travel (Consent Calendar 1)		Staff
			City Manager Employment Agreement (Consent Calendar 1)		K. Brotherton, CS
			2025 Annexation Withdrawals from Special Districts (Possible Action)		G. Warr, PDD
			Resolution to place the Library Levy on the May 2026 Ballot (Possible Action)		J. Bates, LRCS
			Resolution Declaring a Humanitarian Crisis (Possible Action)		Staff
			Station House: MUPTE modification (Possible Action)		D. Huber-Heidorn, PDD
			Public Comment		
			A Resolution Annexing Land at 3362 Wisteria Street (A 25-11 3362 Wisteria St) (Consent Calendar 2)		N. Gioello, PDD
			A Resolution Annexing Land at 3032 Kinney Loop (A 25-12 Kinney Loop) (Consent Calendar 2)		G. Warr, PDD
<i>Location: Council Chambers and Virtual</i>					

11-Feb	Wed	12:00 pm	Riverfront Urban Renewal District Update (URA Work Session) AND Riverfront Urban Renewal District Update (Work Session)	45 min	W. Dowdy, PDD
			Housing Production Incentives (Work Session)	45 min	A. D'Souza, PDD
<i>Location: Virtual Only</i>					
17-Feb	Tues	5:30 pm	Kinney Loop and Coburg Road Refinement Plan Amendment and Zone Change (Public Hearing)		N. Gioello, PDD
			Court of Record (Public Hearing)		K. Brotherton, CS
			Public Health Standards Code Amendment (City File: CA25-3) (Public Hearing)		R. Verner, PDD
<i>Location: Council Chambers and Virtual</i>					
18-Feb	Wed	12:00 pm	Operating Agreements Follow-up (Work Session)	45 min	K. LaSala, CS
			Unlawful Transfer on Vehicular Portion of Right-of-Way (Work Session, Possible Action)	45 min	C. Skinner, EPD
<i>Location: Virtual Only</i>					
23-Feb	Mon	5:30 pm	Human Rights Commission Annual Report (Work Session)	45 min	F. Andrade, CS
			Home Energy Score Policy Discussion (Work Session)	45 min	D. Klinkebiel, PW
<i>Location: Council Chambers and Virtual</i>					
<i>Expected Absence: Mayor Knudson</i>					
23-Feb	Mon	7:30 pm	Committee Reports and Items of Interest		
			Investment Portfolio Maximum Maturity Extension (Consent Calendar 1)		K. Edison, CS
			EWEB Utility Revenue Bonds (Consent Calendar 1)		T. Miller, CS
			Court of Record (Possible Action)		K. Brotherton, CS

			Public Health Standards Code Amendment (City File: CA25-3) (Possible Action)		
			Public Comment		
			<i>Location: Council Chambers and Virtual Expected Absence: Mayor Knudson</i>		
25-Feb	Wed	12:00 pm	Renter Protections Review (Work Session)	45 min	A. Cameron, PDD
			Establishing a Right-of-Way Ordinance to Expedite Utility Permitting (Work Session)	45 min	J. Blackham, PW
			<i>Location: Virtual Only Expected Absence: Mayor Knudson</i>		

March 2026

Date	Day	Time	Title	Length	Dept Contact
9-Mar	Mon	5:30 pm	Topic Pending Confirmation (Work Session)	45 min	Staff
			Naming Policy Updates (Work Session)	45 min	J. Dedrick, CS
			<i>Location: Council Chambers and Virtual</i>		
9-Mar	Mon	7:30 pm	Ceremonial Matters		
			Committee Reports and Items of Interest		
			Interim Appointment to Human Rights Commission (Consent Calendar 1)		F. Andrade, CS
			Kinney Loop and Coburg Road Refinement Plan Amendment and Zone Change (Possible Action)		N. Gioello, PDD
			East Campus University of Oregon Refinement Plan Amendment, Code Amendment, and Zone Change (Possible Action)		B. Black, PDD
			Public Comment		
			Approval of a Resolution Annexing Land at 1773 Parnell Drive (A 25-13 1773 Parnell) (Consent Calendar 2)		N. Gioello, PDD

			A Resolution Annexing Land at 1810 Firland Boulevard (A 25-14 1810 Firland Blvd)		N. Gioello, PDD
			<i>Location: Council Chambers and Virtual</i>		
11-Mar	Wed	12:00 pm	Long Range Financial Planning: Benchmarks and Next Steps (Work Session)	45 min	T. Miller, CS
			Topic Pending Confirmation (Work Session)		
			<i>Location: Virtual Only</i>		

Council Spring Break March 12 – April 7

Additional Information Regarding Upcoming Public Hearings

Date/Time	Topic/Title	Description	Staff Contact
Feb. 17 5:30pm	Kinney Loop and Coburg Road Refinement Plan Amendment and Zone Change	This public hearing will provide opportunity for the public comment on an ordinance to amend the Willakenzie Area Refinement Plan and to and change the base zone of the subject properties from C-1 Neighborhood Commercial to C-2 Community Commercial. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	N. Gioello ngioello@eugene-or.gov 541-682-5453
Feb. 17 5:30pm	Court of Record	This public hearing will provide opportunity for the public comment on an ordinance related to Court of Record. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	K. Brotherton kbrotherton@eugene-or.gov
Feb. 17 5:30pm	Public Health Standards Code Amendment (City File: CA25-3)	City Council will hold a public hearing on the proposed ordinance to improve coordination between the issuance of building permits by the City of Eugene for new development in the E-2 Mixed-Use Employment, I-2 Light-Medium Industrial, and I-3 Heavy Industrial zones and permitting done by public health regulatory entities. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	R. Verner rverner@eugene-or.gov 541-682-5534

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Establishing a Right-of-Way Ordinance to Expedite Utility Permitting - Feb 25, 2026	Leech/Yeh	Aug 1, 2025

Materials and Information

The Eugene City Council welcomes your interest in these agenda items. The City Hall Council Chambers meeting location is wheelchair accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language 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 eugene-or.gov/101/City-Managers-Office

Meeting materials and information about how to access meetings available at: [Public Webcasts and Meeting Materials | Eugene, OR Website](#)

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: 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.

Meeting Date: February 9, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Gareth Warr
Phone: 541-682-5485

ISSUE STATEMENT

The City Council is scheduled to take action on this request for the annual withdrawal of previously annexed properties from special districts.

BACKGROUND

The purpose of the ordinance is to remove annexed properties from the tax rolls of special service districts, which in this case 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. State law and local code require annexed properties to withdraw from special service districts through a separate process after the annexation of those properties becomes effective.

Withdrawals come before the City Council on an annual basis. Properties annexed at the request of the property owner during the previous year are batched together to facilitate this process. The 2026 batch contains ten annexations approved by City Council in 2025—for a total of thirty-six (36) tax lots.

Withdrawals are time sensitive. State law provides that, if a withdrawal is not approved 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.

The City Council held the required public hearing on this item on January 20, 2026. Public notice of the hearing was published and posted as required by state law and local code requirements, including notice to the affected special service districts. No public testimony was received at the public hearing or in response to the public notices. The inclusion of these properties on City tax rolls, and withdrawal from special districts taxation, is anticipated by the property owners and by special districts as part of the annexation process.

February 9, 2026 Meeting – Item 4

The approval criterion for withdrawal from public service districts following annexation is contained in Eugene Code 9.7835 and corresponding statutory provisions in Oregon Revised Statute 222.524, which require the City Council to find that approval of the withdrawal is in the best interest of the City.

If council finds the withdrawals are in the City's best interest, council is asked to adopt the attached ordinance (see Attachment A), which provides for the withdrawal from special service districts of these annexed properties. Maps and legal descriptions of the properties to be withdrawn are provided as exhibits to the ordinance.

PREVIOUS COUNCIL DIRECTION

[January 20, 2026 Public Hearing](#)

The agenda item was introduced to council. The public hearing was opened, and there were no speakers for the item. There were no questions nor comments from city council.

COUNCIL OPTIONS

City Council may consider the following options:

1. Approve the withdrawals by ordinance;
2. Approve the withdrawals by ordinance with specific modifications as determined by the City Council;
3. Deny the withdrawals by ordinance.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends option 1, adoption of the ordinance as drafted, providing for withdrawal of all listed territories.

SUGGESTED MOTION

Move to adopt 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.

ATTACHMENTS

- A. Ordinance, including Exhibits A-J (maps and legal descriptions of properties)

FOR MORE INFORMATION

Staff Contact: Gareth Warr, Associate Planner
Telephone: 541-682-5485
Staff E-Mail: 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

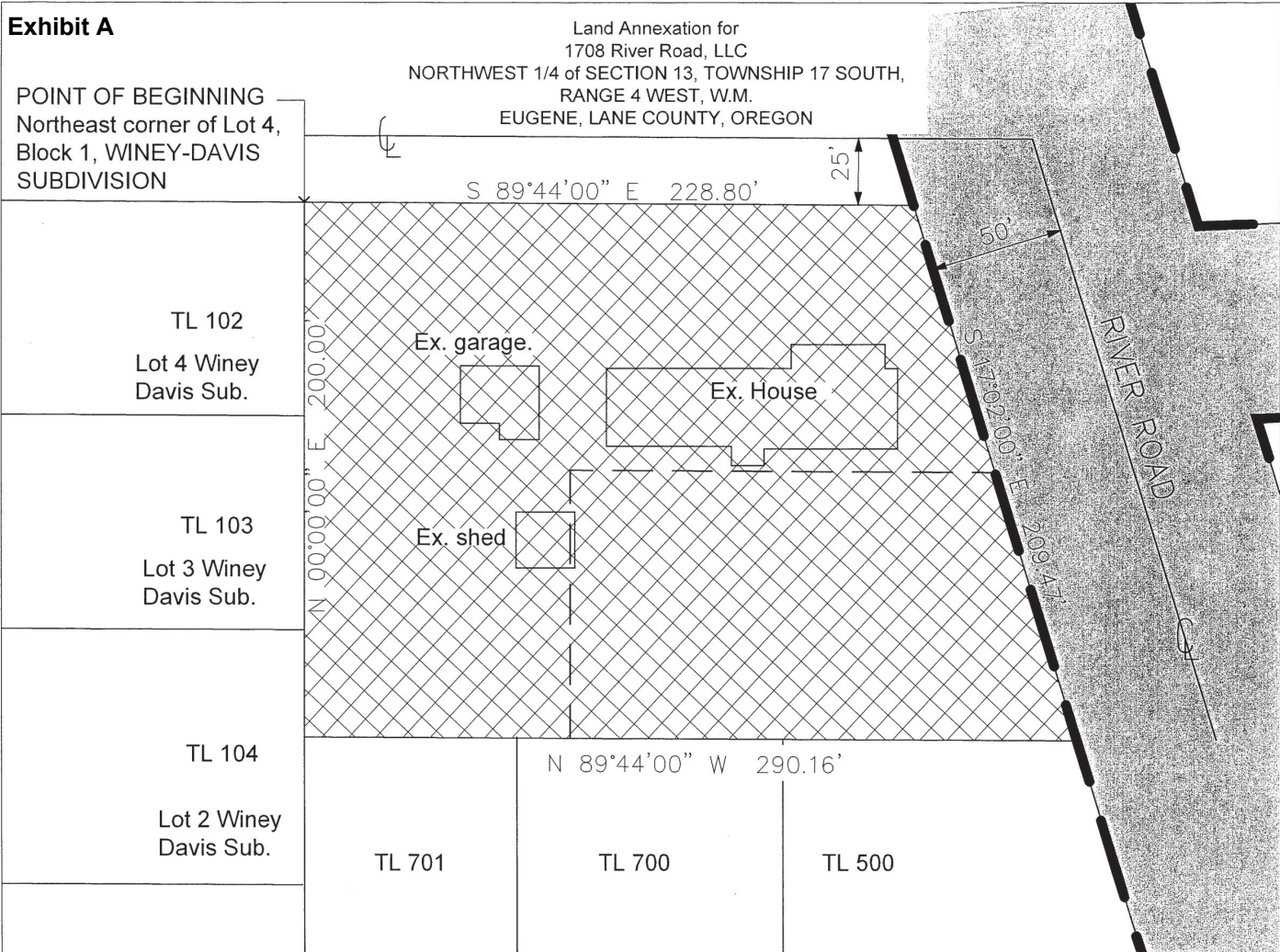
_____ day of February, 2026.

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

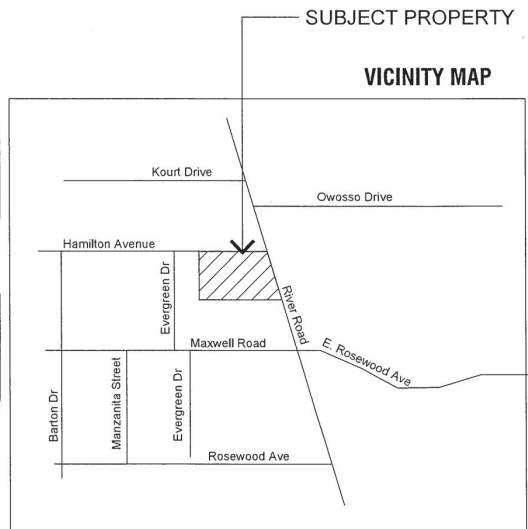


OREGON
JULY 15, 2003
KENT BAKER
#59885

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"

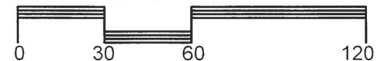


Exhibit A

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;

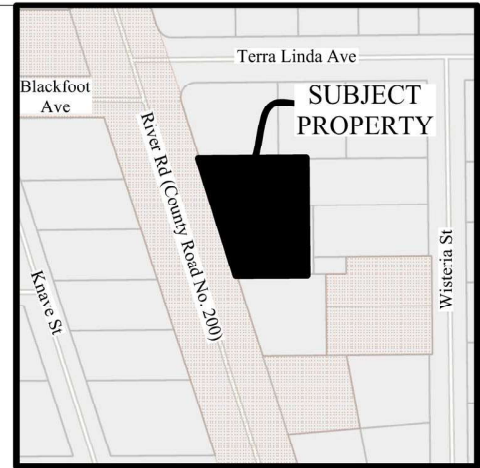
Thence along the westerly margin of River Road, 50.00 feet westerly and parallel with the centerline, South 17°02'00" East a distance of 209.47 feet;

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

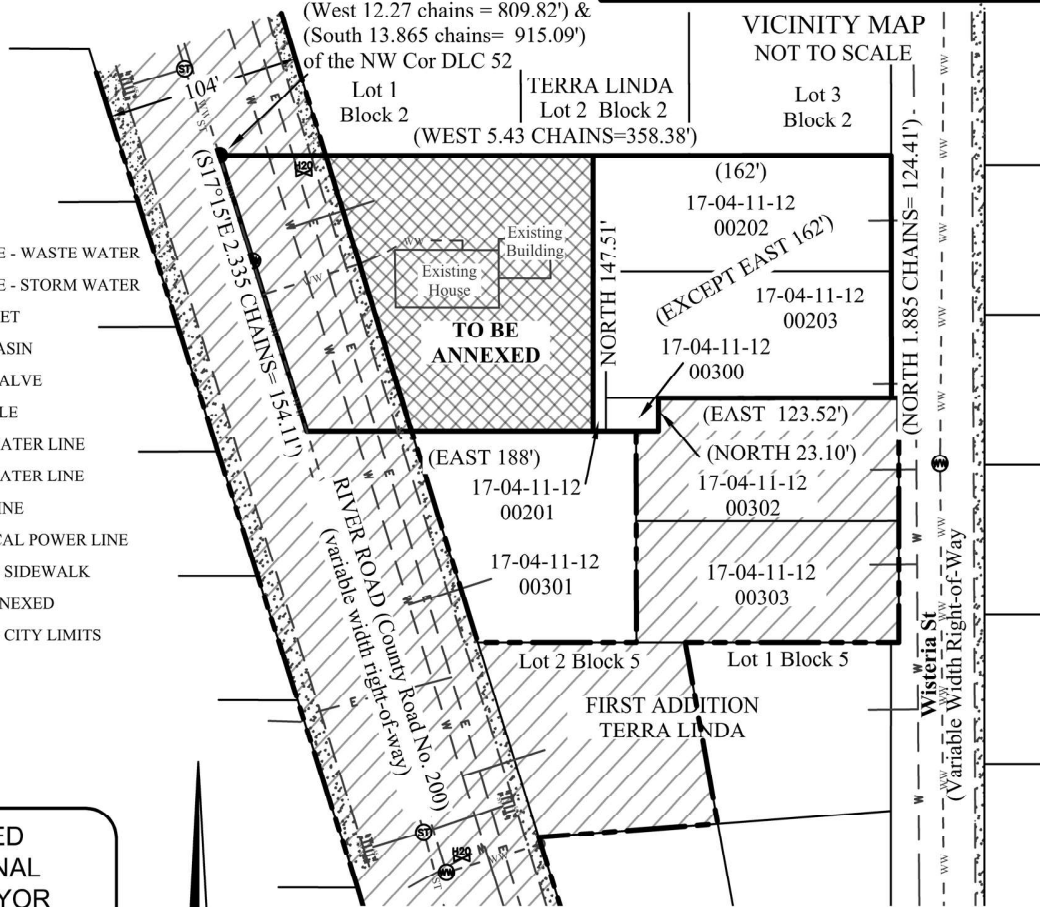


LEGEND:

- 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

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



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

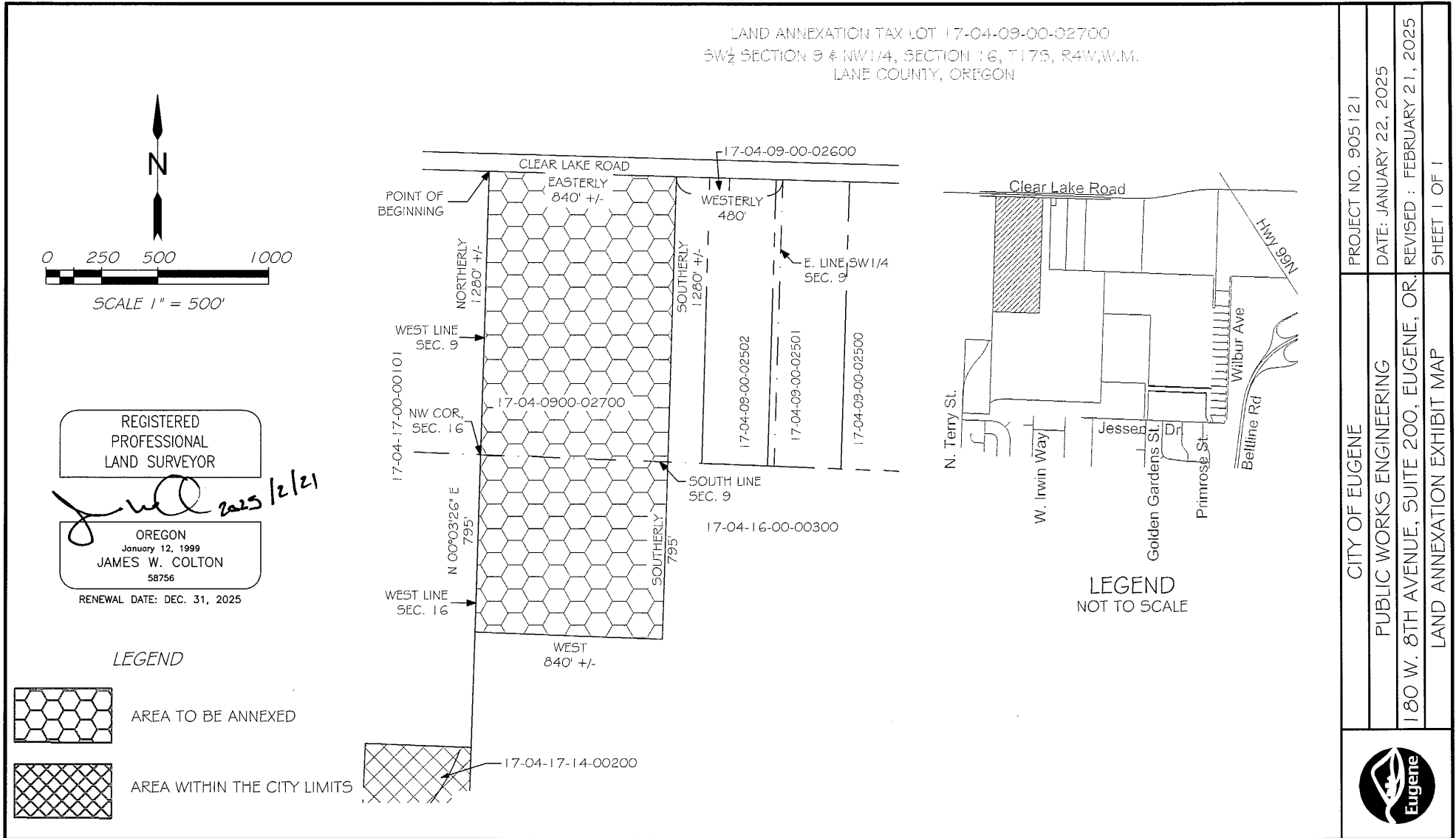
Exhibit B

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.

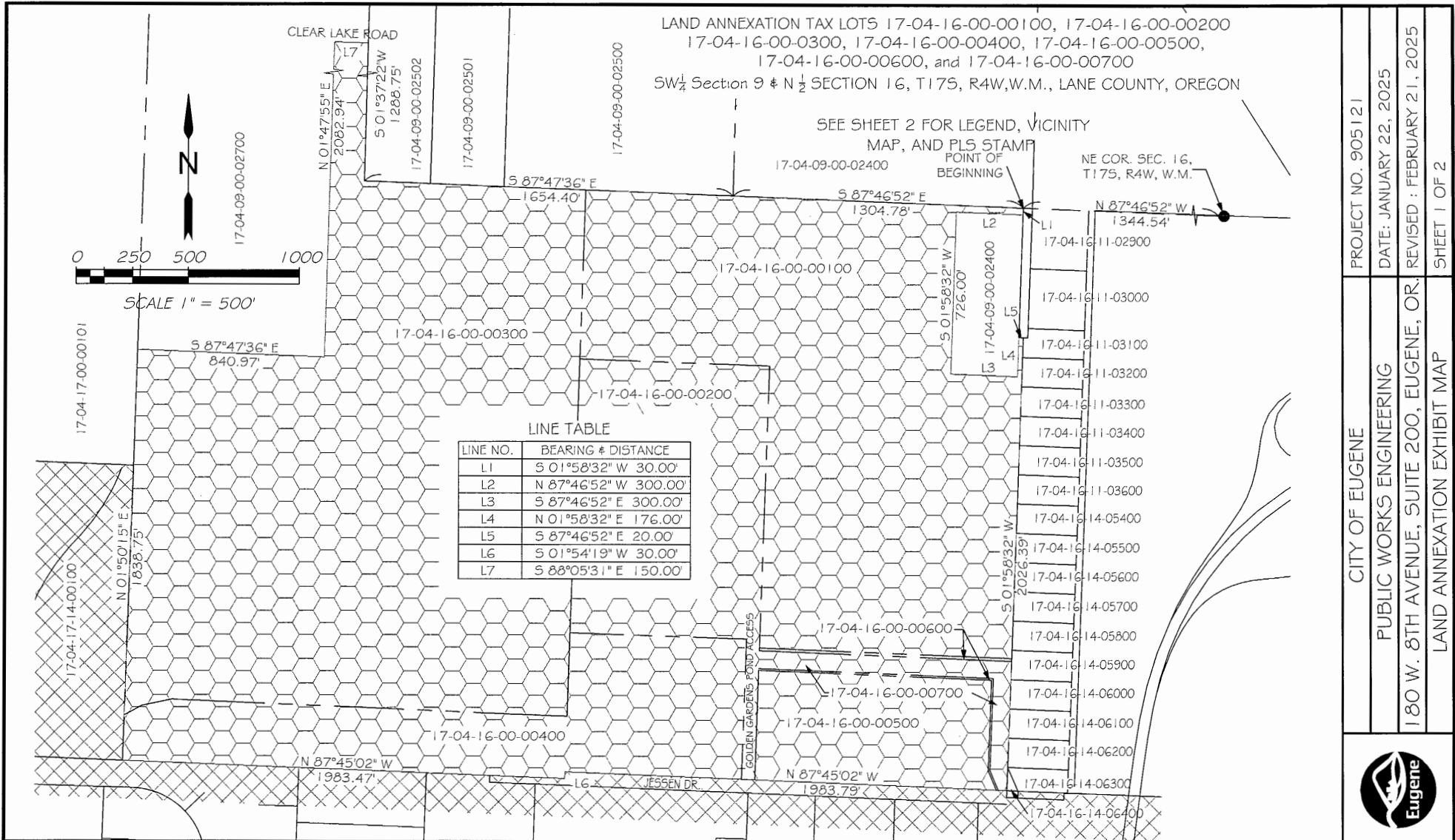
Excepting therefrom the East 162 feet as measured from the East line and the Southerly extension thereof, in Lane County, Oregon.

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





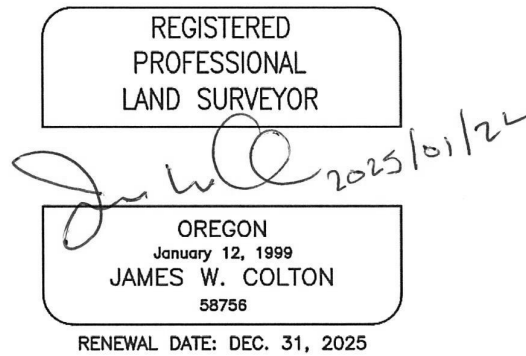
CITY OF EUGENE	PROJECT NO. 905121
PUBLIC WORKS ENGINEERING	DATE: JANUARY 22, 2025
180 W. 8TH AVENUE, SUITE 200, EUGENE, OR.	REVISED: FEBRUARY 21, 2025
LAND ANNEXATION EXHIBIT MAP	SHEET 1 OF 2



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

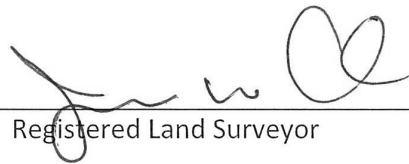
LEGAL DESCRIPTION

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.



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:

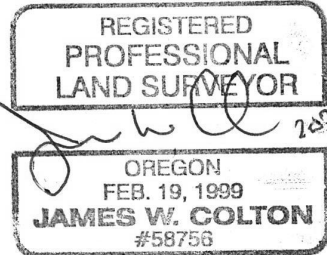

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
FEB. 19, 1999
JAMES W. COLTON
#58756
RENEWAL DATE: 12/31/2025
2025/01/22

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

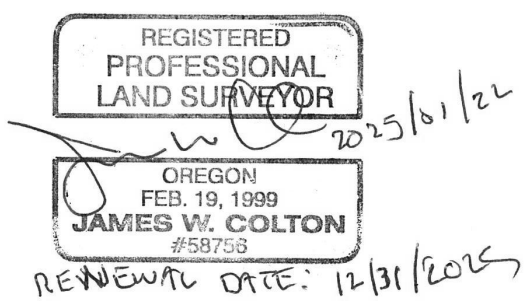
Pursuant to EC 9.7810(7), Annexation Application Requirements, I hereby certify the metes and bounds description of the real property proposed for annexation closes; and the map outlining the boundary is a true representation of the description.

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

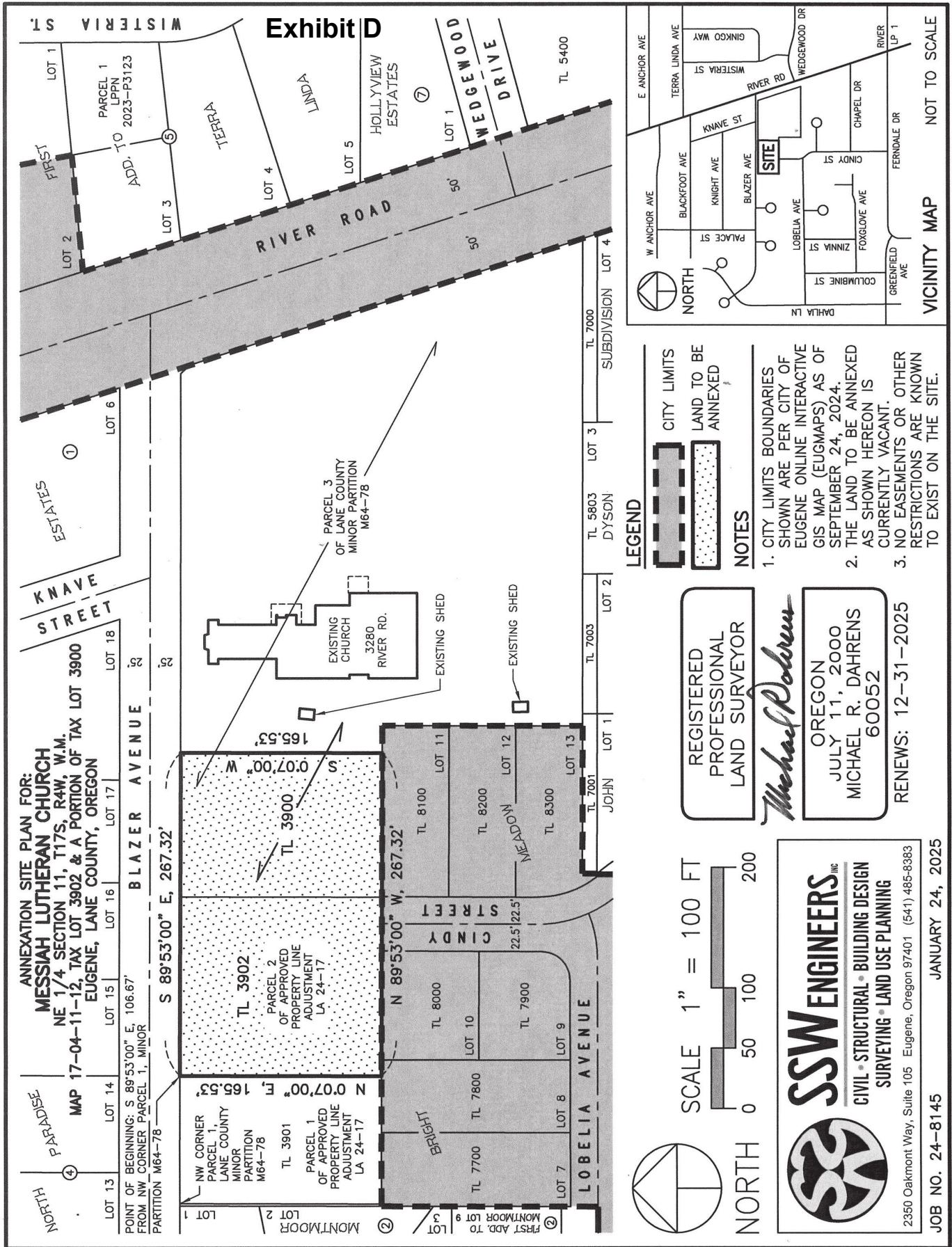
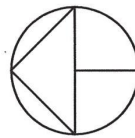
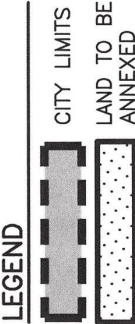
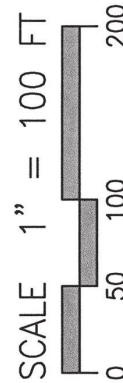


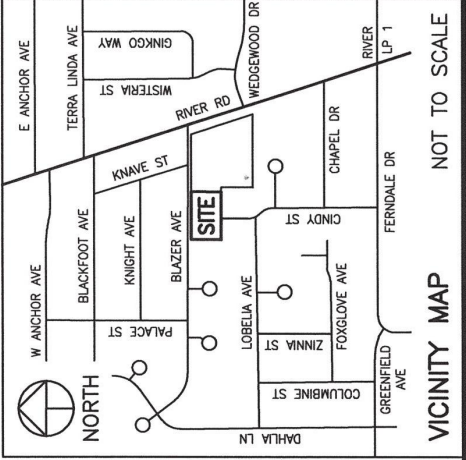
Exhibit D



NORTH



- NOTES**
- CITY LIMITS BOUNDARIES SHOWN ARE PER CITY OF EUGENE ONLINE INTERACTIVE GIS MAP (EUGMAPS) AS OF SEPTEMBER 24, 2024.
 - THE LAND TO BE ANNEXED AS SHOWN HEREON IS CURRENTLY VACANT.
 - NO EASEMENTS OR OTHER RESTRICTIONS ARE KNOWN TO EXIST ON THE SITE.



VICINITY MAP

NOT TO SCALE

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**

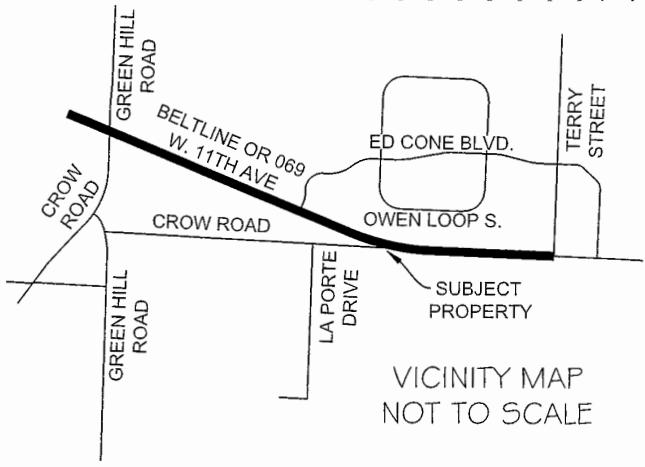
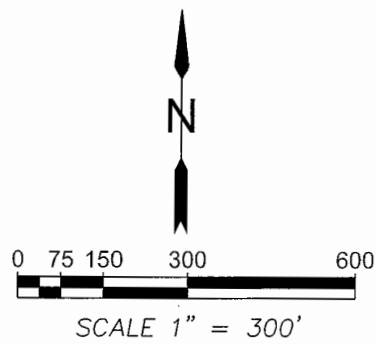
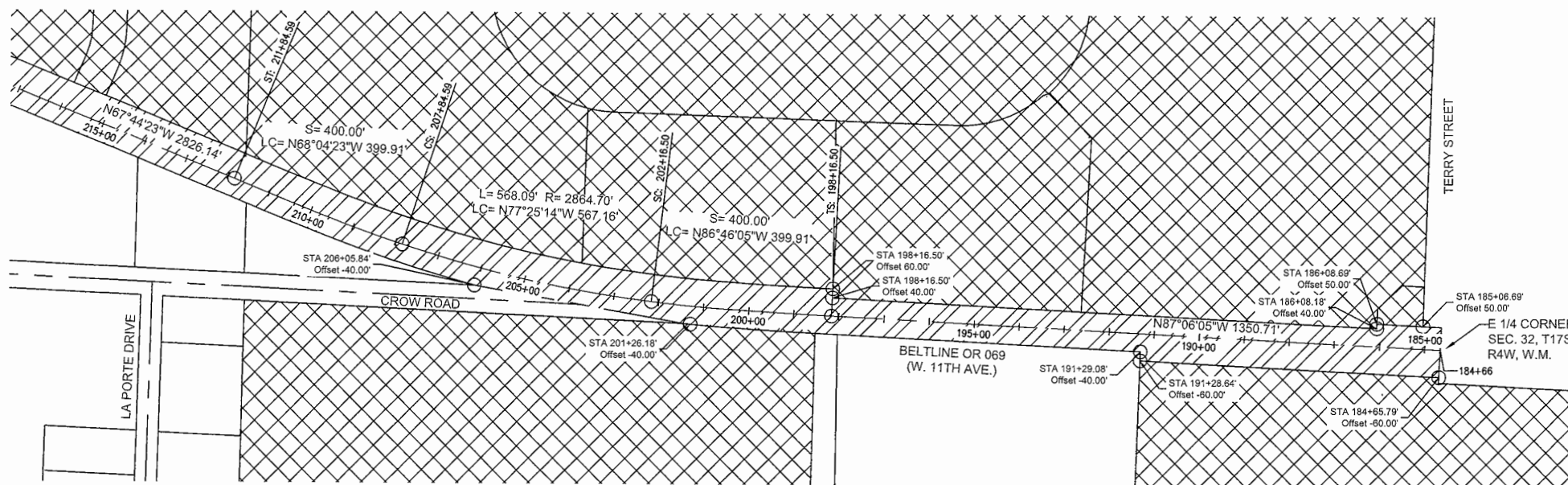
A tract of land lying in the Northeast One Quarter of Section 11, Township 17 South, Range 4 West of the Willamette Meridian, said tract being more particularly described as follows:

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.

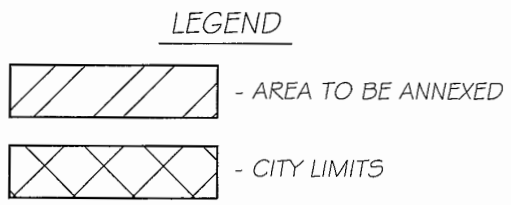


Exhibit E

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

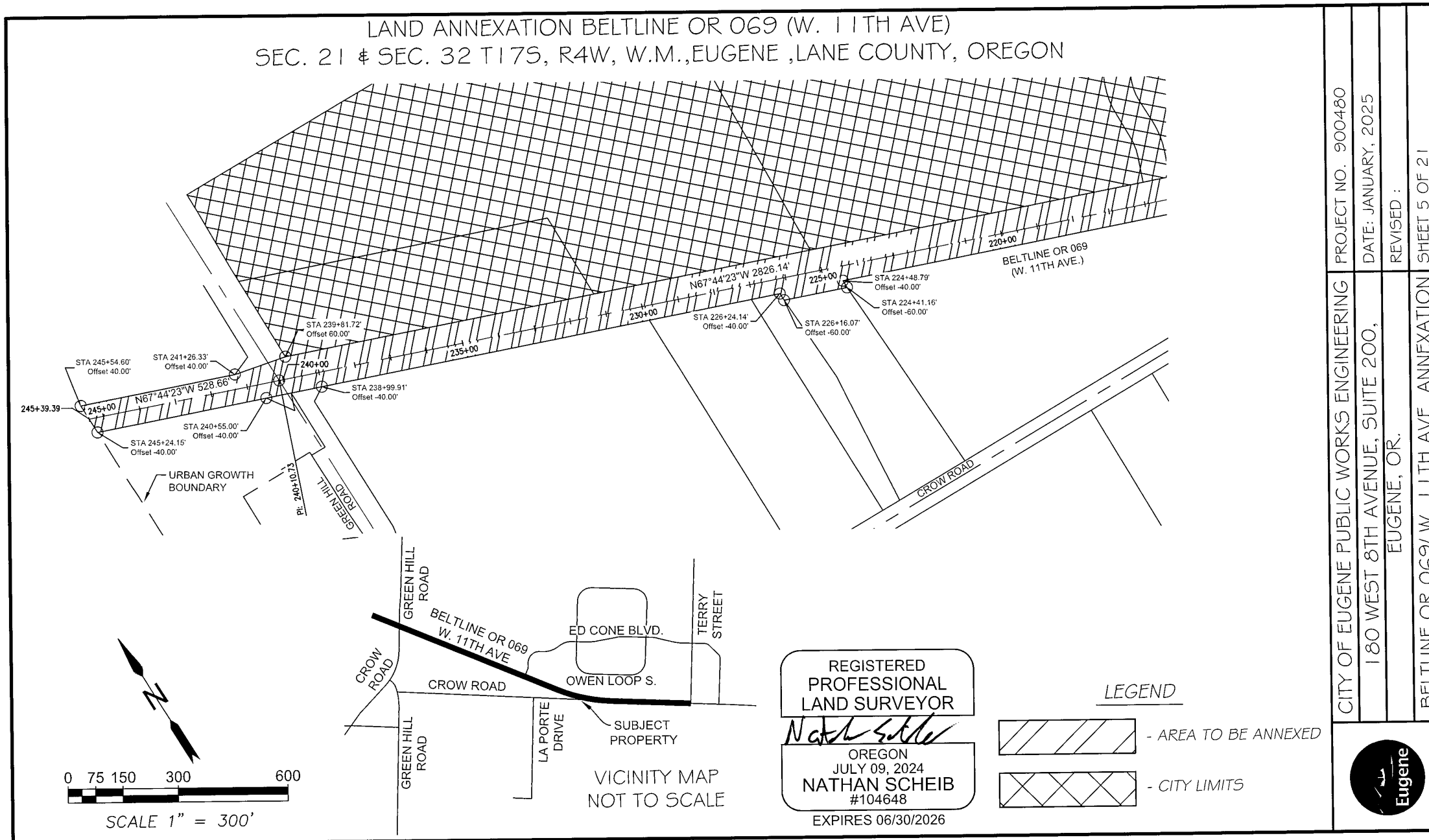


Exhibit E

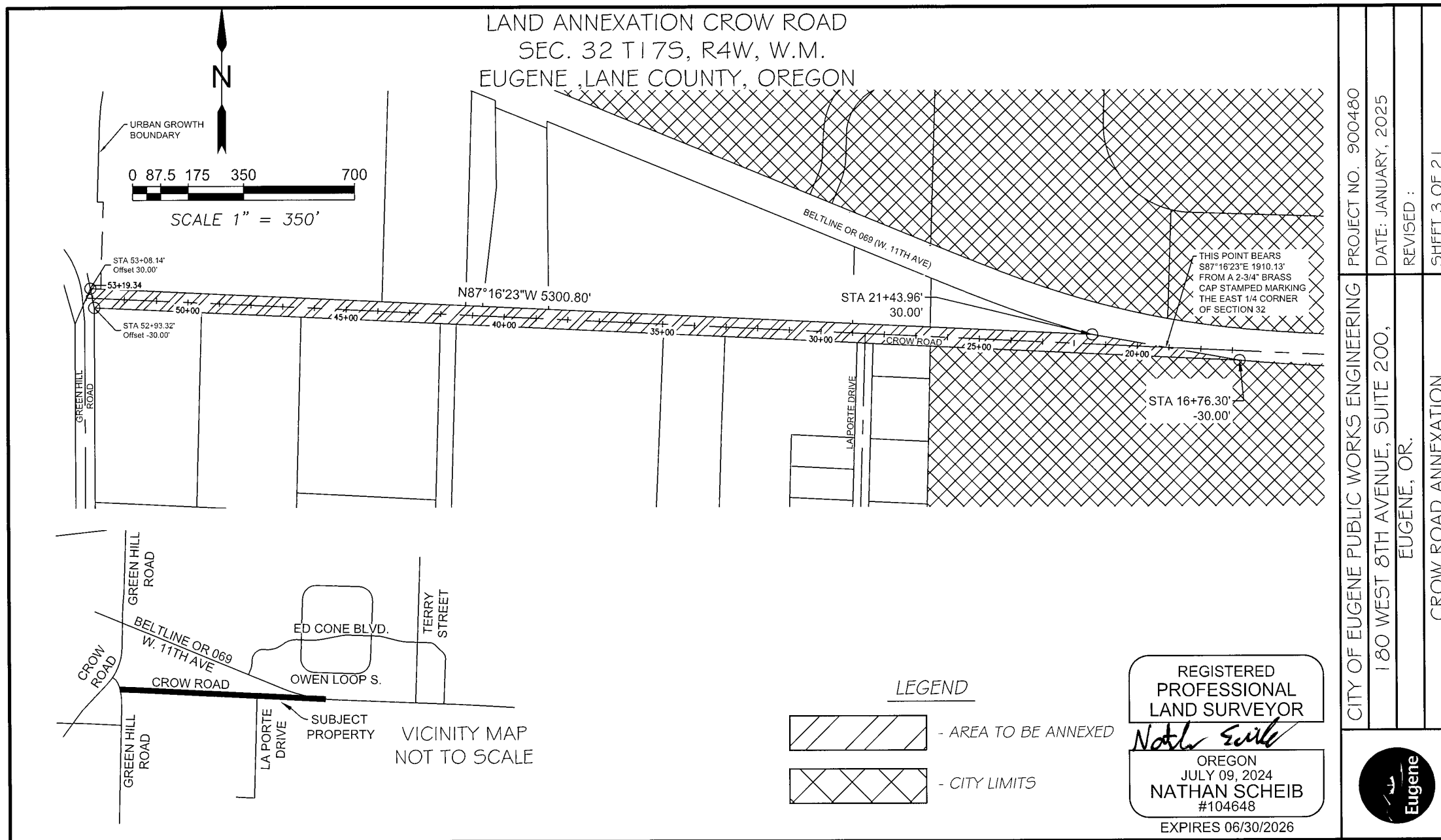
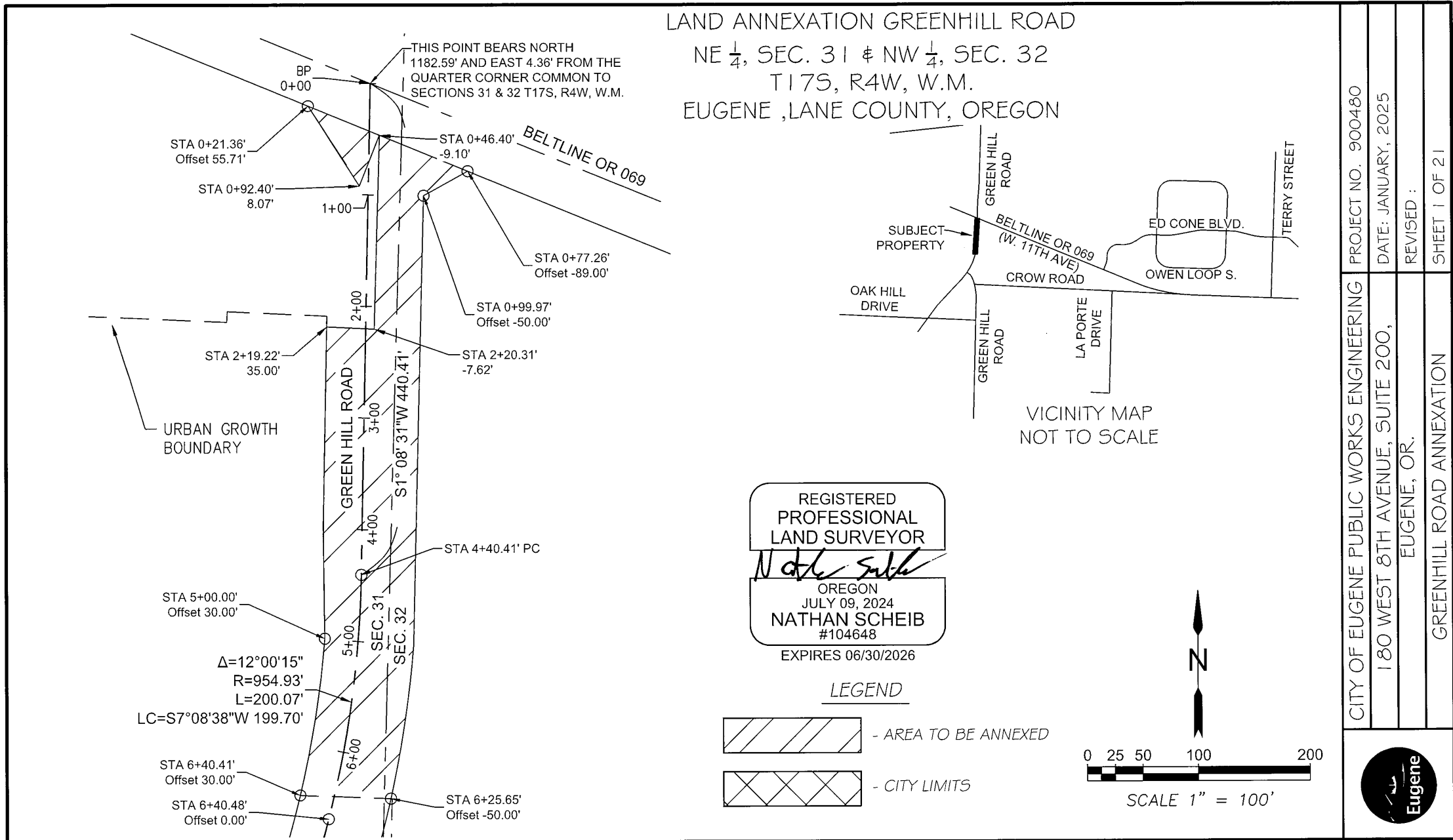


Exhibit E



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



Exhibit E

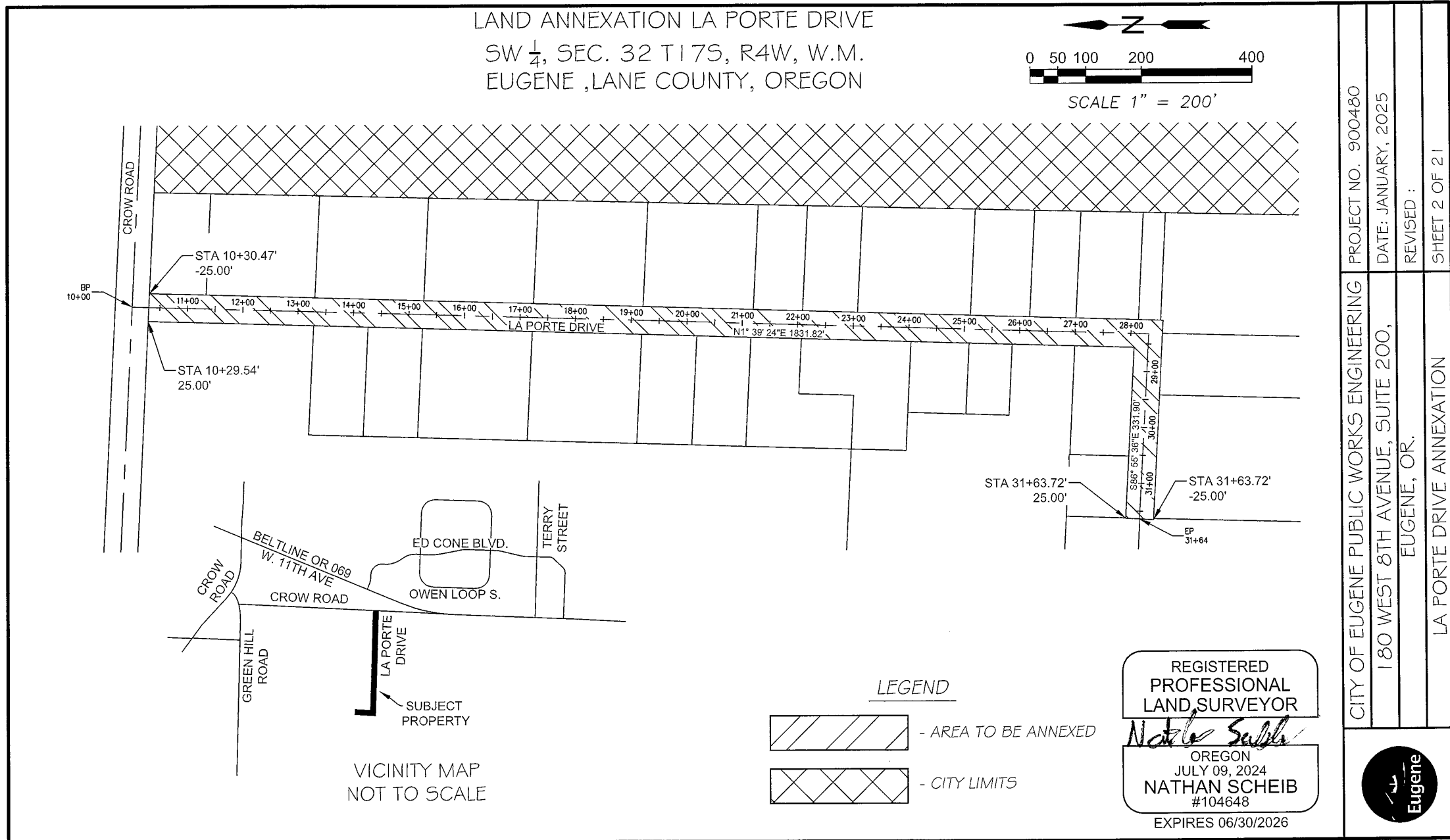


Exhibit E

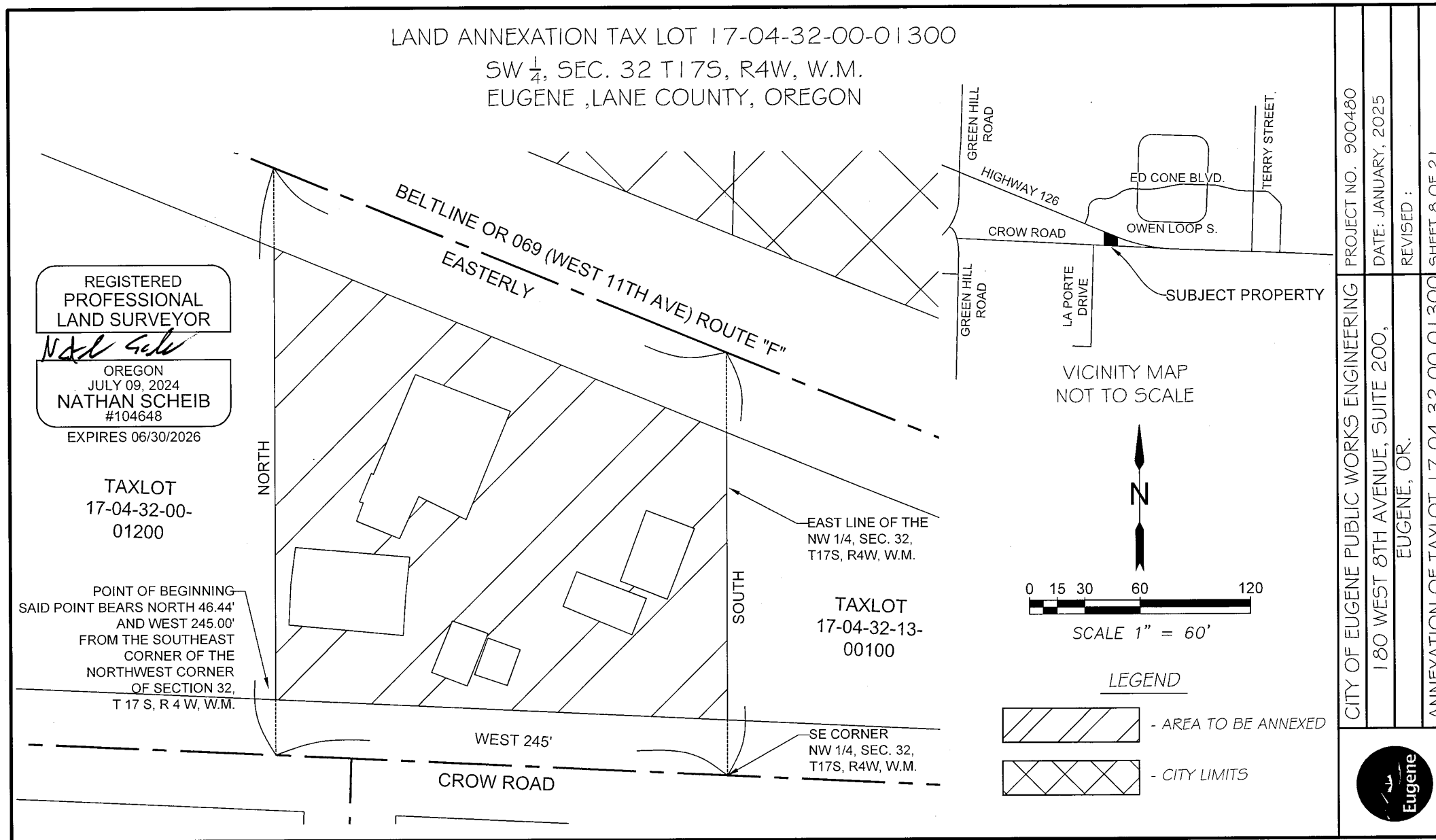


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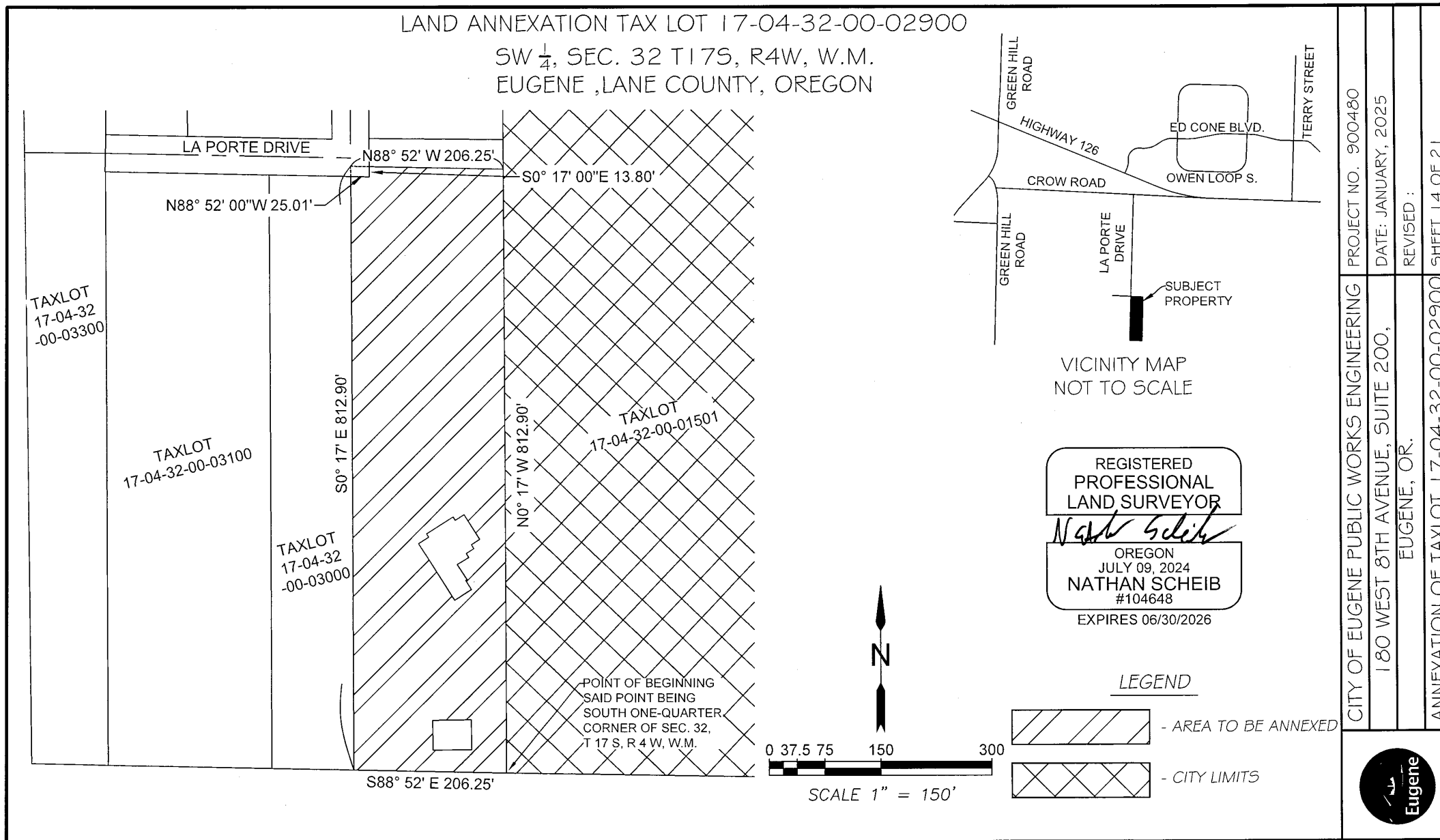


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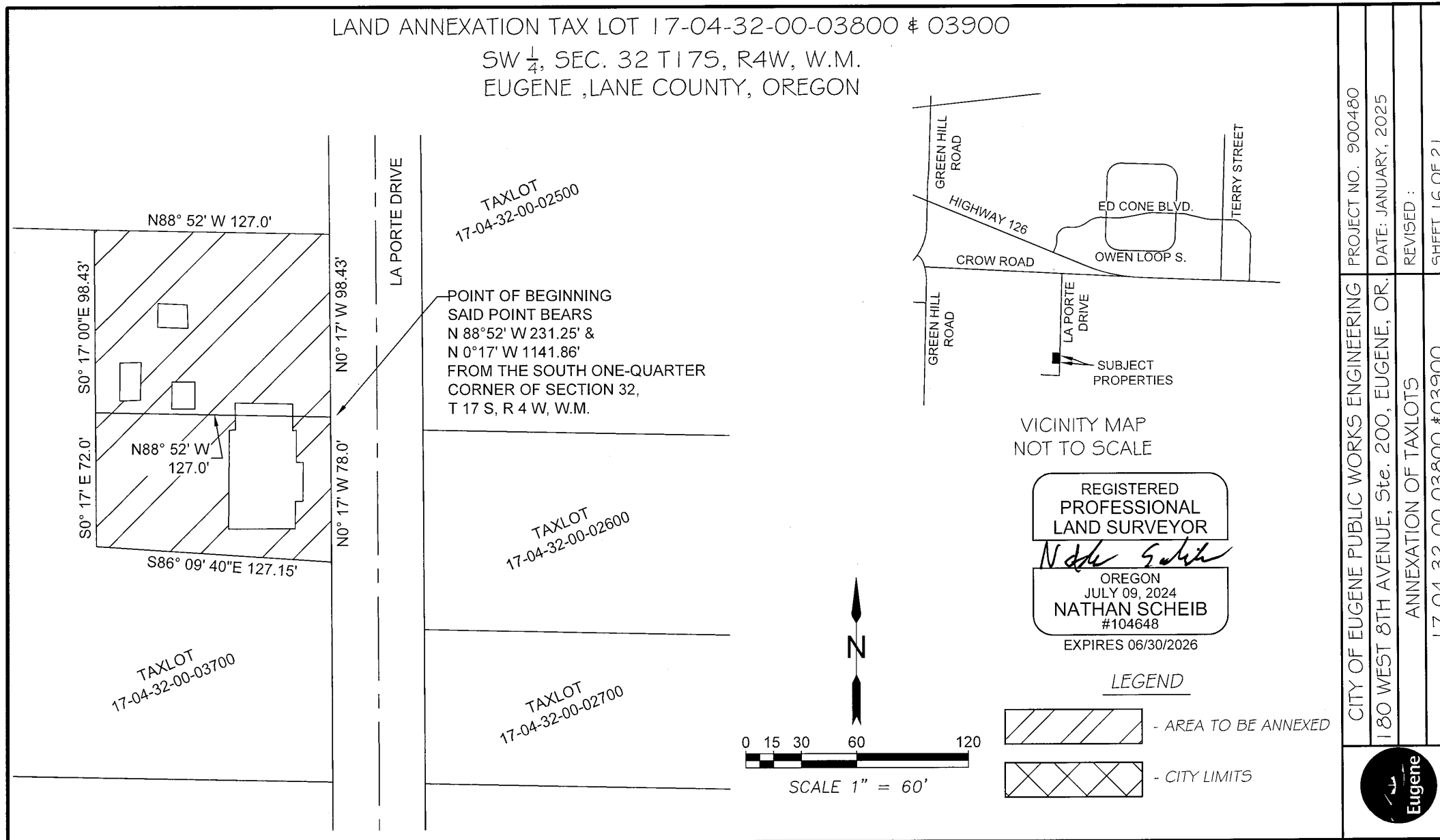


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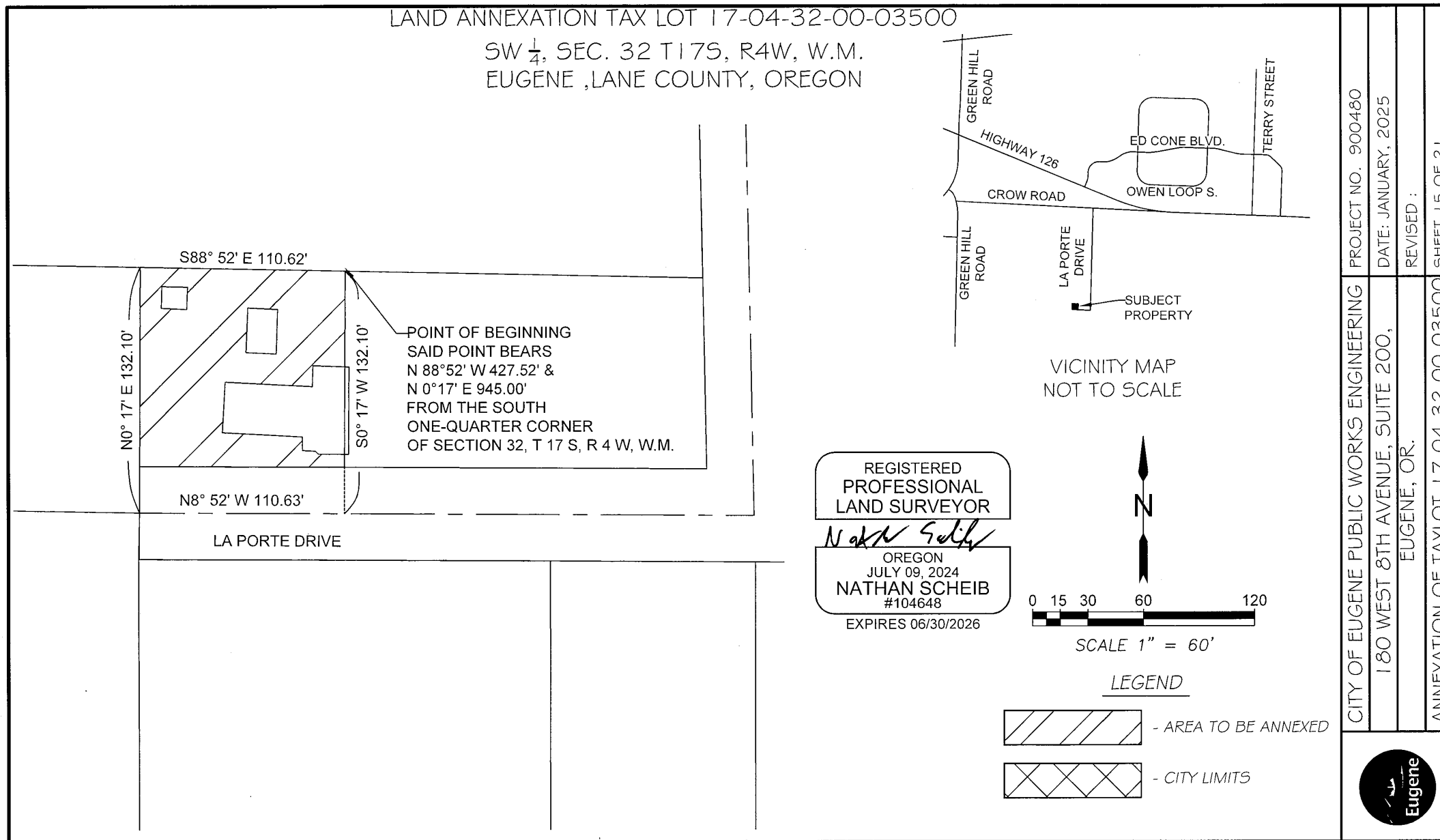


Exhibit E

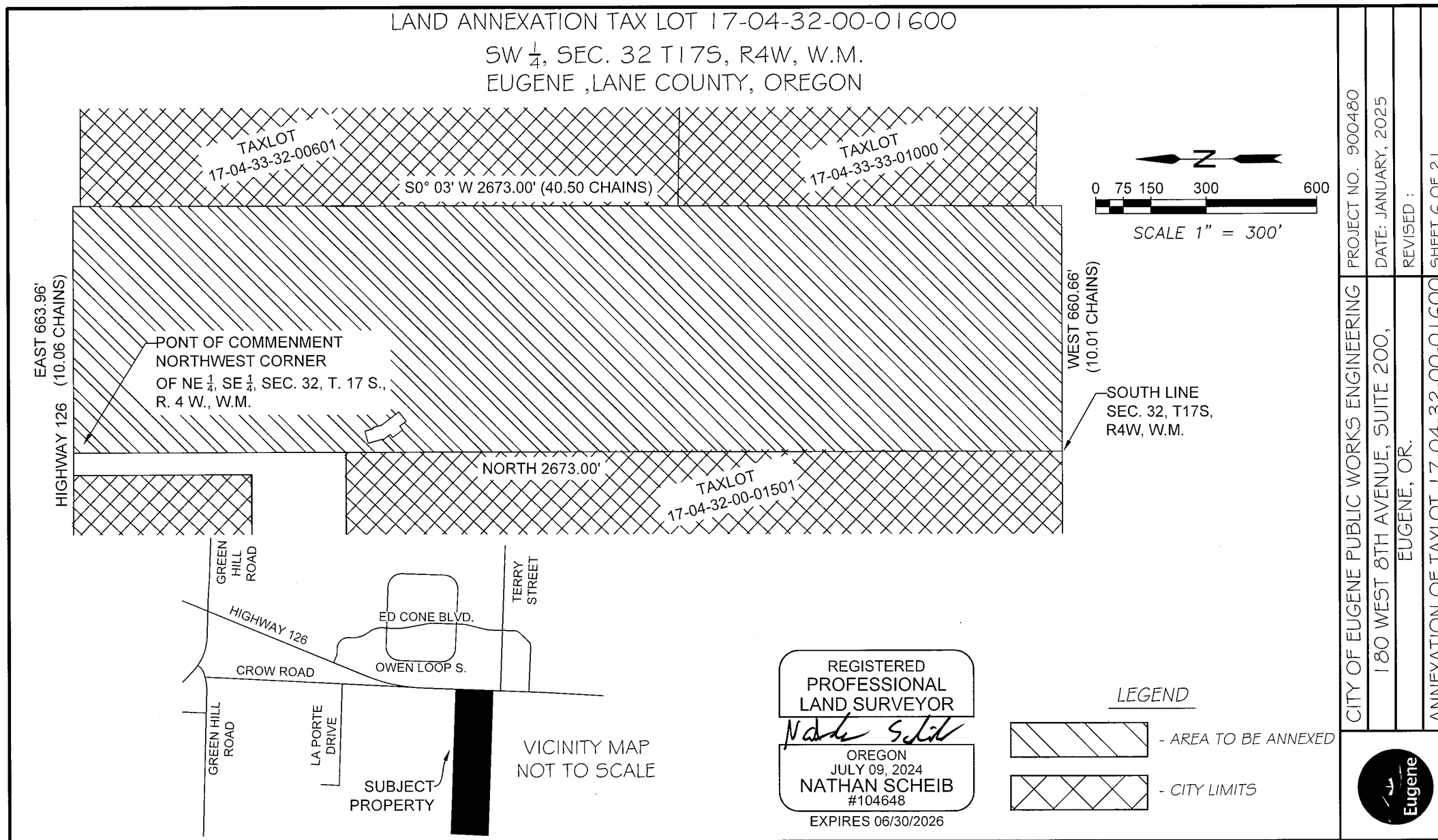


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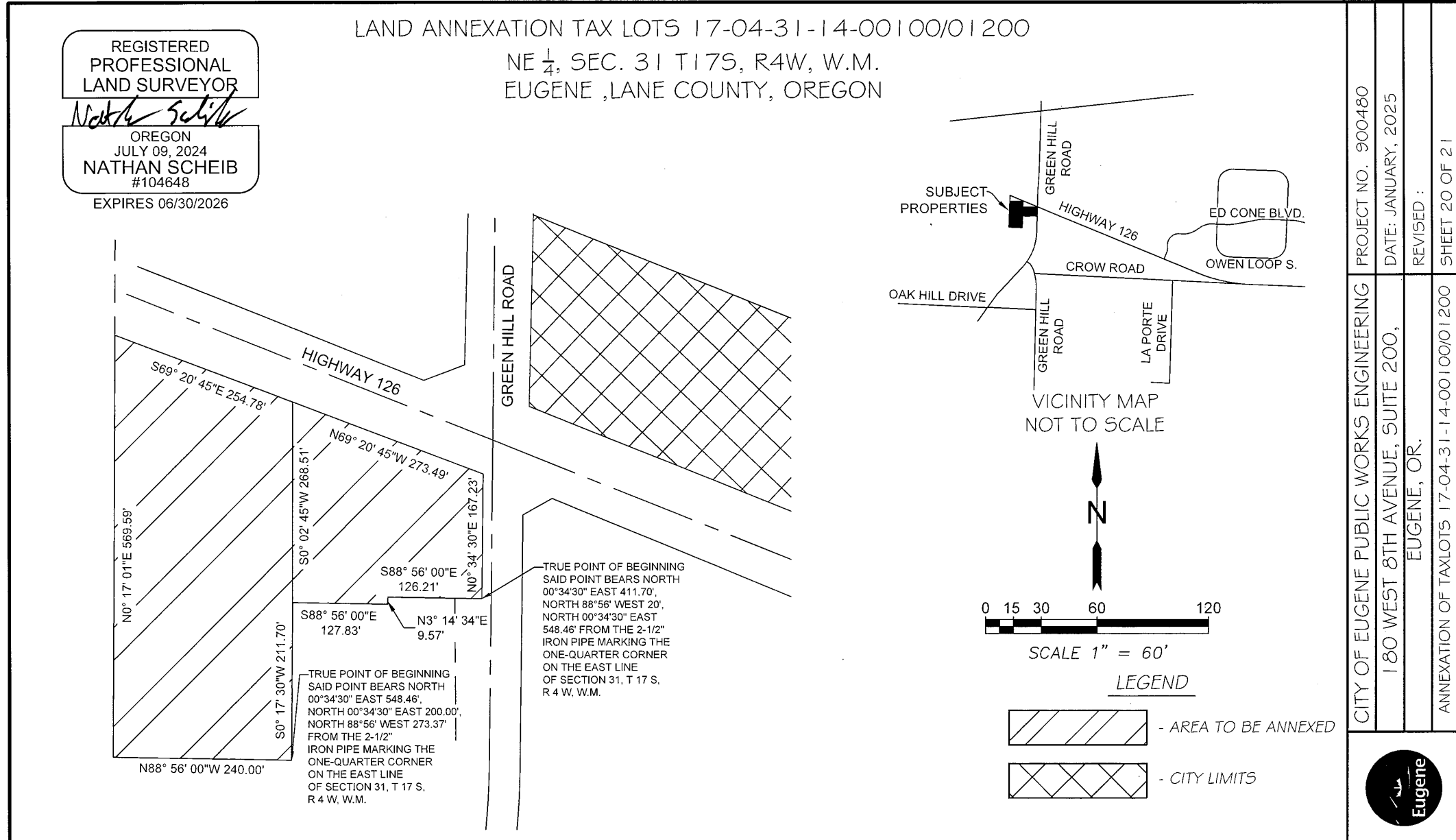
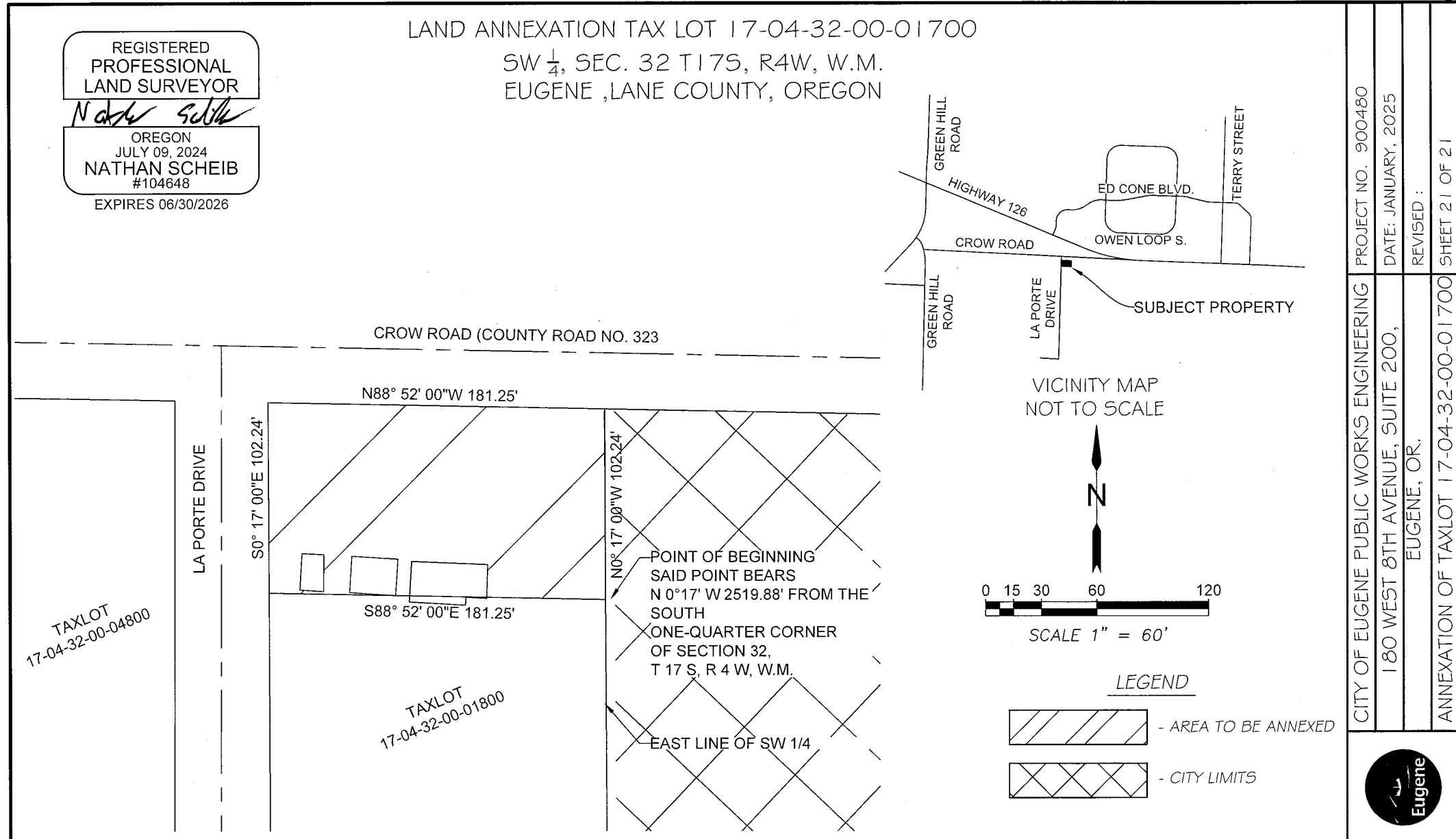


Exhibit E



TAXLOT
17-04-32-00-04800

TAXLOT
17-04-32-00-01800



Exhibit E

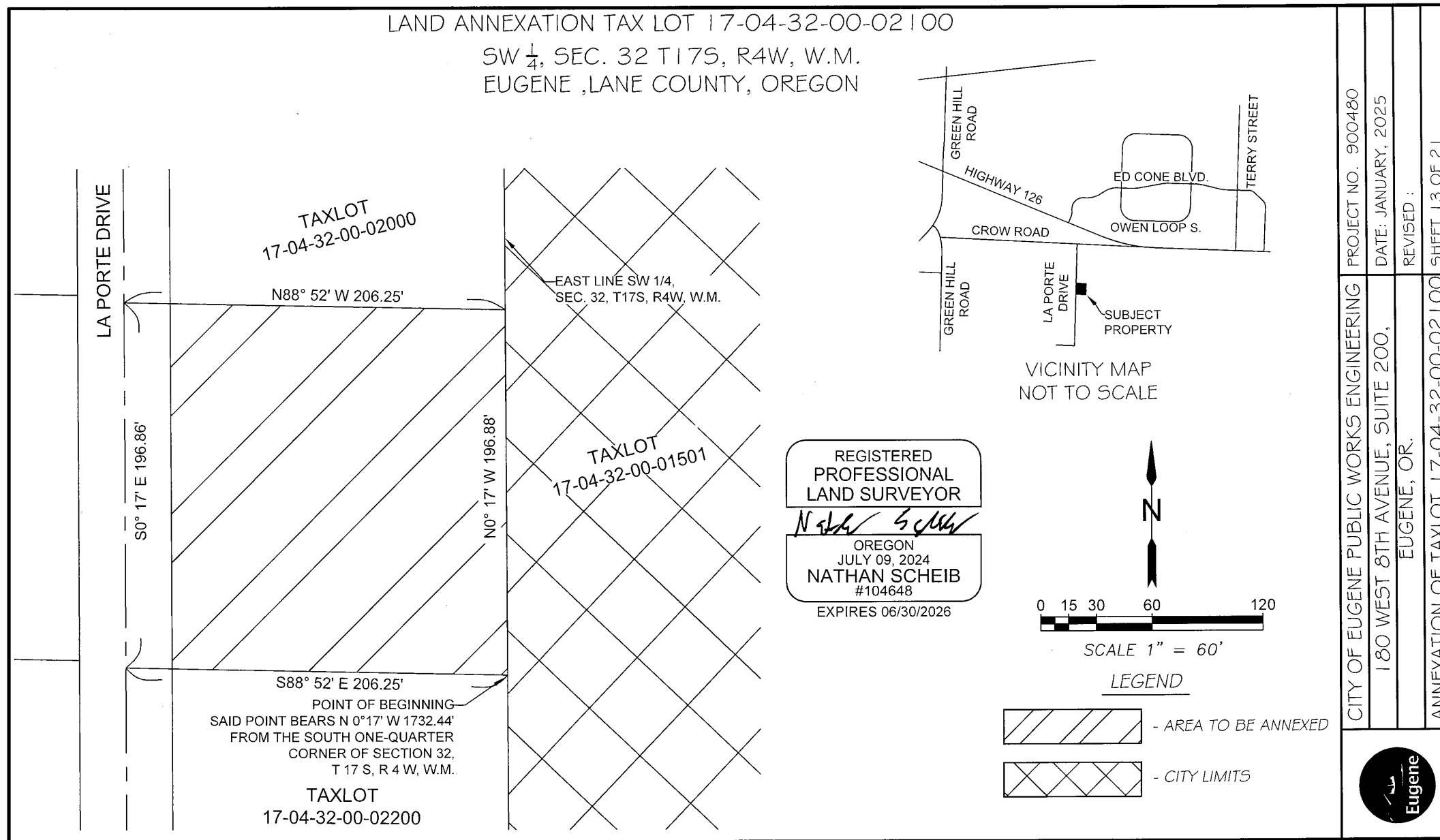


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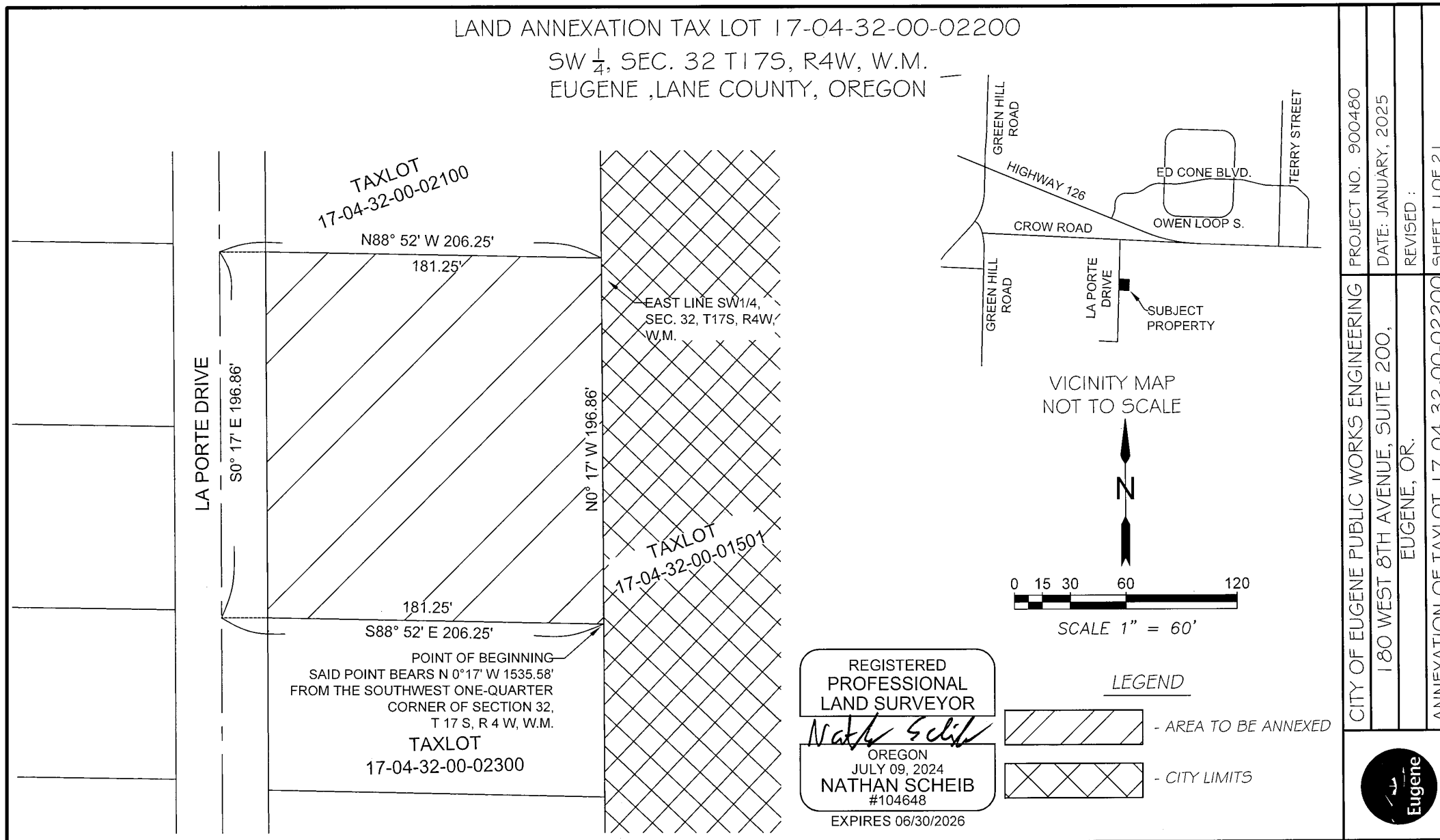


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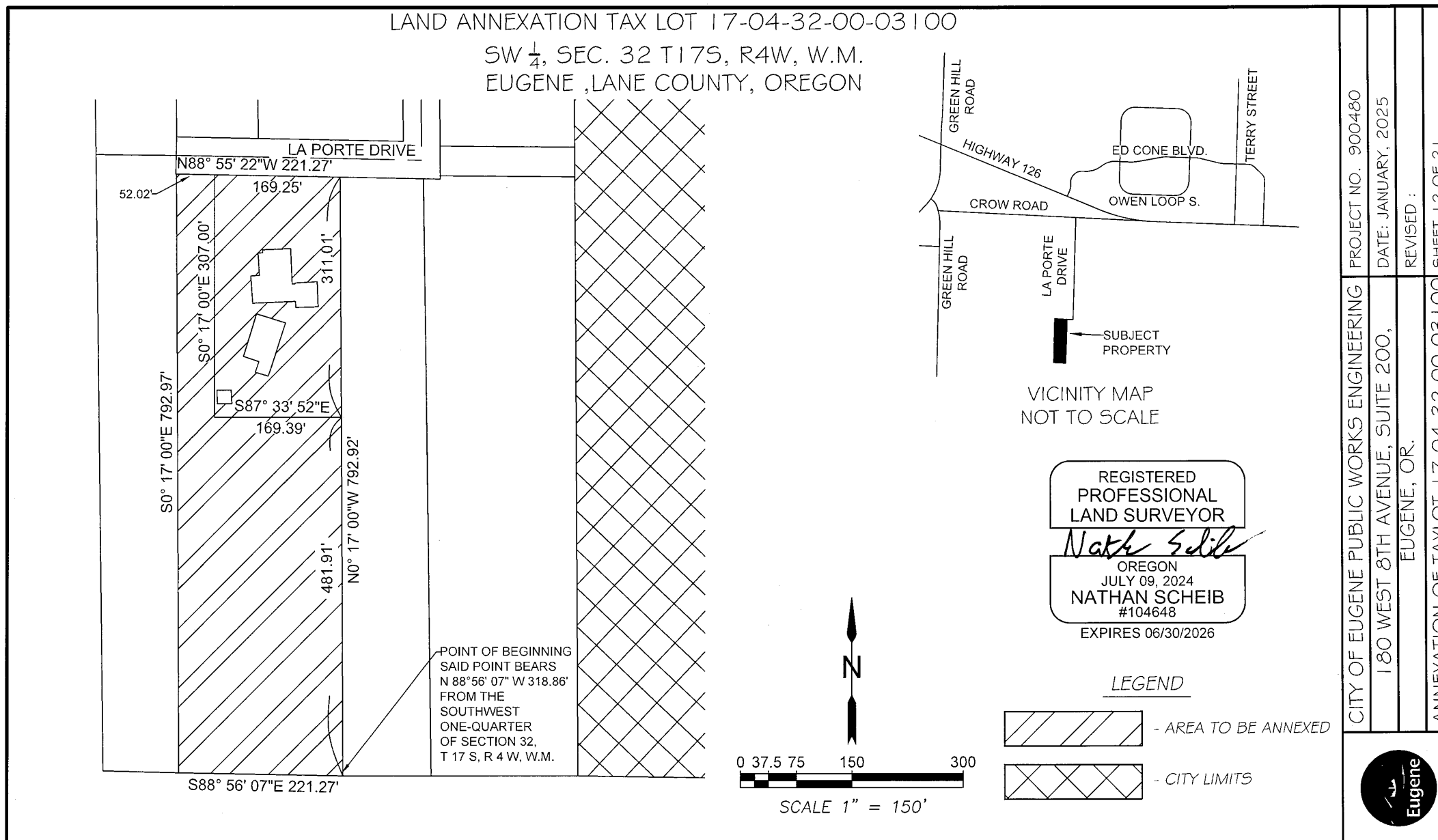


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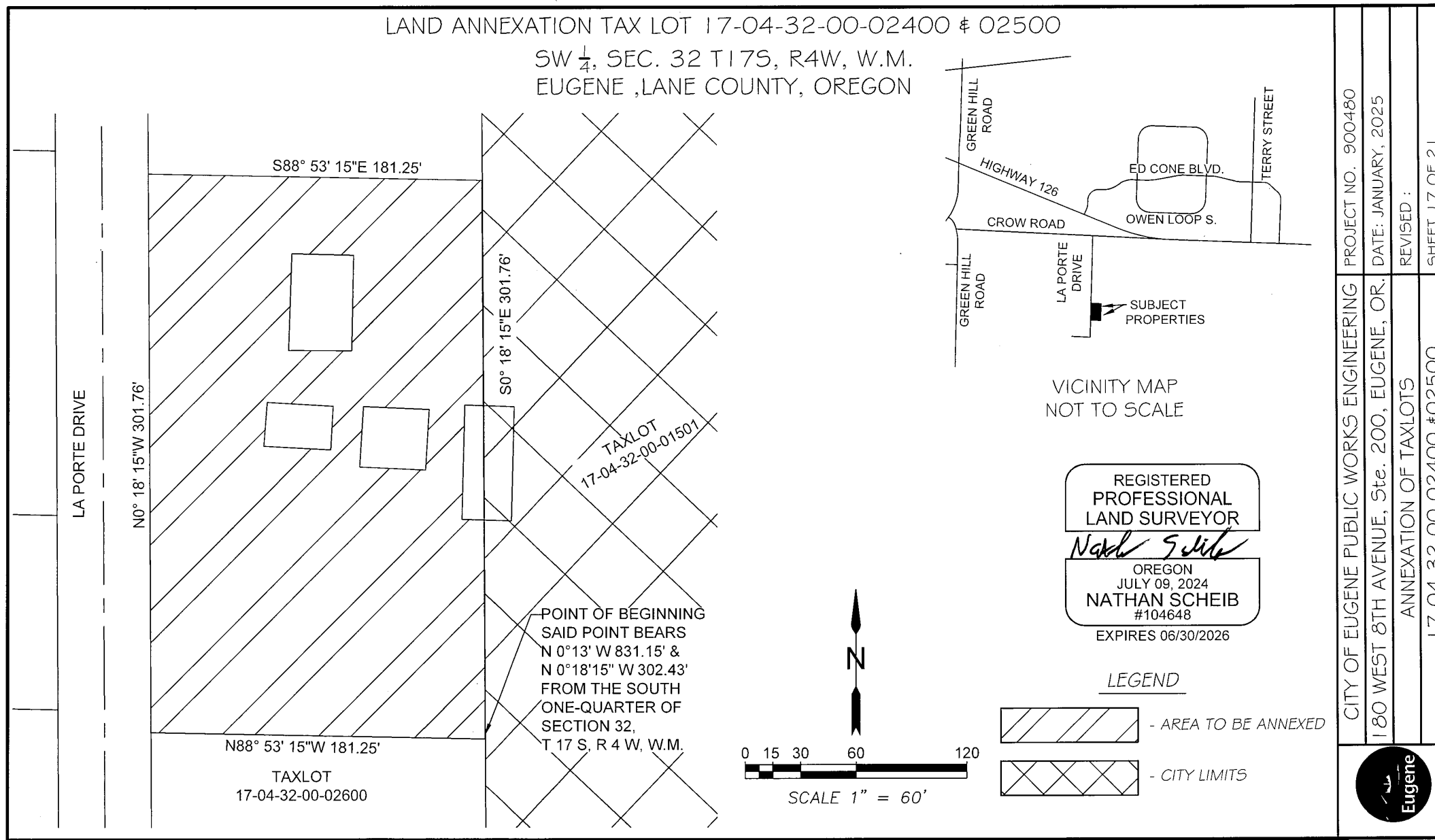


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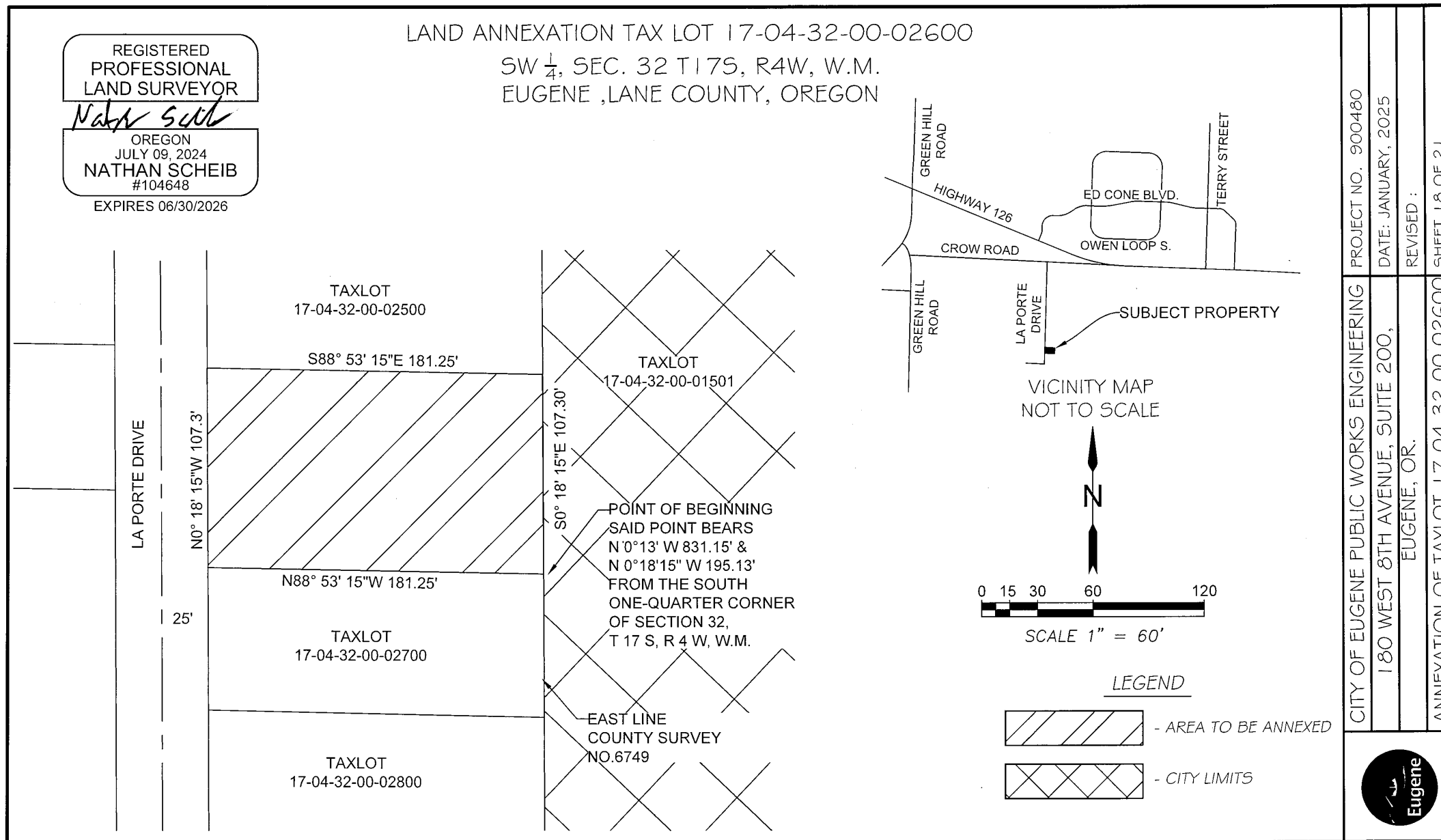


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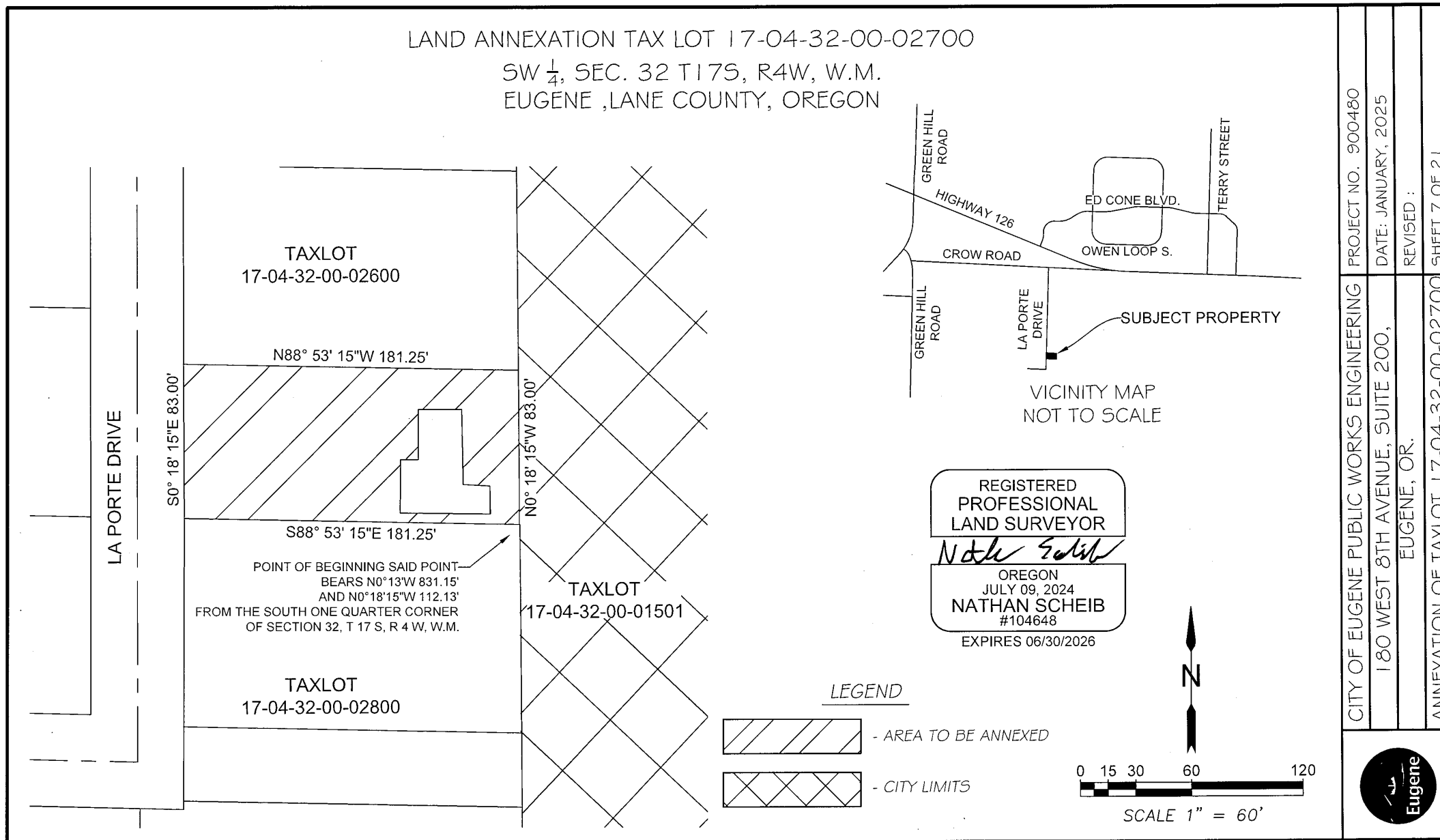


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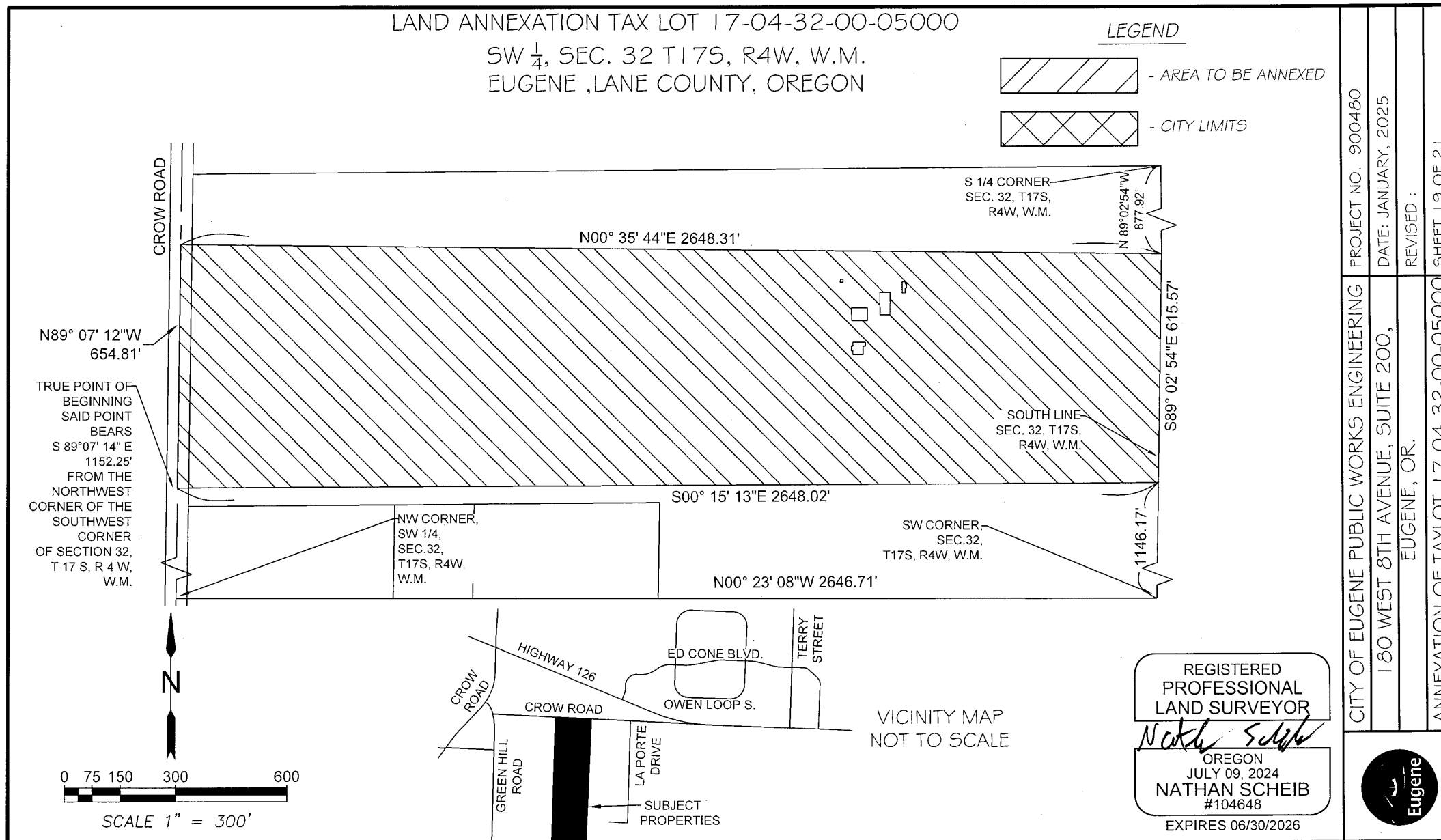


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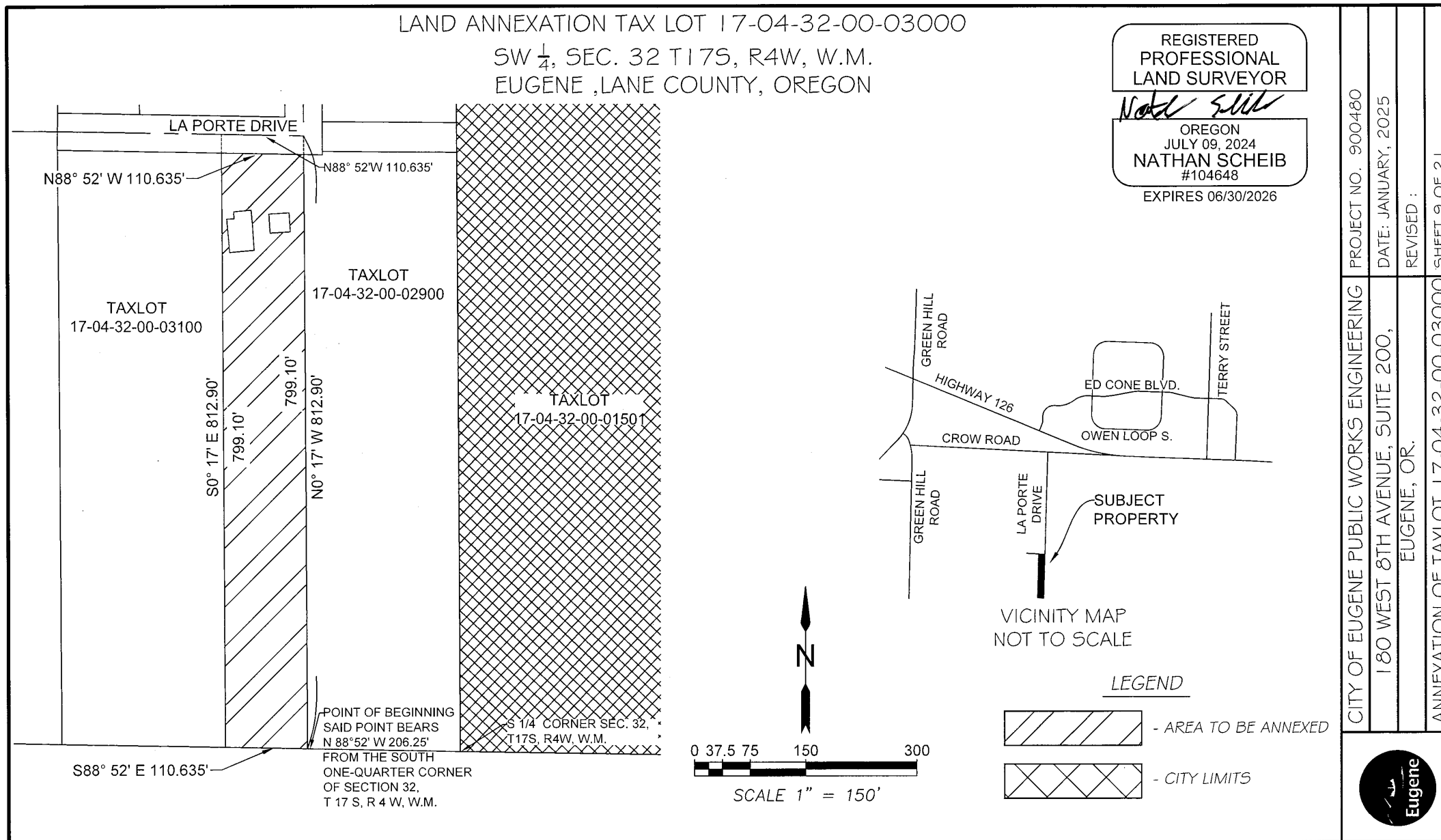


Exhibit E

BELTLINE OR 069 (W. 11TH 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.

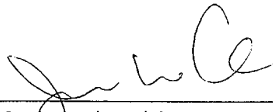
The widths in feet of the strip of land herein described are as follows:

<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. 11th 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.

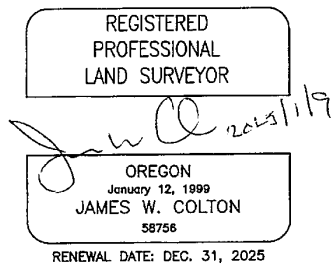



Exhibit E

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:

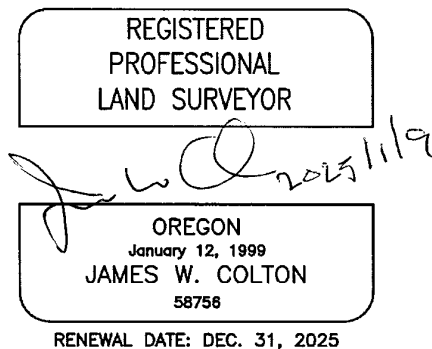


Exhibit E

Greenhill Road (County Road No. 36/465)
 Legal Description for Annexation
 Beltline OR 69 (W. 11th 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:

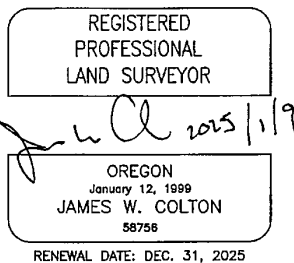
Beginning at a point that marks the Centerline Station 0+00.00, said station being on the center line of Beltline OR 69 (W. 11th Avenue), said point bears North 1,182.59 feet and East 4.36 feet from a found mag nail with washer stamped "Lane Co Survey 1/4 2012" marking the West 1/4 corner, per Lane County 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.



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.

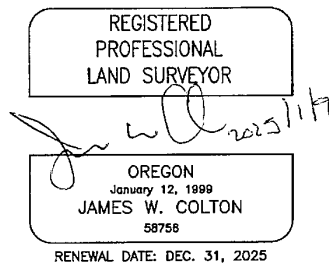
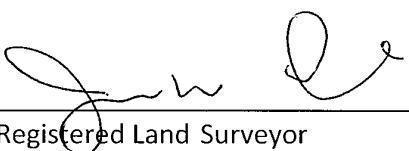


Exhibit E

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:

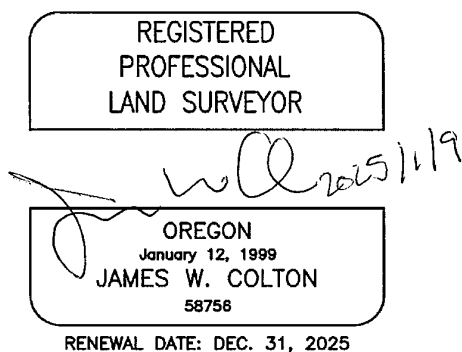


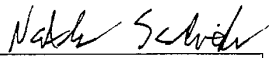
Exhibit E

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

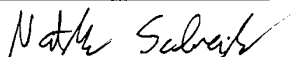
LAND ANNEXATION TAX LOT 17-04-32-00-02900

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

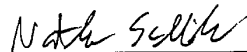
TAX LOT: 03800

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

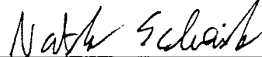
LEGAL DESCRIPTION

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



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
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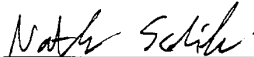
Exhibit E

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

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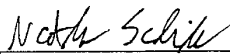
Exhibit E

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

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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
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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



OREGON
JULY 09, 2024
NATHAN SCHEIB
104648

RENEWAL DATE: 06/30/2026

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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
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OREGON
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NATHAN SCHEIB
104648

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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

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OREGON
JULY 09, 2024
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104648

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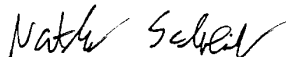
Exhibit E

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
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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
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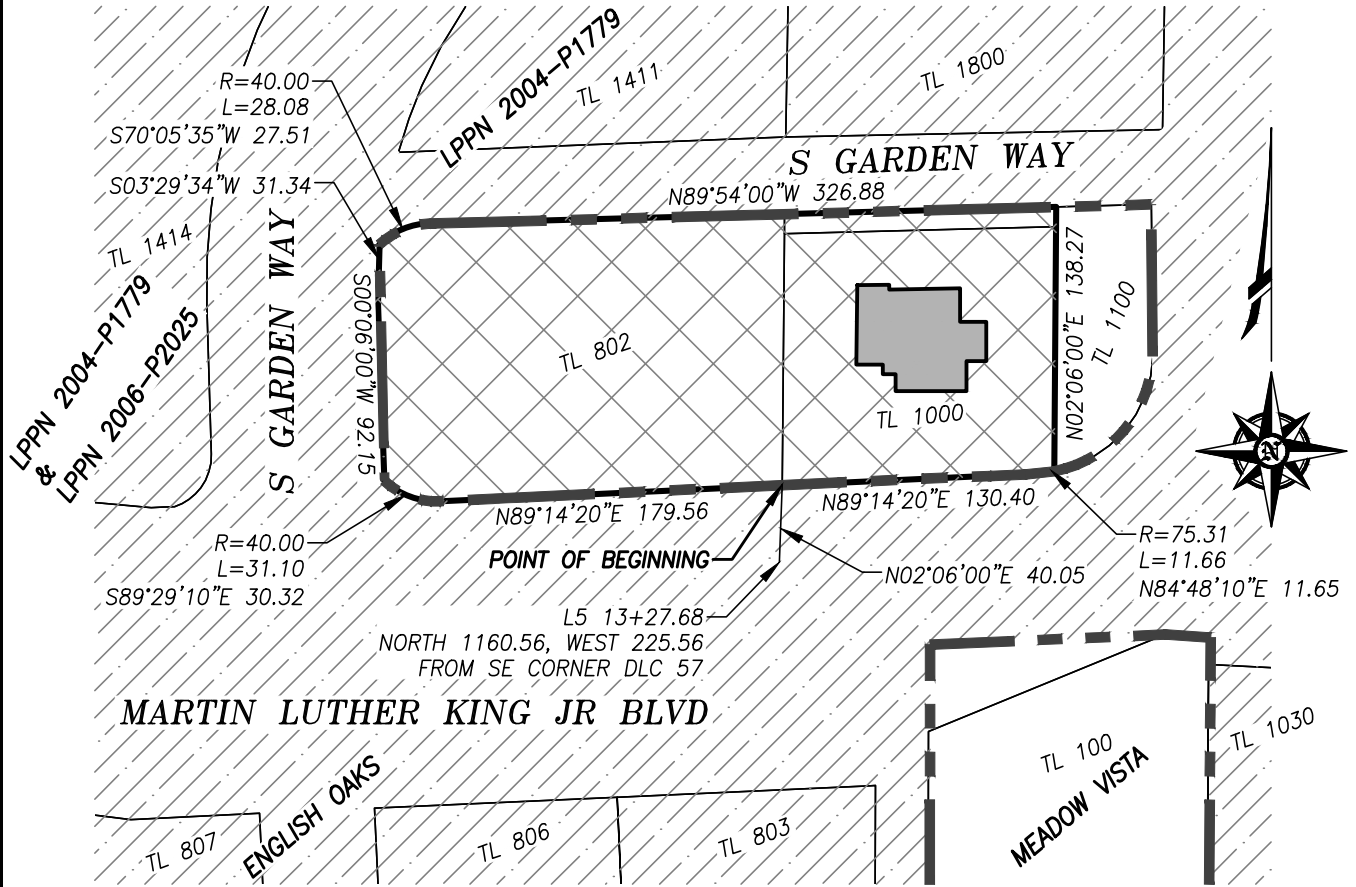
Seal:

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PROFESSIONAL
LAND SURVEYOR

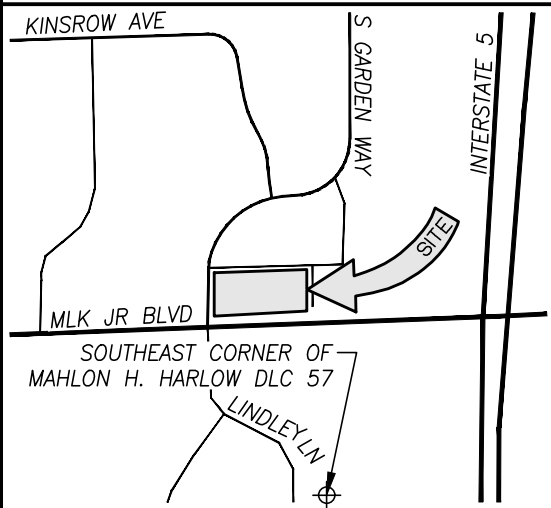
Nath Scheib
OREGON
JULY 09, 2024
NATHAN SCHEIB
104648

Exhibit F

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



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



VICINITY MAP NOT TO SCALE

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 LANE COUNTY ROAD MAPPING.

SCALE: 1"=100'

SHEET 1 OF 1



388 S GARDEN WAY ANNEXATION

ANNEXATION MAP

MAR 24, 2025

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

Project No: 25-052

February 9, 2026 Meeting - Item 4

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

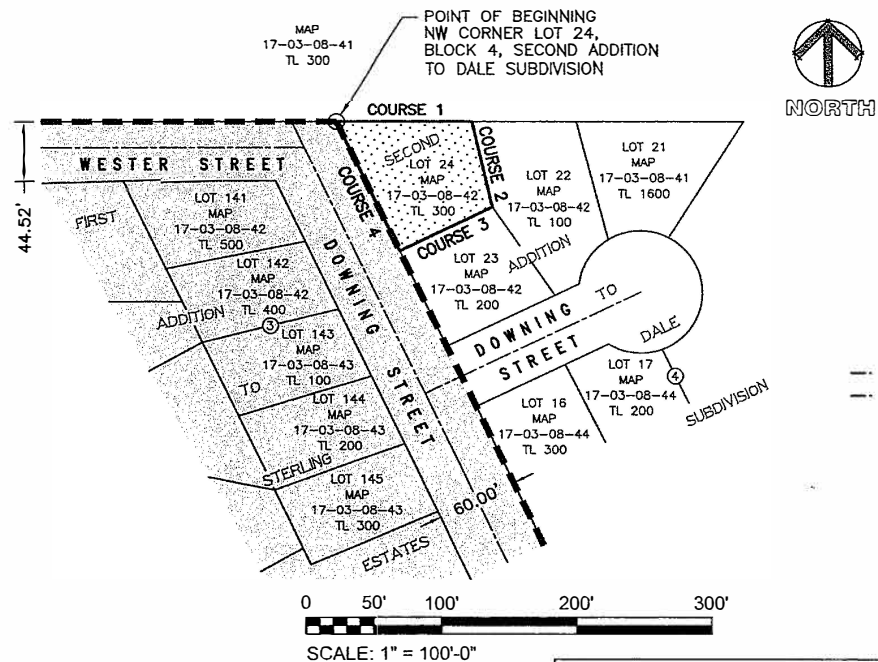
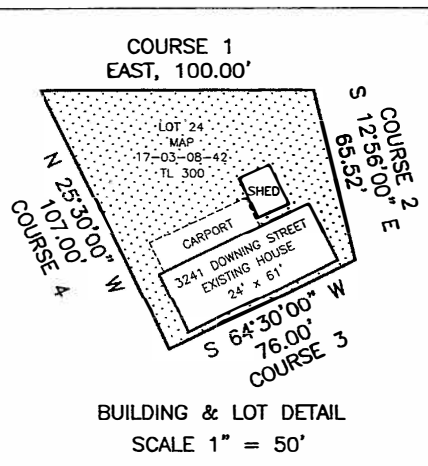
DIGITALLY SIGNED

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
 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

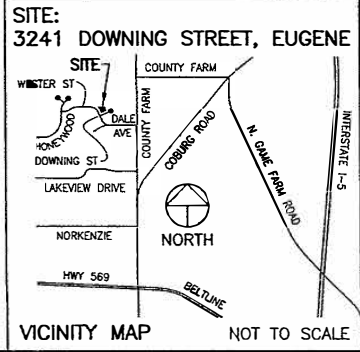


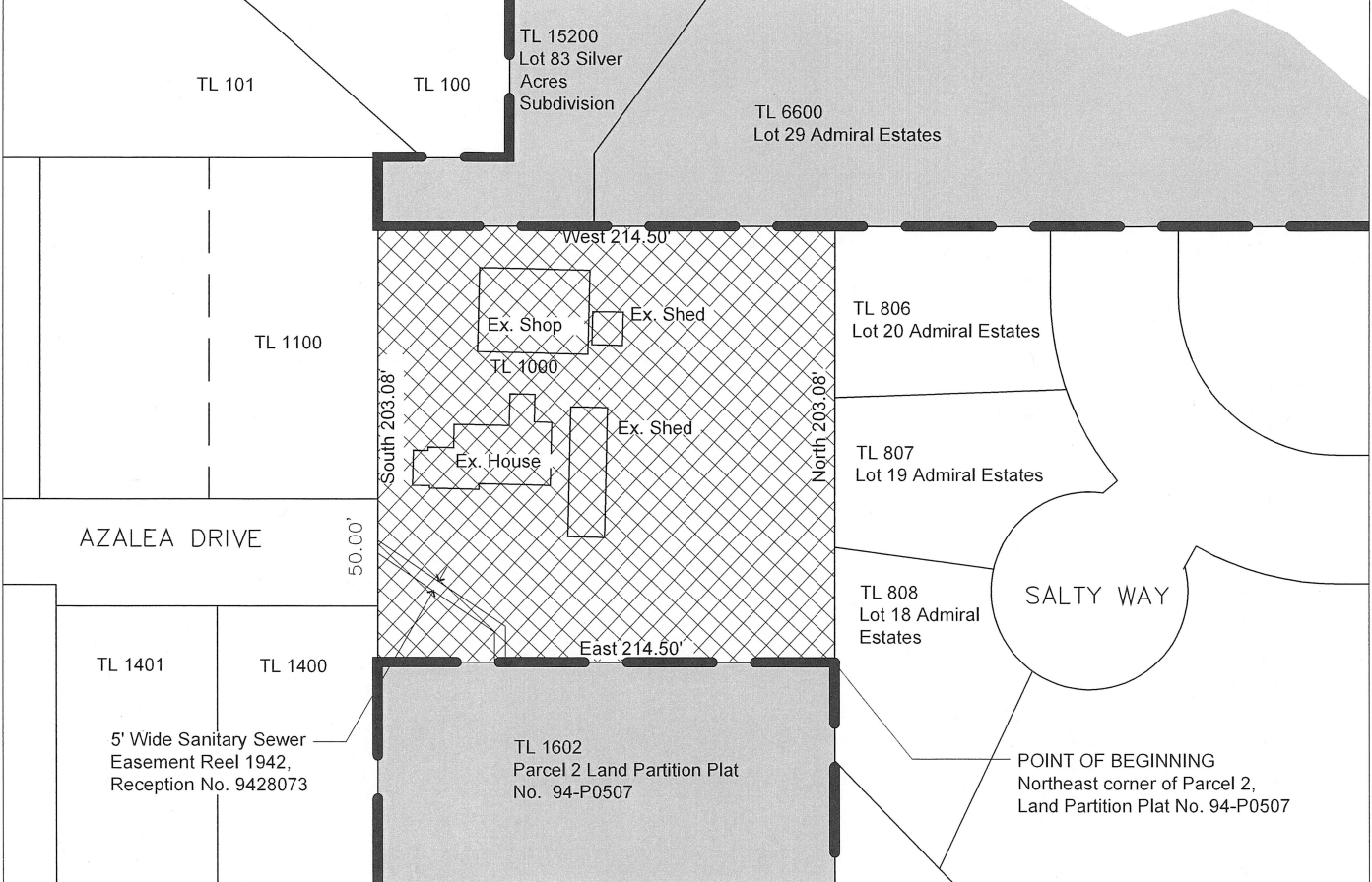
Exhibit G

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



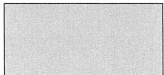
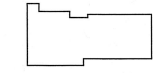


SALTY WAY

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

SUBJECT PROPERTY

LEGEND

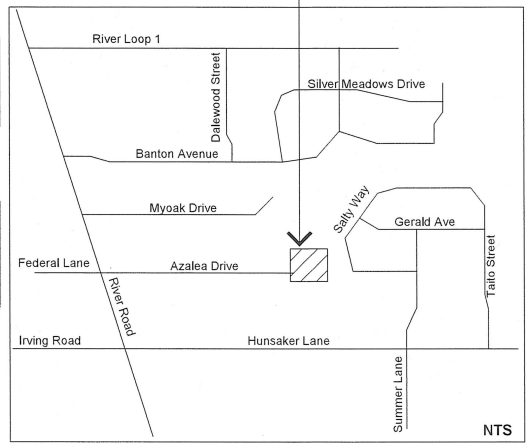
-  LAND TO BE ANNEXED
-  CITY LIMITS
-  EXISTING ANNEXED PROPERTY
-  EXISTING BUILDING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kent Baker
OREGON
JULY 15, 2003
KENT BAKER
#59885

RENEWS: 12-31-2025

VICINITY MAP



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

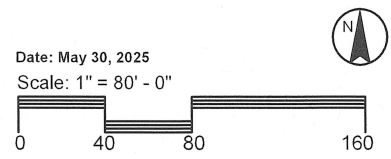


Exhibit H

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;

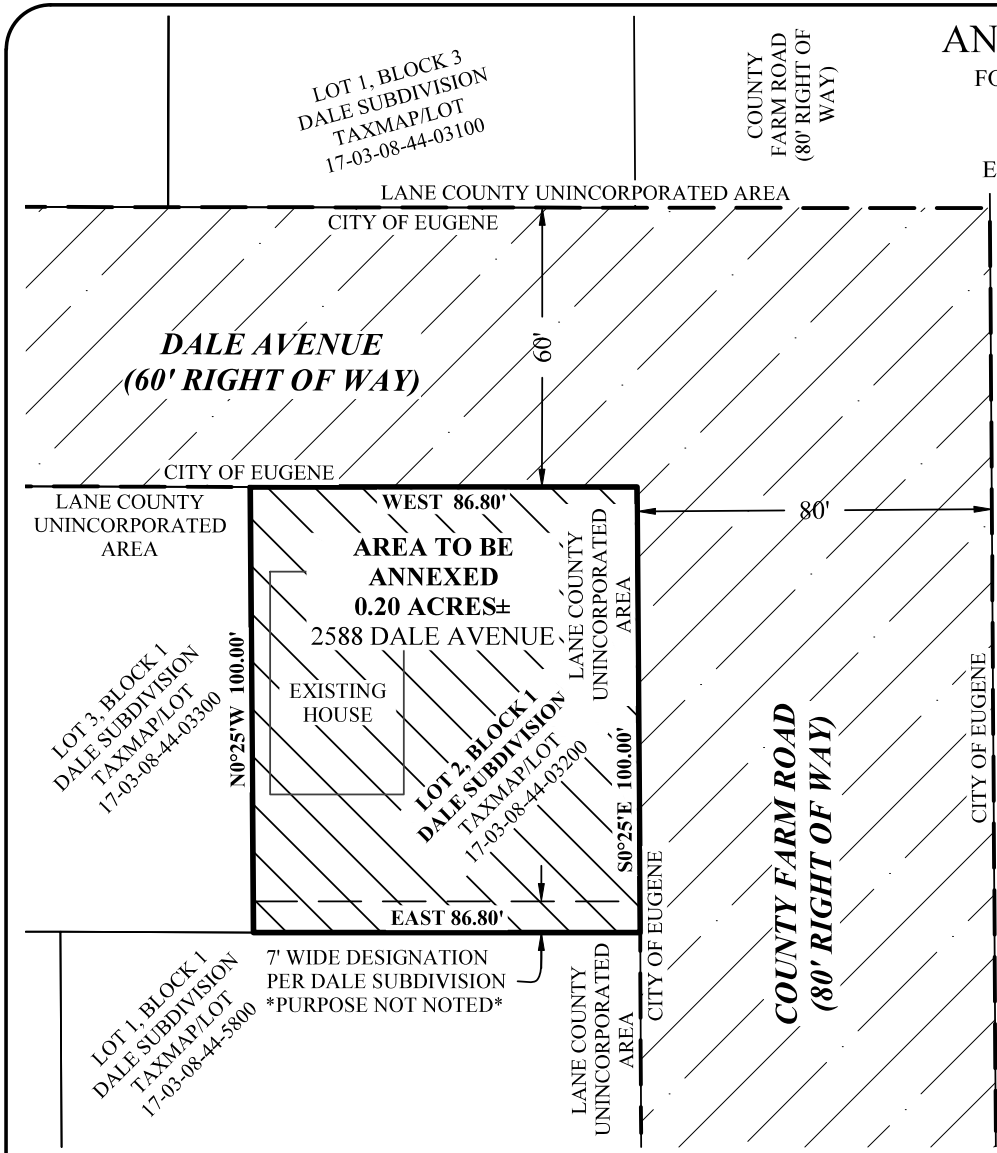
Thence South, 203.08 feet;

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

Exhibit I

ANNEXATION SITE PLAN

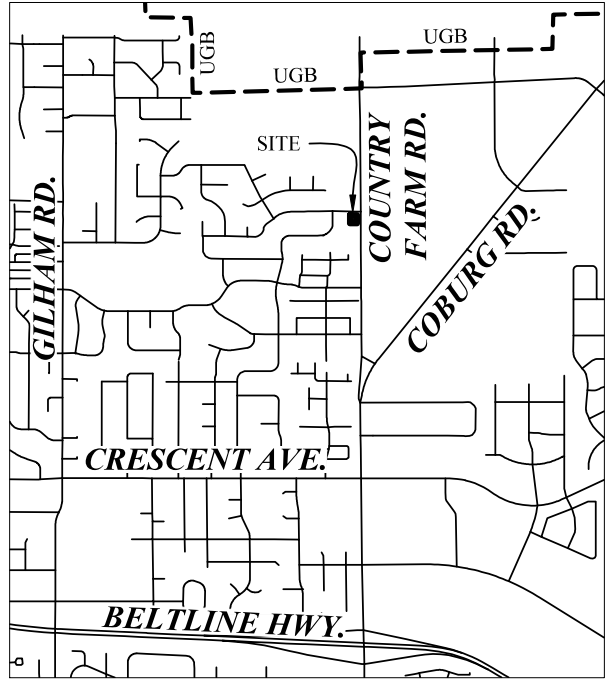
FOR TOP SHELF INVESTMENTS, LLC
 2588 DALE AVENUE
 SE1/4, SEC 8, T17S, R3W
 EUGENE, LANE COUNTY, OREGON
 PREPARED: JULY 29, 2025
 REVISED: SEPTEMBER 10, 2025



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

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

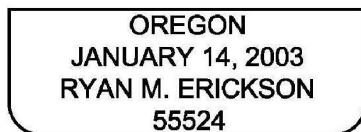
Date:

August 1, 2025

Seal:



DIGITALLY SIGNED



EXPIRES: 12/31/2025

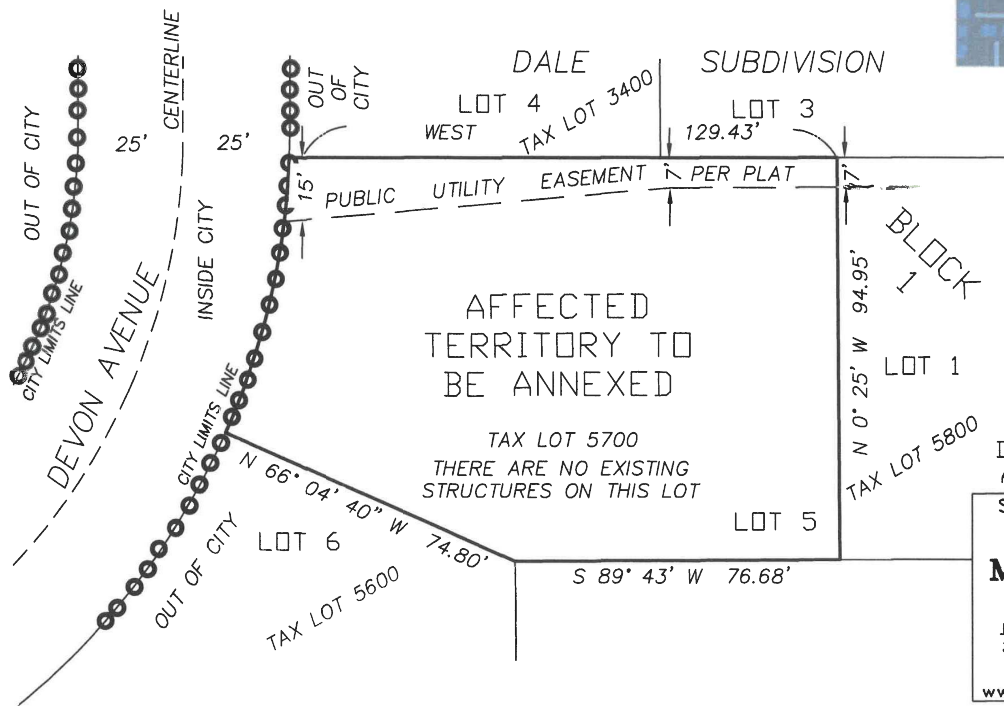
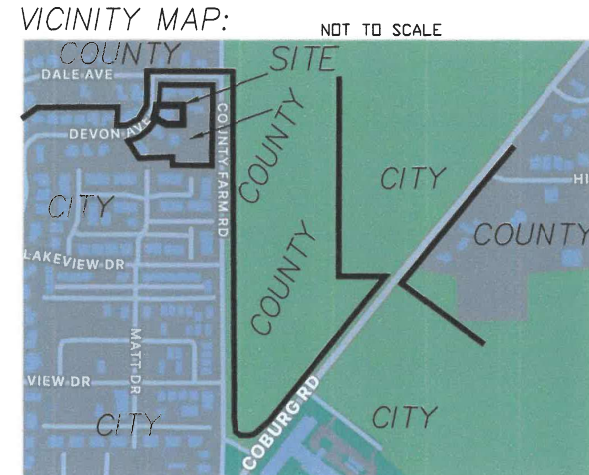
Exhibit J

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

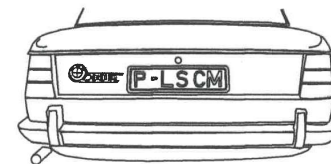


MAP IS SCALED FOR
11' X 8.5' PAPER

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

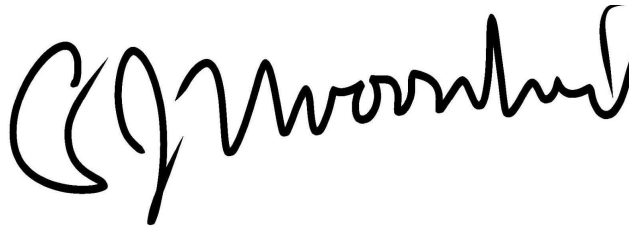
Lot 5, Block 1, DALE SUBDIVISION, as platted and recorded in Book 41, Page 19, Lane County Oregon Plat Records, in the City of Eugene, County of Lane, State of Oregon.



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



Action: A Resolution Calling a City Election on May 19, 2026, For The Purpose Of Referring To The Legal Electors Of The City Of Eugene a Measure Authorizing A Five-Year Local Option Levy for The Funding Of Library Operations.

Meeting Date: February 9, 2026
Department: Library, Recreation, Cultural Services
www.eugene-or.gov

Agenda Item Number: 5
Staff Contact: Angela Ocaña
Phone: 541-682-5632

ISSUE STATEMENT

Request Council adopt a resolution referring to the voters a five-year levy for approximately \$4.3 million annually to the May 19, 2026 ballot.

BACKGROUND

On January 28, 2026 Council reviewed levy options and directed staff to return with a resolution to include the levy Option 2: Maintain and Expand Early Childhood literacy programs, along with the addition of two pickup kiosks. This comprises the following components:

- A five year Local Option Levy in the amount of approximately \$4.3 million per year
- Estimated levy rate of 19¢ per \$1,000 AV, \$54 per household

The proposed 2026 Library Local Option Levy will fund services currently paid for by the expiring library levy, including hours across three locations, collections, and programs, while expanding early literacy outreach, resuming the 'Storytime to Go' program in schools and childcare centers, increasing materials for ages five and under, and adding two automated 24/7 pickup kiosks (one in Churchill neighborhood and one at a location to be determined).

RELATED CITY POLICIES

The Library's efforts align with key focus areas within the City's [Strategic Plan](#):

1. Urgent Community Needs: including contributing to community safety, resilience, youth development, addressing homelessness.
2. Communication and Outreach: including improving awareness, transparency, and engagement across the community.
3. Culture of Belonging: including inclusion, equity, amplifying marginalized voices, and increasing participation.

PREVIOUS COUNCIL DIRECTION

[October 25, 2017 Work Session](#)

Council received a Presentation of Year One of the 2016 levy.

February 9, 2026 Meeting - Item 5

[January 14, 2019 Work Session](#)

Council received a presentation of Year Two of the 2016 levy.

[January 27, 2020 Work Session](#)

Council received a presentation of Year Three of the 2016 levy.

[June 10, 2020 Work Session](#)

Council received a presentation on local option levy packages for Council to consider.

[July 13, 2020 Work Session](#)

Council received options for renewing the library levy at the November 3, 2020 General Election and directed the City Manager to return with resolutions for both options.

Councilor Clark, seconded by Councilor Taylor moved to substitute to direct the City Manager to return to Council with a resolution for both Option 1 and Option 2.

Passed 5:3 (Opposed by Councilors Yeh, Syrett and Pryor)

[July 27, 2020 Work Session](#)

Council reviewed two proposed library local option levy renewal resolutions for consideration to place a levy option on the November 3, 2020, ballot.

Councilor Semple, seconded by Councilor Yeh, moved to adopt the resolution selecting Library Levy Option One to place on the November 3, 2020, ballot.

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

Councilor Semple, seconded by Councilor Yeh, moved to appoint Councilors Yeh, Pryor, and Taylor to the voters' pamphlet proponent committee for the Library Local Option Levy.

Passed 8:0

Councilor Semple seconded by Councilor Yeh, moved to direct the City Manager to prepare a neutral information tabloid concerning a library local option levy.

Passed 8:0

Councilor Semple, seconded by Councilor Yeh, move to direct the City Manager to include on a supplemental budget sufficient appropriation to produce a voters' pamphlet and produce a neutral information tabloid.

Passed: 8:0

[February 14, 2021 Work Session](#)

Council received a presentation of Year 2 of the current library levy.

[December 15, 2021 Work Session](#)

Council received a report on the fifth year of the expanded "Library of the Future" services, provided with levy funding.

[January 12, 2022 Work Session](#)

Council received a presentation of Year 5 of the 2016 levy.

[December 14, 2022 Work Session](#)

Council received a report on the first year of expanded library services made possible with levy funding.

[February 14, 2024 Work Session](#)

Council received a report on the Year 2 expanded library services made possible with levy funding during the period starting on July 1, 2022 and ending on June 30, 2023.

[July 16, 2025 Work Session](#)

Council received a presentation of Year 3 of the current library levy.

[September 22, 2025 Work Session](#)

Council received a presentation on the local option library levy library staff have presented updates and provided annual reports to the City Council. These yearly reports highlighted the achievements made with the funding received.

[October 27, 2025 Work Session](#)

Council received a presentation of the local option library levy concepts for a potential 2026 ballot.

[January 14, 2026 Work Session](#)

Work Session Council received a review of the three levy options and timeline. DHM Research presented on the November 2025 library levy polling data they conducted.

[January 28, 2026 Work Session](#)

Council reviewed two proposed library local option levy renewal resolutions for consideration to place a levy option on the November 3, 2020, ballot.

Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to return to Council with a draft resolution referring to the May 19, 2026 ballot library levy measure consistent with Option 2B as described in the AIS.

Passed 4:2 (Opposed by Councilors Keating and Clark)

CITY MANAGER'S RECOMMENDATION

The City Manager recommends the Eugene City Council adopt the resolution advancing the library levy option as set forth in Attachment A to this AIS.

SUGGESTED MOTIONS

1. Move to adopt the Resolution Calling a City Election on May 19, 2026, for the Purpose of Referring to the Legal Electors of the City of Eugene a Measure Authorizing a Five-Year Local Option Levy for the Funding of Library Operations as set forth in Attachment A to this AIS.

AND

2. Move to appoint Councilors _____, _____, and _____ to be the voters' pamphlet proponent committee for the Library Local Option Levy.

AND

3. Move to authorize the City Manager to prepare and send a neutral information mailer concerning the Library Local Option Levy.

ATTACHMENTS

- A. A Resolution Calling a City Election on May 19, 2026, for the Purpose of Referring to the Legal Electors of the City of Eugene a Measure Authorizing a Five-Year Local Option Levy for the Funding of Library Operations.

FOR MORE INFORMATION

Staff Contact: Angela Ocaña, Library Director

Telephone: 541-682-5632

Staff E-Mail: aocana@eugene-or.gov

RESOLUTION NO. _____**A RESOLUTION CALLING A CITY ELECTION ON MAY 19, 2026, FOR THE PURPOSE OF REFERRING TO THE LEGAL ELECTORS OF THE CITY OF EUGENE A MEASURE AUTHORIZING A FIVE-YEAR LOCAL OPTION LEVY FOR THE FUNDING OF LIBRARY OPERATIONS.****The City Council of the City of Eugene finds that:**

A. The Eugene Public Library's mission is to provide equitable resources and opportunities for everyone to create a connected, caring, and inspired community. The library continues to serve as a leader in community building, public computer access, early literacy, and free, enriching programs for all ages, ensuring inclusive and equitable access to information for all residents.

B. The City of Eugene has a history of supporting its library. In 1906, the first Eugene Public Library, named the Carnegie Library, opened at 11th and Willamette. Over time, the Carnegie Library no longer met the needs of the growing community. In 1959, the library moved into a new building at Olive and 13th. By the 1990s, Eugene had grown significantly, and the community desired a larger library to meet its new needs. The Mayor and City Council, supported by the voters, decided to open two branch libraries as well as build a new downtown library. Since its completion in 2002, the Downtown Library has been an anchor to downtown redevelopment. In 2000, the Bethel and Sheldon Branch Libraries opened in leased facilities with levy funding. These neighborhood locations are vital to accessible service delivery for community members in all parts of the city, especially for kids after school. After two years with reduced hours, voter-approved levy funding doubled open hours at both branches beginning July 2016.

C. In Fiscal Year 2024, the Eugene Public Library continued to serve as a vital resource for the community. Library patrons borrowed over 2.6 million items from a collection of more than 610,000 materials, reflecting strong engagement with diverse resources. Over 800,000 community members visited the three library locations. The library hosted more than 1,250 free programs, drawing over 31,000 attendees of all ages. These programs, along with robust digital access and technology services, demonstrate the library's ongoing impact in fostering learning, connection, and opportunity for all residents.

D. The City's library services are funded by the General Fund, donated funds, and the five-year operating levy approved by voters. The Fiscal Year 2026 General fund budget of approximately \$12.9 million pays for the following services:

1. Downtown, Bethel, and Sheldon library locations -113 hours across seven days a week.
2. Account access, phone services, and reference services meeting a variety of community needs.
3. Publicly available technology and computer access are provided at all locations.
4. Online and digital services are available 24/7.
5. Free public programs are offered for all ages, supporting learning and engagement throughout the community.
6. Outreach services extend library resources and programs into neighborhoods and community spaces, increasing access for those unable to visit library facilities.

7. Neighborhood return bins were added at the Amazon Pool and 24/7 returns are available at the Bethel and Sheldon branches.
8. Publicly available access to Cultural Passes now includes the Hult Center, enabling patrons to check out free tickets to arts performances.
9. Maintain space for reading, study, and community use.

E. In November 2020, Eugene voters approved a five-year local option levy to maintain and enhance library services, continuing many of the services funded by the 2015 voter-approved levy and reaffirming the community's strong tradition of support. The 2020 measure passed with 76.72% of the vote during the election held on November 3, 2020. Implementation began on July 1, 2021, following expiration of the previous 2015 levy (Measure 20-235), which concluded on June 30, 2021. The current levy is set to expire on June 30, 2026.

F. Levy investments have supported the expansion of key library service offerings, including:

1. Library of Things: an expanded collection of lendable items, including cameras, musical instruments, robotics kits, board games, sewing machines, and other hands-on learning tools that encourage creativity, learning and social connection.
2. Seed Library: a free seed collection at all branches, offering heritage and culinary seeds that support local food security and community gardening.
3. Digital equity supports: expanded mobile hotspot lending, free Wi-Fi, and mobile printing available both inside and outside library branches.
4. Learning and language supports: live tutoring services and multilingual "Talk Time" conversation groups that provide educational support, including English-language practice and homework help.
5. Youth collections and access: new children's book bins and expanded youth collections with more diverse, age-appropriate materials.
6. Public programming: author talks and literary events that connect readers with writers and strengthen Eugene's literary culture.
7. Outreach: expanded library tours, site visits, and pop-up services at community events.

Through these service expansions and levy investments, the Eugene Public Library has become an innovative hub supporting education, creativity, sustainability, and engagement for all ages and remains a cornerstone of community resilience.

G. The Eugene community continues to rely on the services funded through the 2020 library levy. Approval of this proposed levy will advance the priorities of access, equity, and safety.

H. This proposed levy will:

1. Maintain funding for 47 weekly service hours across all three library locations.
2. Preserve and expand diverse collections, reflecting the voices and experiences of Eugene's community.
3. Advance digital equity, collections, hotspot lending, and technology help for all ages.

4. Enhance safety and accessibility at library facilities, creating welcoming and secure spaces.
5. Fund a Library Systems Plan, assessing long-term space, technology, and service needs, including planning for the next generation of Bethel and Sheldon branches.
6. Expand early literacy initiatives, including:
 - Hiring an Early Literacy Librarian to coordinate programs and measure outcomes.
 - Reinstating Storytime to Go, bringing trained volunteers into preschools and childcare settings.
 - Increasing the number and variety of storytimes and early learning programs.
 - Strengthening the youth collection for ages 0–5.
 - Deepening partnerships with schools, early learning providers, and family-serving organizations.
 - Implementing a training-of-trainers model to equip educators and caregivers with shared tools for nurturing early literacy.
7. Fund two 24-hour library pickup stations, one in the Churchill neighborhood and one location to be determined.

I. Recent community engagement, including the 2023 survey and feedback from the Library Advisory Board and partners, confirms that Eugene residents prioritize open hours, access to technology, safety, early literacy, and neighborhood convenience. The proposed levy responds directly to these priorities by maintaining core services, expanding programs that support lifelong learning, and equity.

J. In order to continue the services currently funded by the 2020 levy and implement the enhancements outlined in paragraph H, the City Council has developed a proposal for library levy funding. The levy proposal would pay for the service expansions identified in paragraph H, above. All other library services will continue to be funded by the City’s General Fund and donated funds.

K. The City Council proposes a five-year Local Option Levy to support library services at an average annual level of \$4.3 million. This levy will have an estimated tax rate of \$0.19 per \$1,000 of assessed value, which would cost the average home approximately \$54 per year. The levy will fund the service expansions identified in paragraph H and maintain the library as a trusted resource for the community.

L. To ensure accountability and transparency in the use of levy funds, the following measures will be implemented:

1. Levy funds will be budgeted and accounted for in separate, publicly identifiable funds in accordance with state law.
2. Staff will prepare an annual report detailing levy spending and performance measures, including a clear breakdown of General Fund and levy-funded services.
3. The Library Advisory Board will review the annual report and provide feedback to ensure compliance with the intent of the ballot measure.
4. The City Manager will provide an annual memorandum to the City Council summarizing levy spending, key performance measures, and community impact.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. A city election is called for the purpose of referring to the legal electors of the City of Eugene a measure authorizing a five-year Library Local Option Levy in the amount of approximately \$4.3 million per year, beginning July 1, 2026, to maintain and enhance library services as described above.

Section 2. The City Council orders this city election to be held in the City of Eugene, Oregon, concurrently with the election on May 19, 2026, in accordance with the provisions of Chapter 254 of the Oregon Revised Statutes, and the ballots shall be counted and tabulated and the results certified as provided by law.

Section 3. The City Recorder is directed to give not less than ten days' notice of the city election by publication of one notice in the Register-Guard, a newspaper published in the City and of general circulation within the City.

Section 4. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2026.

City Recorder

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: A Resolution Declaring a Humanitarian Crisis Resulting from Federal Immigration Actions

Meeting Date: February 9, 2026
www.eugene-or.gov

Agenda Item Number: 6

ISSUE STATEMENT

This is Council's opportunity to discuss and take action on A Resolution Declaring a Humanitarian Crisis Resulting from Federal Immigration Actions.

PREVIOUS COUNCIL ACTION

[December 8, 2025 Meeting](#)

Councilor Leech, seconded by Councilor Keating, moved to direct the City Manager to: 1) explore potential funding needs of local non-profit agencies assisting impacted immigrant communities; and, 2) work with Council leadership to draft a resolution reaffirming Council's support for the city's immigrant communities and acknowledging the crisis being caused by the federal immigration enforcement actions within those communities. The draft resolution will be circulated via council poll prior to being placed on the agenda.

Passed 8:0

MOTION

Move to adopt A Resolution Declaring a Humanitarian Crisis Resulting from Federal Immigration Actions as set forth in Attachment A to this AIS.

ATTACHMENTS

- A. A Resolution Declaring a Humanitarian Crisis Resulting from Federal Immigration Enforcement Actions; Affirming the City of Eugene's Commitment to Human Rights, Due Process, Community Safety, and Access to Essential Services; Encouraging Coordination, Communication, and Partnership Mechanisms; and Authorizing the City Attorney to Participate in Amicus Curiae Briefs in Matters Involving Significant Constitutional Issues Related to Self-Governance Powers.

February 9, 2026 Meeting – Item 6

RESOLUTION NO. _____

A RESOLUTION DECLARING A HUMANITARIAN CRISIS RESULTING FROM FEDERAL IMMIGRATION ENFORCEMENT ACTIONS; AFFIRMING THE CITY OF EUGENE’S COMMITMENT TO HUMAN RIGHTS, DUE PROCESS, COMMUNITY SAFETY, AND ACCESS TO ESSENTIAL SERVICES; ENCOURAGING COORDINATION, COMMUNICATION, AND PARTNERSHIP MECHANISMS; AND AUTHORIZING THE CITY ATTORNEY TO PARTICIPATE IN AMICUS CURIAE BRIEFS IN MATTERS INVOLVING SIGNIFICANT CONSTITUTIONAL ISSUES RELATED TO SELF-GOVERNANCE POWERS.

The City Council of the City of Eugene finds that:

A. The City Council of the City of Eugene has a longstanding commitment to human rights, equity, inclusion, and the dignity and safety of all people, regardless of national origin or immigration status. This longstanding commitment has been demonstrated through the City Council’s adoption of numerous resolutions and ordinances, including:

- 1.** Human Rights Municipal Code provisions, EC 4.613 - 4.655 (adopted in 1971, with the most recent amendment adopted in 2014 which made it unlawful to discriminate based on gender (Ord. 20523)).
- 2.** Resolution 5001 (adopted 2010) Supporting the Passage of the Development, Relief, and Education for Alien Minors (DREAM) Act.
- 3.** Resolution 5013 (adopted 2010) Denouncing Hate, Intolerance, and Bias Activities in the City of Eugene.
- 4.** Resolution 5073 (adopted 2012) in Support of a Statement of Principles for Immigrant Integration.
- 5.** Resolution 5142 (adopted in 2015) Declaring the Urgency of the Housing and Homelessness Crisis.
- 6.** Resolution 5148 (adopted in 2016) Declaring the Second Monday of October as Indigenous Peoples’ Day.
- 7.** Resolution 5154 (adopted in 2016) Declaring the City of Eugene’s Commitment in Protecting Refugees.
- 8.** Resolution 5174 (adopted in 2016) Declaring the City of Eugene’s Commitment to Being a Welcoming, Inclusive and Safe Community for Everyone.

9. Council Ordinance No. 20579 (adopted 2017) Concerning Protections for Individuals and Adding Sections 2.495 and 2.497 to the Eugene Code, 1971.

10. Resolution No. 5190 (adopted 2017) Declaring the City of Eugene's Opposition to Anti-Semitic Hate and Bias Crimes.

11. Resolution No. 5206 (adopted 2017) Supporting the Continuation of the Deferred Action for Childhood Arrivals Program.

12. Resolution 5298 (adopted 2020) Opposing all Forms of Anti-Asian Sentiment.

13. Resolution Nos. 5274 and 5317 (adopted 2019 and 2021) Condemning White Nationalism.

B. Eugene is home to immigrant and mixed-status families who contribute significantly to the social, cultural, and economic vitality of the community, and whose stability and well-being are essential to the overall health and resilience of the City.

C. Federal immigration enforcement actions conducted by federal immigration enforcement agencies, including U.S. Immigration and Customs Enforcement (ICE), have resulted in widespread fear, trauma, family separation, loss of income, housing instability, and disruption of education for residents of Eugene and communities across the nation.

D. Reports of detention or deportation actions that raise due process concerns, including lack of meaningful access to legal protections, present serious humanitarian and constitutional issues, particularly for children, elderly, and other vulnerable dependents.

E. The sudden detention or removal of a family member often creates immediate humanitarian emergencies, including unmet basic needs, loss of transportation, risk of eviction, food insecurity, and long-term emotional harm to families and communities.

F. The City of Eugene has previously recognized that humanitarian crises - whether local, national, or international - require moral clarity, public leadership, and coordinated action to mitigate harm to affected residents.

G. The City Council affirms that all residents should feel safe accessing emergency services, reporting crimes, attending school, seeking medical care, going to work, and participating in civic life without fear, regardless of national origin or immigration status.

H. Both Oregon law and Eugene City Code limit the use of state and local resources for federal civil immigration enforcement, reflecting the principle that public safety and community trust are best served when local governments prioritize enforcement of local and state law and the provision of essential services.

I. Uncertainty regarding the City of Eugene's eligibility for federal funding - including the potential conditioning, reduction, or withdrawal of funds based on conflicts between

federal actions and Oregon law - creates instability for essential municipal services, undermines long-term planning, and threatens the City's ability to deliver housing, public health, transportation, safety, and humanitarian programs.

J. Many City-supported programs that serve our community's vulnerable populations rely in part on federal funding, and instability in those funding sources can disproportionately harm our most vulnerable residents and undermine equity-focused service delivery.

K. The City Council recognizes that responding to humanitarian harm, protecting community trust, ensuring continuity of essential municipal services, and safeguarding municipal interests are legitimate and necessary functions of local government.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The City Council declares that the impacts of recent and ongoing federal immigration enforcement actions constitute a humanitarian crisis affecting members of the Eugene community.

Section 2. The City Council affirms its commitment to human rights, due process, family unity, and human dignity, and condemns actions that result in detention or deportation without meaningful access to legal protections.

Section 3. The City Council affirms the importance of peaceful civic engagement and the protection of First Amendment rights and encourages residents to engage safely and nonviolently in civic life.

Section 4. The City Council directs the City Manager to evaluate and propose options to strengthen City coordination on immigrant and refugee issues, including ongoing education opportunities for elected officials regarding immigration processes, local impacts, and trauma-informed governance.

Section 5. The City Council supports expanded language access, including interpretation, translation of materials, and bilingual staffing at high-contact service points. The City Council encourages the City Manager to promote a centralized, multilingual resource webpage to help impacted residents navigate available services and supports.

Section 6. The City Council encourages the City Manager to coordinate with relevant departments and partners to develop clear, multilingual guidance and assistance pathways to help families recover vehicles and avoid cascading financial harm resulting from sudden enforcement actions.

Section 7. The City Council reaffirms its commitment to protecting residents from harassment, intimidation, and violence, including individuals impacted by immigration

enforcement or exercising First Amendment rights. The City Council supports safe, trauma-informed reporting options for victims and witnesses that do not create additional harm or unintended immigration consequences, consistent with state law.

Section 8. The City Council supports the use of contracts, grants, memoranda of understanding, and access to City facilities to strengthen partnerships with immigrant-led and community-based organizations providing navigation, outreach, education, and humanitarian support.

Section 9. The City Council authorizes the City Attorney to represent the City in filing or joining Amicus Curiae briefs in state or federal courts involving significant Constitutional issues relating to the self-governance powers reserved to the States and their political subdivisions, particularly where such issues have the potential to create significant fiscal burdens, regulatory uncertainty, or are otherwise likely to erode principles of local self-governance.

Section 10. The City Manager shall provide regular public updates to the City Council regarding implementation of this Resolution, including coordination efforts, partnerships, communications improvements, and next steps.

Section 11. Nothing in this Resolution shall be construed to require the City or its employees to violate federal or state law. This Resolution shall be implemented consistent with applicable legal requirements.

Section 12. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of February, 2026.

City Recorder

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Possible Action: MUPTE Amendment – Station House

Meeting Date: February 9, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 7
Staff Contact: Dylan Huber-Heidorn
Phone: 541-682-5475

ISSUE STATEMENT

City Council is asked to consider approval of an amendment to the April 2025 resolution approving a Multiple-Unit Property Tax Exemption (MUPTE) for the Station House development. The amendment is requested because the developer is proposing to increase the total number of units in the project from 124 to 130.

BACKGROUND

MUPTE is an incentive program to encourage high-quality, multi-unit downtown housing. Both rental housing and multi-unit housing for home ownership are eligible; student and transient housing are ineligible. Enabled by State law, the program provides a 10-year property tax exemption on qualified new multi-unit housing investments that occur within a specific, targeted area, that meet program requirements, and that are reviewed and approved by City Council. During the 10-year exemption period, property owners still pay taxes on the assessed value of the land and any existing improvements on the property. Council may, but is not required to, deem commercial portions of a project to be a public benefit and include them as part of the exemption along with the residential portion of the project.

Projects approved for MUPTE must be built to the design specifications approved by Council and attached to the approval resolution. The Eugene Code authorizes the City Manager to approve certain changes to a project's design elements if those changes are neutral or positive in nature, but only Council has the authority to approve changes to the number of units.

Project Overview and Proposed Changes

The City received the Station House MUPTE application on November 13, 2024, from Obie Companies Inc. ("Obie Co."). The MUPTE Review Panel unanimously recommended approval of a tax exemption in March 2025. City Council approved a MUPTE for the original project in Resolution No. 5439 on April 16, 2025, finding that the proposed 124-unit development met all program criteria. The development site currently includes a large surface parking lot on the north side of 5th Avenue at the intersection with Oak Street, a vacant retail building (which was formerly occupied by Buffalo Exchange and will be demolished) and the railway station annex building (which will remain). The building as currently approved has six true floors, with the top floor consisting of loft/mezzanine units with internal "second floors."

In October 2025, Obie Co. proposed revisions to the project that would necessitate the amendment to the 2025 MUPTE resolution that Council is considering today. The most significant change would turn the "second floors" of the loft units into a true additional floor of separate residential units. Units on the sixth floor and the newly created seventh floor would have added balconies on the building elevation that overlooks 5th Avenue. The overall height of the building would increase by

February 9, 2026 Meeting – Item 7

seven feet to accommodate small changes spread across the residential floors and account for the site's sloped grade. The proposed building complies with the Skinner Butter Height Limitation Area and zoning regulations. The proposed changes also include a variety of minor changes to the building's design, including new flower boxes, minor window layout changes, raising a decorative architectural band from below the 6th floor to below the 7th floor, a bike room under the parking access ramp, and minor alterations to several entrances. See Attachment B for the applicant's revised project materials.

The new building design also changes interior unit layouts to alter the unit mix:

Unit Type	Count (approved)	Count (proposed)	Difference
Studio	41	18	-23
1 Bedroom	71	78	+7
2 Bedroom	12	34	+22
Total	124	130	+6

Except for the changes described, the project would retain the other characteristics which qualified it for MUPTE approval, many of which are documented in the MUPTE approval resolution. These include details such as the 7,100 square feet of commercial space adjacent to 5th Avenue, the two-deck parking structure, and the building's exterior materials. Given the limited nature of the proposed changes, the MUPTE Review Panel was not asked to advise on the request to amend the MUPTE resolution to allow for the six additional units.

MUPTE Required Public Benefits

Staff evaluated the proposed revisions to determine how they would impact compliance with all seven MUPTE public benefit criteria outlined in the original approval resolution (Resolution No. 5439). An updated Report and Recommendation of the Planning and Development Director (Exhibit A to the resolution included as Attachment A to this AIS) provides the required analysis of the proposed revisions to the project and how those revisions would affect the project's compliance with the required public benefits. The only program requirements and public benefit criteria which are impacted by the proposed revisions are Project Need and Project Design and Compatibility. The revised project's compliance with those criteria is summarized below.

- Project Design and Compatibility. The proposed revisions make modest changes to the approved building design. Urban Design staff reviewed the proposed revisions and found that the project would continue to adequately address the four design concepts required by MUPTE, which include the scale, form, and quality of the building; the mix of project elements; the relationship to the street and surrounding uses; and parking and circulation. The proposed changes are each positive or neutral in character. The most significant change, the addition of balconies on the sixth and seventh floors, would add interest to the building and increase its engagement with the street. Attachment D includes a review memorandum from Urban Design staff and comparisons of the currently approved design and the designs which would be substituted via the resolution in Attachment A.
- Project Need. Obie Co. provided updated financial information that reflects the change in unit mix and rents. City staff enlisted PNW Economics, an independent real estate economics firm, to analyze the project's financial feasibility. PNW Economics evaluated the applicant's original, approved application and the proposed project changes for financial assumptions including income, lease rates, operating costs, permanent financing,

construction costs, and returns.

The consultant concluded that the proposed project changes would not alter the previous conclusion that the development would not be viable without the availability of the tax exemption. The additional units and other changes slightly improve expected financial performance, but not enough to make the project financially viable without the benefit of the tax exemption. See Attachment C for PNW Economics' analysis.

No Exemption for Commercial Parking Areas

Resolution No. 5439 excluded the portions of the project's parking improvements intended to serve commercial customers from the tax exemption. The parking improvements dedicated to residents, ground-floor commercial space, and residential improvements were all included in the currently approved tax exemption. The proposed amendments would not make any changes to the areas of the project eligible for the exemption; in other words, the commercial parking will continue to be excluded from the exemption.

Tax Impact

The property will generate roughly \$58,500 in tax revenue in the 2025-26 tax year, mostly stemming from the value of the land. The land will continue to generate property tax revenue throughout the exemption period should the revised MUPTE be approved. During a 10-year exemption period, 2028-2037, the total taxes to be paid on the land will be approximately \$674,000. After the exemption period, when the development is fully subject to property tax, staff estimate it will generate \$1.3 million in year 11 based on the information available today. Staff estimate that the total tax exemption for a 10-year MUPTE would be roughly \$10.8 million. The proposed revisions would have a trivial impact on the total exemption amount.

MUPTE Program Volume Cap

The MUPTE program goal is to assist in the creation of 1,500 multi-family housing units through redevelopment. As of today, 402 units have been created using the program from four projects (Gordon Lofts, Ferry Street Manor, Heartwood, and Portal), and an additional 650 units have been approved for MUPTE and are awaiting groundbreaking. This brings the total number of approved units (including the 124 units in the existing Station House MUPTE) to 1,052, or 70 percent of the volume cap. The proposed revisions to Station House would add an additional six units.

Project Timeline

The Station House project intends to break ground in the spring of 2026, with the 2028-29 fiscal year potentially being the first year of the tax exemption. If these revisions to the current MUPTE are not approved, the developer would retain approval to construct the project as approved in Resolution No. 5439. The applicant would have to determine if that version of the project is feasible. If the project moves forward, staff will monitor the project's compliance with MUPTE program criteria throughout the development process, continuing into the building's occupancy and throughout the tax exemption period.

RELATED CITY POLICIES

[Climate Action Plan \(CAP\) 2.0](#)

CAP 2.0 includes multiple strategies that support the development of downtown and increase of compact housing in the downtown. Smaller homes tend to have a smaller carbon footprint during construction and use, and housing units built close to transit, jobs, and other amenities allow

residents to access the community using fewer trips.

[Eugene Downtown Plan](#)

- Use downtown development tools and incentives to encourage development that provides character and density downtown.
- Downtown development shall support the urban qualities of density, vitality, livability, and diversity to create a downtown, urban environment.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.
- Emphasize Broadway, Willamette Street, 5th and 8th Avenues as Great Streets through public improvements and development guidelines.

[Housing Implementation Pipeline \(HIP\)](#)

Encouraging compact development in the downtown core is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown core achieves other policy goals related to climate recovery and resiliency, compact development, transportation efficiency, downtown vibrancy, and fiscal sustainability. A target goal in the HIP is to increase the amount of housing downtown by 50 percent from 2021: an increase of over 1,000 units. This proposal would increase the project's contribution from 124 units to 130.

[Envision Eugene Pillars](#)

- Provide ample economic opportunities for all community members.
- Promote compact urban development and efficient transportation options.
- Protect, repair, and enhance neighborhood livability.
- Provide for adaptable, flexible, and collaborative implementation.

[Strategic Plan Goals: Urgent Community Needs](#)

- Strategic Goal: Stabilize the cost of housing.
 - High-Impact Action: Continue to implement and increase the efficiency and effectiveness of development and redevelopment tools to increase the supply of housing.
- Strategic Goal: Increase the vibrancy, economic vitality, and livability of downtown.
 - High-Impact Action: Continue to implement and increase the efficiency and effectiveness of development and redevelopment tools to support commercial activity.
 - High-Impact Action: Improve Eugene's business environment and reputation as a place to do business, including improving overall community livability.
- Strategic Goal: Advance climate action and community resilience to natural and human-caused disasters
 - High-Impact Action: Decrease transportation-related emissions and make the transportation network diverse and adaptable through continued implementation of the Eugene 2035 Transportation System Plan and related compact development

actions in Envision Eugene.

- High-Impact Action: Continue to implement strategies from the Climate Action Plan 2.0 to improve and enhance efficiency and resilience of buildings in Eugene, including City-owned facilities.

PREVIOUS COUNCIL DIRECTION

[July 13, 2015 Work Session](#)

Move to adopt the ordinance concerning multiple-unit property tax exemptions and systems development charges. The Multi-Unit Property Tax Exemption program was amended and reinstated.

Passed 7:2 (Opposed by Councilor Brown and Councilor Zelenka)

[April 16, 2025 Work Session](#)

Councilor Evans, seconded by Councilor Leech, moved to adopt a resolution approving a multiple-unit property tax exemption for residential property located at 131 East 5th Avenue, Eugene, Oregon (Applicant Obie Companies, Inc.).

Passed 6:2 (Opposed by Councilor Keating and Councilor Zelenka)

COUNCIL OPTIONS

1. Adopt the resolution in Attachment A, amending Resolution No. 5439.
2. Adopt the resolution in Attachment A as amended by the Council.
3. Take no action on the proposed resolution.

CITY MANAGER'S RECOMMENDATION

Based on the independent financial consultant analysis and the proposal for additional downtown housing, the City Manager recommends Option 1.

SUGGESTED MOTION

Move to adopt the resolution attached as Attachment A to this AIS, a Resolution Amending Resolution No. 5439, and Approving a Multiple-Unit Property Tax Exemption for Residential Property located at 131 East 5th Avenue Eugene, Oregon (Applicant Obie Companies, Inc.).

ATTACHMENTS

- A. Resolution Amending the MUPTE Approval of Resolution No. 5439
 - a. Exhibit A: Report and Recommendation of the Planning and Development Director
 - b. Exhibit B: Building Elevations and Site Plan
- B. Applicant's Revised Project Information for Station House
- C. PNW Economics Financial Review Memorandum
- D. Urban Design Review Memorandum and Comparison of Approved and Proposed Designs

FOR MORE INFORMATION

Staff Contact: Dylan Huber-Heidorn, Development Analyst

Telephone: 541-682-5475

Staff E-mail: dhuber-heidorn@eugene-or.gov

A copy of the applicant's proposed changes to the project and the original MUPTe application materials available at www.eugene-or.gov/MUPTe.

RESOLUTION NO. _____**A RESOLUTION AMENDING RESOLUTION NO. 5439 AND APPROVING A MULTIPLE-UNIT PROPERTY TAX EXEMPTION FOR RESIDENTIAL PROPERTY LOCATED AT 131 EAST 5TH AVENUE, EUGENE, OREGON (APPLICANT OBIE COMPANIES, INC.)****The City Council of the City of Eugene finds that:**

A. OES #2, LLC (296 E. 5th Avenue, Eugene, Oregon), is the owner of real property located at 131 East 5th Avenue, Eugene, Oregon (Assessor's Map Number 17-03-30-44, Tax Lot 09700) ("the Property").

B. On April 26, 2025, the Eugene City Council adopted Resolution No. 5439, approving a property tax exemption pursuant to the City's Multiple-Unit Property Tax Exemption Program (Sections 2.945 through 2.947 of the Eugene Code, 1971 ("EC")), with respect to residential units and commercial spaces to be constructed on the Property ("the project").

C. Resolution No. 5439 specified that the multiple-unit property tax exemption (MUPTE) approval was for a project consisting of 41 studio units, 71 one-bedroom units, and 12 two-bedroom units, for a total of 124 residential units.

D. In October of 2025, Obie Companies (the applicant) proposed revisions to the project that necessitate the amendment of Resolution No. 5439. The proposed revisions include the addition of six dwelling units, a change in the unit mix, and the addition of balconies overlooking 5th Avenue. The project is not designed for the leasing of individual rooms or beds, for transient or vacation uses, or otherwise designed primarily for individuals attending college.

E. As revised, the proposed project will include 18 studio units, 78 one-bedroom units, and 34 two-bedroom units, for a total of 130 residential units.

F. The proposed project will also include approximately 7,136 square feet of commercial space for which the applicant has requested tax exemption. A MUPTE may be applied to commercial space when it is deemed to be a required design element or a public benefit of the project. The proposed commercial space along 5th Avenue will bring activity to a downtown Great Street and engage the building with the public realm in a way that could not be accomplished if the ground floor consisted of residential units. The inclusion of commercial space and activation of the street significantly contribute to the project's compliance with the Design and Compatibility public benefit subcriteria of scale, form, and quality; mixture of project elements; and relationship to the street and surrounding uses.

G. The proposed project will also include approximately 69,500 square feet of parking in an attached two-story parking garage. The bottom floor of the garage, approximately 35,750 square feet, will be used by non-resident visitors, such as customers of the commercial tenants.

The top floor of the garage, also approximately 34,750 square feet, will be dedicated for use by residents. The applicant has requested the exemption for the parking area dedicated for use by residents. Parking for residents supports the residential use, and, as proposed, meets requirements for parking and circulation.

H. An independent outside professional consultant was retained and reviewed the revised project's financial pro-forma.

I. The Executive Director of the Planning and Development Department ("the Executive Director"), as designee of the City Manager, prepared the Report and Recommendation attached to this Resolution as Exhibit A and incorporated herein by reference. The Report and Recommendation sets forth findings demonstrating that the revised project meets the criteria described in EC 2.946 and the conditions set forth in Multiple-Unit Housing Property Tax Exemption Rule R-2.945 ("Rule R-2.945").

J. Based on the findings in the Report and Recommendation, the Executive Director recommends that the Council amend Resolution No. 5439 to approve application of the MUPTE to the revised project. In making that recommendation, the Executive Director found that the applicant submitted all materials, documents, and fees as required in EC 2.945, EC 2.946, and Rule R-2.945, and the applicant is in compliance with the policies contained therein.

K. The City Council has concluded that the criteria described in EC 2.946 and Rule R-2.945 have been met.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings which are adopted, and the City Council's review of the Report and Recommendation of the Executive Director of the Planning and Development Department attached to this Resolution as Exhibit A and incorporated herein by reference, the City Council amends Resolution No. 5439 to approve the ad valorem property tax exemption under the City's Multiple-Unit Property Tax Exemption Program for the residential units and commercial space to be constructed at 131 East 5th Avenue, Eugene, Oregon (Assessor's Map Number 17-03-30-44, Tax Lot 09700) subject to the following conditions:

- 1.1 **Compact Urban Development.** The project will consist of the development of 18 studio units, 78 one-bedroom units, and 34 two-bedroom units, for a total of 130 residential units, none of which are for transient use or vacation occupancy. There are 7,136 square feet of commercial space on the ground floor of the building for which the applicant has requested tax exemption. The proposed project will also include approximately 69,500 square feet of parking in an attached two-story parking garage. The top floor of the garage, approximately 34,750 square feet, will be dedicated to residents and is included in the tax exemption. The bottom floor of

the garage, approximately 34,750 square feet, is not dedicated to residents and is not eligible for exemption.

Multiple-Unit Housing Property Tax Exemption Rule R-2.945 (“Rule R-2.945”) requires that in order to be eligible for a MUPTE, projects on residentially zoned properties must provide residential units equivalent to at least 175% of the minimum density applicable to the property’s zoning designation. The project will be built on land zoned with a combination of C-2 Community Commercial and C-3 Major Commercial, neither of which are residential zones and neither of which includes a minimum residential unit density.

The project will be constructed in accordance with the schematic drawing showing the site plan and major features and dimensions of the proposed development, as well as schematic drawings showing side, front, and back elevations of the proposed development, all of which are attached to this Resolution as Exhibit B.

- 1.2 Green Building. The project will utilize the City of Eugene Building and Permit Services Pathway to meet the MUPTE green building requirement and exceed the 10% energy efficiency threshold. The applicant will submit to the City of Eugene’s Building and Permit Services Division an energy model with the applicant’s development permit application. Within 18 months after receiving a certificate of occupancy, the applicant shall submit to the City a commissioning report pursuant to Section 1.1.2.3 of Rule R-2.945-C and will report multi-family occupancy energy use data to the City’s Building and Permit Services Division for the life of the MUPTE tax exemption.

The project’s on-site parking will include installation of conduit for future electric vehicle charging stations.

- 1.3 Local Economic Impact Plan and Compliance with Laws. A plan is in place that demonstrates that more than 50% of the dollar volume of the combined professional services and construction contracts are or will be from business organizations or individuals residing or doing business primarily in Lane County.

Applicant will ensure that qualified minority and women business enterprises have been given an equitable opportunity to compete for development related contracts by: (1) accessing lists of certified minority, women, emerging small business or disadvantaged business enterprises from the Oregon State Office of Minority, Women and Emerging Small Business (recently renamed the Oregon Certification Office for Business Inclusion and Diversity); (2) searching for Qualified Rehabilitation Facilities (now known as Oregon Forward Contractors) from whom to procure products and services via the Oregon State Qualified Rehabilitation Facilities Program (recently renamed the Oregon Forward Program) website; and (3) advertising in general circulation, trade association, and minority focused media about prime subcontracting opportunities.

The applicant will ensure that information about the City's Rights Assistance Program in English and Spanish is posted on the job site during construction of the project.

The applicant will ensure that the developer and its contractors and subcontractors comply with wage, tax, and licensing laws.

The applicant will have in place methods for ensuring that all contractors performing work are licensed and performing in compliance with state law.

The applicant will provide the City's Building and Permits Services Division with a list of all contractors performing work on the project. Prior to performing work on the project, contractors must have valid, current licensing, insurance, bonding, and workers compensation coverage, and must be on the list of contractors provided to the City.

The applicant will require that each contractor provide an affidavit attesting to the fact that (1) the contractor, owner, or responsible managing individual for the contractor does not have any unpaid judgments for construction debt, including unpaid wages; and (2) the contractor is in compliance with Oregon tax laws.

- 1.4 Moderate-Income Housing Contribution. Consistent with the requirements of Administrative Rule R-2.945-C 1.3, the owner will pay a fee to be dedicated to moderate-income housing. The fee will be 10% of the total 10-year exemption benefit.
- 1.5 Project Design and Compatibility. The applicant shall adhere to the following design elements, as well as the actual square footages included in Exhibit B unless the City Manager approves a deviation from the plan pursuant to EC 2.946(2)(d)6.b.:

The proposed design features a broad 7-story mixed-use apartment building at the terminus of Oak Street and 5th Avenue. Brick façade spans the entirety of the tall ground floor and is extended up into the archway entrances. The design incorporates aluminum storefront windows at the ground floor and stucco as the primary exterior material on higher floors.

The ground floor commercial space is organized around a plaza area that defines the building's most important relationship with the street and the public realm along 5th Avenue at the intersection with Oak Street. The project provides parking spaces for both residential tenants and visitors to the commercial improvements in a two-story garage. The garage is situated behind the building against the railroad right-of-way with access to Willamette Street and 5th Avenue. The design successfully incorporates elements that address the scale, form, and quality of the building; the mix of project elements; the relationship to the street and surrounding uses; and parking and circulation.

During the design process and before the final design drawings are completed, the owner shall hold at least one neighborhood engagement opportunity to allow members of the Downtown Neighborhood Association and others to provide comments on the proposal. At least one of the applicant's principals shall attend the meeting.

After the final design is completed and before it is submitted for permits, the final design shall be submitted to the City to review for conformance with the design approved by this Resolution. The neighborhood shall also have an opportunity to review and comment on the final design. After the comment period, the City shall determine if the design is consistent with the requirements of this Resolution, and if not, whether the City Manager will approve a deviation pursuant to EC 2.946(2)(d)6.b.

- 1.6 At the time of completion, the project shall conform with all local plans and planning regulations, including special or district-wide plans developed and adopted pursuant to ORS Chapter 195, 196, 197, 215, and 227 that are applicable at the time the application is approved.
- 1.7 During all phases of development, the project shall comply with wage, tax, and licensing laws.
- 1.8 The project shall not contain any units for transient use or vacation occupancy.
- 1.9 The project will be completed on or before January 1, 2032, unless an extension of the deadline is requested by the property owner and approved by Council resolution pursuant to EC 2.947(5).
- 1.10 The public benefits of the project that will extend beyond the period of the tax exemption include Green Building (energy performance), Project Design and Compatibility, and Compact Urban Development.

Section 2. Subject to the conditions in Section 1 of this Resolution, 100% of the residential units and commercial space as well as the parking area dedicated for use by residents described in Section 1 are declared exempt from local ad valorem property taxation beginning July 1 of the year following issuance of a Certificate of Occupancy and continuing for a continuous period of ten years unless earlier terminated in accordance with the provisions of Section 2.947 of the Eugene Code, 1971.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2026.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted and effective the __ day of January, 2026.

City Recorder

**REPORT AND RECOMMENDATION
of the Planning & Development Department**

**Revisions to the Station House Project and Request for Amendment to
Multiple-Unit Property Tax Exemption Approval**

The Executive Director of the Planning & Development Department of the City of Eugene finds that:

1. OES #2, LLC is the current owner of real property located at 131 East 5th Avenue in Eugene, Oregon (Assessor's Map #17-03-30-44, tax lot 09700), at the intersection of East 5th Avenue and Oak Street. In April 2025, the Eugene City Council passed Resolution No. 5439, approving an application from Obie Companies Inc. ("Obie Co.") pursuant to the City's Multiple-Unit Property Tax Exemption ("MUPTE") program (Sections 2.945 through 2.947 of the Eugene Code, 1971).
2. In October 2025, Obie Co. requested revisions to the approved project which require City Council review.
3. As the City Manager's designee, I have reviewed the revised project proposal and found that:
 - 3.1 The revised project will provide 18 studio units, 78 one-bedroom units, and 34 two-bedroom units for a total of 130 residential units. This is an adjustment from the previously approved 124-unit development, which consisted of 41 studio units, 71 one-bedroom units, and 12 two-bedroom units, which will result in six additional units.
 - 3.2 The revised project will retain the commercial space on the ground floor, which Council approved for inclusion in the tax exemption. The inclusion of commercial space and activation of the street significantly contribute to the project's compliance with the Design and Compatibility public benefit subcriteria of scale, form, and quality; mixture of project elements; and relationship to the street and surrounding uses.
 - 3.3 As in the original approved application, the revised project is not designed to be student housing, and residential units will not be available for transient or vacation occupancy.
 - 3.4 The applicant submitted all materials necessary to review the proposed changes in the context of the existing MUPTE approval and the requirements set forth in Section 2.945 of the Eugene Code, 1971, and the administrative rules adopted by Administrative Order No. 53-25-04-F.
 - 3.5 The recommended resolution would not change the portions of the building impacted by the currently approved tax exemption, which include all residential portions of the building, the ground-floor commercial space, and the portion of two-floor parking structure which serves residential tenants. The portion of the parking structure

intended for commercial visitors would not be subject to tax exemption and would be assessed and taxed as normal.

3.6 The revised project responds to the **Required Public Benefit** criteria as follows. Where the revised project deviates from the project details as approved in Resolution No. 5439, the changes are noted.

3.6.1 Compact Urban Development. Compliance with this requirement is unchanged. Rule R-2.945-B.4. requires that in order to be eligible for MUPTE, projects on residentially zoned properties must provide residential units equivalent to at least 175% of the minimum density applicable to the property's zoning designation. The project will be built on land zoned with a combination of C-2 Community Commercial and C-3 Major Commercial, neither of which are residential zones and neither of which includes a minimum residential unit density.

3.6.2 Green Building Features. Compliance with these requirements is unchanged. Consistent with the requirements of Administrative Rule R-2.945-C 1.1.2.3, the project will utilize the City of Eugene Building and Permit Services' pathway to meet the MUPTE green building requirement.

3.6.3 Local Economic Impact Plan. The revisions do not impact the approved project's compliance with these requirements. In their original application, the applicant provided a Local Economic Impact Plan and other materials demonstrating compliance with program requirements related to local contracts; opportunities for minority, women, and emerging small businesses; the City's Rights Assistance Program; and compliance with wage, tax, and licensing laws.

3.6.4 Moderate-Income Housing Contribution. Consistent with the requirements of Administrative Rule R-2.945-C 1.3, the owner will pay a fee to be dedicated to moderate-income housing. The fee will be 10% of the total 10-year exemption benefit.

3.6.5 Project Design and Compatibility. The proposed revisions make modest changes to the approved building design. Review by Urban Design staff concluded that the changes are positive and that the design continues to meet all MUPTE design and compatibility criteria. The recommended Council resolution would replace the originally approved design with the revised design. The project will adhere to the design shown in the resolution and will apply basic design concepts that consider the scale, form, and quality of the building; the mix of project elements; the relationship to the street and surrounding uses; and parking and circulation. The materials shown in the resolution will be adhered to, to the greatest extent possible.

The proposed design features a broad, seven-story, mixed-use apartment building at the terminus of Oak Street and 5th Avenue. The original design

featured loft units on the top floor (the sixth floor). The revised design would turn the upper portion of the loft units into a true seventh floor of additional residential units. Additional changes include new balconies on the sixth and seventh floors on the building elevation which faces 5th Avenue. The overall height of the building is raised seven feet to account for the site's sloped grade and accommodate small changes spread across the residential floors, including energy efficient ventilation equipment between floors. The revised design also adds window planter boxes on the second floor, makes modest changes to the main entrance, subtly changes window trim and layout, raises the ornamental band below the 6th floor to below the 7th floor, relocates a portion of the required long-term bike storage space to a new bike room under the parking access ramp, and substitutes the trash utility entrance from a roll-up door to a standard pedestrian door.

Apart from these changes, the design remains unchanged, including the building's exterior materials, its height and form, its overall high quality of construction, and its significant engagement with the public realm.

- 3.6.6 Historic and Existing Housing Sensitivity. The project is adjacent or near a historic locale, Oregon Electric Station building, but the historic locale will not be affected by the project. Like the approved building design, the revised design includes no direct structural impacts—such as alterations or demolitions—to any of the identified historic resources.
- 3.6.7 Project Need. In support of the revised project proposal, Obie Co. submitted full financial details as would be required for a newly submitted MUPTE application. The revised pro-forma and financial information were analyzed by PNW Economics, an independent real estate economics consultant who found that the project as proposed faced similar financial hurdles as the original, approved MUPTE application, which could not be built but for the benefit of the tax exemption.

The financial information accompanying the revised project proposal is based on projections prior to finalizing financing, construction, and tenanting. It includes assumptions regarding rents, vacancy rates, operating costs, lender underwriting criteria, interest rates, and reasonable rate of return. PNW Economics and City staff reviewed the assumptions and considered the impacts of the applicant's proposed revisions to the project. The consultant analyzed the applicant's new residential unit mix and proposed rents. PNW Economics concluded that the target rents are largely reasonable but may be higher than what the market will bear, meaning a MUPTE may be more necessary to the project's feasibility than the applicant assumes.

Overall, the financial analysis remains substantially the same. The additional residential units and other details in the proposal slightly improve the financial outlook for the revised project, but the development would still not be feasible

without the tax exemption. The PNW Economics analysis concludes that the project would not be viable without the availability of the MUPTE using the reasonable assumptions outlined and concludes that MUPTE is critical to the success of the project from a financial feasibility perspective.

- 3.7 Obie Co. attended a neighborhood engagement meeting regarding Station House for the Downtown Neighborhood Association on September 25, 2024. Obie Co. will hold another neighborhood engagement meeting prior to completing the building's design, which would feature the revised design, if it is approved. Before submitting for building permits, Obie Co. will submit the final drawings to staff to review conformance with the design attached to the MUPTE resolution. Staff will also give interested parties an opportunity to review and comment on that final design.
4. The community member MUPTE Review Panel considered the original project application during three meetings held on January 10, January 29, and March 14, 2025. The Panel was not involved in review of the revised project proposal.

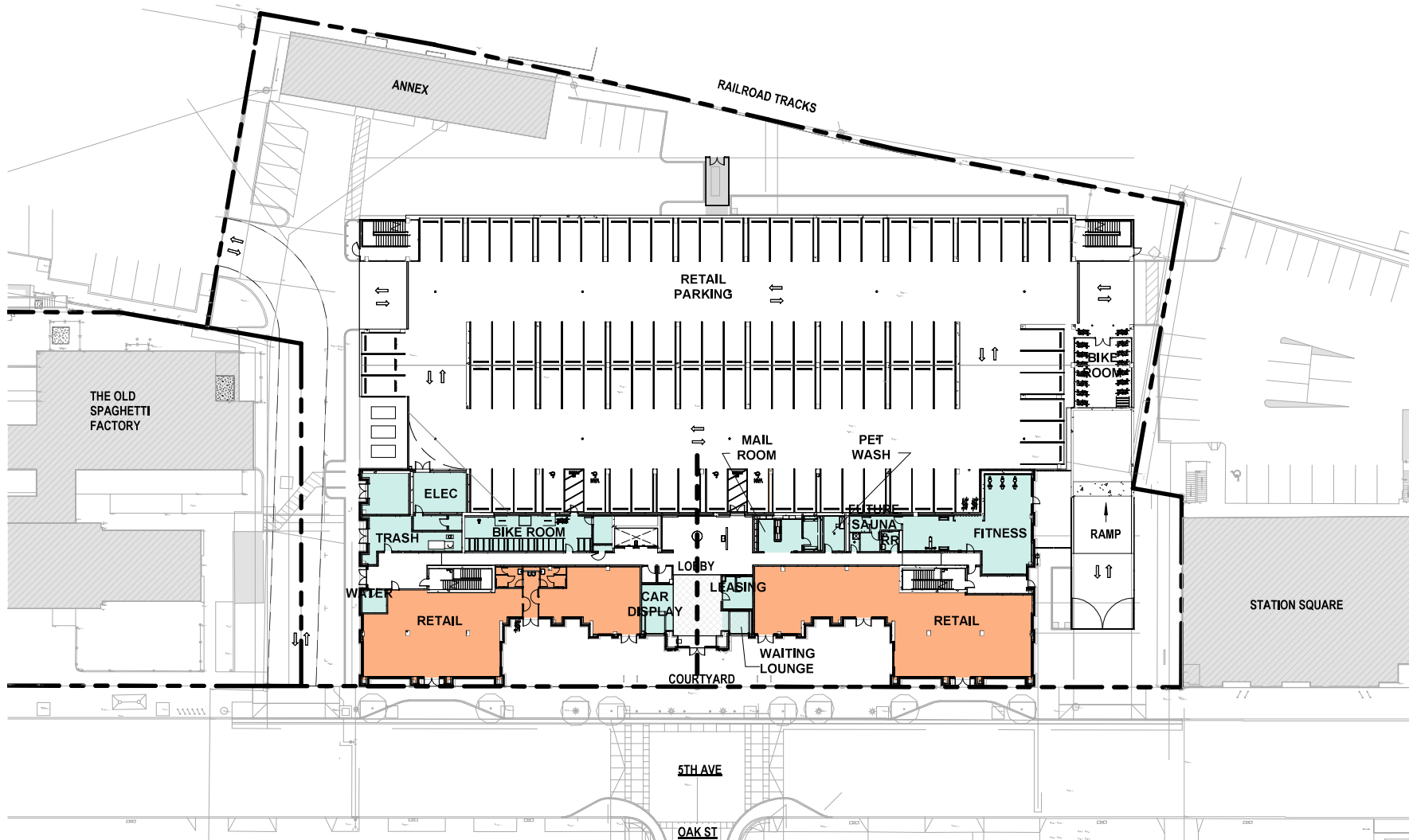
After reviewing the original application, the Review Panel unanimously concluded that the project meets the Required Public Benefit criteria, that the project's financial need was demonstrated, and that a ten-year exemption was warranted. The Panel recommended that the tax exemption be applied to residential and commercial portions of the building and to portions of the parking structure dedicated for use by residential tenants. The Panel did not recommend that the exemption be applied to parking dedicated to retail customers.

Therefore, based upon the above findings, the revised project is, or will be at the time of completion, in conformance with all applicable local plans and provisions of the Eugene Code, 1971, planning regulations, the Metropolitan Area General Plan, and the criteria set forth in the City's adopted administrative rules. I recommend that the approved MUPTE resolution be amended to reflect the applicant's proposed changes to the project.

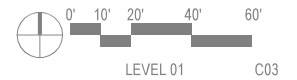
Dated this 28 day of January, 2026.

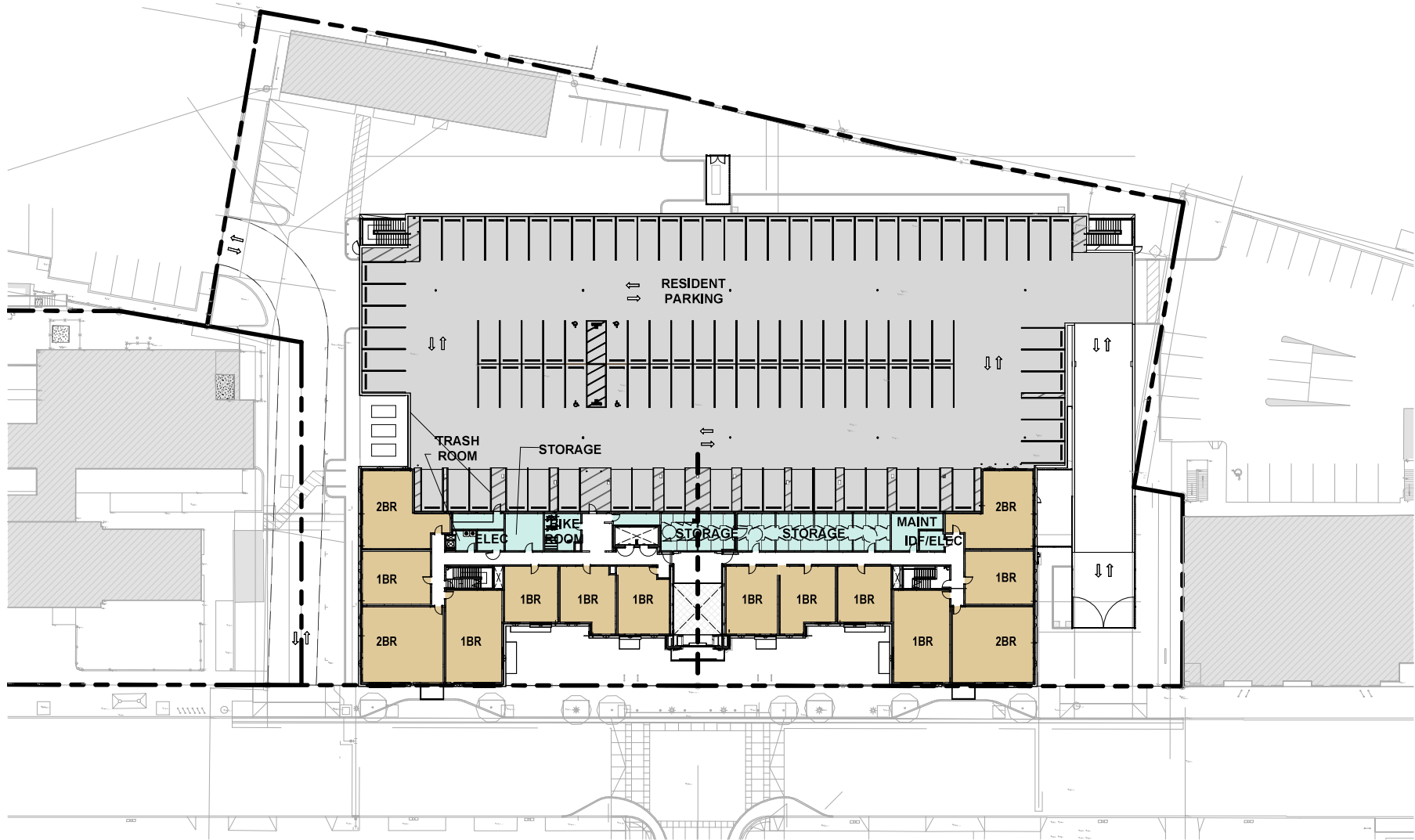

[Denny Braud \(Jan 28, 2026 07:34:42 PST\)](#)

Denny Braud
Executive Director
Planning & Development Department



SERA OBIE STATION HOUSE
01/06/26 PERMIT SET





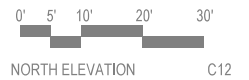


SERA OBIE STATION HOUSE
01/06/26 PERMIT SET

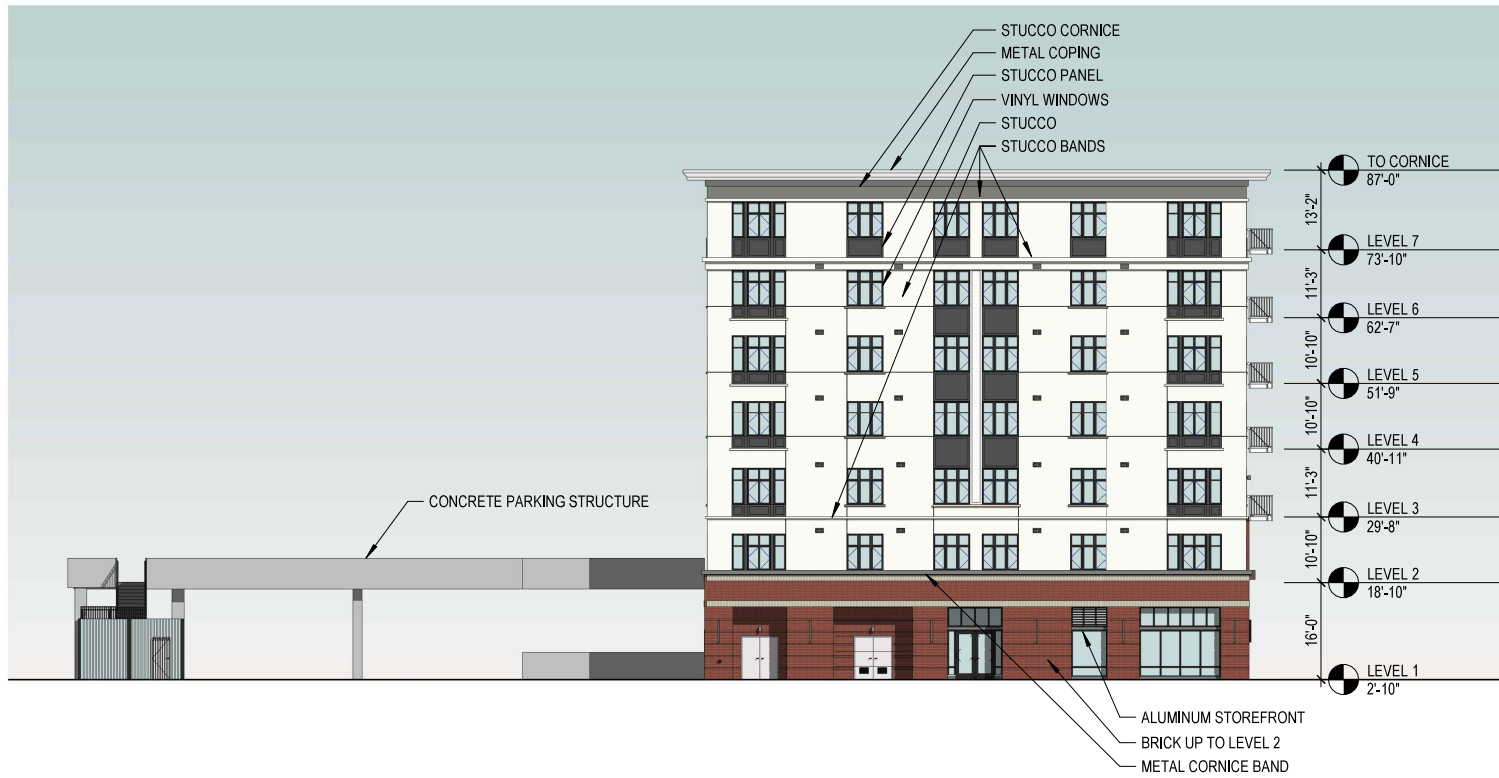
0' 5' 10' 20' 30'
SOUTH ELEVATION C11



SERA OBIE STATION HOUSE
01/06/26 PERMIT SET









296 East 5th Avenue
 Suite 300, Eugene OR 97401
 T: (541) 484-0383

Wednesday, January 21, 2026

City of Eugene
 Planning and Development Department
 99 W. 10th Avenue
 Eugene, OR, 97401

RE: Updated Design and Finance Analysis – The Station House

Dear City of Eugene Staff,

We appreciate your consideration of the Multi-Unit Property Tax Exemption (MUPTE) application for the Station House project (the “Project”). With this letter, we respectfully request an amendment to the MUPTE application approved in March 2025.

Since approval, the Project has been refined to better reflect current market conditions and support the City’s housing goals for downtown Eugene. In conjunction with these refinements, we have completed an updated financial analysis, which concludes that the Project is not financially feasible without the benefit of the MUPTE program.

The proposed updates to the Project are summarized below:

- **Unit Mix:** A reduction in studio units and an increase in two-bedroom units to reflect evolving market demand. Leasing activity and inquiries at Gordon Lofts - a neighboring property managed by Obie Companies’ subsidiary, Boutique Property Management - demonstrate increased demand for flexible living arrangements suitable for small families and shared households, with limited existing supply downtown.
- **Exterior Design:** Minimal modification to the building massing. The original six-story design with mezzanine units has been revised to a seven-story configuration, resulting in a more efficient layout and an increase from 124 to 130 total residential units.

We believe these refinements strengthen the Project’s ability to deliver meaningful housing supply in downtown Eugene. The updated design supports a healthier unit mix, improves building efficiency, and increases the Project’s long-term value and tax benefit to the City. However, as detailed in the enclosed financial materials, the Project does not meet lender or equity investment requirements without MUPTE, while approval of the exemption restores financial feasibility.

In accordance with MUPTE guidelines, we are submitting the following materials as part of this amendment request:

- Updated unit mix table;
- Updated architectural drawings, including elevations and revised floor plans; and
- Updated financial packet, including a summary of changes.

Thank you for the opportunity to continue advancing the Station House project in collaboration with the City’s housing objectives. We look forward to working with City Council as the Project moves forward.

Sincerely,
Jessica Quinn
 Vice President
 Obie Companies Inc.

Design Changes5th Street Market

Station House Apartments

Updated: January 2026

The Station House project has undergone design refinements since approval of the MUPTE application in March 2025. These updates respond to current market conditions and reflect a continued focus on efficiency, functionality, and community-responsive design.

Building Height and Floor Configuration

The original design envisioned the sixth floor as a mezzanine level with double-height units. This configuration proved inefficient and limited the total number of units. The revised design converts this into a more traditional sixth and seventh floor configuration, increasing overall efficiency and total unit count.

To accommodate this change, the building height was modestly increased by approximately 1.5 feet. This minor adjustment allows for the seven-story layout while maintaining the integrity of the original architectural concept.

Exterior Design Changes

The exterior of the building has been minimally altered to incorporate modest enhancements that improve livability and design quality:

Balconies: Twelve new balconies were added to the South facing elevation, providing more private outdoor space for residents to enjoy.

Windows: Five new windows were added to the North facing elevation, improving natural light and enhancing the building's street-facing appearance.

Summary

These design refinements respond directly to market demand, improve building efficiency, and support a more diverse housing offering in downtown Eugene. Exterior changes remain consistent with the approved concept, with only minor adjustments to height, balconies, and window placement.

Enclosed: The Station House project renderings provided by SERA Architects.





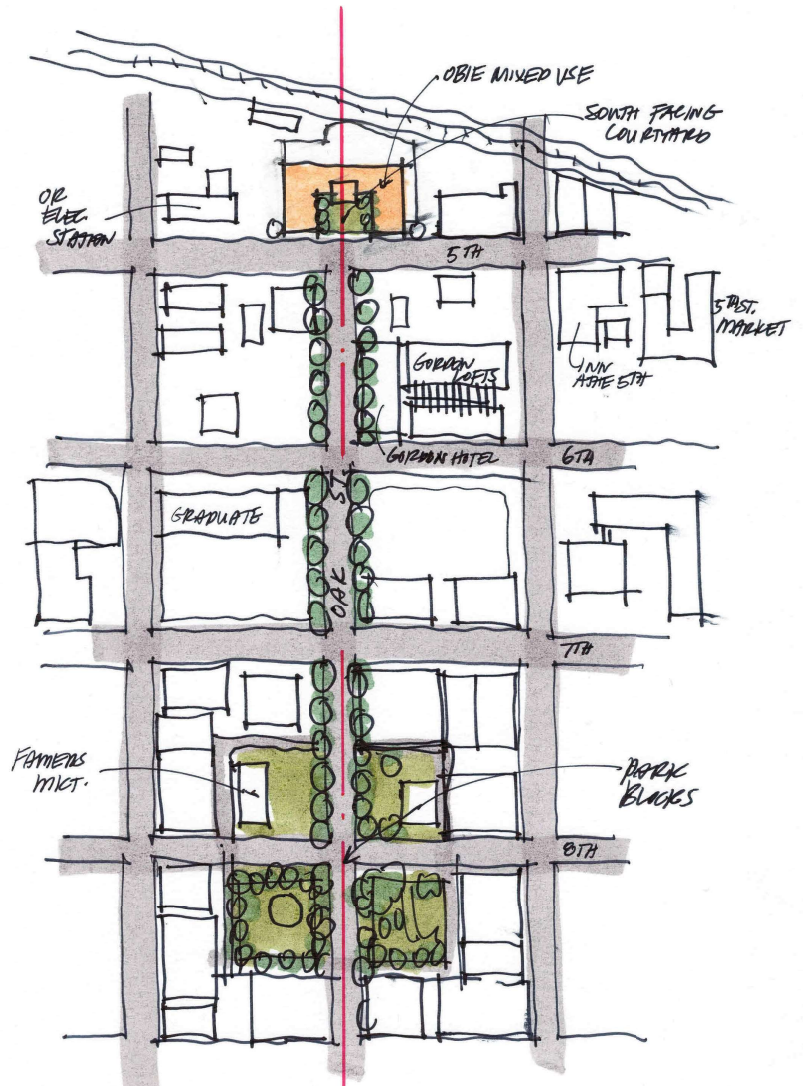


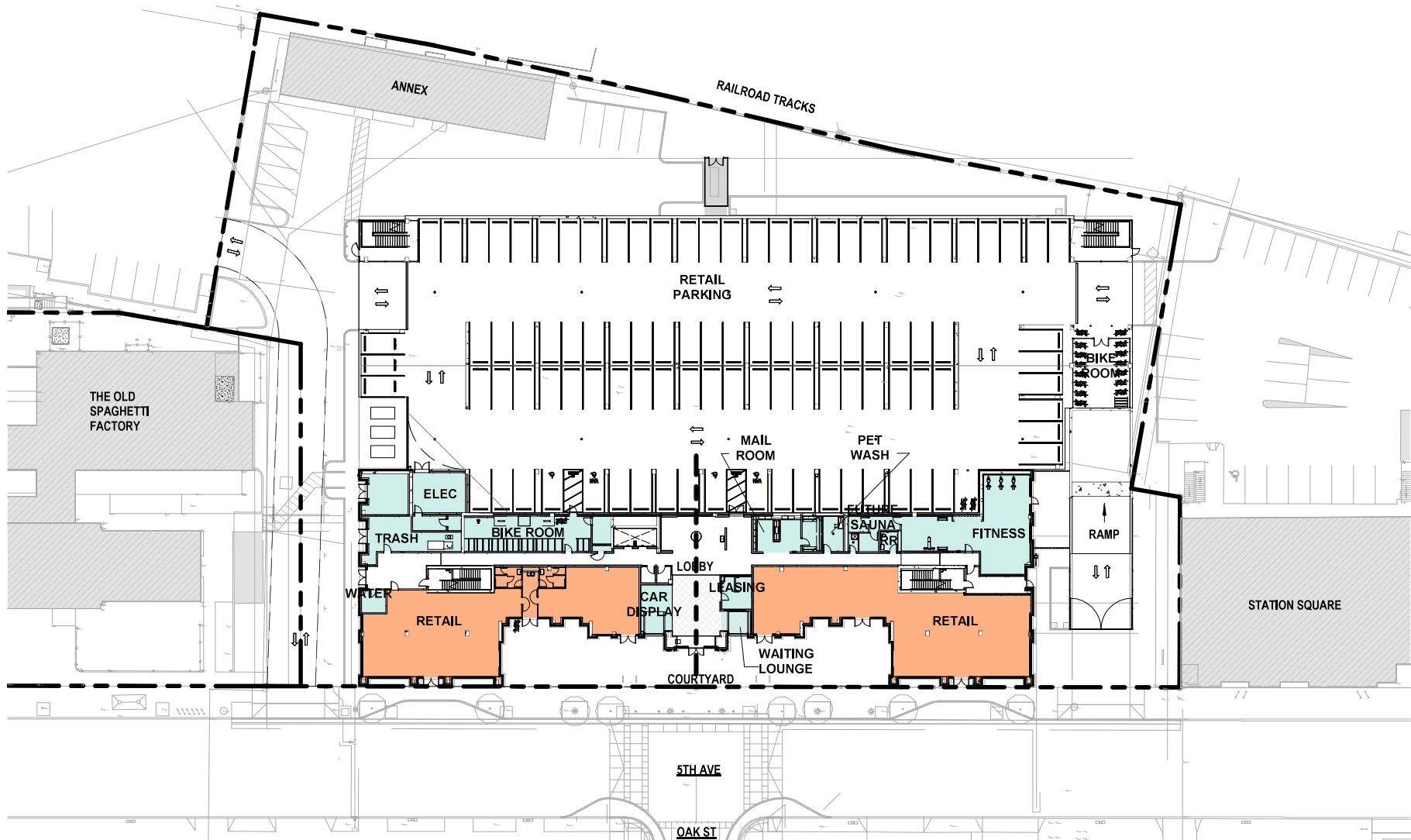
THE STATION HOUSE

The Obie Companies Station House is conceived to be a distinctive landmark in the Eugene downtown as well as being complementary to the high architectural quality being established by the Obie Companies in the Market District. The site is located in a very extraordinary place in Eugene downtown, being the terminus to Oak street. Our goal is to create a visual focal point and terminus to Oak street that becomes an instant landmark in Eugene.

We have designed the Station House with a south facing courtyard that allows for a large outdoor space on 5th Ave activated by retail shops that looks south down Oak street, aligning with the view of Spencer's Butte. The south facing courtyard also acts as a terminus to Oak street for urban residents and visitors. There is a community room and outdoor terrace located on the 6th floor as well with south facing views straight down Oak street. South facing retail activates the 5th street frontage and extends the Market district to the west.

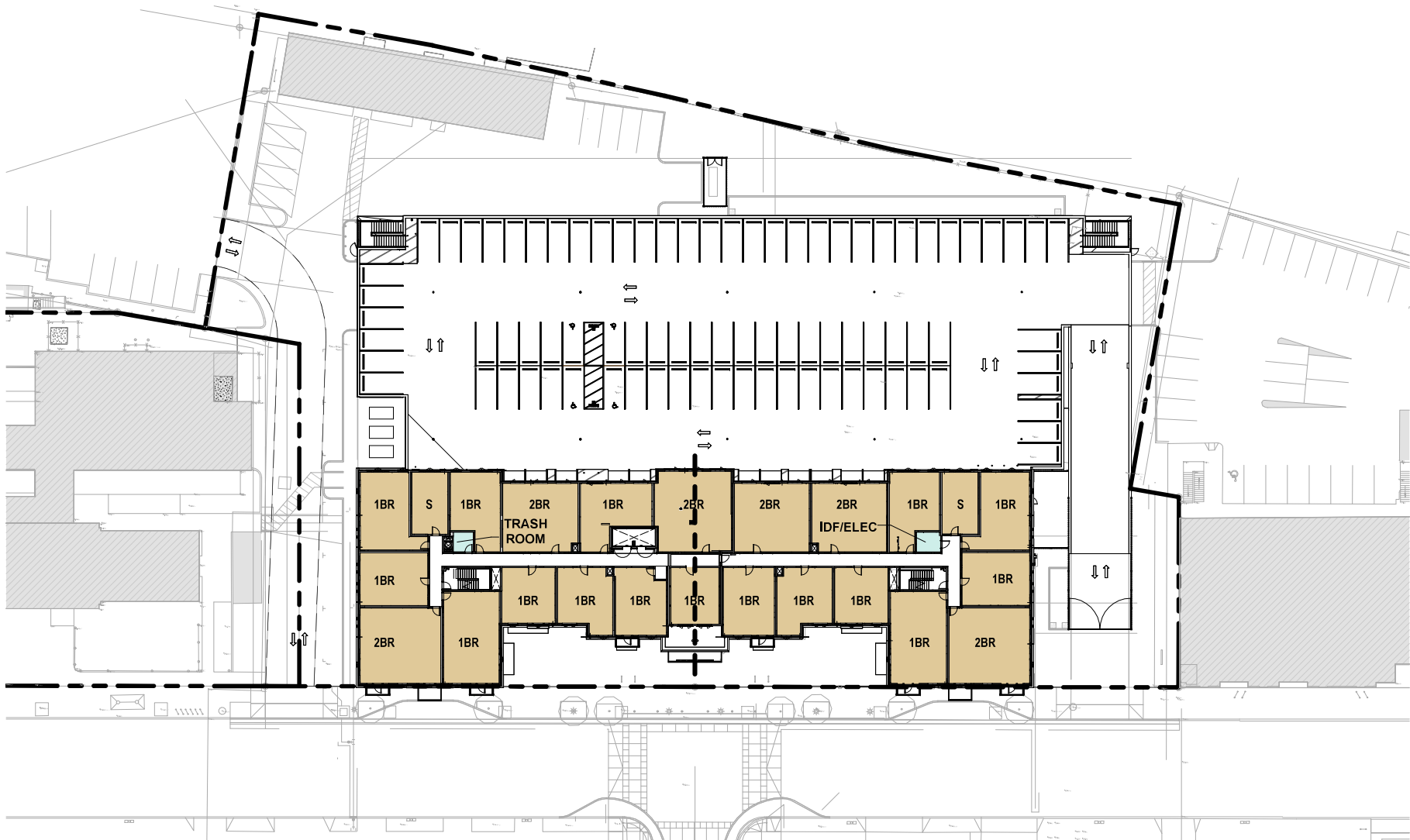
We envision a distinctive architectural character that is complementary to the high-quality buildings of the Market District. The Station House is designed with a classic sense of composition and proportion that reflects the history of train travel on the site.





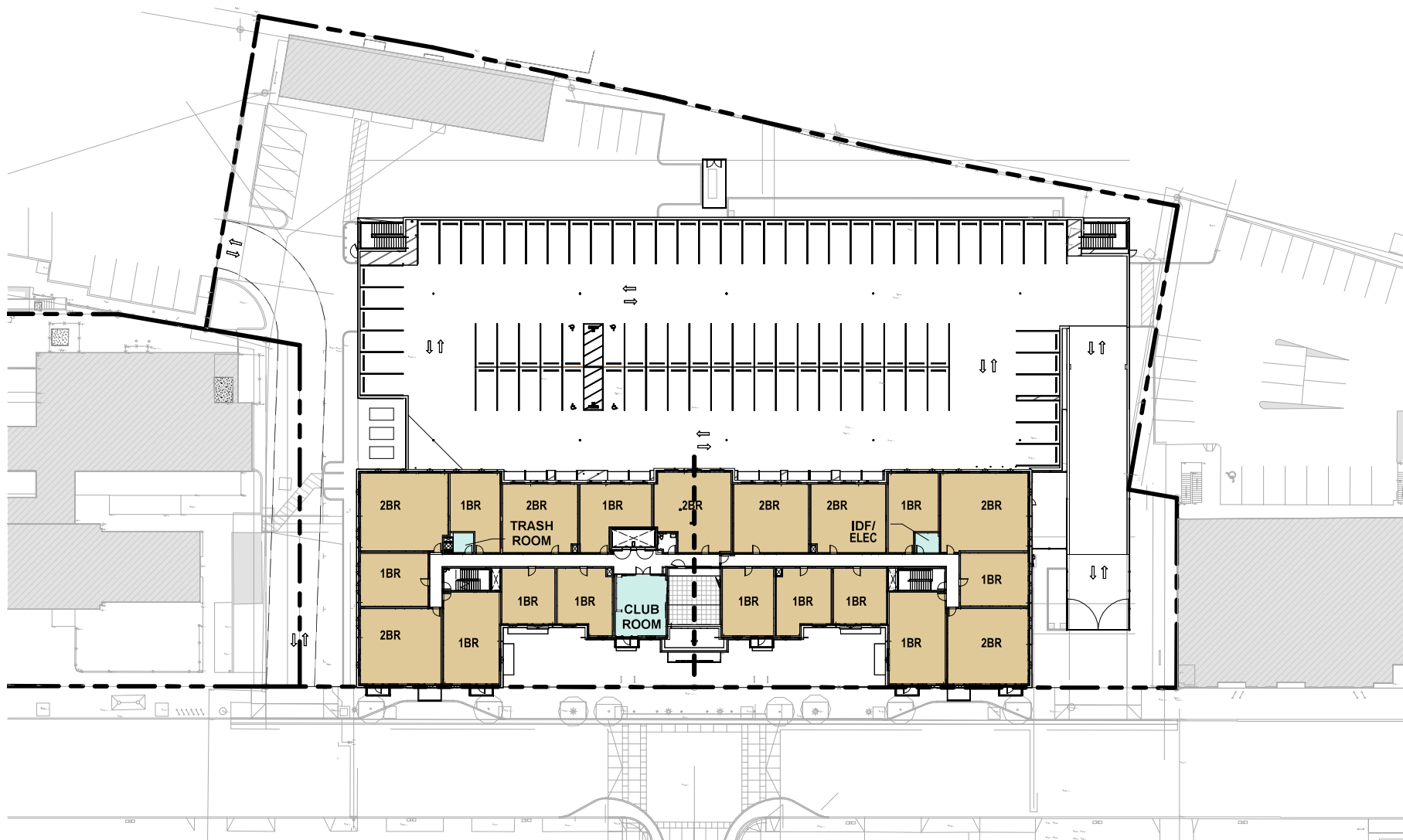
SERA OBIE STATION HOUSE
01/06/26 PERMIT SET



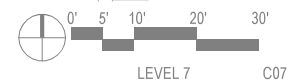


SERA OBIE STATION HOUSE
01/06/26 PERMIT SET





SERA OBIE STATION HOUSE
01/06/26 PERMIT SET







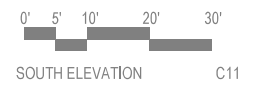


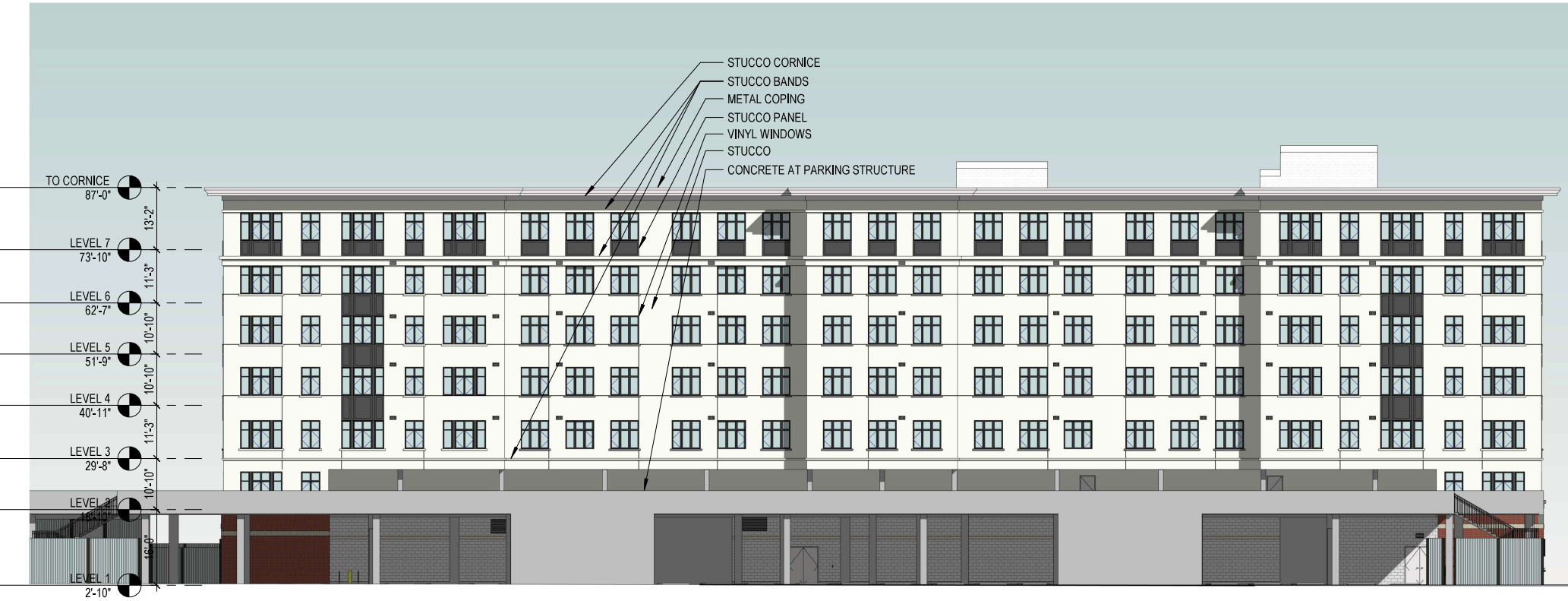
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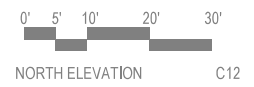


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01/06/26 PERMIT SET



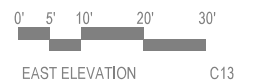


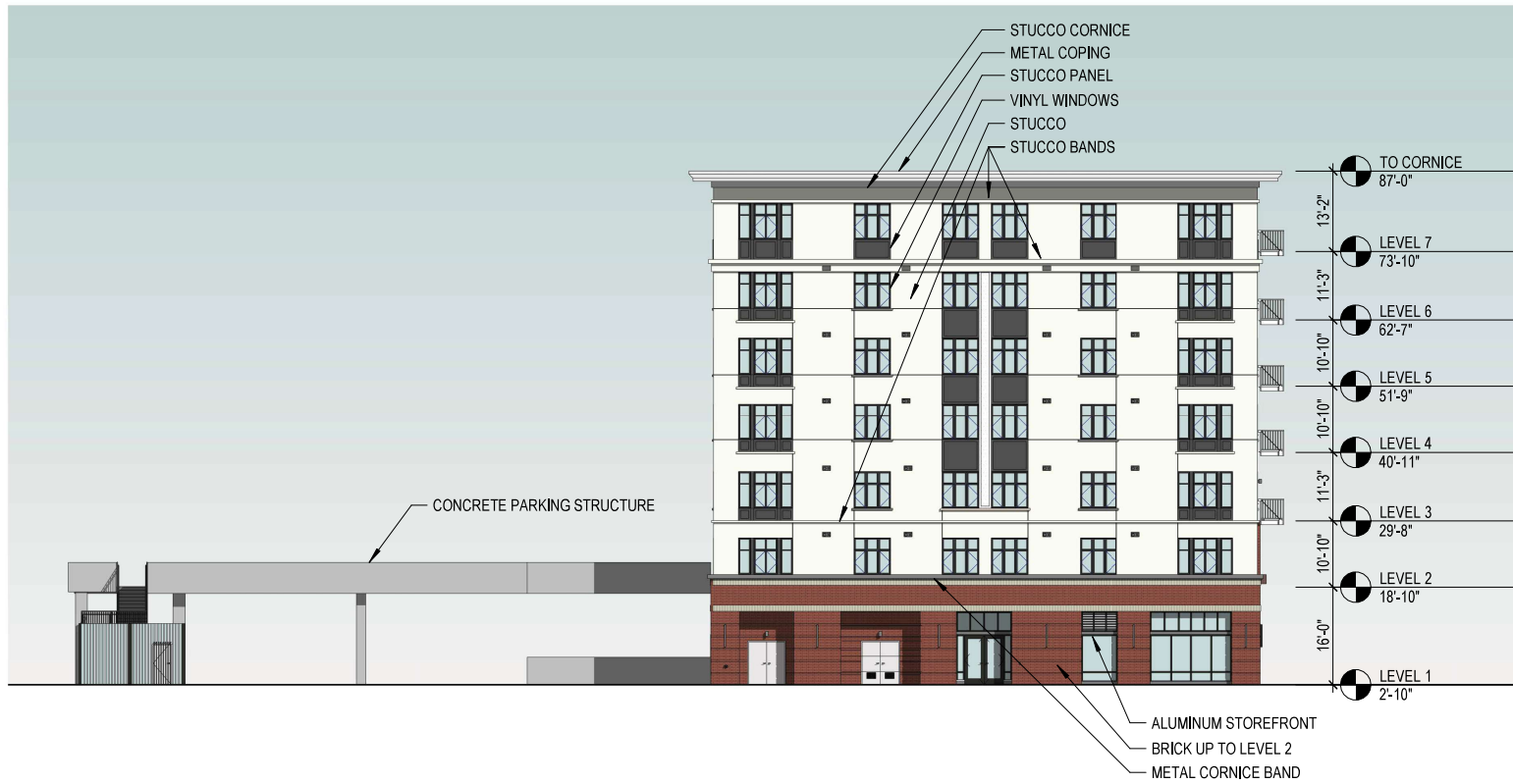
SERA OBIE STATION HOUSE
01/06/26 PERMIT SET





SERA OBIE STATION HOUSE
01/06/26 PERMIT SET





Financial Changes5th Street Market

Station House Apartments

Updated: January 2026

Enclosed are updated financial statements and schedules reflecting the revised Station House development and this amendment to the MUPTE application originally submitted in March 2025, including:

1. Projected average unit rent amounts and projected monthly income for parking and commercial
2. 10-year proforma **WITHOUT** MUPTE
3. 10-year proforma **WITH** MUPTE
4. Projected 10-year debt service and covenant compliance **WITHOUT** MUPTE
5. Projected 10-year debt service and covenant compliance **WITH** MUPTE
6. Projected 10-year cash flow and cash-on-cash return **WITHOUT** MUPTE
7. Projected 10-year cash flow and cash-on-cash return **WITH** MUPTE
8. Loan Amortization Schedule
9. Calculation of applicable tax on concluded project with and without MUPTE
10. Project cost/development budget, inclusive of hard and soft costs

SUMMARY OF REVISIONS AND ASSUMPTIONSConstruction Costs

Hard construction costs are based on estimates provided by our pre-construction general contractor, Essex Construction, and reflect the current schematic design for the project. The building is designed as a seven-story mixed-use structure, and hard costs account for the structural system, building envelope, interior finishes, mechanical, electrical, plumbing systems, and site improvements.

Total hard construction costs incorporate standard industry contingencies, the contractor's fee, and Oregon's Commercial Activity Tax (CAT), each of which is calculated as a percentage of total construction cost. These allowances reflect typical risk management practices for a project of this scale and complexity.

Soft costs were developed using historical experience on comparable mixed-use and multifamily projects and include architecture and engineering, permitting and system development charges, legal and consulting fees, financing costs, and developer overhead. Soft cost assumptions are consistent with market norms and scale proportionally with total project cost.

The resulting total development budget of \$68,441,654 represents a realistic and supportable estimate for delivering the project as currently designed, based on prevailing construction pricing, project scope, and market conditions.

Revenue and Expense Assumptions

Revenue Assumptions

Unit rent assumptions have been updated based on a September 2025 market study prepared by Johnson Economics (see Exhibit A), which evaluated multifamily rental conditions in Eugene and the broader Northwest region. Compared to conditions reflected in the March 2025 MUPTE application, the updated analysis identifies a softening in rental rate growth attributable to increased inventory in the Market District, including the recent delivery of the Portal and the Heartwood, as well as broader market moderation observed over the past several months.

These findings are consistent with operating performance at Gordon Lofts, where rental rates softened during 2025 due to increased competition. As a result, initial rental rate assumptions and growth expectations have been adjusted downward relative to the March 2025 application. Rental growth is now assumed at 2% from Year 1 to Year 2, followed by 4.2% annually thereafter.

Taken together, these revisions result in lower projected revenues relative to prior expectations, driven primarily by softer rental rate assumptions despite an increase in total unit count. While adjustments to expenses and other income sources modestly offset this impact, overall revenue projections have declined to reflect current market conditions. The updated financial analysis is therefore grounded in conservative, market-supported assumptions and presents a realistic outlook for the project.

Financing and Debt Service

Financing assumptions reflect recent discussions with local and regional lenders and current market conditions. The assumed permanent financing rate is 7.25%.

Without MUPTE, the Project does not achieve the lender-required 1.20x DSCR within the first 10 years of operation. With MUPTE, the Project meets this requirement in Year 7. DSCR is calculated using a 10-year term and 30-year amortization.

A Year 1 DSCR of 0.57 reflects the Project's initial lease-up period and the full commencement of permanent debt service prior to stabilization, rather than stabilized operating performance. Early-year DSCRs below 1.0x are not uncommon for large, urban multifamily developments during lease-up; however, lenders underwrite to stabilized cash flow and require a credible path to achieving a minimum 1.20x DSCR within a defined timeframe.

As demonstrated in the updated financial analysis, without MUPTE the Project does not reach lender-acceptable coverage, while with MUPTE the Project achieves sufficient DSCR post-stabilization to support permanent financing. Accordingly, the Year 1 DSCR does not represent the Project's long-term viability, but rather underscores the importance of the MUPTE program to bridge the gap between lease-up and stabilization and make the Project financeable.

Cash Flow and Cash-On-Cash Return

Without MUPTE, projected cash-on-cash returns remain in the low single digits, peaking at 4.5% in Year 10—levels insufficient to attract equity investment. With MUPTE, returns improve by an

average of approximately 3.84 percentage points annually, reaching 8.23% in Year 10. Based on our experience raising and managing equity capital, these returns are sufficient to support project feasibility.

Financial Changes

5th Street Market
Station House Apartments

Updated: January 2026

EXHIBIT A

JOHNSON ECONOMICS- Market Study Figures

*The figures provided below are from the updated Johnson Economics market study, completed in September 2025 following the change to the Project’s Unit Mix.

***Figure 2.1: Subject Achievable Pricing:** The rents provided for March 2028 serve as the basis for apartment income in the proforma(s) provided in this updated MUPTE application.

***Figure 5.4: Year-Over-Year Rent Growth:** Demonstrates the softening of rates experienced in market and validates the updated assumptions for rent growth as represented in the Station House proforma(s).

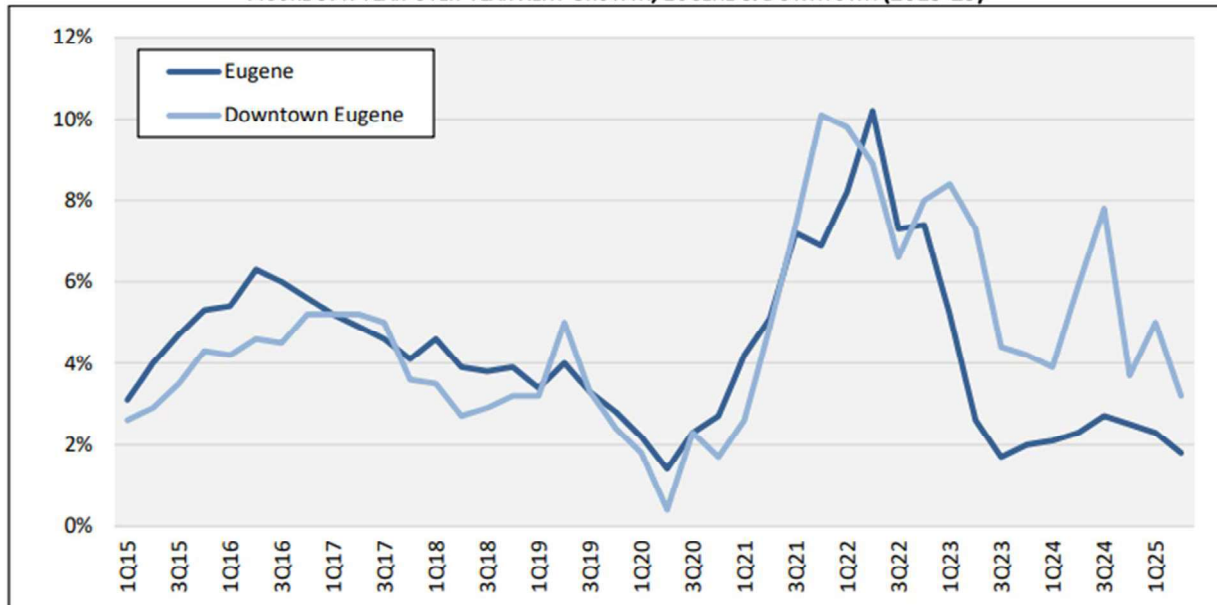
FIGURE 2.1: SUBJECT ACHIEVABLE PRICING, UNFURNISHED UNITS

OPTION 7 Type	Units	Unit Mix	Average Unit Size	SEP 2025		MAR 2028*	
				Avg Rent	Avg. Rent/SF	Avg. Rent	Avg. Rent/SF
0B/1b	8	6%	484	\$1,831	\$3.78	\$1,986	\$4.10
0.5B/1b	10	8%	646	\$2,295	\$3.55	\$2,490	\$3.85
1B/1b	64	49%	665	\$2,462	\$3.70	\$2,671	\$4.02
1B/1b den	14	11%	991	\$3,104	\$3.13	\$3,367	\$3.40
2B/2b	32	25%	1,066	\$3,888	\$3.65	\$4,218	\$3.96
2B/2b den	2	2%	1,250	\$4,406	\$3.52	\$4,780	\$3.82
Total/Avg.	130	100%	795	\$2,860	\$3.60	\$3,103	\$3.90

* Assumes 2.0% rent growth in the first 12 months, followed by 4.2% annually thereafter.

SOURCE: JOHNSON ECONOMICS

FIGURE 5.4: YEAR-OVER-YEAR RENT GROWTH, EUGENE & DOWNTOWN (2015-25)



SOURCE: CoStar

UNIT MIX

The Station House Development

Gross Revenue projections are included as a part of the Unit Mix Table. Please note these are **gross revenue projections. The proforma shows anticipated vacancy in the revenue projections.*

Unit Mix - Previously Approved MUPT Application - March 2025						Unit Mix - Updated MUPT Application - January 2026					
Unit Type	Unit Count	Avg SF/Unit	Avg Rent/Unit	Year 1 Gross Apartment Revenue Projection		Unit Count	Avg SF/Unit	Avg Rent/Unit	Year 1 Gross Potential Apartment Revenue Projection		
				Monthly Rent	Annual Rent				Monthly Rent	Annual Rent	
Unfurnished											
Studio	28	533	\$ 2,116	\$ 59,248	\$ 710,976	14	565	\$ 1,986	\$ 27,804	\$ 333,648	
1 BR	50	779	\$ 3,085	\$ 154,250	\$ 1,851,000	52	665	\$ 2,581	\$ 134,186	\$ 1,610,232	
1 BR + Den	8	950	\$ 3,481	\$ 27,848	\$ 334,176	12	991	\$ 3,367	\$ 40,404	\$ 484,848	
2 BR 2 BATH	8	1,175	\$ 4,018	\$ 32,144	\$ 385,728	26	1,080	\$ 4,218	\$ 109,668	\$ 1,316,016	
2 BR 2 BATH + Den	2	1,600	\$ 4,962	\$ 9,924	\$ 119,088	2	1,250	\$ 4,780	\$ 9,560	\$ 114,720	
	96			\$ 283,414	\$ 3,400,968	106			\$ 321,622	\$ 3,859,464	
Furnished											
Studio	13	533	\$ 3,363	\$ 43,719	\$ 524,628	4	565	\$ 2,981	\$ 11,924	\$ 143,088	
1 BR	11	690	\$ 3,969	\$ 43,659	\$ 523,908	12	665	\$ 4,409	\$ 52,908	\$ 634,896	
1 BR + Den	2	1,000	\$ 4,410	\$ 8,820	\$ 105,840	2	991	\$ 4,746	\$ 9,492	\$ 113,904	
2 BR 2 BATH	2	1,167	\$ 5,259	\$ 10,518	\$ 126,216	6	1,080	\$ 5,402	\$ 32,412	\$ 388,944	
2 BR 2 BATH + Den	0	0	\$ -	\$ -	\$ -	0	0	\$ -	\$ -	\$ -	
	28			\$ 106,716	\$ 1,280,592	24			\$ 106,736	\$ 1,280,832	
TOTAL	124			\$ 390,130	\$ 4,681,560	130			\$ 428,358	\$ 5,140,296	
Parking and Commercial											
Unit Type	Floor	Total SF	Year 1 Gross Other Revenue Projection		Unit Type	Total SF	Year 1 Gross Other Revenue Projection				
			Monthly Rent	Annual Rent			Monthly Rent	Annual Rent			
108 Parking Stalls	1	34,752	\$ 23,814	\$ 285,768	108 Parking Stalls	34,752	\$ 23,814	\$ 285,768			
Commercial	1	1,550	\$ 5,127	\$ 61,524	Commercial	1,550	\$ 5,127	\$ 61,524			
Commercial	1	1,550	\$ 5,127	\$ 61,524	Commercial	1,550	\$ 5,127	\$ 61,524			
Commercial	1	1,550	\$ 5,127	\$ 61,524	Commercial	1,550	\$ 5,127	\$ 61,524			
Commercial	1	1,550	\$ 5,127	\$ 61,524	Commercial	1,550	\$ 5,127	\$ 61,524			
110 Parking Spaces	2	34,752	\$ 25,468	\$ 305,616	110 Parking Spaces	34,752	\$ 25,468	\$ 305,616			
TOTAL		75,704	\$ 69,790	\$ 837,480		75,704	\$ 69,790	\$ 837,480			

10 Year Proforma - WITHOUT MUPTTE

Apartments Assumed Occupancy	60%	85%	90%	90%	90%	90%	90%	90%	90%	90%
	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
REVENUE										
Apartments	\$ 3,109,925	\$ 4,493,841	\$ 4,958,029	\$ 5,166,266	\$ 5,383,249	\$ 5,609,346	\$ 5,844,938	\$ 6,090,425	\$ 6,346,223	\$ 6,663,534
Retail	246,096	253,479	261,083	268,916	276,983	285,293	293,851	302,667	311,747	321,099
Parking	354,830	502,676	532,246	537,568	542,944	548,373	553,857	559,395	564,989	570,639
Total Income	\$ 3,710,851	\$ 5,249,997	\$ 5,751,358	\$ 5,972,750	\$ 6,203,176	\$ 6,443,011	\$ 6,692,646	\$ 6,952,488	\$ 7,222,960	\$ 7,555,273
EXPENSES										
Administrative	285,741	296,457	307,574	319,108	331,074	343,490	356,370	369,734	383,599	397,984
Advertising & Marketing	246,599	255,846	265,441	275,395	285,722	296,437	307,553	319,086	331,052	343,466
Utilities & Garbage	211,370	219,297	227,520	236,052	244,904	254,088	263,616	273,502	283,758	294,399
Repairs & Maintenance	150,638	156,287	162,148	168,228	174,537	181,082	187,872	194,918	202,227	209,811
Turn-Over	30,000	31,125	32,292	33,503	34,760	36,063	37,415	38,818	40,274	41,784
Insurance	102,889	106,748	110,751	114,904	119,213	123,683	128,321	133,133	138,126	143,306
Property Tax (Land + Improvements)	761,153	761,628	762,117	762,621	763,140	763,675	764,226	764,793	765,377	765,979
FFE Reserve (4%)	118,313	164,154	179,225	180,198	187,144	194,372	201,896	209,727	217,878	227,888
Management Fees (4%)	157,751	218,872	238,967	240,264	249,525	259,163	269,195	279,636	290,504	303,850
Total Expenses	\$ 2,064,454	\$ 2,210,412	\$ 2,286,034	\$ 2,330,274	\$ 2,390,018	\$ 2,452,053	\$ 2,516,466	\$ 2,583,349	\$ 2,652,797	\$ 2,728,468
NET OPERATING INCOME	\$ 1,646,397	\$ 3,039,584	\$ 3,465,323	\$ 3,642,476	\$ 3,813,158	\$ 3,990,958	\$ 4,176,181	\$ 4,369,139	\$ 4,570,163	\$ 4,826,805
Operating Expense Ratio	55.6%	42.1%	39.7%	39.0%	38.5%	38.1%	37.6%	37.2%	36.7%	36.1%

10 Year Proforma - WITH MUPTC

Apartments Assumed Occupancy

	60%	85%	90%	90%	90%	90%	90%	90%	90%	90%
	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
REVENUE										
Apartments	\$ 3,109,925	\$ 4,493,841	\$ 4,958,029	\$ 5,166,266	\$ 5,383,249	\$ 5,609,346	\$ 5,844,938	\$ 6,090,425	\$ 6,346,223	\$ 6,663,534
Retail	\$ 246,096	\$ 253,479	\$ 261,083	\$ 268,916	\$ 276,983	\$ 285,293	\$ 293,851	\$ 302,667	\$ 311,747	\$ 321,099
Parking	\$ 354,830	\$ 502,676	\$ 532,246	\$ 537,568	\$ 542,944	\$ 548,373	\$ 553,857	\$ 559,395	\$ 564,989	\$ 570,639
Total Income	\$ 3,710,851	\$ 5,249,997	\$ 5,751,358	\$ 5,972,750	\$ 6,203,176	\$ 6,443,011	\$ 6,692,646	\$ 6,952,488	\$ 7,222,960	\$ 7,555,273
EXPENSES										
Administrative	285,741	296,457	307,574	319,108	331,074	343,490	356,370	369,734	383,599	397,984
Advertising & Marketing	246,599	255,846	265,441	275,395	285,722	296,437	307,553	319,086	331,052	343,466
Utilities & Garbage	211,370	219,297	227,520	236,052	244,904	254,088	263,616	273,502	283,758	294,399
Repairs & Maintenance	150,638	156,287	162,148	168,228	174,537	181,082	187,872	194,918	202,227	209,811
Turn-Over	30,000	31,125	32,292	33,503	34,760	36,063	37,415	38,818	40,274	41,784
Insurance	102,889	106,748	110,751	114,904	119,213	123,683	128,321	133,133	138,126	143,306
Property Tax (Land Only)	15,836	16,311	16,801	17,305	17,824	18,359	18,909	19,477	20,061	20,663
Moderate Income Housing Fee	-	-	93,165	93,165	93,165	93,165	93,165	93,165	93,165	93,165
FFE Reserve (4%)	118,313	164,154	179,225	180,198	187,144	194,372	201,896	209,727	217,878	227,888
Management Fees (4%)	157,751	218,872	238,967	240,264	249,525	259,163	269,195	279,636	290,504	303,850
Total Expenses	\$ 1,319,138	\$ 1,465,096	\$ 1,633,882	\$ 1,678,122	\$ 1,737,867	\$ 1,799,901	\$ 1,864,314	\$ 1,931,197	\$ 2,000,645	\$ 2,076,316
NET OPERATING INCOME	\$ 2,391,713	\$ 3,784,901	\$ 4,117,475	\$ 4,294,628	\$ 4,465,309	\$ 4,643,110	\$ 4,828,333	\$ 5,021,291	\$ 5,222,315	\$ 5,478,957
Operating Expense Ratio	35.5%	27.9%	28.4%	28.1%	28.0%	27.9%	27.9%	27.8%	27.7%	27.5%

DEBT SERVICE

DSCR

1.20

WITHOUT MUPTÉ

Bank Financed Loan	50,956,240	75% LTC		Partner/Sponsor Equity	17,485,413							
Interest		7.25%										
Amortization		30										
	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037		
Interest	\$ 3,678,153	\$ 3,641,185	\$ 3,601,446	\$ 3,558,728	\$ 3,512,808	\$ 3,459,169	\$ 3,405,786	\$ 3,348,401	\$ 3,286,715	\$ 3,220,406		
Principial	\$ 493,183.41	\$ 530,151.60	\$ 569,890.86	\$ 612,608.90	\$ 658,529.02	\$ 712,168.08	\$ 765,550.99	\$ 822,935.39	\$ 884,621.22	\$ 950,930.92		
Total Debt Service	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337
Outstanding Balance	\$ 50,463,057	\$ 49,932,905	\$ 49,363,015	\$ 48,750,406	\$ 48,091,877	\$ 47,379,709	\$ 46,614,158	\$ 45,791,222	\$ 44,906,601	\$ 43,955,670		
Net Operating Income	\$ 1,646,397	\$ 3,039,584	\$ 3,465,323	\$ 3,642,476	\$ 3,813,158	\$ 3,990,958	\$ 4,176,181	\$ 4,369,139	\$ 4,570,163	\$ 4,826,805		
Debt Service	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337		
Debt Service Coverage Ratio	0.39	0.73	0.83	0.87	0.91	0.96	1.00	1.05	1.10	1.16		

WITH MUPTÉ

Bank Financed Loan	50,956,240	75% LTC		Partner/Sponsor Equity	17,485,413							
Interest		7.3%										
Amortization		30										
	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037		
Interest	\$ 3,678,153	\$ 3,641,185	\$ 3,601,446	\$ 3,558,728	\$ 3,512,808	\$ 3,459,169	\$ 3,405,786	\$ 3,348,401	\$ 3,286,715	\$ 3,220,406		
Principial	\$ 493,183	\$ 530,152	\$ 569,891	\$ 612,609	\$ 658,529	\$ 712,168	\$ 765,551	\$ 822,935	\$ 884,621	\$ 950,931		
Total Debt Service	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337
Outstanding Balance	\$ 50,463,057	\$ 49,932,905	\$ 49,363,015	\$ 48,750,406	\$ 48,091,877	\$ 47,379,709	\$ 46,614,158	\$ 45,791,222	\$ 44,906,601	\$ 43,955,670		
Net Operating Income	\$ 2,391,713	\$ 3,784,901	\$ 4,117,475	\$ 4,294,628	\$ 4,465,309	\$ 4,643,110	\$ 4,828,333	\$ 5,021,291	\$ 5,222,315	\$ 5,478,957		
Debt Service	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337		
Debt Service Coverage Ratio	0.57	0.91	0.99	1.03	1.07	1.11	1.16	1.20	1.25	1.31		

CASH FLOW & CASH-ON-CASH RETURN

WITHOUT MUPTÉ	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
Income	\$ 3,710,851	\$ 5,249,997	\$ 5,751,358	\$ 5,972,750	\$ 6,203,176	\$ 6,443,011	\$ 6,692,646	\$ 6,952,488	\$ 7,222,960	\$ 7,555,273
Expenses	\$ 2,064,454	\$ 2,210,412	\$ 2,286,034	\$ 2,330,274	\$ 2,390,018	\$ 2,452,053	\$ 2,516,466	\$ 2,583,349	\$ 2,652,797	\$ 2,728,468
Net Operating Income	\$ 1,646,397	\$ 3,039,584	\$ 3,465,323	\$ 3,642,476	\$ 3,813,158	\$ 3,990,958	\$ 4,176,181	\$ 4,369,139	\$ 4,570,163	\$ 4,826,805
Debt Service	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337
Before Tax Cashflow	(2,524,940)	(1,131,752)	(706,013)	(528,861)	(358,179)	(180,378)	4,844	197,803	398,826	655,469
Annual Cash on Cash Return	-14.4%	-6.5%	-4.0%	-3.0%	-2.0%	-1.0%	0.0%	1.1%	2.3%	3.7%
WITH MUPTÉ	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
Gross Income	\$ 3,710,851	\$ 5,249,997	\$ 5,751,358	\$ 5,972,750	\$ 6,203,176	\$ 6,443,011	\$ 6,692,646	\$ 6,952,488	\$ 7,222,960	\$ 7,555,273
Expenses	\$ 1,319,138	\$ 1,465,096	\$ 1,633,882	\$ 1,678,122	\$ 1,737,867	\$ 1,799,901	\$ 1,864,314	\$ 1,931,197	\$ 2,000,645	\$ 2,076,316
Net Operating Income	\$ 2,391,713	\$ 3,784,901	\$ 4,117,475	\$ 4,294,628	\$ 4,465,309	\$ 4,643,110	\$ 4,828,333	\$ 5,021,291	\$ 5,222,315	\$ 5,478,957
Debt Service	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337	\$ 4,171,337
Before Tax Cashflow	(1,779,623)	(386,436)	(53,861)	123,291	293,973	471,774	656,996	849,954	1,050,978	1,307,620
Annual Cash on Cash Return	-10.18%	-2.21%	-0.31%	0.71%	1.68%	2.70%	3.76%	4.86%	6.01%	7.48%

Loan Amortization Schedule

Investor Capital \$ 17,485,413.46

Enter values		Unpaid Prin. Bal.	End of YR 5	End of YR 10	Loan summary		
Loan amount	\$ 50,956,240.38		\$48,091,876.59	\$43,980,509.49	Monthly Scheduled payment	\$ 347,611.39	
Annual interest rate	7.25 %	Enter Loan Details Here				Amortization period - Number of Months	360
Amortization Period	30					Actual (loan term) number of payments	120
Number of payments per year	12					Enter expected number of payments	
Start date of loan	12/31/2026						
Optional extra payments	\$ -						

Name:		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Station House Project	Principal	\$ 493,183.41	\$ 530,151.60	\$ 569,890.86	\$ 612,608.90	\$ 658,529.02	\$ 712,168.08	\$ 765,550.99	\$ 822,935.39	\$ 884,621.22	\$ 950,930.92
	Interest	\$ 3,678,153.21	\$ 3,641,185.03	\$ 3,601,445.76	\$ 3,558,727.72	\$ 3,512,807.60	\$ 3,459,168.54	\$ 3,405,785.63	\$ 3,348,401.23	\$ 3,286,715.40	\$ 3,220,405.70
	Total	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62	\$ 4,171,336.62

ESTIMATED PROPERTY TAX

Total Development Costs (Less Existing Value)	\$	58,941,654				
		Proportional Value	Factor	Taxable Value	Tax	Annual Tax
Portion Residential	\$	53,047,488.45	0.64900	\$ 34,427,820.01	1.94838%	\$ 670,784.76
Portion Retail	\$	5,894,165.38	0.64900	\$ 3,825,313.33	1.94838%	\$ 74,531.64
Annual Tax Exemption						\$ 745,316.40
Total Tax Exemption (Annual Exemption x 10)	\$	7,453,163.99				
10% Moderate-Income Housing Fee	\$	745,316.40				
Annual Penalty - Years 3-10	\$	93,164.55				

New Construction Tax Estimate

Date Submitted 01/20/2026
 Account Number 1743234
 Owner Name OES #2 LLC
 Property Change Ratio 0.6490
 Tax Rate 19.4838
 Estimated Taxes 745,316.40

Disclosure

The purpose of this tool is to provide an estimate for the amount your property taxes may increase, due to changes in your property such as new construction, remodels, etc.

Due to limitations created by Oregon's property tax system, the Assessor's Office will not have values for these types of changes available until values are certified on the tax roll, just shortly before the tax statements are mailed in October. To use this tool, you will need to estimate the market value of your project to the best of your ability. You may wish to use the sales price, recent appraisal from financing, or cost of the project (knowing that cost does not always equal market value).

The factors needed to provide this estimate are tied to the property, so the account number is required. Providing the account number will return the changed property ratio and tax rate for the property from the last certified tax roll. Each year the tax roll is certified in October, and represents the value of the property on January 1 of the same year.

This tool does not take into account any new bonds, levies, or rate changes by taxing districts.

Please visit [Tax Reports by Year](#) for a full list of property values and tax rates for each tax year.

We hope you find this tool helpful, but remember it is only an estimate. It will not include any special assessments, exemptions, discounts, or prior year's taxes.

Station House Development

HARD COSTS

Construction Costs	
Trades/Hard Construction	41,922,735
Construction (3%) & Escalation Contingency (2%)	2,096,137
Insurance - Builders Risk	372,477
Contractor's Fee	1,385,319
OR CAT Tax	159,767
Total - Construction Costs	45,936,435

Land Value	
Bare Land	9,000,000
Total - Land Value	9,000,000

TOTAL HARD COSTS **54,936,435**

SOFT COSTS

Third Party Consultants	
Soft Costs Contingency	511,344
Architectural/Engineering/Design	1,800,000
Testing & Inspection	75,000
EWEB & Plan Reviews	220,000
Total	2,606,344

Project Management	
Project Manager	150,000.00
Project Accounting Position	60,000.00
Total	210,000.00

Professional Fees	
Legal Services	100,000.00
Accounting & Audit	50,000.00
Total	150,000.00

Permits & Fees	
SDC's	800,000.00
Permits	400,000.00
Miscellaneous Fees	-
Total	1,200,000.00

FFE	
FF&E - Common Areas/Amenity Spaces	150,000.00
FF&E -furnished units	700,000.00
Total	850,000.00

Developer Fees	
Developer Fee - Project Period - 4%	2,266,986.69
Total	2,266,986.69

Construction, Financing & Carrying Costs	
Development Period Property Tax	130,000
Insurance	70,000
Inspection Fees/Construction Review	8,000
Construction Period Interest	3,448,764
Total	3,656,764.00

Permanent Financing Fees & Costs	
Loan and Bank Fees	395,124
Title Insurance & Escrow Fees	55,000
Total	450,124

Pre-Opening Costs	
Ramp Up Costs	500,000.00
Broker's Commission	50,000.00
Tenant Improvements	1,065,000.00
Other Construction Period Expenses	-
Total	1,615,000.00

TOTAL SOFT COSTS **13,005,219**

SUB-TOTAL COSTS	67,941,654
Plus Working Capital	500,000
TOTAL PROJECT COSTS	68,441,654

Soft Costs as a % of Hard Costs 28%



MEMORANDUM

To: Anne Fifield
Economic Development Manager
CITY OF EUGENE, OREGON

From: Bill Reid, Principal
PNW ECONOMICS, LLC

Subject: Review of 2026 Modifications to the Station House Mix-Use Project MUPTÉ Application

Date: January 25, 2026

PNW ECONOMICS, LLC is retained by THE CITY OF EUGENE ("City") to review Mixed Use Property Tax Exemption (MUPTÉ) application materials from prospective housing developers seeking to participate in the said City program.

On January 21, 2026, Obie Companies ("Obie"), the developer of the planned Station House mixed-use apartment project in the Market District of Eugene, submitted planned modifications to their original project plan submitted in 2025. Obie successfully applied for a MUPTÉ in 2025 for the Station House project. Obie proposes modifications to the Station House project to "better reflect current market conditions and support the City's housing goals for downtown Eugene."¹

As these planned modifications to the Station House project are received after Eugene City Council awarded the 2025 project plan a MUPTÉ, City of Eugene staff have asked PNW ECONOMICS to review the planned modifications as summarized in the attached January 21, 2026 Obie Companies letter to the City of Eugene Planning and Development Department. Specifically, the City has asked for a review of the following:

1. The unit mix;
2. The rents; and
3. The overall viability of the project based on those changes.

The City further notes that project total costs are roughly the same, as total new costs of additional project units were met with reduced construction costs due to plumbing system cost efficiencies. This memorandum, therefore, addresses the likely market acceptability of the project modifications. We conclude:

- **Studio unit mix reduction is a rational market response to be competitive in downtown Eugene, especially in light of observed slow lease-up of new units at Portal and Heartwood along with 4 to 6-month concessions of free rent and free parking.**
 - **Increase in 2-Bed 2-Bath units are a rational realignment of unit mix to be in line with market averages for other downtown Eugene, newer projects and therefore likely an appropriate change.**
-

¹ Memorandum from Jessica Quinn, Vice President of Obie Companies, Inc. to City of Eugene, Planning and Development Department, January 21, 2026. Attached to this memorandum.



- The rents of the Station House project with 2026 adjustments seem appropriate specifically compared to Gordon Lofts, the nearest and most-similar head-to-head competitor, versus River District project rents. And if Station House rents do not materialize as expected in larger units in 2028, the project would be more dependent upon a MUPTe than currently anticipated by the Applicant.

UNIT COUNT AND UNIT MIX CHANGE FINDINGS

Table 1 below provides a comparison of the Station House unit mix and planned rents in the original 2025 MUPTe application submission and in the noted January 2026 modifications. Table 2 then displays the 2025 Station House unit mix, the proposed modified unit mix for 2026, and then the unit mix of six different other MUPTe project applications over the last several years, for a total of 810 market-rate units in downtown Eugene.

Table 1 – 2028 Station House Unit Mix & Rents, 2025 Application vs. January 2026 Modification

	<u>2025 Submission</u>			<u>January 2026</u>			<u>Change (+/-)</u>		
	Units	Size Sq. Ft.	Gross Rent	Units	Size Sq. Ft.	Gross Rent	Units	Size Sq. Ft.	Gross Rent
Studios									
Unfurnished	28	533	\$2,116	14	565	\$1,986	-14	32	-\$130
Furnished	13	533	\$3,363	4	565	\$2,981	-9	32	-\$382
One-Bed									
Unfurnished	50	779	\$3,085	52	665	\$2,581	2	-114	-\$504
Furnished	11	690	\$3,969	12	665	\$4,409	1	-25	\$440
One-Bed + Den									
Unfurnished	8	950	\$3,481	12	991	\$3,367	4	41	-\$114
Furnished	2	1,000	\$4,410	2	991	\$4,746	0	-9	\$336
Two-Bed, Two-Bath									
Unfurnished	8	1,175	\$4,018	26	1,080	\$4,218	18	-95	\$200
Furnished	2	1,167	\$5,259	6	1,080	\$5,402	4	-87	\$143
Two-Bed, Two-Bath + Den									
Unfurnished	2	1,600	\$4,962	2	1,250	\$4,780	0	-350	-\$182
Gross Monthly Rent Income			\$390,130			\$428,384			\$38,254

**Table 2 – Station House Unit Mix Changes & Downtown Market (MUPTÉ) Units Comparison**

Unit Type	Unit Count and Mix: Downtown Eugene MUPTÉ Apartments Applications								Summary Statistics: Downtown Eugene Unit Mix			
	Station House		Gordon	Heart-	The	Parcel	Parcel	Summary: Recent MUPTÉ	Station House Mix			
	2025	2026	Lofts	Wood	Portal	Landing	9A		10A	Total Mix	% Mix	2025%
Studio	41	18	69	12	19	75	12	12	199	25%	33%	14%
1 Bed	61	64	53	34	26	131	20	20	284	35%	49%	49%
1 Bed + Den	10	14	20	4	8	0	0	0	32	4%	8%	11%
2 Bed 2 Bath	10	32	40	41	43	31	48	20	223	28%	8%	25%
2 Bed 2 Bath + Den	2	2	10	4	30	0	0	24	68	8%	2%	2%
3 Bed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	0%	<u>0%</u>	0%
Subtotals/Averages	124	130	192	95	130	237	80	76	810	100%	100%	100%

The biggest shift in the unit mix for Station House between 2025 and 2026 is the reduction in Studio units (41 down to 18 in 2026) and the increase in 2-Bed 2-Bath units (10 units up to 32 units in 2026).

Studio Units

The reduction represents a drop in unit mix to 14% of total Station House units, compared to the downtown Eugene market average of 25% of unit mix attributable to Studio units. From a market perspective, generally, new market-rate Studio units can be among the trickiest units to supply outside of larger, dense urban markets (Portland, Seattle, etc.). This is because units are small and are predominantly rented by one person who must afford the rent for the entire unit themselves typically. They are unlike 1-Bed 1-Bath units, which tend to be larger and more amenable to a household of two who can share rent burden more easily.

Larger, urban markets usually offer more robust demand for market-rate units solely afforded by households of a single person. In light of significant new supply of all units in downtown Eugene recently, including Studios, it would be logical to scale back on very small units largely rented by single-person households in favor of larger units appealing to more households including those with two income-earners paying for rent. **We would find this a rational market response to be competitive, especially in light of observed slow lease-up of new units at Portal and Heartwood along with 4 to 6-month concessions of free rent and free parking.**

2-Bed 2-Bath Units

The increase in this unit type represents an increase in unit mix to 25% of total Station House units, compared to the downtown Eugene market average of 28%. This realignment places Station House very close to the downtown average with 2026 modifications. The 2025 project mix had a remarkably low 8% of mix attributable to 2-Bed 2-Bath units.

2-Bed 2-Bath units offer some risk spread for markets where household demand for units can be in a predominantly roommate household market, such as major university campus town like Eugene. 2-Bed 2-Bath units can be rented by households of well over two income-earners, as well as accommodate households with families and like two income-earners. **We therefore find this realignment of unit mix for 2-Bed 2-Bath units with the 2026 plan modifications in line with market averages and therefore likely an appropriate change.**

The only caveat worth mentioning is that 2-Bed 2-Bath units at Portal Apartments at the River District appear to be slow in lease-up since residents starting moving in last year. There are presently 14 of that project's 43 2-Bed 2-Bath units still vacant, though that project's unit mix has more 2-Bed 2-Bath units than



any other. Higher vacancy in that unit type at Portal by sheer magnitude of number of units is at least partially explained.

Lease-up vacancy rates are short-term in nature, and difficulty to draw conclusions from about broader market performance at stability or longer-term. We would, therefore, hesitate to draw any conclusions about challenging market conditions for 2-Bed 2-Bath units at Portal for the Station House project, which would not begin occupancy until some time in 2028 according to documented planning.

UNIT RENTS FINDINGS

Six downtown Eugene apartment projects were selected as most comparable and competitive to the Station House should it be developed in its updated format: Heartwood, Gordon Lofts, Portal and planned River District projects at 3BC (The Landing), 9A and 10A. Heartwood, Portal, and Gordon Lofts rents are actual observed market rents in January of 2026 for available units. Rents here expressed for The Landing (pre-leasing) and other planned River District projects are from those three project MUPTE applications and are purely for context. Below is a description of each project and its competitive advantages and disadvantages relative to each other and any new projects that may be built in downtown Eugene.

- **Heartwood:** This 95-unit building is the first of the River District projects to be constructed. The project, which opened to residents in the summer of 2024, has both unfurnished and furnished units. The project includes unfurnished Studio (6 units), One-Bed (29 units), and Two-Bed (39 units) units and furnished Studio (6 units), One-Bed (9 units) and Two-Bed (6 units) units. Heartwood also has One- and Two-Bed + Den units.
- **Gordon Lofts:** The 127-unit mixed-use project at 550 Pearl Street is a previous MUPTE program participant and comprises Studio, One-Bed, and Two-Bed units at top-of-market rents. The project has various retail businesses in its ground floor and the commercial building anchored by the Nike Store to the south forms a market area that is an extension of the larger 5th Street Market area development. Gordon Lofts offers Furnished and Unfurnished units.
- **35 Club:** The 110-unit project at 35 Club Road opened in 2019 and comprises Studio, One-Bed, and Two-Bed units. The project is located just across the Willamette River in the Ferry Street Bridge neighborhood.
- **Portal:** The 130-unit project began construction in 2023 and is now renting 2025. The project comprises Studio (19 units), One-Bed (34 units), Two-Bed (73 units), and Three-Bed (4 units) units. Portal offers One- and Two-Bed + Den units.
- **River District Parcel 3A (“The Landing”) Project:** The 237-unit project is the largest to be built of the River District mixed-use projects. The project will comprise 75 Studio units, 131 One-Bed units, and 31 Two-Bed units, all of which are oversized compared to market as “Live Work” units for extra office space for tenants.
- **River District Parcel 9A Project:** The 80-unit planned project is slated for the River District redevelopment and will likely begin construction in 2027. The project comprises Studio (12 units), One-Bed (20 units) and Two-Bed (48 units) units.

Table 3 provides a comparison of planned gross monthly rents at the updated Station House project with the six comparable and competitive projects in downtown Eugene. *All rents expressed are for 2028 dollars consistent with the development timing of Station House in its MUPTE application.* For comparable projects,



current 2026 rents were calculated in 2028 dollars assuming 3.5% escalation over the next 2.5 years to an assumed beginning occupancy date of July 2028 for Station House.

Market rents expressed for Station House are in 2028 dollars while rents for other comparable projects are in 2025 dollars. Station House rents are so expressed as pro forma analysis is conducted in terms of project construction and then lease-up in the future.

All things equal, in consistent 2028 dollars, we would expect unit rents at the Station House to be 7% to 8% higher, sometimes 10% higher, than other comparable projects by virtue of a new market “premium.” This is by virtue of being brand new apartment units compared to units that have been on the market for some time and have some depreciation, though likely well-maintained. New units in brand new condition, at a new location proximate to things that existing apartment units cannot offer locationally, will tend to fetch this premium, all things equal.

Table 3 – Station House Project Gross Rents (2028) Compared to Competitive Projects (2028-Adjusted)

MARKET RATE Unit Type	Gross Monthly Rent - July 2028-Adjusted Dollars							
	Station House		Gordon			Planned River District		
	2025	2026	Lofts	Heartwood	Portal	The Landing	Parcel 9A	Parcel 10A
Studio	\$2,116	\$1,986	\$2,147	\$1,788	\$1,714	\$1,718	\$1,639	\$1,666
One bedroom	\$3,085	\$2,581	\$2,906	\$2,338	\$2,698	\$2,537	\$2,236	\$2,240
One bedroom + Den	\$3,481	\$3,367	\$3,534	\$2,558	\$2,693	-	-	-
Two bedroom	\$4,018	\$4,218	\$4,063	\$2,738	\$3,020	\$4,295	\$3,377	\$3,347
Two bedroom + Den	<u>\$4,962</u>	<u>\$4,780</u>	<u>\$4,592</u>	<u>\$2,953</u>	<u>\$3,723</u>	=	=	<u>\$3,550</u>
Subtotals/Averages	\$3,146	\$3,295	\$3,027	\$2,476	\$2,903	\$2,733	\$3,086	\$3,086

An examination of 2028-adjusted current project rents with MUPTE application rents for Station House, as adjusted in 2026, indicate that the larger the unit, the greater the rent difference between Station House and existing projects – except for Gordon Lofts. Studio units at Station House are estimated to rent at a discount compared to Gordon Lofts in 2028, but 16% higher than Studio units at Portal. Even more dramatically,

Most dramatically, 2-Bed 2-Bath Station House units in 2028 are expected to rent for 4% more than Gordon Lofts, but 40% higher than 2028-adjusted rents for those units at Portal and 54% higher than 2028-adjusted units at Heartwood.

From a market perspective, Station House should be “targeting” its market rents feasibility based on Gordon Lofts, a clearly stabilized and successful apartment project most proximate to Station House. The Market District of Eugene is the most amenitized compared to River District, and so rent premiums should exist in the Market District above and beyond other explanations of rent in the River District, whose primary competitive advantage is its urban, master-planned district with superior access to Willamette River scenery and trails.

On the other hand, rent premiums or differences above 20% begin to require additional explanation that the Station House MUPTE application does not offer. In the grand scheme of MUPTE need and risk, a development with potentially unrealistically high expectations in their MUPTE application financial analysis potentially understates their need for the tax exemption for feasibility. If the project achieves lower rents,



either gross baseline or net after rent discounts via concessions, Net Operating Income and Cash Flow risk being lower than projected assuming no changes in costs.

We therefore find that the rents of the Station House project with 2026 adjustments seem appropriate compared to Gordon Lofts, the nearest and most-similar head-to-head competitor, versus River District project rents. And if Station House rents do not materialize as expected in larger units, the project would be more dependent upon a MUPTe than currently anticipated by the Applicant.



Memorandum

Date: November 4, 2025
To: Denny Braud, Planning and Development Executive Director
From: Annie Loe, Urban Designer, Planning & Development
Subject: Station House MUPTE: Design Changes

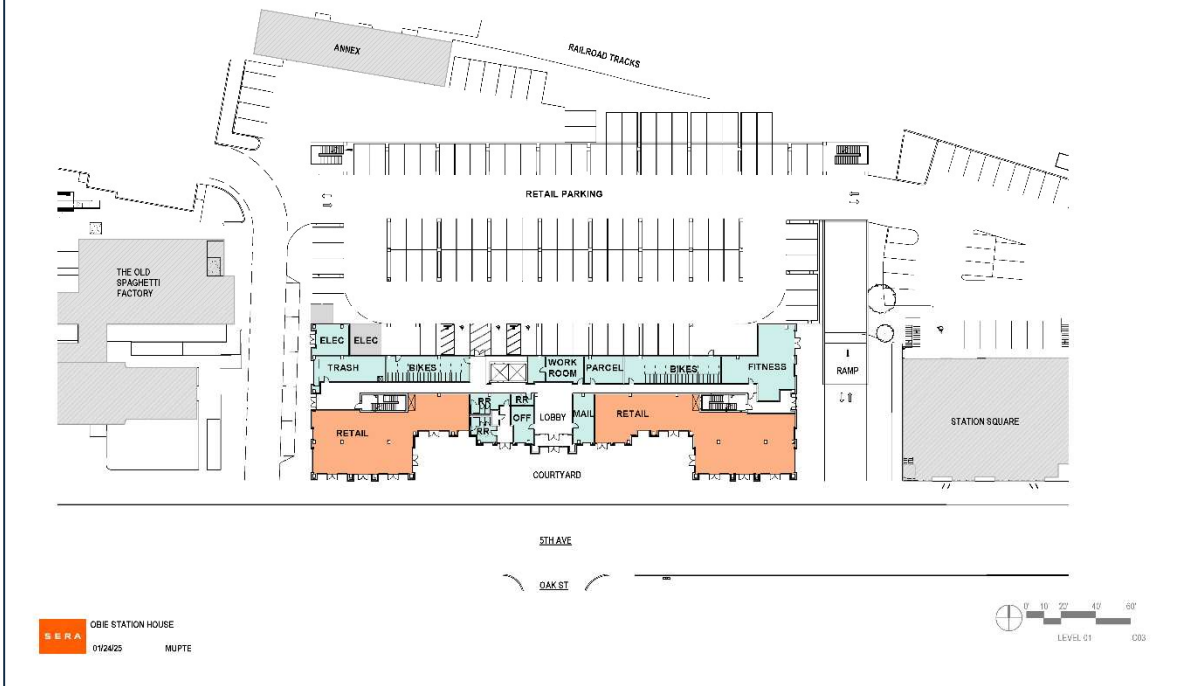
In October 2025, the development team for Station House requested a review of changes to the building design that was adopted as part of Council's April 2025 approval of a Multi-Unit Property Tax Exemption (MUPTE) for the project. Community Development and Urban Design staff reviewed the proposed changes and find that the updated design continues to meet all MUPTE design and compatibility criteria.

Overall, staff consider the design revisions to be positive changes. On the South-facing façade which faces 5th Avenue and looks south on Oak Street, the design has been updated to include more balconies, added flower boxes, and made a slight modification to the main entrance to accommodate a large display area. Along the East façade, the team modified the building's trash entrance from a roll-up door to a typical man door. Along the North façade, additional windows have been added which will result in more natural lighting.

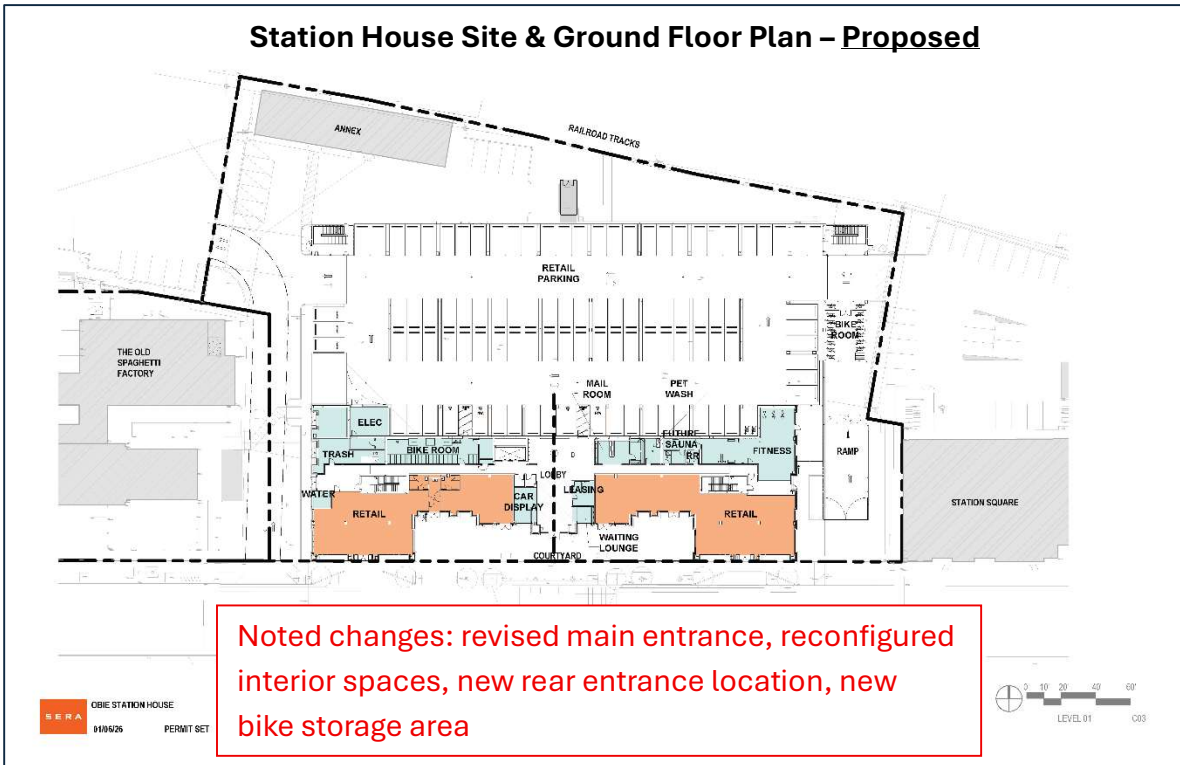
Finally, the design has been altered to include more units. The change to the unit type on the top floor, combined with minor changes to other floors, increases the overall height of the building by about seven feet, within the limit established by the Skinner Butte Height Limitation Area.

If you have questions about these design changes, please contact Annie Loe at x5445 or ALoe@eugene-or.gov.

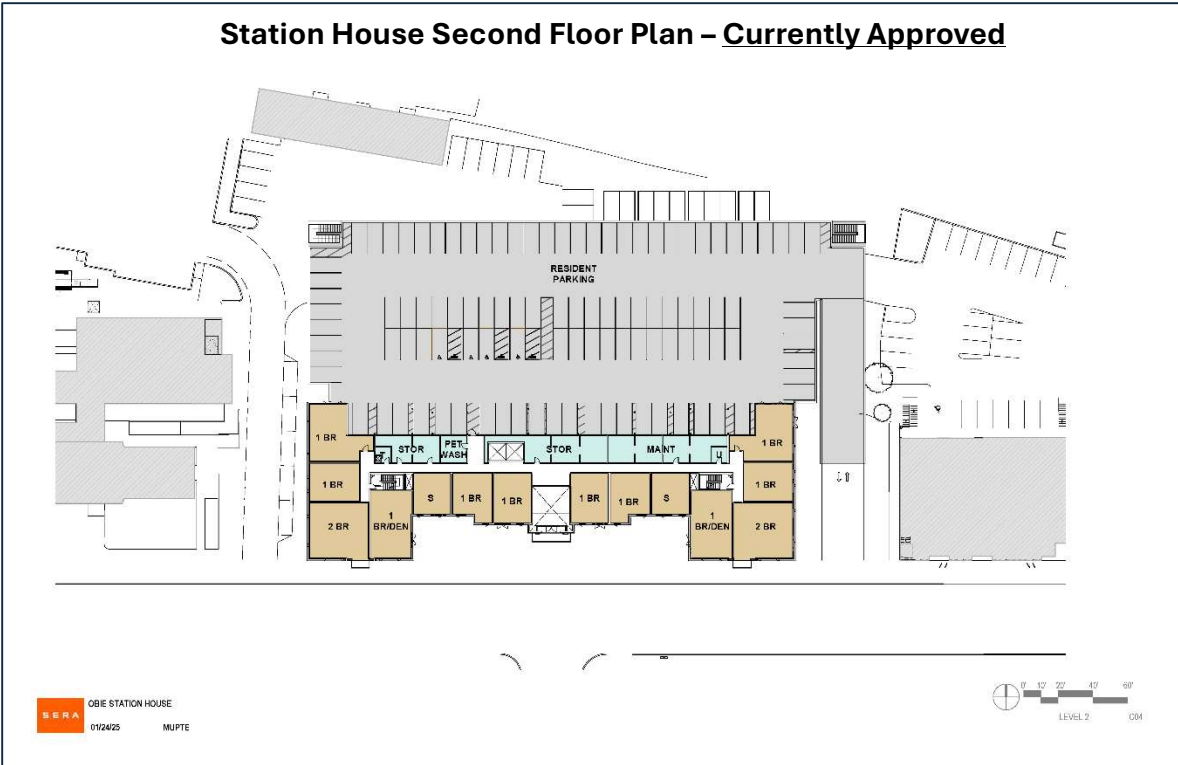
Station House Site & Ground Floor Plan – Currently Approved



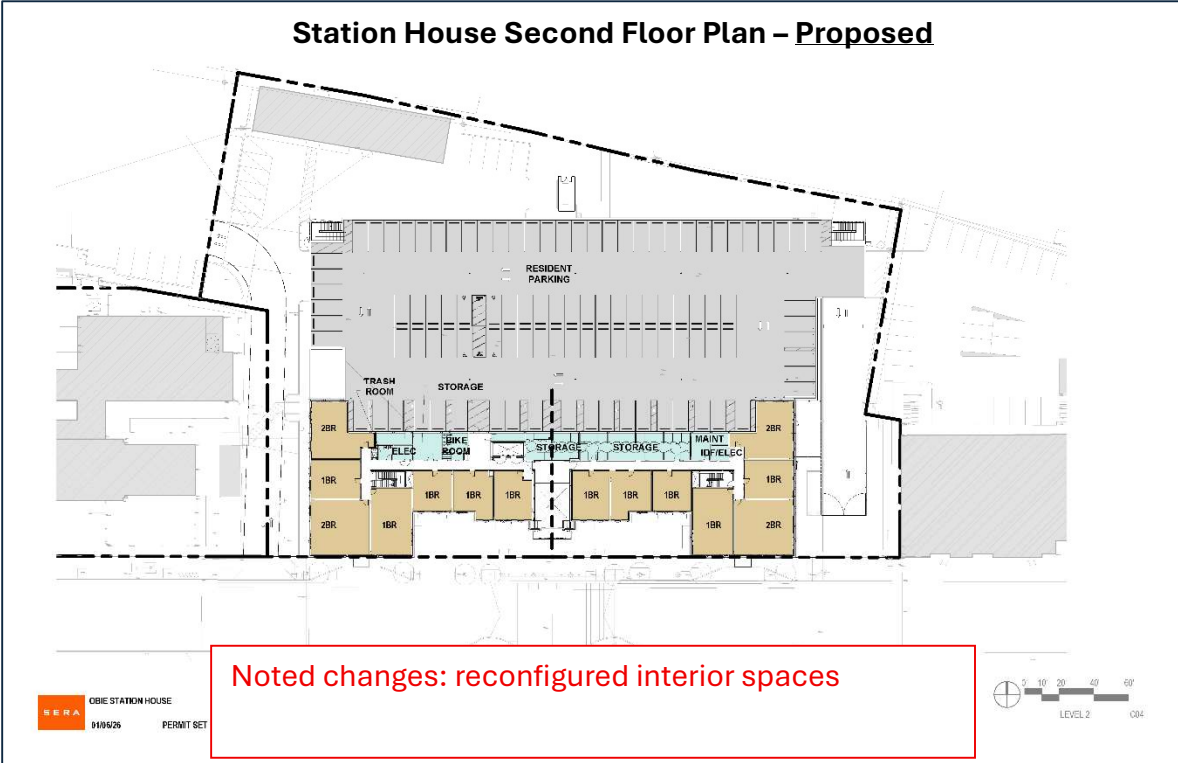
Station House Site & Ground Floor Plan – Proposed



Station House Second Floor Plan – Currently Approved



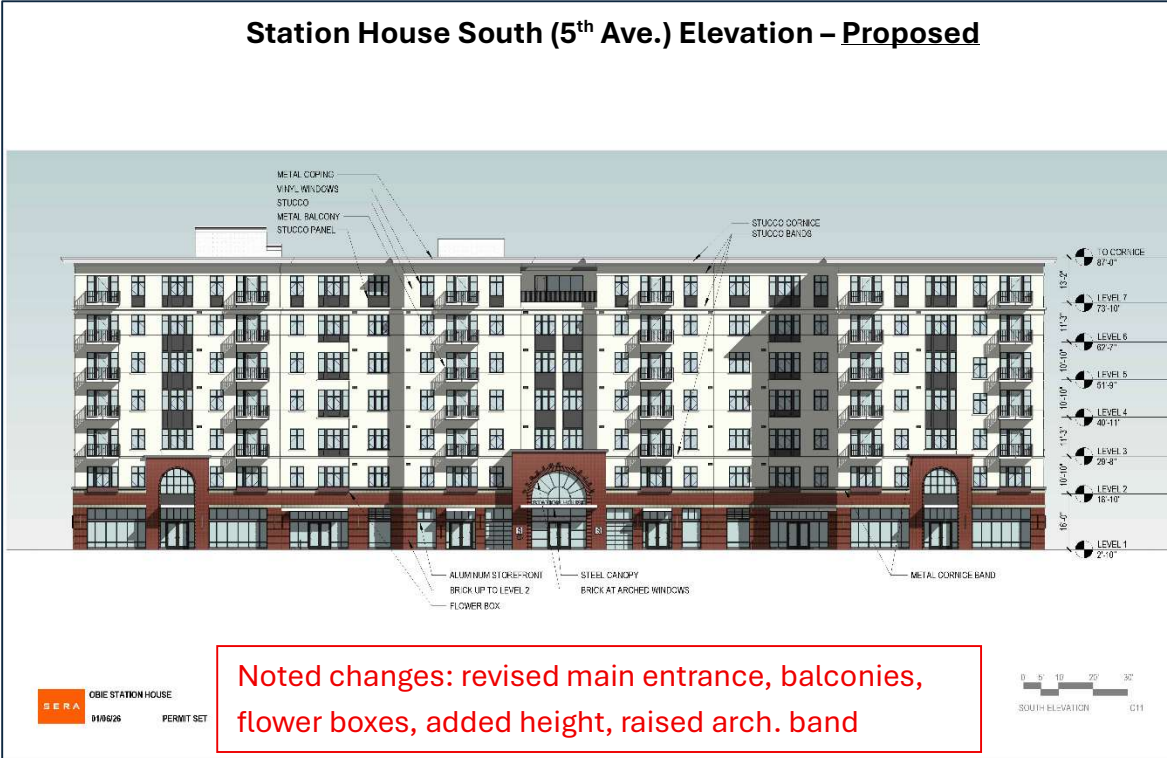
Station House Second Floor Plan – Proposed



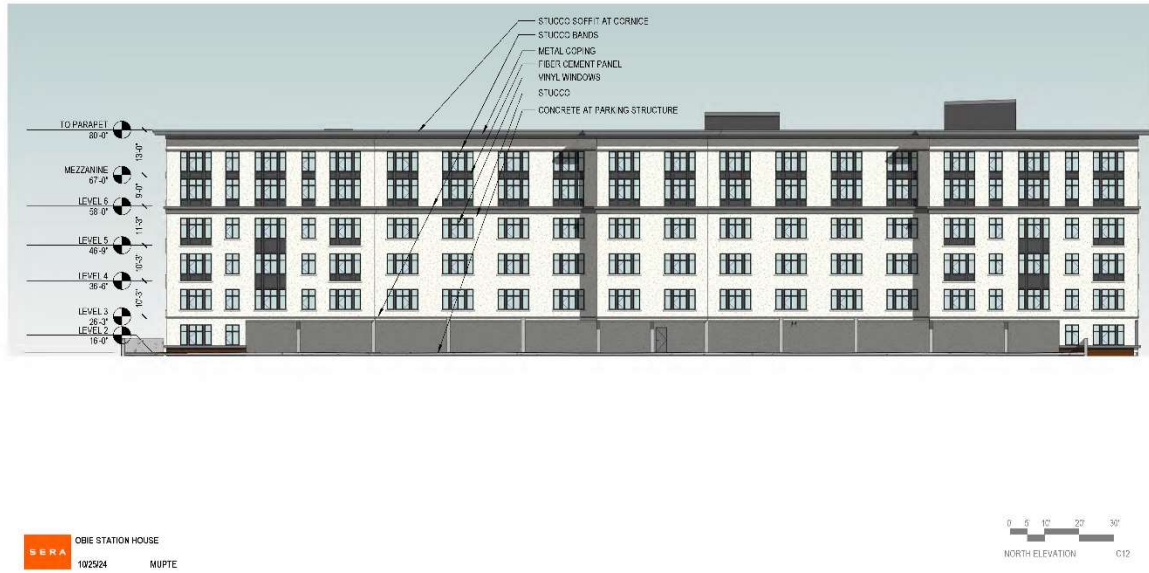
Station House South (5th Ave.) Elevation – Currently Approved



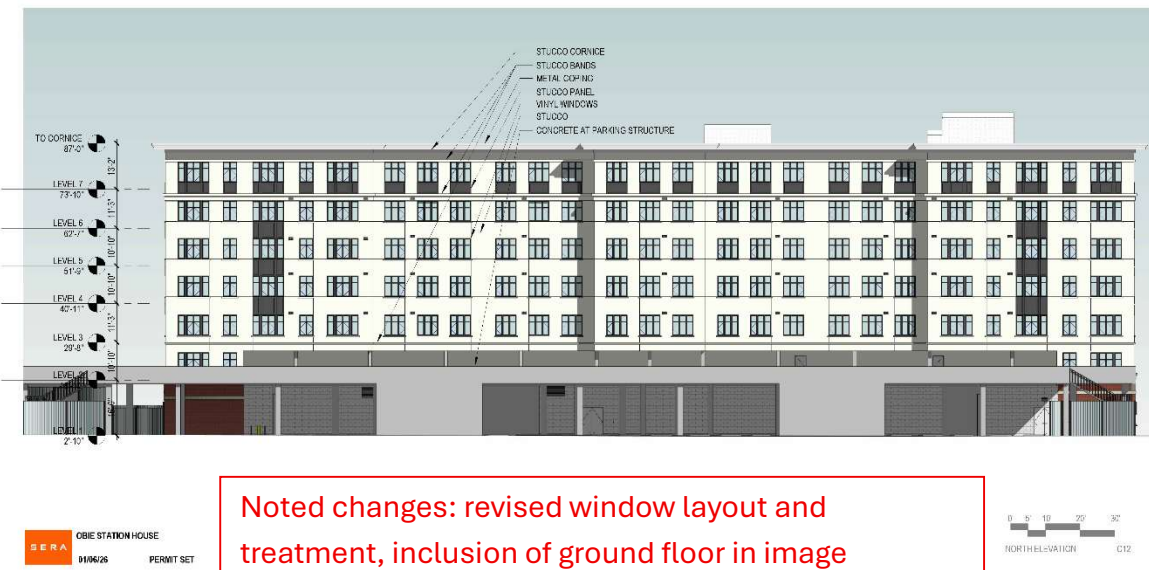
Station House South (5th Ave.) Elevation – Proposed



Station House North Elevation – Currently Approved



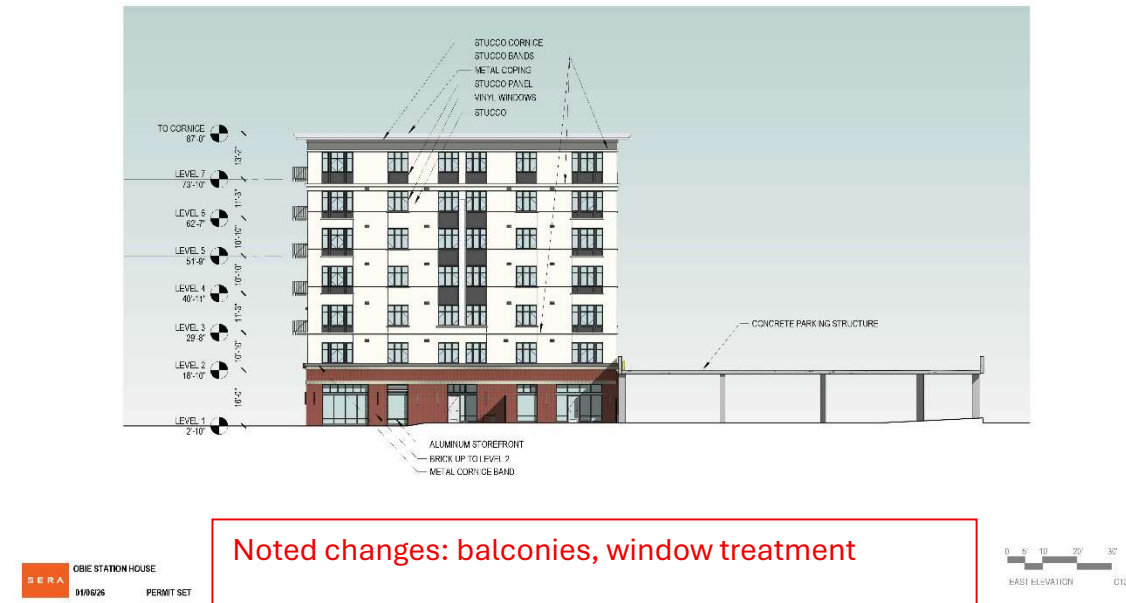
Station House North Elevation – Proposed



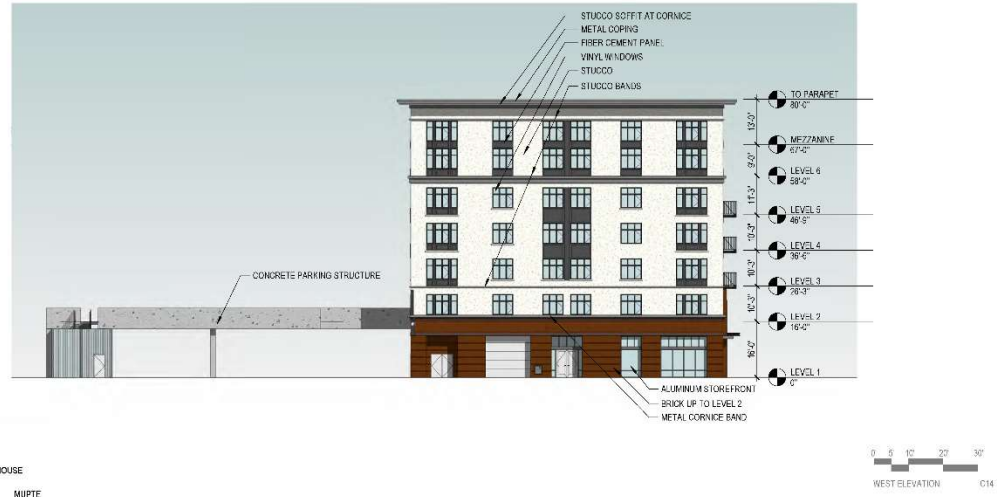
Station House East Elevation – Currently Approved



Station House East Elevation – Proposed



Station House West Elevation – Currently Approved



SERA
OBIE STATION HOUSE
01/25/24 MUPTC

Station House West Elevation – Proposed



Noted changes: balconies, trash access door, window treatment

SERA
OBIE STATION HOUSE
01/02/25 PERMIT SET

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Comment

Meeting Date: February 9, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 8
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This item allows members of the public the opportunity to express opinions and provide information to the council. Comments presented during the public comment period should be on city-related issues and should not address items which have already been heard by a Hearings Official, items on the present agenda as a public hearing item, or items related to a quasi-judicial matter after the official record has been closed.

BACKGROUND

Per City Council's operating agreement, speakers at the public comment period will be limited to two and a half minutes and the total time will be limited to 90 minutes total. Speakers will be randomized, and no persons will be allowed to submit a "Request to Speak" form more than 30 minutes prior to the start of the meeting. Persons wishing to speak must sign up to do so not later than 5 minutes after the meeting has been opened by the Mayor or presiding officer.

At the end of the public comment period each member of the Council has the opportunity to respond to comments made. The time allocated to each member of the Council for such responses shall be up to three minutes.

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: rrroach@eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of a Resolution Annexing Land to the City of Eugene
Assessor's Map 17-04-11-12, Tax Lot 00146 and Located at 3362 Wisteria Street
(City File: 3362 Wisteria St; A 25-11)

Meeting Date: February 9, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 9A
Staff Contact: Nicholas Gioello
Phone: 541-682-5453

ISSUE STATEMENT

This item is a request to annex an approximately 0.16-acre (6,970 square feet) property located at 3362 Wisteria Street. No public rights-of-way are proposed for annexation as part of this request and there is no formal deadline for Council action on this item. A vicinity map is provided as Attachment A to this Agenda Item Summary.

BACKGROUND

To encourage compact urban growth and sequential development within Eugene's urban growth boundary (UGB), the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), Eugene's regional comprehensive plan, provides that ultimately all land within the UGB will be annexed into the City and provided with a minimum level of urban services.

The subject property is currently zoned R-1 Low-Density Residential with /UL Urbanizable Land Overlay. The Metro Plan designates the subject property for low-density residential use. The subject property is located within the Urban Growth Boundary (UGB) and is contiguous to the City limits on its northwest corner boundary. Annexation will allow for future development consistent with the property's residential land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

Approval of annexation requests are based on the criteria at Eugene Code (EC) 9.7825 which require that (1) the land proposed to be annexed is within the City's UGB and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans; and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C of the attached resolution (see Attachment B to this AIS).

To provide nearby property owners and residents an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within 500 feet of the subject property and the affected neighborhood association (Santa Clara Community Organization) consistent with Eugene Code requirements.

No testimony has been received to date regarding the proposed annexation of this property.

Referral comments were provided by affected agencies including City of Eugene Public Works and

February 9, 2026 Meeting – Item 9A

Eugene Water & Electric Board. These referral comments confirm there are no concerns with the proposed annexation and the property is already provided with the minimum level of key urban services consistent with the approval criteria. Given the findings and recommendation included in Exhibit C of Attachment B, demonstrating the provision of key urban services to the property and the absence of any testimony, a public hearing is not recommended in this instance.

Additional background information regarding this request, including relevant application materials, is included for reference as Attachment C to this AIS. A full copy of all materials in the record is also available at the Permit and Information Center located at 99 West 10th Avenue, which is open from 12 pm to 4 pm Monday through Friday. To view materials at another time, please contact the listed staff representative to schedule an appointment. Copies may be also obtained at a reasonable cost. As a courtesy, copies of the application materials are also available online at: <https://pdd.eugene-or.gov/LandUse/ApplicationDetails?file=A-25-0011>

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

City Council may consider the following options:

1. Approve the Annexation and adopt the resolution
2. Approve the Annexation and adopt the resolution with specific modifications as determined by the City Council
3. Deny the annexation application
4. Defer action until after the council holds a public hearing on the proposed annexation

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council find that the request complies with all applicable approval criteria, adopt the resolution, and approve the annexation.

SUGGESTED MOTION

Move to adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-04-11-12 Tax Lot 00146 and located at 3362 Wisteria Street).

ATTACHMENTS

- A. Vicinity Map
- B. Proposed Annexation Resolution with Exhibits A through C
 - Exhibit A: Site Plan
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings

FOR MORE INFORMATION

Staff Contact: Nicholas R. Gioello, Associate Planner

Telephone: 541-682-5453

Staff E-Mail: NGioello@eugene-or.gov







Vicinity Map

3362 Wisteria Street (A 25-11)

Attachment A

Attachment A



-  Subject Property
-  Eugene City Limits
-  Taxlots
-  Eugene UGB



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

Created on 1/22/2026 by City of Eugene Planning Division



RESOLUTION NO. _____

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR’S MAP 17-04-11-12, TAX LOT 00146 AND LOCATED AT 3362
WISTERIA STREET)**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on October 15, 2025, by Kroger Family Trust, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, (“EC”) to annex property identified as Assessor’s Map 17-04-11-12, Tax Lot 00146, to the City of Eugene.

B. The property proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property proposed to be annexed is attached to this Resolution as Exhibit B.

C. The City’s Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director’s Findings and Recommendation are attached as Exhibit C.

D. On January 10, 2025, a notice containing the street address, the assessor’s map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director’s preliminary recommendation was mailed to the applicant, owners and occupants of properties located within 500 feet of the perimeter of the subject property, and the Santa Clara Community Organization. The notice advised that the City Council would consider the Planning Director’s full recommendation on the proposed annexation on February 9, 2026.

E. After considering the Planning Director’s recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based on the above findings and the Planning Director’s Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor’s Map 17-04-11-12, Tax Lot 00146, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

The foregoing Resolution adopted the ____ day of February, 2026.

City Recorder

ANNEXATION SITE PLAN

FOR

3362 Wisteria St

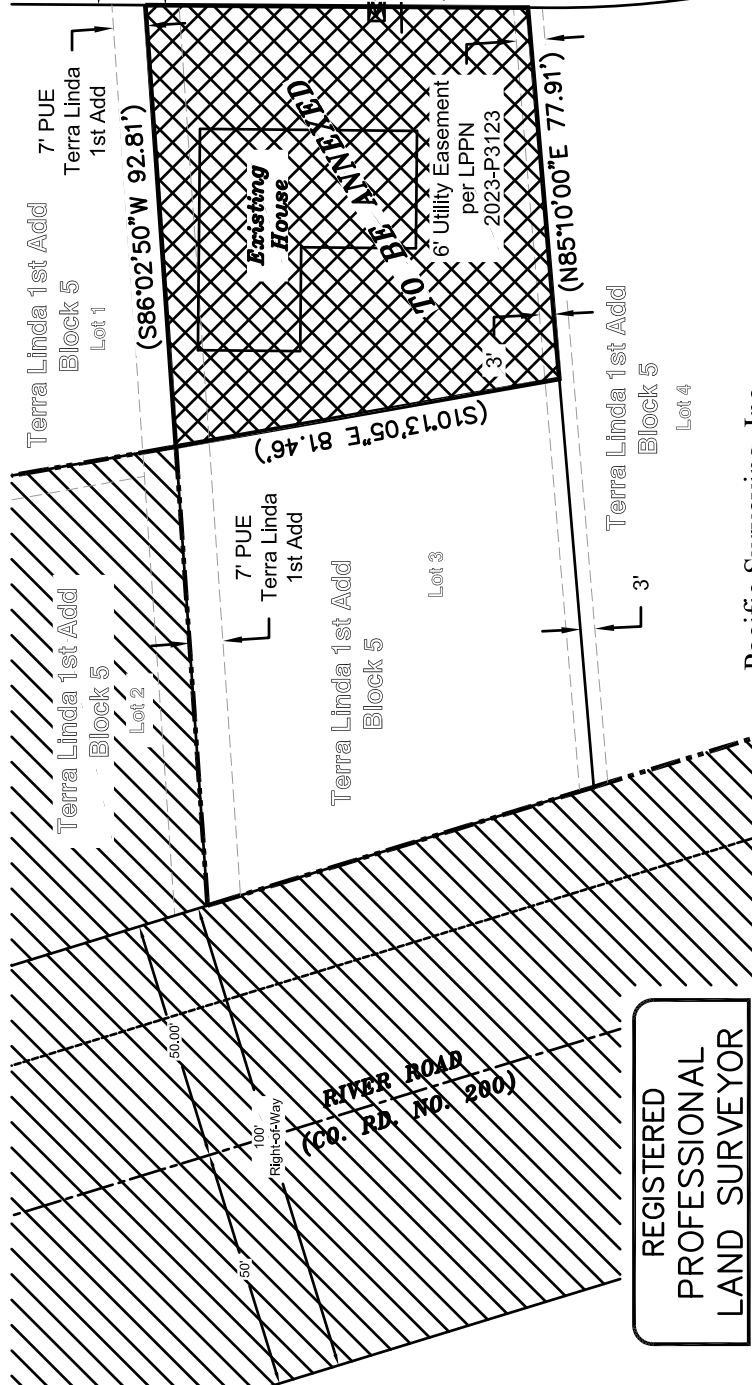
PARCEL 1, LAND PARTITION PLAT NO. 2023-P3123
 NE 1/4, SEC. 11, TOWNSHIP 17 SOUTH, RANGE 4 WEST, W.M.

LANE COUNTY, OREGON

DATE PREPARED: SEPTEMBER 2025 REVISED: NOVEMBER 2025

LEGEND

- water line, water meter
- wastewater line
- power line
- to be annexed
- existing city limits



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

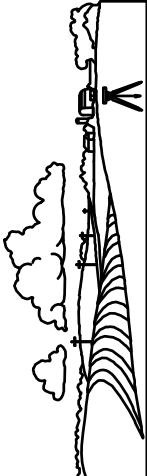
PRELIMINARY

OREGON
 JULY 21, 1992
 DAVID J. COLLIER
 2552

RENEWAL 12-31-25

ASSESSORS MAP: 17-04-11-12 TAX LOT: 00146

Pacific Surveying, Inc.



75506 Blue Mountain School Rd
 Cottage Grove, Oregon 97424
 Tel. (541)767-0790
 Cell (541)915-4043



METRO PLANNING, INC
 846 A STREET
 SPRINGFIELD, OR. 97477
 541-302-9830
 JOB NO. 25-032

SCALE 1" = 40'

Exhibit A

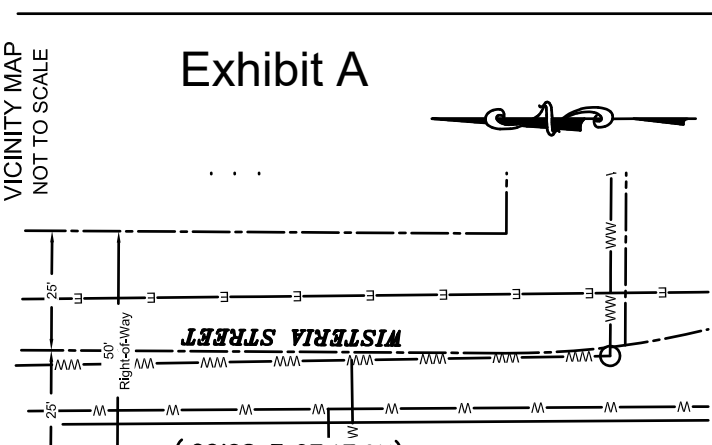


Exhibit B

ANNEXATION LEGAL DESCRIPTION

Parcel 1 of Land Partition Plat No. 2023-P3123, filed June 15, 2023, as Instrument No. 2023-016325, Lane County Deeds and Records, Lane County, Oregon.



**Planning Director’s Findings and Recommendation:
Annexation Request for 3362 Wisteria St
(City File: A 25-11)**

Application Submitted: October 15, 2025
Applicant: Kroger Family Trust
Property Included in Annexation Request: Tax Lot 00146 of Assessor’s Map 17-04-11-12
Zoning: R-1 Low-Density Residential and /UL Urbanizable Land Overlay
Location: 3362 Wisteria Street, east of River Road, west side of Wisteria Street
Lead City Staff: Nicholas Gioello, Associate Planner, City of Eugene Planning Division, 541-682-5453

EVALUATION:

Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in bold typeface with findings and conclusions following each.

EC 9.7825(1) The land proposed to be annexed is within the city’s urban growth boundary and is:	
(a) Contiguous to the city limits; or	
(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.	
Complies	Findings: The subject property is within the Urban Growth Boundary and is contiguous to City limits at its northwest corner, consistent with subsection (a).
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.	
Complies	Findings: Several policies from the Metro Plan provide support for this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following policies from the Growth Management section (in <i>italic text</i>):
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<p><i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i></p> <p><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></p> <p><i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i></p> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i></p>

Policy 15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)

The following policy from the Residential Element of the Metro Plan is also applicable:

Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.

The Metro Plan designates the annexation area as appropriate for low-density residential use. The River Road - Santa Clara Urban Facilities Plan (RR/SC UFP) is an adopted refinement plan for the subject property, which also designates the area for low density residential use, consistent with the subject property's existing R-1 Low-Density Residential zoning. The /UL overlay will be automatically removed from the property upon approval of the annexation.

Regarding applicable policies of the RR/SC UFP, the subject property is not located within a subarea. None of the general "Residential Land Use Policies" at Section 2.2 appear to be directly applicable to the subject request. The "Public Facilities and Services Element" policies of the RR/SC UFP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that property within the UGB will be annexed.

The River Road - Santa Clara Neighborhood Plan is the other more recently adopted refinement plan applicable to the subject property. While none of the goals or policies appear to serve as mandatory approval criteria for this annexation, the following policy is relevant to the annexation request:

Policy 17.4 Annexation: Annexation of the River Road and Santa Clara areas will occur only through strict application of state laws and local policies (e.g., ability to extend key urban facilities and services in a timely manner). In each case, Eugene will make every reasonable attempt to provide for annexation only on a voluntary basis and according to prior individual property annexation agreements.

As this annexation request is both served by key urban facilities (see below) and is a voluntary annexation, this policy is generally supportive of the request. Further, the Neighborhood Plan Goals focus on promoting additional housing infill, which this annexation will facilitate because of the expanded residential uses allowed on this property following annexation.

As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.

		<p>Based on the findings above, the proposal is consistent with the applicable policies of the <u>Metro Plan</u> and <u>RR/SC UFP</u> refinement plan, and <u>River Road – Santa Clara Neighborhood Plan</u> refinement plan.</p>
<p>EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.</p>		
<p>Complies</p>		<p>Findings: Consistent with this criterion, the proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p>
<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	
<p>YES</p>	<p>NO</p>	
<p><u>Wastewater</u></p>		
<p>Public wastewater is available via an 8-inch diameter public wastewater line within Wisteria Street right-of-way adjacent to the site.</p>		
<p><u>Stormwater</u></p>		
<p>There is no public stormwater conveyance system available in Wisteria Street, located to the east of the subject property. However, to the west, a 27-inch public stormwater line is present within the River Road right-of-way. Additionally, existing stormwater management facilities are located on Terra Linda Avenue, to the north of subject property. Soil maps indicate Type C soils exist on the site. No construction is proposed as part of this application. Future development will be subject to the City of Eugene Stormwater standards during the building permit process.</p>		
<p><u>Transportation</u></p>		
<p>The property fronts Wisteria Street, a local street under Lane County jurisdiction. A facilities permit with Lane County may be required.</p>		
<p><u>Solid Waste</u></p>		
<p>Collection service is provided by private firms. Regional disposal sites are operated by Lane County.</p>		
<p><u>Water and Electric</u></p>		
<p>Eugene Water and Electric Board (EWEB) Water staff confirm no objections to the annexation of the site.</p>		
<p><u>Public Safety</u></p>		
<p>Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection and emergency medical services will be provided by Eugene Springfield Fire.</p>		
<p><u>Parks and Recreation</u></p>		
<p>Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.</p>		
<p><u>Planning and Development Services</u></p>		

		<p>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 upon annexation.</p> <p><u>Communications</u> A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><u>Public Schools</u> 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.</p>
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CONCLUSION:

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is consistent with the applicable approval criteria. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS:

- Upon approval of the annexation, the base zoning of R-1 Low-Density Residential will remain; however, the /UL Urbanizable Land overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 541-682-5377 for more information.
- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of a Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-03-16-23, Tax Lot 02800 and
Located at 3032 Kinney Loop)
(City File: A 25-12)

Meeting Date: February 9, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 9B
Staff Contact: Gareth Warr
Phone: 541-682-5485

ISSUE STATEMENT

This item is a request to annex an approximately 0.49-acre property located at 3032 Kinney Loop. No public rights-of-way are proposed for annexation as part of this request and there is no formal deadline for Council action on this item. A vicinity map is provided as Attachment A.

BACKGROUND

To encourage compact urban growth and sequential development within Eugene's urban growth boundary (UGB), the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), Eugene's regional comprehensive plan, provides that ultimately all land within the UGB will be annexed into the City and provided with a minimum level of urban services.

The subject property is currently zoned R-1 Low-Density Residential with /UL Urbanizable Land Overlay. The Metro Plan designates the subject property for low-density residential use. The subject property is located within the Urban Growth Boundary (UGB) and is contiguous to the City limits on its southern boundary. Annexation will allow for future development consistent with the property's residential land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

Approval of annexation requests are based on the criteria at Eugene Code (EC) 9.7825 which require that (1) the land proposed to be annexed is within the City's UGB and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans; and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C of the attached resolution (see Attachment B to this AIS).

To provide nearby property owners and residents an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within 500 feet of the subject property and the affected neighborhood association (Northeast Neighbors) consistent with Eugene Code requirements.

No testimony has been received to date regarding the proposed annexation of this property.

February 9, 2026 Meeting – Item 9B

Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm there are no concerns with the proposed annexation and the property is already provided with the minimum level of key urban services consistent with the approval criteria. Given the findings and recommendation included in Exhibit C of Attachment B, demonstrating the ability for the provision of key urban services to the property, and the absence of any testimony, a public hearing is not recommended in this instance.

A full copy of all materials in the record is available at the Permit and Information Center located at 99 West 10th Avenue, which is open from 12 p.m. to 4 p.m. Monday through Friday. To view materials at another time, please contact the listed staff representative to schedule an appointment. Copies may be also obtained at a reasonable cost. As a courtesy, copies of the application materials are also available online at:

<https://pdd.eugene-or.gov/LandUse/SearchApplicationDocuments?file=A-25-0012>

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

City Council may consider the following options:

1. Approve the annexation and adopt the resolution
2. Approve the annexation and adopt the resolution with specific modifications as determined by the City Council
3. Deny the annexation application
4. Defer action until after the council holds a public hearing on the proposed annexation

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council find that the request complies with all applicable approval criteria, adopt the resolution, and approve the annexation.

SUGGESTED MOTION

Move to adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-16-23 Tax Lot 02800 and located at 3032 Kinney Loop).

ATTACHMENTS

- A. Vicinity Map
- B. Annexation Resolution
 - Exhibit A: Site Plan
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings

FOR MORE INFORMATION

Staff Contact: Gareth Warr, Associate Planner

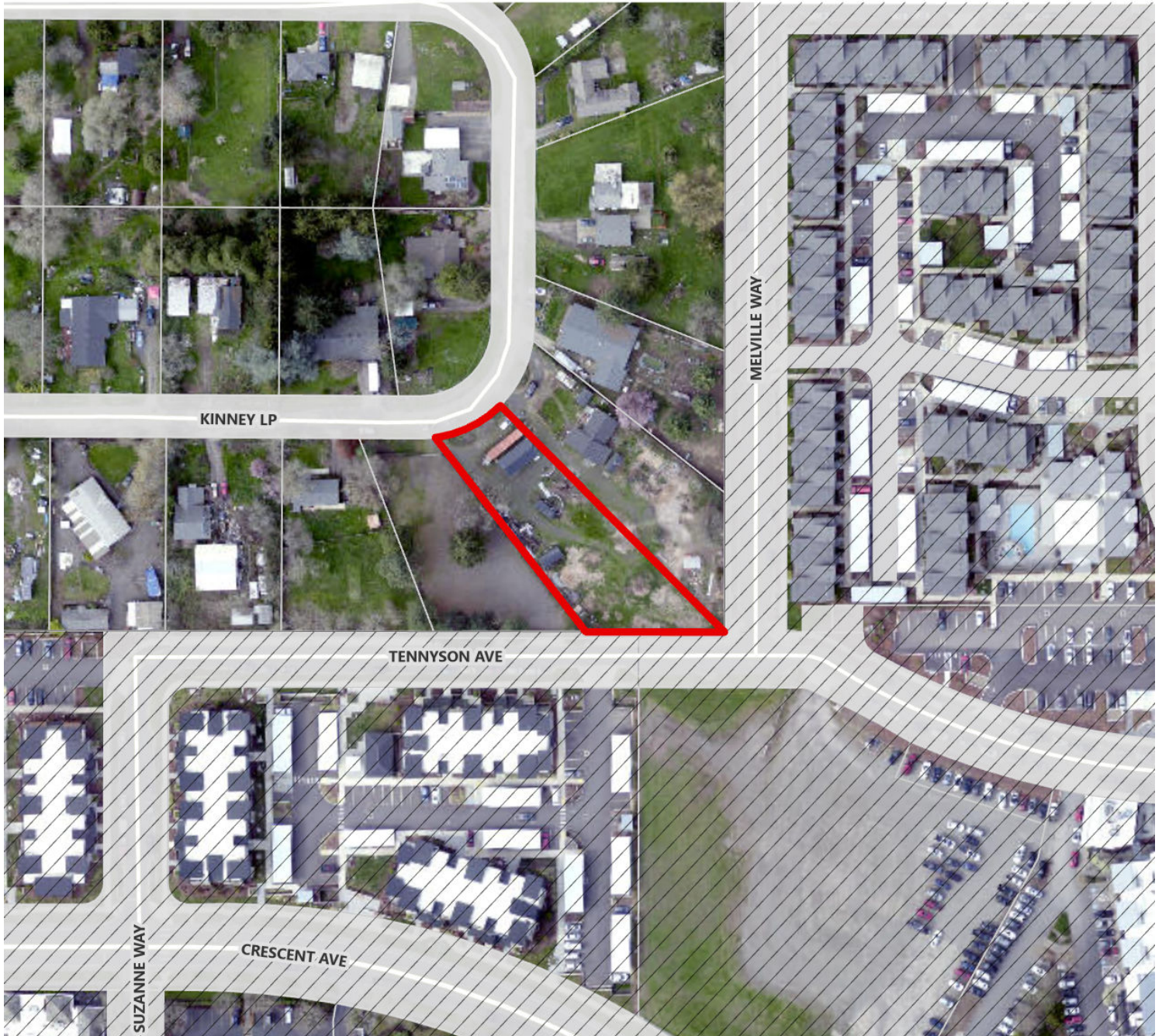
Telephone: 541-682-5485





Staff E-Mail: GWarr@eugene-or.gov



Vicinity Map

3032 Kinney Loop (A 25-12)



-  Subject Property
-  Eugene City Limits
-  Taxlots
-  Eugene UGB



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

Created on 11/18/2025 by City of Eugene Planning Division



RESOLUTION NO. _____

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR’S MAP 17-03-16-23, TAX LOT 02800 AND LOCATED AT 3032
KINNEY LOOP)**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on November 12, 2025, by Daniel Christianson, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, (“EC”) to annex property identified as Assessor’s Map 17-03-16-23, Tax Lot 02800, to the City of Eugene.

B. The property proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property proposed to be annexed is attached to this Resolution as Exhibit B.

C. The City’s Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director’s Findings and Recommendation are attached as Exhibit C.

D. On December 24, 2025, a notice containing the street address, the assessor’s map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director’s preliminary recommendation was mailed to the applicant, owners and occupants of properties located within 500 feet of the perimeter of the subject property, and the Northeast Neighbors. The notice advised that the City Council would consider the Planning Director’s full recommendation on the proposed annexation on February 9, 2026.

E. After considering the Planning Director’s recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

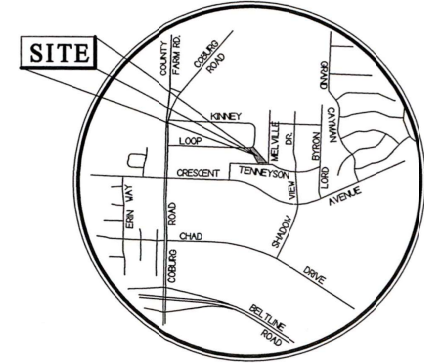
Section 1. Based on the above findings and the Planning Director’s Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor’s Map 17-03-16-23, Tax Lot 02800, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

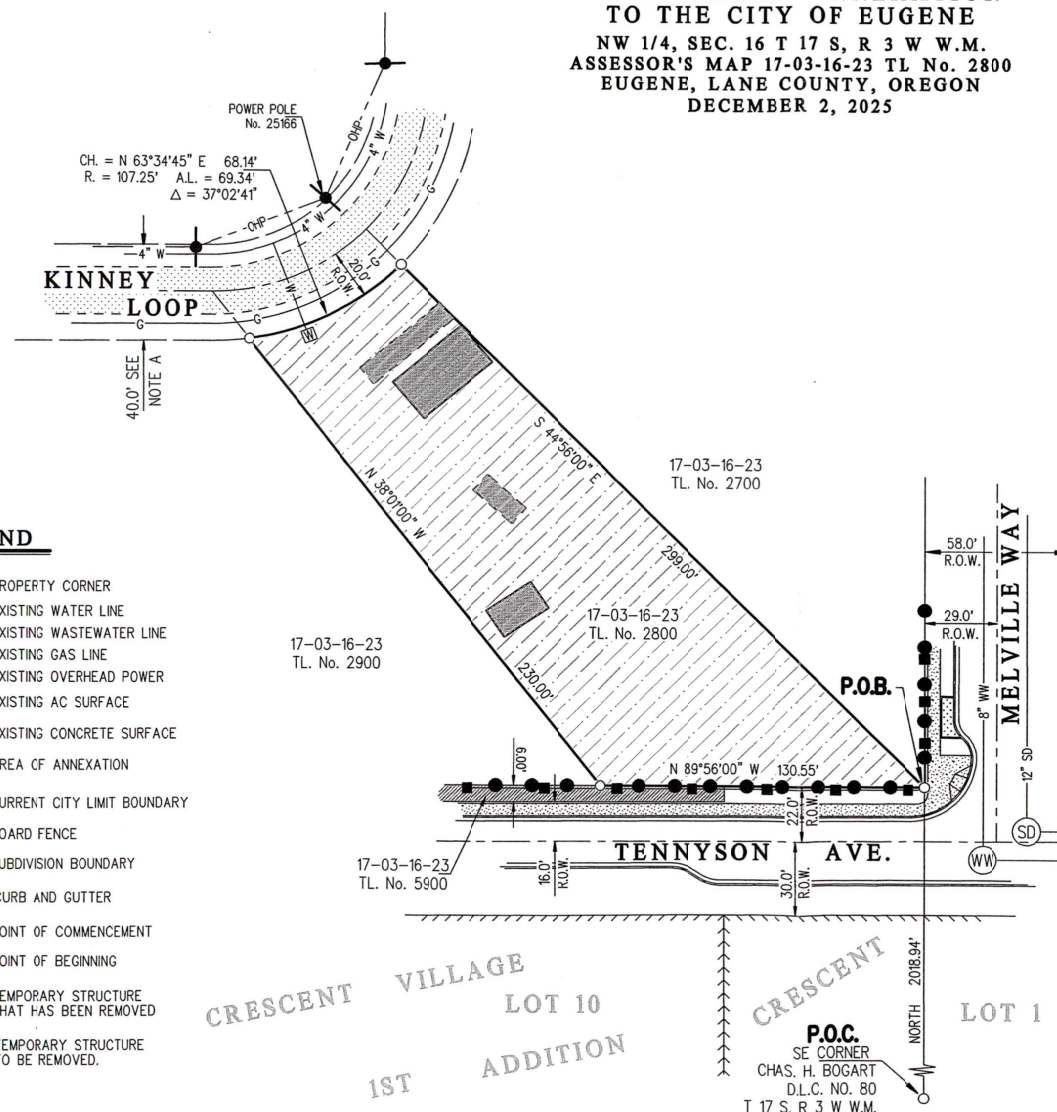
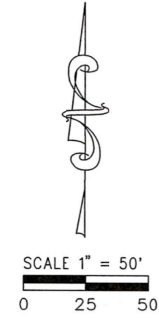
The foregoing Resolution adopted the ____ day of February, 2026.

City Recorder

**SITE PLAN
FOR
CHRISTIANSON ANNEXATION
TO THE CITY OF EUGENE**
NW 1/4, SEC. 16 T 17 S, R 3 W W.M.
ASSESSOR'S MAP 17-03-16-23 TL No. 2800
EUGENE, LANE COUNTY, OREGON
DECEMBER 2, 2025



VICINITY MAP
NO SCALE



LEGEND

- PROPERTY CORNER
- - W - - EXISTING WATER LINE
- - WW - - EXISTING WASTEWATER LINE
- - G - - EXISTING GAS LINE
- - OHP - - EXISTING OVERHEAD POWER
- [Stippled Box] EXISTING AC SURFACE
- [Cross-hatched Box] EXISTING CONCRETE SURFACE
- [Diagonal Lines Box] AREA OF ANNEXATION
- CURRENT CITY LIMIT BOUNDARY
- ■ ■ ■ ■ BOARD FENCE
- SUBDIVISION BOUNDARY
- ==== CURB AND GUTTER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- [Dashed Box] TEMPORARY STRUCTURE THAT HAS BEEN REMOVED
- [Solid Box] TEMPORARY STRUCTURE TO BE REMOVED.

NOTE

- A. 40.0' EASEMENT FOR ROAD PURPOSES AND OTHER PUBLIC USES AS IDENTIFIED IN THE DEED OF CONVEYANCE FOR THE SUBJECT PROPERTY.
- B. NO OTHER EASEMENTS OF RECORD AFFECT THE SUBJECT PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes

OREGON
JULY 13, 1984
JONATHAN A. OAKES
205
EXPIRES: DECEMBER 31, 2026

AVERY LAND SURVEYING LLC

1140 Willagillespie Road Suite 43 Eugene OR. 97401
(541) 556-7526 • jon@averylandsurveying.com
Job No. 4938 • Dwg:4938-Site.gxd • 11-2025

CRESCENT VILLAGE
1ST ADDITION

CRESCENT VILLAGE
LOT 10
LOT 1
P.O.C. SE CORNER
CHAS. H. BOGART
D.L.C. NO. 80
T 17 S, R 3 W W.M.

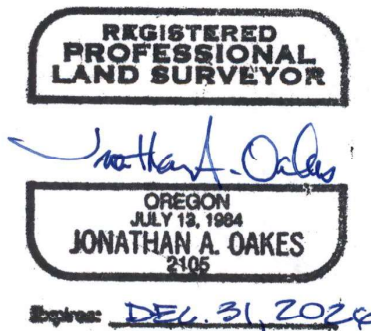
TRACT B
VILLAGE
PHASE 1

A 25-12 - Attachment B, Exhibit B: Legal Description

Legal Description
for
Christianson Annexation Application
Assessor's Map No. 17-03-16-23 TL No. 2800

Beginning at a point on the east boundary of the Chas. H. Bogart D.L.C. No. 80 in Township 17 South, Range 3 West of the Willamette Meridian, said point being NORTH 2018.94 feet from the southeast corner of the said Chas. H. Bogart D.L.C. No. 80; thence leaving said east boundary and running North 89°56'00" West 130.55 feet; thence North 38°01'00" West 230.00 feet to a point on the south margin of a 40.0 foot public road easement, 20.0 feet southerly of when measured at right angles to the centerline of the said public road easement; thence along the southerly margin of the said public road easement along the arc of a 107.25 foot radius curve left (the chord of which bears North 63°34'45" East 68.14 feet) a distance of 69.34 feet to a point on the westerly boundary of that certain tract of real property described in a Warranty Deed recorded June 7, 2019 Reception No. 2019-022442 Lane County Oregon Deeds and Records; thence leaving said southerly margin and running along the westerly boundary of the said last described tract South 44°56'00" East 299.00 feet to the point of beginning, all in Lane County Oregon.

Bearing used hereon are based on County Survey File No. 6360 on file in the office of the Lane County Surveyor.





**Planning Director’s Findings and Recommendation:
Annexation Request for 3032 Kinney Loop
(City File: A 25-12)**

Application Submitted: November 12, 2025
Applicant: Daniel Christianson
Property Included in Annexation Request: Tax Lot 02800 of Assessor’s Map 17-03-16-23
Zoning: R-1 Low-Density Residential and /UL Urbanizable Land Overlay
Location: 3032 Kinney Loop
Lead City Staff: Gareth Warr, Associate Planner, City of Eugene Planning Division, 541-682-5485

EVALUATION:

Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in bold typeface with findings and conclusions following each.

EC 9.7825(1) The land proposed to be annexed is within the city’s urban growth boundary and is: (a) Contiguous to the city limits; or (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.	
Complies <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Findings: The subject property is within the Urban Growth Boundary and is contiguous to City limits on its southern boundary, consistent with subsection (a).
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.	
Complies <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Findings: Several policies from the Metro Plan provide support for this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following policies from the Growth Management section (in <i>italic text</i>): <i>Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:</i> <i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i> <i>b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)</i> <i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i>

Policy 15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)

The following policy from the Residential Element of the Metro Plan is also applicable:

Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.

The Metro Plan designates the annexation area as appropriate for low density residential use.

The Willakenzie Area Plan is the adopted refinement plan for the subject property and also designates the area for low density residential use. The property is currently zoned R-1 Low-Density Residential with a /UL Urbanizable Land overlay. The /UL overlay will be automatically removed from the property upon approval of the annexation.

Regarding applicable policies of the Willakenzie Area Plan (WAP), the subject property is within the Unincorporated Subarea. The WAP designates this property as low-density residential within the subarea, shown specifically on Inset Map C, and specifically remarks under the Unincorporated Subarea Policies and Proposed Actions, #7: "The City shall recognize the Kinney Loop subdivision as being appropriate for low-density residential land use." With regard to applicable policies of the WAP, none of the listed policies for this subarea appear to be directly applicable to the subject property, nor annexation. The proposed annexation does not conflict with any of the Land Use Policies or Residential Policies in the WAP. The "Public Facilities and Services Element" policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.

As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.

Based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and Willakenzie Area Plan refinement plan.

EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.	
<p>Complies</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p>	<p>Findings: Consistent with this criterion, the proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:</p> <p><u>Wastewater</u> Public wastewater is available via an 8-inch diameter public wastewater line within the Tennyson Avenue and Melville Way right-of-way, east-adjacent to the site.</p> <p><u>Stormwater</u> There is an existing 12-inch diameter stormwater line in Tennyson Avenue south of the subject property. Soil maps indicate Type C soils exist on the site. No mapped infiltration limiting factors are noted. Any future development will be subject to the City of Eugene stormwater standards during the building permit process.</p> <p><u>Transportation</u> The subject property's northern boundary has frontage on Kinney Loop, a Lane County-jurisdiction Local Access Road. The subject property's southern boundary has frontage on Tennyson Avenue, a Local Street that is owned and maintained by the City of Eugene. Compliance with applicable street standards will be evaluated at the time of any future redevelopment on the site.</p> <p><u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites and service is operated by Lane County.</p> <p><u>Water and Electric</u> Eugene Water and Electric Board (EWEB) Water staff confirm no objections to the annexation of the site as water and electric services for the subject property are in accordance with EWEB policies and procedures.</p> <p><u>Public Safety</u> Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection and emergency medical services will be provided by Eugene Springfield Fire.</p> <p><u>Parks and Recreation</u> Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.</p> <p><u>Planning and Development Services</u> 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 upon annexation.</p>

		<p><u>Communications</u> A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><u>Public Schools</u> 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.</p>
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CONCLUSION:

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is consistent with the applicable approval criteria. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS:

- Upon approval of the annexation, the base zoning of R-1 Low-Density Residential will remain; however, the /UL Urbanizable Land overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 541-682-5377 for more information.
- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.