



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

<b>FOR DLCD USE</b>
File No.:
Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing.** (See [OAR 660-018-0020](#) for a post-acknowledgment plan amendment and [OAR 660-025-0080](#) for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **City of Eugene**

Local file no.: **MA 15-1/Z 15-1**

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- UGB amendment** over 100 acres by a metropolitan service district
- Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- Periodic review task** – Task no.:
- Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgement plan amendment)

Local contact person (name and title): Heather O'Donnell  
 Phone: 541-682-5488 E-mail: heather.m.odonnell@ci.eugene.or.us  
 Street address: 99 West 10<sup>th</sup> Avenue City: Eugene Zip: 97401-

**Briefly summarize the proposal** in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

**Amend the Metro Plan land use digram for the entire property from Parks and Open Space to Low Density Residential, and amend the zoning for the northern 27.63 acres of the property from PL public Land to R-1 Low Density Residential (so that the entire property is R-1 zoned). The staff report will be available 7 days before the 7/14 hearing at <http://www.eugene-or.gov/planning>, click on planning commission meetings, then agenda.**

Date of first evidentiary hearing: 07/14/2015  
 Date of final hearing: 09/21/2015

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
- Comprehensive Plan map amendment(s) – Change from POS to LDR  
Change from \_\_\_\_\_ to \_\_\_\_\_
- New or amended land use regulation
- Zoning map amendment(s) – Change from PL to R-1  
Change from \_\_\_\_\_ to \_\_\_\_\_
- An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- Acres affected by map amendment: 74

Location of property, if applicable (site address and T, R, Sec., TL): Rest-Haven Cemetery 3900 Willamette, 18-03-07-43/02100 & 18-03-18-00/00300

List affected state or federal agencies, local governments and special districts: City of Eugene

# NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

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1. Except under certain circumstances,<sup>1</sup> proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist  
Dept. of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us) with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at [http://www.oregon.gov/LCD/Pages/papa\\_submittal.aspx](http://www.oregon.gov/LCD/Pages/papa_submittal.aspx).

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

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<sup>1</sup> 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

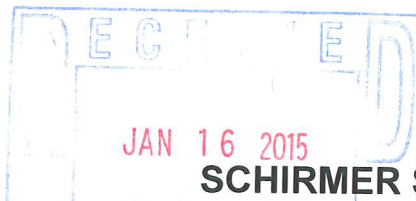
(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

<http://www.oregon.gov/LCD/Pages/forms.aspx>

**If you have any questions** or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

**Notice checklist. Include all that apply:**

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal



**SCHIRMER SATRE GROUP**  
**Planners, Landscape Architects and Environmental Specialists**  
 375 West 4<sup>th</sup> Avenue, Suite 201, Eugene, Oregon 97401  
 (541) 686-4540 • Fax (541) 686-4577 • [www.schirmersatre.com](http://www.schirmersatre.com)

## TRANSMITTAL

**TO:** City of Eugene Planning **DATE:** January 16, 2015  
99 West 10th **PROJECT:** Rest-Haven Metro Plan  
Eugene, OR 97401 Amendment and Zone  
Change

**ATTN:** \_\_\_\_\_ **CLIENT PROJ #:** \_\_\_\_\_  
 \_\_\_\_\_ **SSG PROJ #:** \_\_\_\_\_

**TRANSMITTED:** Herewith  **DISPOSITION:** For Your Approval   
 Separate Cover  For Your Information   
 Other  For Reply

TRANSMITTED:		Dated	No. Pages
# Copies	Item	(In addition to this cover page)	
1	CD of Application Materials		
1	Metro Plan Amendment Application	January 15, 2015	3
1	Zone Change Application	January 15, 2015	2
4	Metro Plan and Zone Change Written Statement	January 15, 2015	25
4	Neighborhood Meeting Materials	January 14, 2015	18

**REMARKS:**

**COPIES TO:** Agency   
 File  Consultant   
 Owner  Other

**BY:**   
 \_\_\_\_\_  
 CAROL SCHIRMER

SCANNED  
 JAN 20 2014

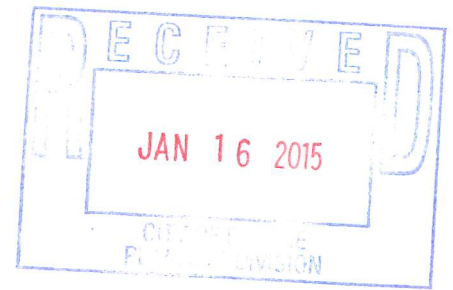
## METRO PLAN AMENDMENT AND ZONE CHANGE APPLICATION

Property Location: 39<sup>th</sup> and Willamette Street  
Assessor's Map: 18-03-18-00, Tax Lot: 00300  
Assessor's Map: 18-03-07-43, Tax Lot: 02100

Owners/  
Applicants: Charles Wiper, Inc.  
3900 Willamette Street  
Eugene, OR 97405

Applicant's Schirmer Satre Group  
375 West 4<sup>th</sup>  
Suite 201  
Eugene, Oregon 97401

*Contact: Carol Schirmer*  
Phone: 541.686.4540 x1  
Email: carol@schirmersatre.com



### WRITTEN STATEMENT

#### **I. LAND USE REQUEST**

This consolidated application proposes to amend the Metro Plan Diagram to re-designate the entirety of Rest-Haven Memorial Park ("Rest-Haven") from Parks and Open Space (POS) to Low Density Residential (LDR), and to change the zoning on approximately 29.5 acres located on the northernmost portion of the site from Public Land (PL) to Low Density Residential (R-1). The zoning for the southern 45 acres of the property is currently R-1.

This request would correctly match the zoning and plan designation for the entirety of this privately held property.

The property owner is seeking long-term productive uses for the portions of the subject property not currently developed or platted with cemetery plots. Consistent with the surrounding residential neighborhood context, the property owner submits this application to enable those areas of the subject property to be developed for residential use. If this application is approved, the property owner will apply for a new CUP for the operations of a reduced-footprint Rest-Haven Memorial Park.

The Envision Eugene process identified portions of this property as able to meet the city's low-density residential needs in the near future. Consistent with the goals and strategies identified in that process, changes to the plan designation and zoning for large areas designated for parks and open space use (but that will never actually

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become a public park) will substantially reduce the need for the city to expand its urban growth boundary (UGB) to meet the city's long term residential needs.

While the applicant ultimately pulled out of the Envision Eugene process, in large part because of an unacceptably low vehicle trip cap the ordinance would have imposed in order to avoid the detailed analysis required to demonstrate compliance with Goal 12, the property owner recognizes the soundness of the Envision Eugene reasoning. Thus this application follows the approach taken by Envision Eugene for the Willamette Street site and adds to it the necessary evidence and analysis to demonstrate Goal 12 compliance without a trip-cap.

Approval of this application will allow the City of Eugene to make an effective case that it is not necessary to expand the UGB to meet low-density residential needs.

## **II. SITE CONTEXT**

The 74.5-acre subject property is located in the South Hills area of Eugene and is bounded by Willamette Street on the east, West 39<sup>th</sup> avenue on the north, Densmore Road on the northwest, and Braeburn Drive on the west and south. The St. Jude Catholic Church is located by the southeast corner of this area. See Exhibit A: Site Plan.<sup>1</sup>

With the exception of the St. Jude Catholic Church, the subject property is surrounded by single family houses. In close proximity to the subject property towards the east, along 40<sup>th</sup> Avenue, is community commercial (C-2) development.

## **III. PLANNING CONTEXT**

### Metro Plan

The Metro Plan designates the entire subject property Parks and Open Space (POS). See Exhibit B: Existing Metro Plan Designations. All of the surrounding parcels are designated Low Density Residential (LDR) to include the St. Jude Catholic Church.

As noted above, this application proposes to re-designate the entire subject property to LDR. See Exhibit C: Proposed Metro Plan Designations.

### Existing Zoning

The 74.5-acre subject property is currently split zoned. Approximately 29.5 acres is zoned PL, Public Land. Approximately 45 acres is zoned R-1, Low Density Residential. See Exhibit D: Existing Zoning. This application also proposes to re-zone the PL zoned land to R-1. See Exhibit E: Proposed Zoning. Surrounding properties are zoned R-1.

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<sup>1</sup> For City convenience, the application uses maps and diagrams prepared by the City during the Envision Eugene process. In some instances the File Number may be obscured to avoid confusion between the Envision Eugene file numbers and this proposal.

### Current Land Use

The subject property is currently subject to the Conditional Use Agreement and the Approved Plans for CU 95-2. CU 95-2 approves cemetery uses for the subject property except for an area identified as Zone 6 (shown on Page 4 of 8 of the Approved Plans), which is identified as an unplanned area. See Exhibit F: Memorandum – Decisions That Pertain to Rest-Haven Memorial Park. No development is authorized for Zone 6 without further land use applications.

Over the years, Rest-Haven has been involved in litigation related to development of the cemetery uses. Instead of summarizing that litigation here, the applicant is providing a 2005 memorandum without exhibits that discusses key land use documents and related litigation. See Exhibit F: Memorandum – Decisions That Pertain to Rest-Haven Memorial Park.

The property owner has also submitted a Controlled Income and Rent (CIR) application, which is currently on hold at the city, for the area identified as Zone 6 on the CU 95-2 Approved Plans.

### **IV. CRITERIA FOR APPROVAL**

To be approved, the application must be consistent with the approval criteria provided under EC 9.7730(3) **Criteria for Approval of Plan Amendment** and EC 9.8865 **Zone Change Approval Criteria**. The criteria are listed below in **bold**, followed by the appropriate findings.

**EC 9.7730(3) Criteria for Approval of Plan Amendment. The following criteria must be applied by the city council in approving or denying a Metro Plan amendment application:**

- A. "(a) The amendment must be consistent with the relevant Statewide Planning Goals adopted by the Land Conservation and Development Commission; and**

Each of the Statewide Planning Goals is addressed immediately below.

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

The City has acknowledged provisions for citizen involvement that insure the opportunity for citizens to be involved in all phases of the planning process and set out requirements for such involvement. The proposed Metro Plan Diagram amendment does not amend the citizen involvement program. The process for adopting this amendment complies with Goal 1 because it is consistent with the citizen involvement provisions.

The strategy to amend the comprehensive plan diagram and re-designate the subject property to a different future land use type emerged from the Envision Eugene process, the city's plan to establish a new Eugene-only urban growth boundary and accommodate the next 20 years of growth in the community. As noted in that process, re-designation of excess land to allow for low density residential housing will help the city accommodate more of its 20-year need for low density housing within the current UGB. Such re-designations were identified in the Envision



density housing within the current UGB. Such re-designations were identified in the Envision Eugene process as one of several strategies to reduce UGB expansion for low density residential purposes. These Envision Eugene strategies developed out of an extensive public involvement process, including two years of meetings with a 70-plus person community resource group, questionnaires, open houses, and community forums.

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

The Eugene land use code specifies the procedure and criteria that will be used in reviewing these applications. The record shows that there is an adequate factual base for the requested Metro Plan Diagram amendment. Because this is a site-specific Metro Plan Diagram amendment that is within the city and affects a single jurisdiction, no special Goal 2 coordination is required. Consequently the proposal is consistent with Statewide Planning Goal 2.

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

The proposed Metro Plan Diagram amendment is for property located within the urban growth boundary of the City of Eugene and does not affect any land designated for agricultural use. Therefore, Statewide Planning Goal 3 does not apply.

***Goal 4 - Forest Lands. To conserve forest lands.***

The proposed Metro Plan Diagram amendment is for property located within the urban growth boundary of the City of Eugene and does not affect any land designated for forest use. Therefore, Statewide Planning Goal 4 does not apply.

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

OAR 660-023-0250(3) provides:

"Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

"(a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;

"(b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or

"(c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area."

This proposal does not create or amend the City's list of Goal 5 resources, does not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, does not allow new uses that could be conflicting uses with a significant Goal 5 resource site and does not amend the acknowledged urban growth boundary. Therefore, Statewide Planning Goal 5 does not apply.

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

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water and land from the adverse impacts from those discharges. The proposed map amendment does not affect the City's ability to provide for clean air, water or land resources. Therefore, Statewide Planning Goal 6 does not apply.

***Goal 7 - Areas Subject to Natural Disasters and Hazards. To protect life and property from natural disasters and hazards.***

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, landslides, earthquakes and related hazards, tsunamis and wildfires. The Goal prohibits development in natural hazard areas without appropriate safeguards. The amendments do not affect the City's restrictions on development in areas subject to natural disasters and hazards. Further, the proposed map amendment does not allow for new development that could result in a natural hazard. Therefore, Statewide Planning Goal 7 does not apply.

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

Goal 8 ensures the provision of recreational facilities to Oregon citizens and is primarily concerned with the provision of those facilities in non-urban areas of the state. Goal 8 also allows, but does not require, cities to create an inventory of recreational needs. To the extent that Goal 8 is applicable, the City of Eugene has two documents related to long-range parks planning: the Parks, Recreational and Open Space Comprehensive Plan (PROS) and its list of implementing projects in the PROS Project and Priority Plan. The PROS Project and Priority Plan is adopted and therefore provides some direction to the City regarding recreational needs.

The subject property is currently plan designated Parks and Open Space. The PROS Plan and the PROS Project and Priorities Plan identify a need for a neighborhood park in South Eugene, roughly in the area between the Wayne Morse Historical Park and the natural area park along Blanton Ridge. However, both the PROS Plan and its related PROS Project and Priorities Plan

state that the location of proposed acquisitions are approximate and subject to change based on land availability and public involvement.

To the extent Statewide Planning Goal 8 applies, the proposed map amendment is consistent with the Goal.

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

Goal 9 requires cities to evaluate the supply and demand of commercial and industrial land relative to community economic objectives. The Administrative Rule for Statewide Planning Goal 9 (OAR 660 Division 9) requires that the City “[p]rovide for at least an adequate supply of sites of suitable sizes, types, location, and service levels for a variety of industrial and commercial uses consistent with plan policies[.]” Among other things, the rule requires that cities complete an “Economic Opportunities Analysis.” OAR 660-009-0015. Based on the Economic Opportunities Analysis, cities are to prepare Industrial and Commercial Development Policies. OAR 660-009-0020. Finally OAR 660-009-0025 requires that cities designate industrial and commercial lands sufficient to meet short and long term needs. OAR 660-009-0010(2) provides that the detailed planning requirements imposed by OAR 660 Division 9 apply “at the time of each periodic review of the plan (ORS 197.712(3)).” The Eugene Commercial Lands Study (1992) was adopted by the City of Eugene as a refinement of the Metro Plan, and complies with the requirements of Goal 9 and the corresponding Administrative Rule.

In addition, OAR 660-009-0010(4) provides that, when a city changes its plan designations of lands in excess of two acres from an industrial use designation to a non-industrial use designation, or another employment use designation to any other use designation, pursuant to a post acknowledgment plan amendment, it must address all applicable planning requirements and (a) demonstrate that the proposed amendment is consistent with the parts of its acknowledged comprehensive plan which address the requirements of OAR 660 Division 9; or (b) amend its comprehensive plan to explain the proposed amendment pursuant to OAR 660 Division 9; or (c) adopt a combination of (a) and (b) consistent with the requirements of Division 9.

The proposed map amendment does not propose any change in plan designation from industrial or other employment use designation. Therefore Statewide Planning Goal 9 does not apply.

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

Goal 10 requires that communities plan for and maintain an inventory of buildable residential land for needed housing units. The Administrative Rule for Statewide Planning Goal 10 (OAR 660 Division 8) states that “the mix and density of needed housing is determined in the housing needs projection. Sufficient buildable land shall be designated on the comprehensive plan map to satisfy housing needs by type and density range as determined in the housing needs projection. The local buildable lands inventory must document the amount of buildable land in each residential plan designation.” The comprehensive plan map for the city is the Metro Plan land

use diagram. The Residential Lands Study (1999) was adopted by the City of Eugene as a refinement of the Metro Plan, and complies with the requirements of Goal 10 and the corresponding Administrative Rule. According to the 1999 Residential Lands Study (RLS), there is sufficient buildable residential land to meet the identified land need. The RLS identifies the undeveloped residential land supply (inventory) based on the designation or zoning and the size of the parcel. The RLS also assumed that some demand would be accommodated through redevelopment and infill.

The subject property proposed for re-designation includes 74.5 acres of land proposed for designation for residential use. The subject property was not identified as part of the RLS although a portion of the subject property is currently zoned R-1 because the land was not "vacant" or in agricultural or timber use. The proposed re-designation will not reduce the RLS inventory and is therefore consistent with Goal 10.

Additionally, in support of Envision Eugene, the city's plan to establish a new Eugene-Only UGB that will accommodate the next 20 years of growth in the community, the proposed Metro Plan map amendment will contribute to the strategy to accommodate more of the city's 20-year need for low density residential housing (typically single-family) and all of the need for medium density residential housing (typically multi-family) inside the current UGB. The city's March 2012 Envision Eugene Recommendation draft estimates an identified deficiency of low density residential units that cannot be accommodated in Eugene's current UGB over the next 20 years without the city adopting measures to accommodate more housing. The city intended to account for the expected increase in units as part of the Envision Eugene adoption. The proposed re-designation of the subject property will contribute to the package of Envision Eugene strategies to reduce UGB expansion for low density residential purposes and to promote denser housing types downtown, along key transit corridors and in core commercial areas. Other land use efficiency measures to increase the capacity for housing inside the current UGB, such as allowing alley access lots and removing barriers to secondary dwelling units are also part of the Envision Eugene strategy.

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

The amendments do not affect the City's provision of public facilities and services. Therefore, Statewide Planning Goal 11 does not apply.

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

The Transportation Planning Rule (OAR 660-012-0060) contains the following requirement:

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

*of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
- (b) Change standards implementing a functional classification system; or*
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
  - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
  - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*
  - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

The proposed map amendment does not change the functional classification of a transportation facility or change the standards implementing a functional classification system. Therefore, the amendment does not have a significant effect under (a) or (b).

The applicant will conduct a traffic impact analysis to determine if the proposal will have a significant effect under (c) above. The City has requested that the applicant submit this application before it will provide applicant's traffic engineer with a scope for the traffic study. Once the City provides a scope of work for the study, it will be conducted and this application will be supplemented with the evidence and justification necessary to demonstrate compliance with Goal 12.

Applicant anticipates that the proposed plan and zone changes will not have a significant effect on traffic under (c).

**Goal 13 – Energy Conservation. To conserve energy.** □

The amendments do not impact energy conservation. Therefore, Statewide Planning Goal 13 does not apply.

**Goal 14 - Urbanization. To provide for an orderly and efficient transition from rural to urban land use.**

The amendments do not affect the City's provisions regarding the transition of land from rural to urban uses. Therefore, Statewide Planning Goal 14 does not apply.

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

The amendments do not contain any changes that affect the Willamette River Greenway regulations, therefore, Statewide Planning Goal 15 does not apply.

**Goal 16 through 19 - Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.**

There are no coastal, ocean, estuarine, or beach and dune resources related to the property effected by these amendments. Therefore, these goals are not relevant and the amendments will not affect compliance with Statewide Planning Goals 16 through 19.

**B. "(b) Adoption of the amendment must not make the Metro Plan internally inconsistent."**

The proposal will not make the Metro Plan internally consistent. The proposal is consistent with the following applicable Metro Plan policies:

**Growth Management Goals, Findings, and Policies**

*1. The UGB and sequential development shall continue to be implemented as an essential means to achieve compact urban growth. The provision of all urban services shall be concentrated inside the UGB. (Policy 1)*

As stated in the response to Statewide Planning Goal 11 above, the re-designation will not affect the city's ability to serve the area inside the UGB. The glossary of the Metro Plan defines "compact urban growth" as follows:

*"The filling in of vacant and underutilized lands in the UGB, as well as redevelopment inside the UGB."*

Consistent with this policy, re-designation of the subject property will allow for development of housing on a site within the UGB that is currently not planned for housing. The re-designation is consistent with the Envision Eugene strategy to reduce UGB expansion for low density residential use and to promote compact urban growth along key transit corridors and near core commercial areas. Because the property is already located within the UGB and has the full range

of key urban services provided to the property boundaries, any extension of urban services shall be internal to the subject property.

The proposal is consistent with the Metro Plan Growth Management Goals, Findings, and Policies 1.

#### A. Residential Land Use and Housing Element

##### *Residential Density Policies*

- A.10 Promote higher residential density inside the UGB that utilizes existing infrastructure, improves the efficiency of public services and facilities, and conserves rural resource lands outside the UGB.*
- A.11 Generally locate higher density residential development near employment or commercial services, in proximity to major transportation systems or within transportation-efficient nodes.*
- A.13 Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed in-fill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.*

Consistent with the Envision Eugene strategies intended to promote denser housing types in downtown, along key transit corridors and in core commercial areas through planning and investment programs that promote medium and higher density residential housing in those areas with low density residential areas towards the edges of the city, this proposal seeks redevelopment of an area currently designated parks and open space and planned for cemetery uses to designations that permit low density residential uses in an in-fill site near the city's edge. The re-designation for residential uses will allow for residential development inside the existing UGB that utilizes existing infrastructure, thereby improving the efficiency of existing public services and facilities and reducing the need to expand upon rural resource lands outside the UGB.

The proposal is consistent with the Metro Plan's Residential Density Policies.

##### *Housing Type and Tenure Policies*

- A.17 Provide opportunities for a full range of choice in housing type, density, size, cost and location.*
- A.19 Encourage residential developments in or near downtown core areas in both cities.*

Consistent with policy A.17, approval of the proposal will provide a greater opportunity for diversity in low density residential housing along Willamette Street. When viewed in

conjunction with other re-designations approved under the Envision Eugene strategy, approval of the requested LDR designation will focus higher density housing types around the downtown area in downtown, along key transit corridors and in core commercial areas.

*A.30 Balance the need to provide a sufficient amount of land to accommodate affordable housing with the community's goals to maintain a compact urban form.*

Affordable housing is defined in the Metro Plan as housing priced so that a household at or below median income pays no more than 30 percent of its total income on housing and utilities. The re-designation of the subject property will create more land for low density residential inside the current UGB with access to existing services, thereby decreasing development costs and keeping housing affordable. Together with the housing strategies help to promote "20 minute neighborhoods" and the property's access to existing transit routes, households located on the subject property should see reduced transportations costs consistent with this policy.

#### E. Transportation Element

##### *Land Use*

*F.3 Provide for transit-supportive land use patterns and development, including higher intensity, transit-oriented development along major transit corridors and near transit stations; medium- and high-density residential development within 1/4 mile of transit stations, major transit corridors, employment centers, and downtown areas; and development and redevelopment in designated areas that are or could be well served by existing or planned transit.*

#### J. Energy Element

*J.7 Encourage medium- and high-density residential uses when balanced with other planning policies in order to maximize the efficient utilization of all forms of energy. The greatest energy savings can be made in the areas of space heating and cooling and transportation. For example, the highest relative densities of residential development shall be concentrated to the greatest extent possible in areas that are or can be well served by mass transit, paratransit, and foot and bicycle paths.*

*J.8 Commercial, residential, and recreational land uses shall be integrated to the greatest extent possible, balanced with all planning policies to reduce travel distances, optimize reuse of waste heat, and optimize potential on-site energy generation.*

Consistent with these policies F.3, J.7 and J.8, the request for re-designation to low density residential will help encourage higher density housing to redevelop around existing and planned commercial areas, near major transportation systems and transit stations, thereby promoting



mixed use compact development as described in these policies. Further, consistent with the Envision Eugene strategies, the city is focusing area planning and investments to achieve this type of development in downtown, along key transit corridors and in core commercial areas. The proposed plan and zone changes are consistent with these strategies.

There are no inconsistencies between the proposed plan designation change for the subject property and adopted Metro Plan policies.

#### Metro Plan Amendment Conclusion

Based upon the above, the proposed Metro Plan diagram amendment is consistent with EC 9.7730.

#### **EC 9.8865    Zone Change Approval Criteria**

The zone change approval criteria apply to only that portion of the subject property (approximately 29.5 acres located in the northern portion of the site) for which the applicant requests a zone change from PL Public Land to R-1 Low-Density Residential. Most of that property lies within the portion of the property currently in active cemetery use or platted with cemetery lots. The remaining southern portion of the property is already zoned R-1.

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

Applicable Metro Plan policies are addressed above with the approval criteria for the Metro Plan Diagram Amendment. Those responses are hereby incorporated for the zone change request. The changes to the Metro Plan Diagram resulting from the proposed re-designation will not create conflicts or inconsistencies with the Metro Plan.

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

The applicable refinement plan for the subject property is the South Hills Study.

A refinement plan diagram amendment is not required because the South Hills Study does not include a land use diagram. No text amendments to the South Hills Study are proposed.

The proposal is consistent with the following South Hills Study Policies:

- (1)    *Ridgeline Park Section – Specific Recommendations*  
      (a) *That all vacant property above an elevation of 901' be preserved from an intensive level of development, subject to the following exceptions:*

\* \* \* \* \* [list of exceptions]

(b) *That all proposed developments in the south hills area be reviewed to determine if connecting linkages are possible between various park sites, particularly north of Skyline Park to Hendricks Park and between Blanton Heights and Hawkins Heights.*

The subject property is below 901' in elevation. The subject property is not located in the areas specified under (1)(b). Due to the fact that the subject property is surrounded by existing residential development, no direct connecting linkages are possible with the Ridgeline Trail.

(2) *Density Section - Specific Recommendations.*

\* \* \* \* \*

(b) *That in the area east of Friendly Street the maximum level of new development per gross acre be limited to 5 units per acre (the maximum figure of 5 dwelling units per gross acre being subject to positive findings under the planned unit development criteria).*

(c) *That low-moderate income housing developed under the Controlled Income and Rent provisions of the City Code be exempt from the density standards set forth above, but subject to normal specific site analysis standards.*

This adopted policy focuses on actual development of a property. Development of the subject property will be governed by the Eugene Code, which will determine compliance with the density recommendations at the time a development proposal is submitted for residential development under the requested plan designation and zoning. The proposal is consistent with this policy.

3) *Development Standards - Specific Recommendations.*

*[List of development standards triggered by a site specific Planning Director determination and that pertain to elevation, slopes, soil conditions, project design and vegetation follows.]*

This adopted policy also focuses on actual development of a property. It will be invoked at the time a development proposal is submitted and requires a Planning Director to determine whether standard subdivision procedures, site review procedures or planned unit development procedures should be required following the evaluation of several factors. Development of the subject property will be governed by the Eugene Code, which will determine compliance with the list of development standards at the time a development proposal is submitted under the requested plan designation and zoning.

The proposed zone change is consistent with the adopted South Hills Study Policies.

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

All local utilities have reviewed the property for service extensions and state they have capacity for such extensions of service. The full range of public facilities and services are provided to the portions of the property already developed with cemetery uses. There is no reason why the full range of services cannot be extended throughout the rest of the property in an orderly manner.

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

**\*\* \* \* \* \***

**"(f) EC 9.2735 Residential Zone Siting Requirements**

EC 9.2735 provides:

**"In addition to the approval criteria of 9.8865 Zone Change Approval Criteria, a property proposed for the R-1.5 zone shall not exceed the area needed to accommodate up to 8 rowhouse lots and shall be located at least 500 feet, as measured along existing street public right-of-way, from any other property zoned R-1.5. Zone changes to R-1.5 are prohibited within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association."**

The proposal does not request a zone change to the R-1.5 zone.

The proposal is consistent with this approval criterion.

**E. "(5) In cases where the NR zone is applied based on EC 9.2510(3), the property owner shall enter into a contractual arrangement with the city to ensure the area is maintained as a natural resource area for a minimum of 50 years."**

The proposal does not request application to the NR zone.

The proposal is consistent with this approval criterion.

The proposal is consistent with EC 9.8865 Zone Change Approval Criteria.

**V. CONCLUSION**

The proposed Metro Plan and zone change will result in a Low Density Residential (LDR) plan designation and R-1 Low Density Residential zoning for the entirety of the Rest-Haven property. The application is supported by evidence that demonstrates compliance with all of the approval criteria. The city should approve the Metro Plan and zone change applications.

**Attachments:**

- Exhibit A: Site Plan
- Exhibit B: Existing Metro Plan Designations
- Exhibit C: Proposed Metro Plan Designations
- Exhibit D: Existing Zoning
- Exhibit E: Proposed Zoning
- Exhibit F: CU 95-2 Decisions Materials (without exhibits)

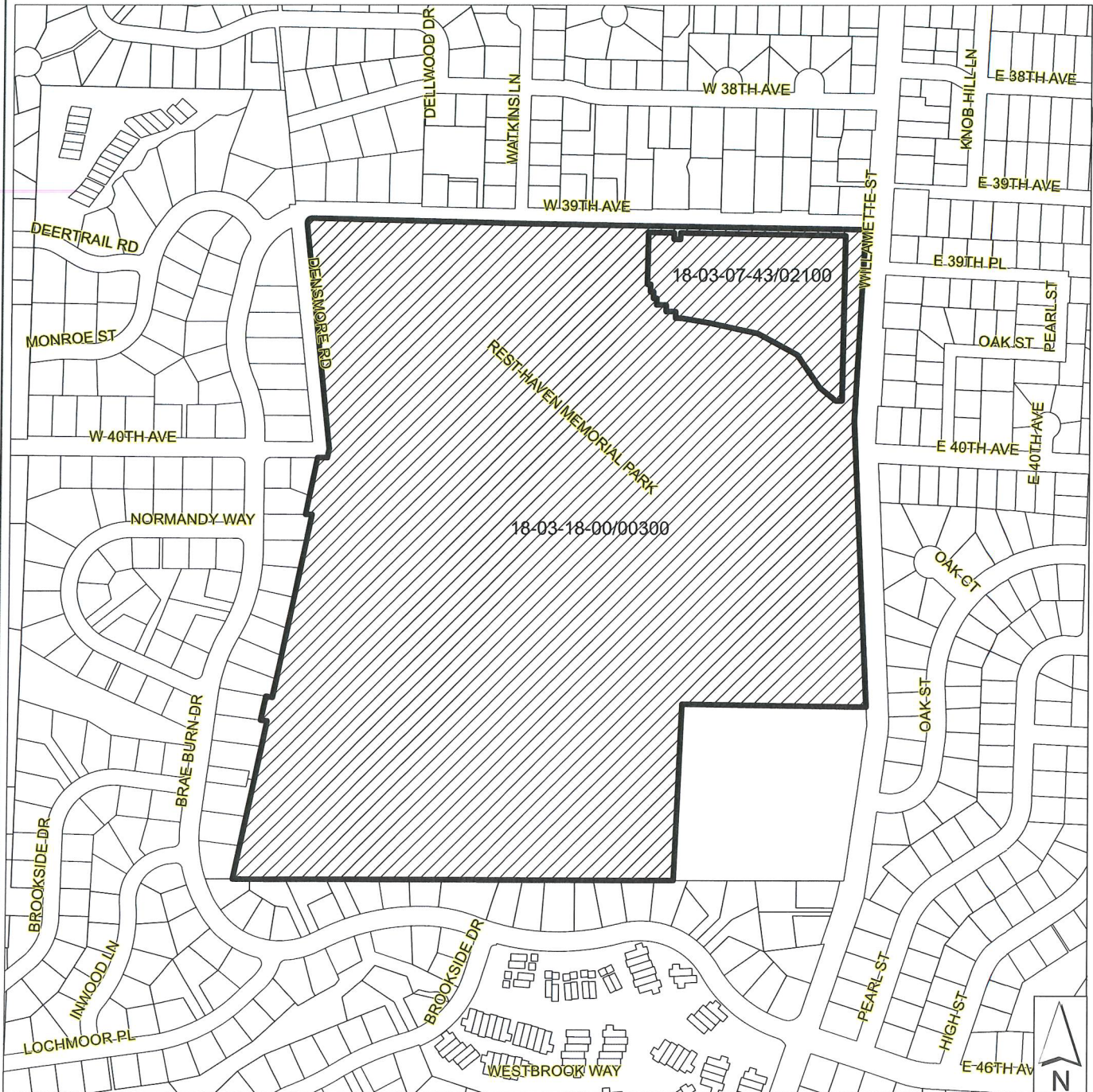


3900 Willamette Street – Existing Metro Plan Designation



# Willamette St./Rest-Haven Site

Envision Eugene: Residential Re-designation



## Proposed Metro Plan Designation / Zoning

**Note: in some areas the plan designation or zoning is not changing**



Low Density Residential / R-1 Low Density Residential

*Current plan designation is Parks and Open Space / current zoning is PL Public Land and R-1 Low Density Residential*

*Note: Overlay zones are not shown and remain unchanged.*



Study Area

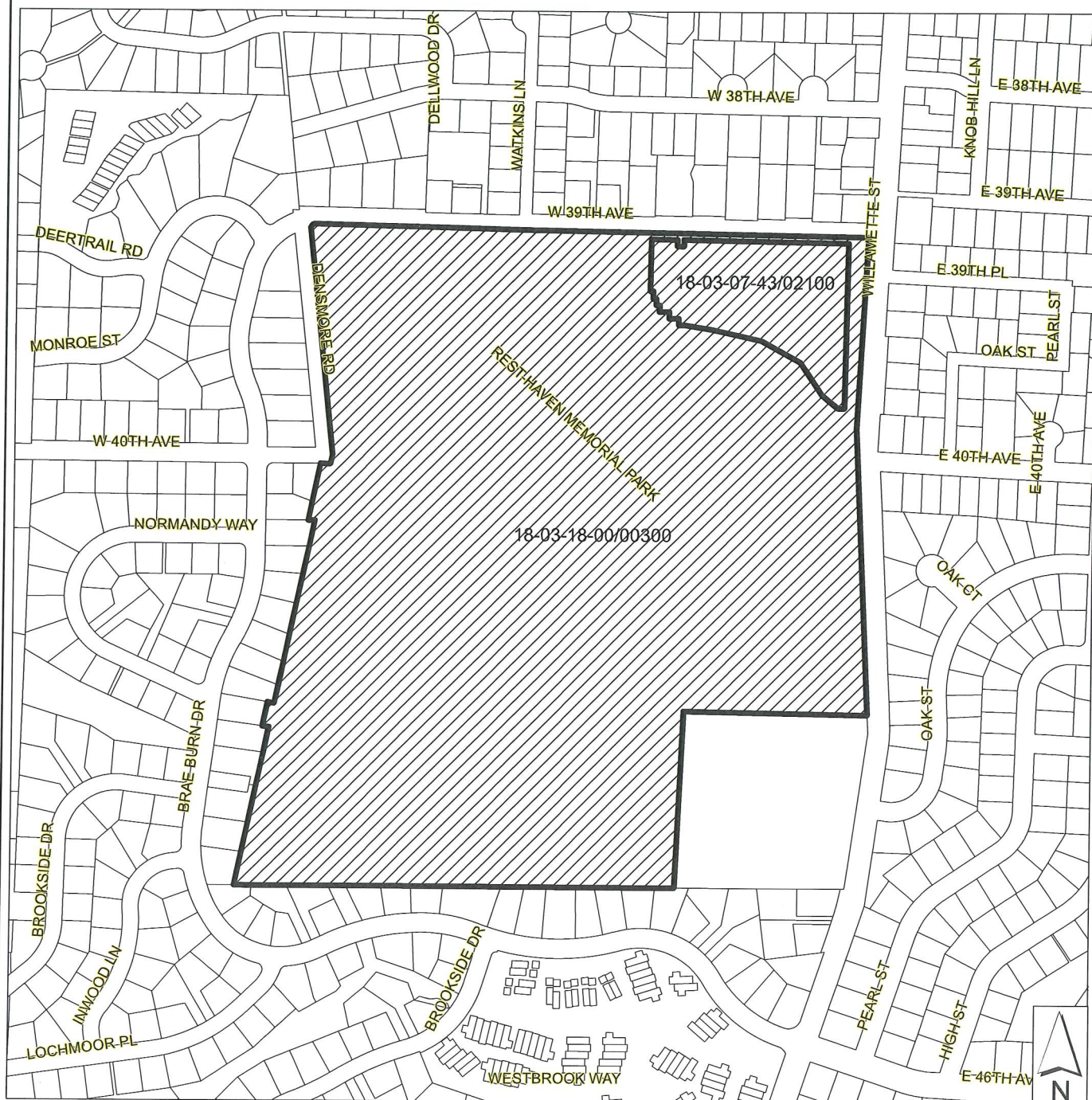






# Willamette St./Rest-Haven Site

Envision Eugene: Residential Re-designation




## Proposed Metro Plan Designation / Zoning

Note: in some areas the plan designation or zoning is not changing

-  Low Density Residential / R-1 Low Density Residential  
Current plan designation is Parks and Open Space / current zoning is PL Public Land and R-1 Low Density Residential

Note: Overlay zones are not shown and remain unchanged.

-  Study Area



**MEMORANDUM**

From: Dan Terrell  
Date: December 22, 2005  
Re: Decisions That Pertain to Rest-Haven Memorial Park  
To: Rest-Haven File

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The purpose of this memorandum is to document the various decisions that relate to the Rest-Haven Memorial Park and to collect those decisions in one place. Thus, this memo discusses each of the relevant land use applications and related appeals that have occurred over the past ten years. Also, copies of those decisions accompany this memorandum as attached exhibits. Rest-Haven Memorial Park will use this document in support of the two applications submitted to replace the conditional use permit that is currently in effect for the cemetery (CU 95-2).

**CU 95-2 and MD 95-13**

In 1981, the City of Eugene issued a conditional use permit (CU 81-6) that authorized Rest-Haven Memorial Park to construct a maintenance and storage building to support the existing cemetery uses. CU 81-3 was modified in 1992 (MD 92-5), to permit an addition to and remodeling of the existing columbarium, which is located in the central part of the site.

In 1995, Rest-Haven submitted two applications to amend the then-existing conditional use permit. Those applications were processed concurrently, but resulted in separate decisions.

The first application, MD 95-13 proposed a minor modification to CU 81-6. MD 95-13 sought to relocate the crematorium, refrigeration facility and preparation room used in support of the crematorium, and other mortuary activities to the then-existing maintenance and storage building. The planning director approved the application. That decision was appealed to the Hearings Official, who approved the modification with conditions. A copy of the Hearings Official's Decision for MD 95-13 is attached hereto as Exhibit A. That decision was then appealed to the Land Use Board of Appeals (LUBA); but the appeal was subsequently withdrawn by the petitioners.

The second application, CU 95-2, proposed an overall conceptual plan to expand the cemetery use at Rest-Haven Memorial Park. That application was administratively approved and appealed to the hearings Official. Here too, the Hearings Official approved the proposal with conditions. A copy of the Hearings Official's decision is attached hereto as Exhibit B. Following that decision, the Hearings Official issued a memorandum that provided an explanatory interpretation of certain terms used in the decision. That memorandum is attached hereto as Exhibit C.

Because CU 95-2 was for a conceptual plan that was non-specific in several respects, the

decision provided that certain areas and types of development required the applicant to submit additional applications before related development could proceed. For purposes of analysis here, two provisions are relevant. First, Rest-Haven was required to obtain tree removal permits before significant trees could be removed. Second, the southern-most portion of the property, designated Zone 6 in the site plans, was left without a development plan, but was approved for cemetery uses. Consequently, Rest-Haven would have to prepare and submit a new land use application and have it approved before Zone 6 could be developed.

In 1998, the City and Rest-Haven Memorial Park entered into a Conditional Use Agreement for CU 95-2 and MD 95-13. That agreement is attached hereto as Exhibit D. The Agreement recited the various conditions of approval provided by CU 81-6, CU 95-2 and MD 95-13, and explained which ones had been satisfied and which ones remained for later enforcement. The Agreement also provided specific development standards, described who must approve any additions, deletions or modifications of the Agreement, specified enforcement provisions, and contained a successor interest provision.

#### **1999 and 2001 Tree Removal Permit Applications:**

Following the 1998 Agreement, Rest-Haven proceeded to develop the property. In 1999, the City Manager issued a tree felling permit that authorized the removal, with conditions, of trees in portions of the northern part of Rest-Haven Memorial Park (areas identified as zones 1 through 5 on approved site plans). A copy of the City Manager's decision is attached hereto as Exhibit E. That decision did not approve the removal of all of the trees requested by the applicant, in part because the City Manager concluded that the applicant had not yet complied with all of the necessary Agreement conditions for removal of trees in certain zones. Both the applicant and the Eugene Tree Foundation appealed that decision. On local review, the Hearings Official affirmed the City Manager's permit decision with some modification. A copy of the Hearings Official's decision in this matter is attached hereto as Exhibit F.

The applicant then appealed the Hearings Official's decision to LUBA. That appeal was eventually placed on hold and was reviewed by the Board in 2003 concurrently with another appealed tree felling permit. The Board eventually dismissed the appeal as moot because it concluded that the permit had expired during the period that the appeal was suspended before LUBA. LUBA's opinion in *Rest-Haven Memorial Park v. City of Eugene*, 44 Or LUBA 228 (2003) is attached hereto as Exhibit G. The applicant appealed that decision to the Court of Appeals, who affirmed LUBA's decision. The court's opinion in *Rest Haven memorial Park v. City of Eugene*, 189 OR App 90, 74 P3d 1107 (2003) is attached hereto as Exhibit H.

In 2001, Rest-Haven Memorial Park applied for a tree felling permit, TRE-0115, to remove the trees in zones 3 and 4 that the City Manager and Hearings Official determined should not be included in the 1999 tree felling permit. The Urban Forester, on behalf of the City Manager, granted a tree felling permit with certain conditions. A copy of the tree felling permit TRE-0115 is attached hereto as Exhibit I. The applicant appealed that decision to the Hearings Official. The Hearings Official denied the appeal and affirmed the permit as issued. A copy of the Hearings Official's decision is attached hereto as Exhibit J. The applicant appealed that decision

to LUBA, who dismissed the appeal as moot because the permit expired before the resolution of the appeal. LUBA's opinion *Rest Haven Memorial Park v. City of Eugene*, 44 Or LUBA 231 (2003) is attached hereto as Exhibit K. On judicial review, the Court of Appeals affirmed LUBA's decision. A copy of that decision is attached hereto as Exhibit L.

**Controlled Income and Rent Conditional Use Permit Application:**

In 2002, the owner of the cemetery property, Charles Wiper Inc., filed an application for a Conditional Use Permit for Controlled Income and Rent housing ("CIR-CUP") for the southern most portion of the Rest-Haven Memorial Park property. The footprint for that "CIR-CUP" application is identified in the CU 95-2 Agreement approved plans as zone 6.

After receiving the application, providing completion review comments, and receiving completeness review supplemental application materials, the City notified the applicant that it was rejecting the application because the area proposed for development in the application is already the subject of an existing CUP. A copy of that letter is attached hereto as Exhibit M.

The applicant appealed that refusal to process letter to LUBA. It concluded that the city's rejection of the CIR-CUP application was not authorized by the city code and remanded the matter back to the City for the application to be processed. The Board's decision is attached hereto as Exhibit N.

On remand, city staff recommended that the applicant prepare an application to modify the 1995 CUP (CU 95-2) to remove zone 6 from the CUP masterplan. Consequently, the applicant placed the CIR-CUP application on hold while it prepared that application.

The CIR-CUP application continues to be on hold. The applicant will request that the CIR-CUP application be reactivated and processed concurrently with the next application to modify CU 95-2.

**MDA 03-14 – Application to Modify CU 95-2:**

In 2003, after having placed the CIR-CUP application on hold, the applicant submitted a CUP modification for CU 95-2. That application, file number MDA 03-14) submitted and processed as an independent application, proposed to remove zone 6 from the footprint of CU 95-2 and to allow for certain public facilities to be placed in portions of CU 95-2. The Planning Director reviewed and approved that application. A copy of the Planning Director's decision for MDA 03-14 is attached hereto as Exhibit O.

Opponents appealed the Planning Director's decision to the Eugene Hearings Official. She reversed the Planning Director and denied the requested modification. In her decision, the Hearings Official explained that the proposed amounted to a significant change to CU 95-2 that had not been justified. A copy of the Hearings Official's decision for MDA 03-14 is attached hereto as Exhibit P.

The applicant appealed the Hearings Official's decision to LUBA. The Board affirmed that decision. A copy of LUBA's decision is attached hereto as Exhibit Q.

**Tree Removal Permit # 04-03830-01:**

In August of 2004, Rest-Haven Memorial Park applied for a tree removal permit to remove 1,542 trees consistent with CU 95-2. That permit application was assigned the file number 04-0380-01 and was approved. A copy of the Notice for that permit is attached as Exhibit R hereto. In October 2005, the applicant requested and was granted a one year extension for that tree removal permit. The tree removal permit expiration date is now October 12, 2006. A copy of that extension is attached hereto as Exhibit S.

**Current Status:**

CU 95-2 is currently in effect. Rest-Haven Memorial Park has consistently moved forward to implement the master plan for zones 1 through 5. The CIR-CUP application continues to remain on hold at the City.

As a result of the litigation related to MDA 03-14, it is evident that any effort to modify CU 95-2 must account for the entire footprint that is currently under CU 95-2. Because the current CIR-CUP application covers the footprint of zone 6, a new application to modify CU 95-2 must be prepared that covers the footprint of zones 1 through 5. The owner/applicant is now preparing such an application. When the new conditional use permit application is submitted, the applicant will also reactivate the CIR-CUP application for the two applications to be processed concurrently. Ultimately, the CIR-CUP and the new cemetery CUP will together replace CU 95-2.

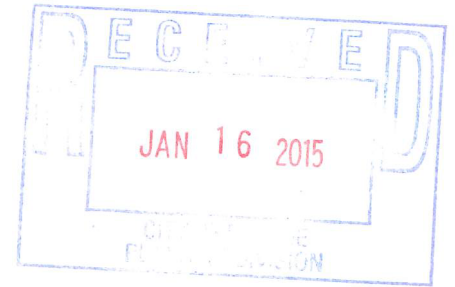
**Exhibits:**

Exhibit A	MD 95-13, Hearings Official's Decision
Exhibit B	CU 95-2, Hearings Official's Decision
Exhibit C	Hearings Official's Memorandum Interpreting CU 95-2
Exhibit D	Conditional Use Agreement (CU 95-2 and MD 95-13)
Exhibit E	City Manager's 1999 Tree Felling Permit Approval
Exhibit F	Hearings Official's Decision on Appeal of the 1999 Tree Felling Permit
Exhibit G	<i>Rest Haven Memorial Park v. City of Eugene</i> , 44 Or LUBA 228 (2003)
Exhibit H	<i>Rest Haven Memorial Park v. City of Eugene</i> , 189 OR App 90, 74 P3d 1107 (2003)
Exhibit I	Tree Felling Permit, TRE-0115
Exhibit J	Hearings Official's Decision on appeal of TRE-0115
Exhibit K	<i>Rest Haven Memorial Park v. City of Eugene</i> , 44 Or LUBA 231 (2003)
Exhibit L	<i>Rest Haven Memorial Park v. City of Eugene</i> , 189 Or App 150, 74 P3d 1093 (2003)
Exhibit M	City Letter to Carol Schirmer, September 13, 2002
Exhibit N	<i>Wiper v. City of Eugene</i> , 44 Or LUBA 127 (2003)

Memorandum: Decisions that Pertain to Rest-Haven Memorial Park  
December 22, 2005  
Page 5 of 5

Exhibit O	Planning Director's decision for MDA 03-14
Exhibit P	Hearings Official's decision for MDA 03-14
Exhibit Q	<i>Wiper v. City of Eugene</i> , 47 Or LUBA 21 (2004)
Exhibit R	Notice of Tree Removal Permit # 04-03830-01
Exhibit S	Extension of Tree Removal Permit # 04-03830-01

**INVITATION  
to  
NEIGHBORHOOD-APPLICANT MEETING**



Dear Neighbor:

You are cordially invited to attend a meeting to discuss an application for a Metro Plan Amendment and Zone Change for Rest-Haven Memorial Park located at 3900 Willamette Street.

This consolidated application proposes to amend the Metro Plan Diagram to re-designate the entirety of Rest-Haven Memorial Park ("Rest-Haven") from Parks and Open Space (POS) to Low Density Residential (LDR), and to change the zoning on approximately 29.5 acres located on the northernmost portion of the site from Public Land (PL) to Low Density Residential (R-1). The zoning for the southern 45 acres of the property is currently R-1.

As the applicant's representative preparing this proposal, we invite you to attend a meeting with us and other neighbors to review our plans and share information regarding the proposal.

**WHAT:** Neighborhood-Applicant Meeting to review a preliminary proposal for a Metro Plan Amendment.

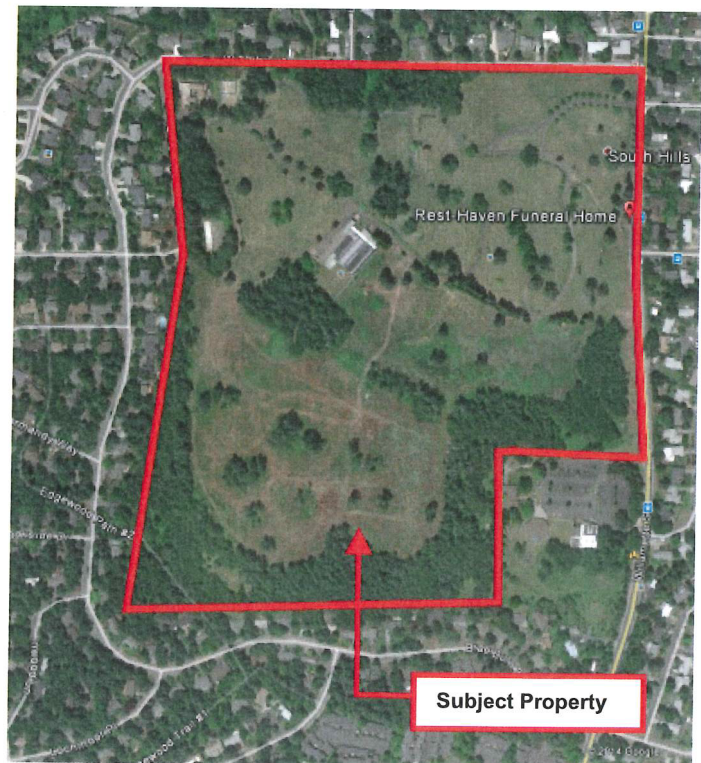
**WHO:** Charles Wiper, Inc. (Owner and Applicant), Schirmer Satre Group (Applicant's Representative), property owners and residents in the surrounding area.

**WHEN:** Wednesday, January 14, 5:00 pm.

**WHERE:** Rest-Haven Memorial Park Chapel  
3900 Willamette Street  
Eugene, OR 97405

The Chapel is connected to the main office.

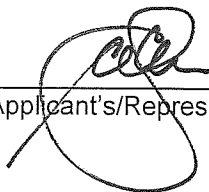
We will have a site plan at the meeting. Your comments and input into the proposal will be valuable in helping us to shape the proposal. We hope you can attend. For more information, please feel free to contact Carol Schirmer of Schirmer Satre Group, by telephone at (541) 686-4540 x1 or via email at [carol@schirmersatre.com](mailto:carol@schirmersatre.com).



Subject Property  
Google Earth 2014

AFFIDAVIT OF MAILING

I, Carol Schirmer, as the applicant/representative for Rest-Haven Memorial Park Metro Plan Amendment project, hereby certify that on this 30 day of December 2014 a true and correct copy of the notice of neighborhood/applicant meeting, attached hereto and by this reference incorporated herein, was mailed to those referenced on the attached mailing list in accordance with the requirements of the Eugene City Code 9.7007. I further certify that the addresses shown on said mailing are their regular addresses as determined from the books and records of the Lane County Department of Assessment and Taxation and that said Notices were placed in the United States Mail with postage fully prepared thereon.

  
Applicant's/Representative's Signature

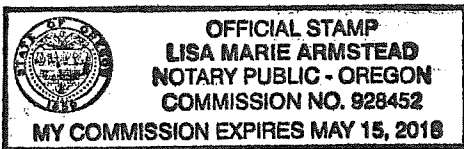
1.14.2015  
Date

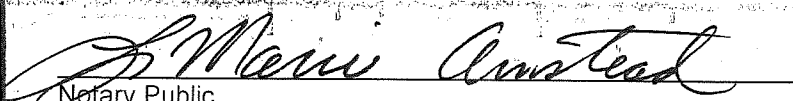
STATE OF OREGON            )  
  )SS  
COUNTY OF LANE         )

On this 14 day of Jan, 2015, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, CAROL SCHIRMER who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

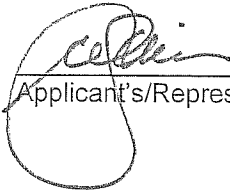


  
Notary Public



**AFFIDAVIT OF POSTING**

I, Carol Schirmer, as the applicant/representative for the Rest-Haven Memorial Park Metro Plan Amendment project, hereby certify that on this 31st day of December 2014 a sign for the neighborhood/applicant meeting was posted on the subject property in accordance with the requirements of the Eugene City Code 9.7007.

  
\_\_\_\_\_  
Applicant's/Representative's Signature

12.31.2014  
\_\_\_\_\_  
Date

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*-----: MetroScan / Lane (OR) -----*
Owner :Adkins Mark L                               Parcel:1805132
Site :101 W 39th Ave Eugene 97405                 Xfered:08/31/2010
Mail :1306 Bogart Ln Eugene Or 97401              Price :
Use:101 Res,Improved                               Phone :
Bedrm:3 Bath:2.50 TotRm: YB:1950ool:             BldgSF:2,952 Ac:.48
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Owner :Cappel Richard B/Martha L                   Parcel:0645232
Site :3975 Willamette St Eugene 97405             Xfered:09/26/2014
Mail :1305 10th St Lake Charles La 70601          Price :
Use:101 Res,Improved                               Phone :
Bedrm:2 Bath:1.00 TotRm: YB:1971ool:             BldgSF:1,720 Ac:.20
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Site :3985 Willamette St Eugene 97405             Xfered:12/12/2011
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Use:101 Res,Improved                               Phone :
Bedrm:4 Bath:2.00 TotRm: YB:1962ool:             BldgSF:1,526 Ac:.20
*-----: MetroScan / Lane (OR) -----*
Owner :Drouet Louis Douglas Jr Te Et Al            Parcel:0645018
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Mail :PO Box 25712 Eugene Or 97402                Price :
Use:101 Res,Improved                               Phone :
Bedrm:4 Bath:2.00 TotRm: YB:1971ool:             BldgSF:2,028 Ac:.17
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Site :3945 Willamette St Eugene 97405             Xfered:08/21/1995
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Use:101 Res,Improved                               Phone :
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Owner :Furtado Gary & Karen                         Parcel:0645307
Site :3955 Willamette St Eugene 97405             Xfered:05/10/2010
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Site :*no Site Address* Eugene 97405              Xfered:
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Use:101 Res,Improved                               Phone :
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*-----: MetroScan / Lane (OR) -----*
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Mail :946 Cabriole Ct Eugene Or 97401            Price :
Use:101 Res,Improved                               Phone :
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Owner :Luu Phan                                     Parcel:1209509
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Mail :3862 Willamette St Eugene Or 97405          Price :$209,625
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Site :3835 Willamette St Eugene 97405             Xfered:05/06/2008
Mail :4330 Willamette St Eugene Or 97405          Price :
Use:101 Res,Improved                               Phone :
Bedrm:3 Bath:2.00 TotRm: YB:2000ool:             BldgSF:1,905 Ac:.15

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\*-----: MetroScan / Lane (OR) :-----\*  
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Site :50 W 38th Ave Eugene 97405 Xfered:04/25/2005  
Mail :4550 W Amazon Dr #24 Eugene Or 97405 Price :\$232,100  
Use:101 Res,Improved Phone :  
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\*-----: MetroScan / Lane (OR) :-----\*  
✓ Owner :Underriner Janne L Parcel:0643484  
Site :80 W 38th Ave Eugene 97405 Xfered:11/04/2003  
Mail :2362 Malabar Dr Eugene Or 97403 Price :\$176,000  
Use:101 Res,Improved Phone :  
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-----: MetroScan / Lane (OR) -----\*

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 Site :\*no Site Address\* Xfered:01/20/2009  
 Mail :366 E 40th Ave #250 Eugene Or 97405 Price :  
 Use:100 Res,Vacant Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.04  
 -----: MetroScan / Lane (OR) -----\*

Owner :Arbytium LLC Parcel:1587268  
 Site :\*no Site Address\* Xfered:01/20/2009  
 Mail :366 E 40th Ave #250 Eugene Or 97405 Price :  
 Use:100 Res,Vacant Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.04  
 -----: MetroScan / Lane (OR) -----\*

Owner :Claude A & Hanna Offenbacher Rev Trust Parcel:1332475  
 Site :\*no Site Address\* Xfered:  
 Mail :381 Dellwood Dr Eugene Or 97405 Price :  
 Use:100 Res,Vacant Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.21  
 -----: MetroScan / Lane (OR) -----\*

Owner :Duber Family Trust Parcel:1497070  
 Site :\*no Site Address\* Xfered:11/11/2005  
 Mail :328 W 38th Ave Eugene Or 97405 Price :\$389,700  
 Use:10 Misc,Res,Unbld-Size/Easemnt/R-of-W Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.01  
 -----: MetroScan / Lane (OR) -----\*

Owner :Fallstrom Scott Parcel:0643294  
 Site :320 W 38th Ave Eugene 97405 Xfered:07/15/2009  
 Mail :448 Alyssum Way Oceanside Ca 92057 Price :\$259,000  
 Use:101 Res,Improved Phone :  
 Bedrm:3 Bath:2.00 TotRm: YB:1966ool: BldgSF:2,091 Ac:.22  
 -----: MetroScan / Lane (OR) -----\*

Owner :Gill Colt J & Christy L Parcel:1333150  
 Site :\*no Site Address\* Xfered:04/11/2000  
 Mail :382 Dellwood Dr Eugene Or 97405 Price :\$30,000  
 Use:100 Res,Vacant Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.26  
 -----: MetroScan / Lane (OR) -----\*

Owner :Marusich Michael F & C E Parcel:1332491  
 Site :\*no Site Address\* Xfered:07/01/1991  
 Mail : Price :\$19,000  
 Use:100 Res,Vacant Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.16  
 -----: MetroScan / Lane (OR) -----\*

Owner :Rees Evan L Parcel:0643310  
 Site :3870 Watkins Ln Eugene 97405 Xfered:04/15/2014  
 Mail :1574 Coburg Rd #103 Eugene Or 97401 Price :\$200,000  
 Use:101 Res,Improved Phone :  
 Bedrm:2 Bath:1.50 TotRm: YB:1963ool: BldgSF:1,617 Ac:.16  
 -----: MetroScan / Lane (OR) -----\*

Owner :Rudnick-Olson Revocable Living Trust Parcel:1500923  
 Site :3923 Brae Burn Dr Eugene 97405 Xfered:04/18/2011  
 Mail :PO Box 50684 Eugene Or 97405 Price :  
 Use:101 Res,Improved Phone :  
 Bedrm:3 Bath:3.00 TotRm: YB:1995ool: BldgSF:4,750 Ac:.27  
 -----: MetroScan / Lane (OR) -----\*

Owner :Wright Jay G Parcel:0643260  
 Site :\*no Site Address\* Xfered:07/19/1993  
 Mail :321 W 39th Ave Eugene Or 97405 Price :  
 Use:10 Misc,Res,Unbld-Size/Easemnt/R-of-W Phone :  
 Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.02

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*-----: MetroScan / Lane (OR) -----*
Owner :Apsel Gary                               Parcel:0643237
Site :3850 Watkins Ln Eugene 97405             Xfered:05/13/2014
Mail :3850 Watkins Ln Eugene Or 97405         Price :
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:1.50 TotRm: YB:1962ool:          BldgSF:1,843 Ac:.16
*-----: MetroScan / Lane (OR) -----*
Owner :Baslaw David J                           Parcel:0640027
Site :325 Dellwood Dr Eugene 97405            Xfered:10/12/2012
Mail :325 Dellwood Dr Eugene Or 97405         Price :$330,000
Use:101 Res,Improved                           Phone :
Bedrm:4 Bath:3.00 TotRm: YB:1969ool:          BldgSF:2,190 Ac:.25
*-----: MetroScan / Lane (OR) -----*
Owner :Beverly Martin Harold & Leslie Hope      Parcel:0640233
Site :365 W 39th Ave Eugene 97405            Xfered:12/19/2005
Mail :365 W 39th Ave Eugene Or 97405         Price :
Use:101 Res,Improved                           Phone :
Bedrm:2 Bath:2.50 TotRm: YB:1971ool:          BldgSF:2,655 Ac:.29
*-----: MetroScan / Lane (OR) -----*
Owner :Brandt Laurie L & Alcan A                Parcel:0640217
Site :370 W 38th Ave Eugene 97405            Xfered:07/12/2013
Mail :370 W 38th Ave Eugene Or 97405         Price :$242,500
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.00 TotRm: YB:1969ool:          BldgSF:2,053 Ac:.28
*-----: MetroScan / Lane (OR) -----*
Owner :Breedon John F & Joann E                Parcel:1511318
Site :3986 Monroe St Eugene 97405            Xfered:07/15/1998
Mail :3986 Monroe St Eugene Or 97405         Price :$206,700
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.50 TotRm: YB:1997ool:          BldgSF:2,451 Ac:.25
*-----: MetroScan / Lane (OR) -----*
Owner :Broadbent John R & Lorraine              Parcel:0640084
Site :370 Dellwood Dr Eugene 97405            Xfered:03/31/1990
Mail :370 Dellwood Dr Eugene Or 97405         Price :$12,000
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.00 TotRm: YB:1990ool:          BldgSF:2,424 Ac:.24
*-----: MetroScan / Lane (OR) -----*
Owner :Claude A & Hanna Offenbacher Rev Trust   Parcel:1333176
Site :381 Dellwood Dr Eugene 97405            Xfered:
Mail :381 Dellwood Dr Eugene Or 97405         Price :
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.50 TotRm: YB:1989ool:          BldgSF:1,854 Ac:.17
*-----: MetroScan / Lane (OR) -----*
Owner :Cutler Georgia L                        Parcel:0640001
Site :309 Dellwood Dr Eugene 97405            Xfered:
Mail :309 Dellwood Dr Eugene Or 97405         Price :
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.00 TotRm: YB:1972ool:          BldgSF:3,300 Ac:.24
*-----: MetroScan / Lane (OR) -----*
Owner :Donald L Ruth Marital Trust              Parcel:1511276
Site :3987 Monroe St Eugene 97405            Xfered:
Mail :3987 Monroe St Eugene Or 97405         Price :
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.50 TotRm: YB:1997ool:          BldgSF:2,666 Ac:.58
*-----: MetroScan / Lane (OR) -----*
Owner :Duber Family Trust                      Parcel:0640183
Site :328 W 38th Ave Eugene 97405            Xfered:05/25/2011
Mail :328 W 38th Ave Eugene Or 97405         Price :
Use:101 Res,Improved                           Phone :
Bedrm:3 Bath:2.50 TotRm: YB:1971ool:          BldgSF:2,973 Ac:.37
*-----: MetroScan / Lane (OR) -----*
Owner :Francois Dino L & Jennifer A           Parcel:0639995
Site :305 Dellwood Dr Eugene 97405            Xfered:04/23/2013
Mail :305 Dellwood Dr Eugene Or 97405         Price :$338,500
Use:101 Res,Improved                           Phone :
Bedrm:5 Bath:2.50 TotRm: YB:1971ool:          BldgSF:3,320 Ac:.23

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\*-----: MetroScan / Lane (OR) -----\*

Owner :Gill Colt J & Christy L Parcel:1333168  
Site :382 Dellwood Dr Eugene 97405 Xfered:03/15/2000  
Mail :382 Dellwood Dr Eugene Or 97405 Price :\$190,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1990ool: BldgSF:2,686 Ac:.18

\*-----: MetroScan / Lane (OR) -----\*

Owner :Gleeson Michelle & Rufus Parcel:1333127  
Site :390 Dellwood Dr Eugene 97405 Xfered:06/06/2011  
Mail :390 Dellwood Dr Eugene Or 97405 Price :\$352,500  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.50 TotRm: YB:1989ool: BldgSF:2,916 Ac:.20

\*-----: MetroScan / Lane (OR) -----\*

Owner :Gray Jonathan D & Claudia U Parcel:0643286  
Site :3820 Watkins Ln Eugene 97405 Xfered:06/27/2008  
Mail :3820 Watkins Ln Eugene Or 97405 Price :\$340,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1962ool: BldgSF:1,800 Ac:.16

\*-----: MetroScan / Lane (OR) -----\*

Owner :Hall Jody C II & Alisa C Parcel:0640126  
Site :320 Dellwood Dr Eugene 97405 Xfered:08/08/2006  
Mail :320 Dellwood Dr Eugene Or 97405 Price :\$364,900  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.50 TotRm: YB:1972ool: BldgSF:2,788 Ac:.20

\*-----: MetroScan / Lane (OR) -----\*

Owner :Jaeger Steven D & Leslie A Parcel:1511268  
Site :3991 Monroe St Eugene 97405 Xfered:10/13/1994  
Mail :3991 Monroe St Eugene Or 97405 Price :\$45,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1995ool: BldgSF:2,091 Ac:.32

\*-----: MetroScan / Lane (OR) -----\*

Owner :Jennings Deborah Parcel:0640068  
Site :375 Dellwood Dr Eugene 97405 Xfered:05/24/1999  
Mail :375 Dellwood Dr Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:2 Bath:2.50 TotRm: YB:1989ool: BldgSF:2,476 Ac:.27

\*-----: MetroScan / Lane (OR) -----\*

Owner :Jerold Matsui Living Trust Parcel:0639979  
Site :3750 Watkins Ln Eugene 97405 Xfered:  
Mail :3750 Watkins Ln Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1968ool: BldgSF:2,026 Ac:.27

\*-----: MetroScan / Lane (OR) -----\*

Owner :Jin Keith Parcel:1500931  
Site :3917 Brae Burn Dr Eugene 97405 Xfered:07/02/2002  
Mail :3917 Brae Burn Dr Eugene Or 97405 Price :\$325,000  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.50 TotRm: YB:1994ool: BldgSF:3,532 Ac:.35

\*-----: MetroScan / Lane (OR) -----\*

Owner :Johansen G Wallace & Carol Susan Parcel:1500857  
Site :3918 Brae Burn Dr Eugene 97405 Xfered:06/14/2000  
Mail :3918 Brae Burn Dr Eugene Or 97405 Price :\$269,350  
Use:101 Res,Improved Phone :  
Bedrm:2 Bath:2.50 TotRm: YB:1994ool: BldgSF:2,796 Ac:.25

\*-----: MetroScan / Lane (OR) -----\*

Owner :Kirk Ernest L & Sherryl A Parcel:0643328  
Site :329 W 39th Ave Eugene 97405 Xfered:  
Mail :329 W 39th Ave Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1962ool: BldgSF:2,346 Ac:.17

\*-----: MetroScan / Lane (OR) -----\*

Owner :Koester Steven E Parcel:1332459  
Site :3711 Lawrence St Eugene 97405 Xfered:03/20/1991  
Mail :3711 Lawrence St Eugene Or 97405 Price :\$16,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:3.50 TotRm: YB:1992ool: BldgSF:4,185 Ac:.41

\*-----: MetroScan / Lane (OR) -----\*

Owner :Leroux Annette M Parcel:0640241  
Site :355 W 39th Ave Eugene 97405 Xfered:08/19/1991  
Mail :355 W 39th Ave Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.50 TotRm: YB:1968ool: BldgSF:2,551 Ac:.32

\*-----: MetroScan / Lane (OR) -----\*

Owner :Lynch-Hirsch Family Revocable Living Tr Parcel:1333143  
Site :386 Dellwood Dr Eugene 97405 Xfered:06/19/2012  
Mail :386 Dellwood Dr Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1990ool: BldgSF:2,274 Ac:.26

\*-----: MetroScan / Lane (OR) -----\*

Owner :Maclean Wendy Parcel:0643336  
Site :315 W 39th Ave Eugene 97405 Xfered:05/05/2014  
Mail :315 W 39th Ave Eugene Or 97405 Price :\$263,400  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:3.00 TotRm: YB:1989ool: BldgSF:2,000 Ac:.16

\*-----: MetroScan / Lane (OR) -----\*

Owner :Marga A Larson Trust Parcel:0639987  
Site :3770 Watkins Ln Eugene 97405 Xfered:09/30/2007  
Mail :3770 Watkins Ln Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1971ool: BldgSF:1,815 Ac:.24

\*-----: MetroScan / Lane (OR) -----\*

Owner :Marusich Michael F & Carol E Parcel:1333192  
Site :389 Dellwood Dr Eugene 97405 Xfered:12/30/1991  
Mail :389 Dellwood Dr Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.50 TotRm: YB:1992ool: BldgSF:3,685 Ac:.16

\*-----: MetroScan / Lane (OR) -----\*

Owner :Massari Christopher & Kendra R Parcel:1511284  
Site :3985 Monroe St Eugene 97405 Xfered:08/04/2008  
Mail :3985 Monroe St Eugene Or 97405 Price :\$490,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.50 TotRm: YB:1997ool: BldgSF:3,406 Ac:.45

\*-----: MetroScan / Lane (OR) -----\*

Owner :McCulley Alexander H Parcel:0640159  
Site :345 W 38th Ave Eugene 97405 Xfered:12/22/2011  
Mail :345 W 38th Ave Eugene Or 97405 Price :\$207,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:1.50 TotRm: YB:1976ool: BldgSF:2,012 Ac:.18

\*-----: MetroScan / Lane (OR) -----\*

Owner :Milks Robert R Parcel:1333135  
Site :388 Dellwood Dr Eugene 97405 Xfered:12/28/1993  
Mail :388 Dellwood Dr Eugene Or 97405 Price :\$162,250  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1990ool: BldgSF:2,322 Ac:.21

\*-----: MetroScan / Lane (OR) -----\*

Owner :Miller Lance & Holly Parcel:0640191  
Site :330 W 38th Ave Eugene 97405 Xfered:05/29/2002  
Mail :330 W 38th Ave Eugene Or 97405 Price :\$192,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1968ool: BldgSF:2,112 Ac:.33

\*-----: MetroScan / Lane (OR) -----\*

Owner :Muellner John & Marjory Parcel:1500949  
Site :3995 Monroe St Eugene 97405 Xfered:11/15/2002  
Mail :3995 Monroe St Eugene Or 97405 Price :\$285,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.50 TotRm: YB:1996ool: BldgSF:3,710 Ac:.33

\*-----: MetroScan / Lane (OR) -----\*

Owner :Ochs Marty T Parcel:0640134  
Site :325 W 38th Ave Eugene 97405 Xfered:06/14/2012  
Mail :325 W 38th Ave Eugene Or 97405 Price :\$261,000  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.50 TotRm: YB:1970ool: BldgSF:1,796 Ac:.22

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*-----: MetroScan / Lane (OR) :-----*
Owner :Pearce John F II & Abby L Gershenson      Parcel:0640050
Site  :355 Dellwood Dr Eugene 97405             Xfered:04/23/1999
Mail  :355 Dellwood Dr Eugene Or 97405         Price   :$102,000
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:2.00 TotRm: YB:1993ool:          BldgSF:2,221 Ac:.21
*-----: MetroScan / Lane (OR) :-----*
Owner :Pellitier John P & Michelle R           Parcel:1511250
Site  :380 W 38th Ave Eugene 97405             Xfered:05/18/2004
Mail  :380 W 38th Ave Eugene Or 97405         Price   :$280,000
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.50 TotRm: YB:1996ool:          BldgSF:2,768 Ac:.77
*-----: MetroScan / Lane (OR) :-----*
Owner :Penn Kimberly K                         Parcel:0640258
Site  :345 W 39th Ave Eugene 97405             Xfered:11/15/2002
Mail  :345 W 39th Ave Eugene Or 97405         Price   :$202,000
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:2.00 TotRm: YB:1972ool:          BldgSF:2,961 Ac:.35
*-----: MetroScan / Lane (OR) :-----*
Owner :Pierce W Sterling & Connie A           Parcel:0640175
Site  :375 W 38th Ave Eugene 97405             Xfered:
Mail  :375 W 38th Ave Eugene Or 97405         Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.50 TotRm: YB:1979ool:          BldgSF:2,030 Ac:.23
*-----: MetroScan / Lane (OR) :-----*
Owner :Quest Henry & Leticia M               Parcel:1009016
Site  :3730 Watkins Ln Eugene 97405           Xfered:09/07/1994
Mail  :3730 Watkins Ln Eugene Or 97405         Price   :$152,000
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:3.00 TotRm: YB:1971ool:          BldgSF:3,095 Ac:.36
*-----: MetroScan / Lane (OR) :-----*
Owner :Rea Colin M & Jennifer H              Parcel:0640019
Site  :315 Dellwood Dr Eugene 97405           Xfered:08/08/2007
Mail  :315 Dellwood Dr Eugene Or 97405         Price   :$405,000
Use:101 Res,Improved                          Phone   :
Bedrm:5 Bath:3.00 TotRm: YB:1966ool:          BldgSF:3,442 Ac:.31
*-----: MetroScan / Lane (OR) :-----*
Owner :Robertson Jill K                      Parcel:0643245
Site  :324 W 38th Ave Eugene 97405           Xfered:08/15/2008
Mail  :324 W 38th Ave Eugene Or 97405         Price   :$259,000
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.00 TotRm: YB:1993ool:          BldgSF:2,012 Ac:.22
*-----: MetroScan / Lane (OR) :-----*
Owner :Robinson John T & Carla S             Parcel:1500865
Site  :3910 Brae Burn Dr Eugene 97405         Xfered:06/05/1994
Mail  :3910 Brae Burn Dr Eugene Or 97405         Price   :$42,500
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:2.50 TotRm: YB:1995ool:          BldgSF:2,115 Ac:.26
*-----: MetroScan / Lane (OR) :-----*
Owner :Sandi T O'Brien Trust                 Parcel:0640043
Site  :345 Dellwood Dr Eugene 97405           Xfered:
Mail  :345 Dellwood Dr Eugene Or 97405         Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:1.50 TotRm: YB:1973ool:          BldgSF:1,608 Ac:.22
*-----: MetroScan / Lane (OR) :-----*
Owner :Sherman David A                       Parcel:0643302
Site  :3810 Watkins Ln Eugene 97405           Xfered:04/14/1995
Mail  :3810 Watkins Ln Eugene Or 97405         Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.50 TotRm: YB:1964ool:          BldgSF:2,540 Ac:.16
*-----: MetroScan / Lane (OR) :-----*
Owner :Smith Ronald J & Christina M         Parcel:0640142
Site  :335 W 38th Ave Eugene 97405           Xfered:09/18/1996
Mail  :335 W 38th Ave Eugene Or 97405         Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.00 TotRm: YB:1973ool:          BldgSF:2,160 Ac:.19

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\*-----: MetroScan / Lane (OR) -----\*

Owner :Smith Todd R & Echo R Parcel:1511326  
Site :3982 Monroe St Eugene 97405 Xfered:06/20/2006  
Mail :3982 Monroe St Eugene Or 97405 Price :\$423,000  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:3.00 TotRm: YB:1998ool: BldgSF:3,377 Ac:.23

\*-----: MetroScan / Lane (OR) -----\*

Owner :Smolenska Lisa Parcel:1333184  
Site :387 Dellwood Dr Eugene 97405 Xfered:04/19/2013  
Mail :387 Dellwood Dr Eugene Or 97405 Price :\$265,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:1.50 TotRm: YB:1989ool: BldgSF:2,744 Ac:.15

\*-----: MetroScan / Lane (OR) -----\*

Owner :Snyder Kathleen A Parcel:0640225  
Site :375 W 39th Ave Eugene 97405 Xfered:07/11/2014  
Mail :375 W 39th Ave Eugene Or 97405 Price :\$447,500  
Use:100 Res,Vacant Phone :  
Bedrm: Bath: TotRm: YB: Pool: BldgSF: Ac:.25

\*-----: MetroScan / Lane (OR) -----\*

Owner :Specht Robert T & C Parcel:1500840  
Site :3924 Brae Burn Dr Eugene 97405 Xfered:03/01/1995  
Mail :3924 Brae Burn Dr Eugene Or 97405 Price :\$224,900  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1994ool: BldgSF:2,737 Ac:.27

\*-----: MetroScan / Lane (OR) -----\*

Owner :Stanley Lannon M/Sandra S Parcel:0640118  
Site :330 Dellwood Dr Eugene 97405 Xfered:07/18/2014  
Mail :330 Dellwood Dr Eugene Or 97405 Price :\$330,000  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1991ool: BldgSF:2,351 Ac:.19

\*-----: MetroScan / Lane (OR) -----\*

Owner :Storm Larry A & Rita M Parcel:0640092  
Site :350 Dellwood Dr Eugene 97405 Xfered:10/18/1992  
Mail :350 Dellwood Dr Eugene Or 97405 Price :\$144,500  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1990ool: BldgSF:2,353 Ac:.25

\*-----: MetroScan / Lane (OR) -----\*

Owner :Strait Richard G Parcel:0643278  
Site :337 W 39th Ave Eugene 97405 Xfered:12/31/2003  
Mail :337 W 39th Ave Eugene Or 97405 Price :\$182,500  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1961ool: BldgSF:2,080 Ac:.18

\*-----: MetroScan / Lane (OR) -----\*

Owner :Ulrich Curtis J & Susan K Parcel:1511334  
Site :3978 Monroe St Eugene 97405 Xfered:06/23/1997  
Mail :3978 Monroe St Eugene Or 97405 Price :\$272,665  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.50 TotRm: YB:1996ool: BldgSF:3,031 Ac:.23

\*-----: MetroScan / Lane (OR) -----\*

Owner :Wayte Lawrence A & Laura D Parcel:0640035  
Site :335 Dellwood Dr Eugene 97405 Xfered:06/14/2006  
Mail :335 Dellwood Dr Eugene Or 97405 Price :\$366,000  
Use:101 Res,Improved Phone :  
Bedrm:6 Bath:4.00 TotRm: YB:1968ool: BldgSF:3,555 Ac:.21

\*-----: MetroScan / Lane (OR) -----\*

Owner :White Terry J & Lucy F Parcel:0640167  
Site :355 W 38th Ave Eugene 97405 Xfered:  
Mail :355 W 38th Ave Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:3 Bath:2.00 TotRm: YB:1976ool: BldgSF:2,089 Ac:.24

\*-----: MetroScan / Lane (OR) -----\*

Owner :Wilson R Bruce & Kathleen A Parcel:0640100  
Site :340 Dellwood Dr Eugene 97405 Xfered:  
Mail :340 Dellwood Dr Eugene Or 97405 Price :  
Use:101 Res,Improved Phone :  
Bedrm:4 Bath:2.00 TotRm: YB:1972ool: BldgSF:2,526 Ac:.22

\*-----: MetroScan / Lane (OR) :-----\*

Owner :Wright Jay G	Parcel:0643252
Site :321 W 39th Ave Eugene 97405	Xfered:03/14/2001
Mail :321 W 39th Ave Eugene Or 97405	Price :
Use:101 Res,Improved	Phone :
Bedrm:5 Bath:2.00 TotRm: YB:1948ool:	BldgSF:2,166 Ac:.73

*-----: MetroScan / Lane (OR) -----*	
Owner :Anderson-Alberts Michelle	Parcel:1030863
Site :125 W 39th Ave Eugene 97405	Xfered:06/08/2005
Mail :125 W 39th Ave Eugene Or 97405	Price :\$327,000
Use:101 Res,Improved	Phone :
Bedrm:4 Bath:2.00 TotRm: YB:1992ool:	BldgSF:2,418 Ac:.30
*-----: MetroScan / Lane (OR) -----*	
Owner :Avery Bryan S	Parcel:0643419
Site :200 W 38th Ave Eugene 97405	Xfered:07/31/2000
Mail :200 W 38th Ave Eugene Or 97405	Price :\$245,000
Use:101 Res,Improved	Phone :
Bedrm:2 Bath:2.50 TotRm: YB:1979ool:	BldgSF:2,767 Ac:.20
*-----: MetroScan / Lane (OR) -----*	
Owner :Biesecker Denis L	Parcel:0643427
Site :220 W 38th Ave Eugene 97405	Xfered:03/17/1999
Mail :220 W 38th Ave Eugene Or 97405	Price :\$110,000
Use:101 Res,Improved	Phone :
Bedrm:3 Bath:1.00 TotRm: YB:1962ool:	BldgSF:1,340 Ac:.20
*-----: MetroScan / Lane (OR) -----*	
Owner :Cooper Alan B/Jane	Parcel:0643526
Site :55 W 39th Ave Eugene 97405	Xfered:09/26/2014
Mail :55 W 39th Ave Eugene Or 97405	Price :
Use:101 Res,Improved	Phone :
Bedrm:2 Bath:2.00 TotRm: YB:1956ool:	BldgSF:1,343 Ac:.33
*-----: MetroScan / Lane (OR) -----*	
Owner :Gazley Laurence D & Karen A	Parcel:0643534
Site :35 W 39th Ave Eugene 97405	Xfered:12/30/1991
Mail :35 W 39th Ave Eugene Or 97405	Price :\$119,500
Use:101 Res,Improved	Phone :
Bedrm:4 Bath:2.00 TotRm: YB:1960ool:	BldgSF:2,830 Ac:.31
*-----: MetroScan / Lane (OR) -----*	
Owner :James John C & Ayako Yogi	Parcel:0643435
Site :230 W 38th Ave Eugene 97405	Xfered:03/29/2002
Mail :230 W 38th Ave Eugene Or 97405	Price :\$160,000
Use:101 Res,Improved	Phone :
Bedrm:4 Bath:2.00 TotRm: YB:1965ool:	BldgSF:2,145 Ac:.27
*-----: MetroScan / Lane (OR) -----*	
Owner :Joseph Houston Alsup Living Trust	Parcel:1209475
Site :36 W 38th Ave Eugene 97405	Xfered:
Mail :36 W 38th Ave Eugene Or 97405	Price :
Use:101 Res,Improved	Phone :
Bedrm:2 Bath:1.50 TotRm: YB:1977ool:	BldgSF:1,660 Ac:.17
*-----: MetroScan / Lane (OR) -----*	
Owner :Kirk Harry Edwin	Parcel:0645026
Site :45 E 39th Pl Eugene 97405	Xfered:03/29/1989
Mail :45 E 39th Pl Eugene Or 97405	Price :
Use:101 Res,Improved	Phone :
Bedrm:3 Bath:2.50 TotRm: YB:1965ool:	BldgSF:1,897 Ac:.15
*-----: MetroScan / Lane (OR) -----*	
Owner :Leutzinger Richard W & M Y J	Parcel:0645299
Site :3965 Willamette St Eugene 97405	Xfered:12/23/1992
Mail :3965 Willamette St Eugene Or 97405	Price :\$89,000
Use:101 Res,Improved	Phone :
Bedrm:2 Bath:1.00 TotRm: YB:1975ool:	BldgSF:1,134 Ac:.18
*-----: MetroScan / Lane (OR) -----*	
Owner :Little Aaron M	Parcel:0644185
Site :3825 Willamette St Eugene 97405	Xfered:09/02/2005
Mail :3825 Willamette St Eugene Or 97405	Price :\$182,500
Use:101 Res,Improved	Phone :
Bedrm:2 Bath:1.00 TotRm: YB:1940ool:	BldgSF:1,430 Ac:.20
*-----: MetroScan / Lane (OR) -----*	
Owner :Luu Phan	Parcel:1209517
Site :3862 Willamette St Eugene 97405	Xfered:08/20/2003
Mail :3862 Willamette St Eugene Or 97405	Price :\$188,800
Use:101 Res,Improved	Phone :
Bedrm:2 Bath:2.00 TotRm: YB:1977ool:	BldgSF:2,075 Ac:.14

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*-----: MetroScan / Lane (OR) -----*
Owner :Martin William A & Cynthia R           Parcel:1209491
Site  :3850 Willamette St Eugene 97405       Xfered:12/28/1998
Mail  :3850 Willamette St Eugene Or 97405    Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:1.50 TotRm:      YB:1920ool:    BldgSF:2,140   Ac:.19
*-----: MetroScan / Lane (OR) -----*
Owner :McCann Living Trust                   Parcel:1805140
Site  :93 W 39th Ave Eugene 97405           Xfered:03/21/2007
Mail  :93 W 39th Ave Eugene Or 97405        Price   :$190,000
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.50 TotRm:      YB:2008ool:    BldgSF:3,266   Ac:.37
*-----: MetroScan / Lane (OR) -----*
Owner :O Connor Patrick J & Mary J          Parcel:0645117
Site  :10 E 39th Pl Eugene 97405           Xfered:02/14/1994
Mail  :10 E 39th Pl Eugene Or 97405        Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.00 TotRm:      YB:1962ool:    BldgSF:1,740   Ac:.22
*-----: MetroScan / Lane (OR) -----*
Owner :Oleksa Donna L                       Parcel:0643542
Site  :40 W 38th Ave Eugene 97405           Xfered:07/05/2002
Mail  :40 W 38th Ave Eugene Or 97405        Price   :$212,000
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:2.00 TotRm:      YB:1962ool:    BldgSF:2,348   Ac:.30
*-----: MetroScan / Lane (OR) -----*
Owner :Richardson Randall G & D             Parcel:0643401
Site  :240 W 38th Ave Eugene 97405           Xfered:09/16/1988
Mail  :240 W 38th Ave Eugene Or 97405        Price   :$95,000
Use:101 Res,Improved                          Phone   :
Bedrm:6 Bath:2.50 TotRm:      YB:1978ool:    BldgSF:3,178   Ac:.35
*-----: MetroScan / Lane (OR) -----*
Owner :Robertson James Mark & L L           Parcel:0643476
Site  :71 W 39th Ave Eugene 97405           Xfered:
Mail  :71 W 39th Ave Eugene Or 97405        Price   :
Use:101 Res,Improved                          Phone   :
Bedrm:5 Bath:2.50 TotRm:      YB:1948ool:    BldgSF:2,381   Ac:.45
*-----: MetroScan / Lane (OR) -----*
Owner :Selven Rob K & Jani K                Parcel:0644201
Site  :3885 Willamette St Eugene 97405       Xfered:08/08/1989
Mail  :3885 Willamette St Eugene Or 97405    Price   :$66,500
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:2.00 TotRm:      YB:1926ool:    BldgSF:3,172   Ac:.38
*-----: MetroScan / Lane (OR) -----*
Owner :Sheaffer John L & Rosalinda A        Parcel:0643468
Site  :100 W 38th Ave Eugene 97405           Xfered:09/29/2006
Mail  :100 W 38th Ave Eugene Or 97405        Price   :$522,000
Use:101 Res,Improved                          Phone   :
Bedrm:4 Bath:2.00 TotRm:      YB:1955ool:    BldgSF:4,176   Ac:.36
*-----: MetroScan / Lane (OR) -----*
Owner :Taub Serina                           Parcel:1295110
Site  :141 W 39th Ave Eugene 97405           Xfered:10/02/2006
Mail  :141 W 39th Ave Eugene Or 97405        Price   :$259,000
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:2.50 TotRm:      YB:1979ool:    BldgSF:2,098   Ac:.22
*-----: MetroScan / Lane (OR) -----*
Owner :Wagner Kipp A & Jane E               Parcel:0645315
Site  :3972 Oak St Eugene 97405             Xfered:02/12/1993
Mail  :3972 Oak St Eugene Or 97405          Price   :$88,000
Use:101 Res,Improved                          Phone   :
Bedrm:3 Bath:1.50 TotRm:      YB:1964ool:    BldgSF:1,838   Ac:.10
*-----: MetroScan / Lane (OR) -----*
Owner :Warner Thomas M                       Parcel:1294667
Site  :145 W 39th Ave Eugene 97405           Xfered:10/09/2009
Mail  :145 W 39th Ave Eugene Or 97405        Price   :$71,700
Use:101 Res,Improved                          Phone   :
Bedrm:2 Bath:1.00 TotRm:      YB:1941ool:    BldgSF:1,437   Ac:.16

```

# NEIGHBORHOOD/APPLICANT MEETING ATTENDEE SIGN-IN SHEET

Project: REST-HAVEN METRO PLAN AMENDMENT

Meeting Date: 1.14.15

Facilitator: SCHIRMER SATRE GROUP CAROL SCHIRMER

Place/Room: REST-HAVEN CHAPEL

Name	Address (optional)	Phone (optional)	E-Mail (optional)
Rumette LeGoux			
Toni Horodysky			USMm1@comcast.net
Tom + Marie McCann			tomandmarie@comcast.net
Rick Steers			rmsteers@gmail.com
David & Judy Berg			david.berg@comcast.net
Pat & Chris Kypson			yokapsn@comcast.net
Kathy Wilson			KFred1953@yahoo.com
JIM & LINDA ROBERTSON			
Ernie + Sherry Kirk			erniesherry@gmail.com
Murray Heigsten			leighon.murray@gmail.com
DAVID SAUL			D-SAUL@comcast.net
Ronald B Debar			fybroad3411@yahoo.com

Dene + John Sihler /

denesihler@gmail.com  
 dsihler@windspring.com

Note: This sample is provided as a recommended template for the required sign-in sheet for the Neighborhood/Applicant Meeting. While this template may be used as a guide, please note that the applicant is responsible for ensuring that the meeting complies with all the requirements of EC 9.7007.

# NEIGHBORHOOD/APPLICANT MEETING ATTENDEE SIGN-IN SHEET

Project:

Meeting Date:

Facilitator:

Place/Room:

Name	Address (optional)	Phone (optional)	E-Mail (optional)
David Kels			dkels@bates.edu
Heather Sielicki	Southeast neighbors.org		Sielicki@gmail.com
ROBERT MILKS	388 DELLWOOD DR.		
Deborah Nobley	4990 W. Hillside Dr	541 344-9933	dnobley990@aol.com
Gary Riesel	3850 WATKINS LN		
Sue Manabe	"	"	
ROB BREITEN	560 W 40th		

Note: This sample is provided as a recommended template for the required sign-in sheet for the Neighborhood/Applicant Meeting. While this template may be used as a guide, please note that the applicant is responsible for ensuring that the meeting complies with all the requirements of EC 9.7007.

Meeting Held: Rest-Haven Memorial Park Chapel

Meeting Date: January 14, 2015

Meeting began at 5:05

Started the meeting with introduction of project and connection to Envision Eugene process.

Also announced there would be another neighborhood meeting soon.

People were thanked for coming and there was direction given as to what would be addressed that evening and what would be addressed later.

The meeting was to talk specifically about the Metro Plan Amendment and the Zone Change.

What they were, what they meant.

Note cards and pens were handed out and business cards with applicant's rep. contact info if anyone had questions about anything else (i.e. cell tower, tree cutting, survey work, etc.) other than the Metro Plan Amendment and the Zone Change. All questions would be answered by applicant's rep. and if they couldn't find the answer one would be supplied by the client.

Questions were asked about the history of the plan and zoning.

Q: Why was the plan designation ever Parks and Open Space?

Planning from decades ago was discussed as to how golf courses and cemeteries were designated Parks and Open Space.

Q: Why was it zone Public Land?

We really don't have any good answer for that. Today, private property cannot be zoned public land, even if you want it to.

Q: Why have there been more trees cut?

The trees that were removed by RH were because there were concerns about fire hazard. This was followed up with a reminder that the questions that evening should be about MA and ZC and any other questions would be answered later.

Q: What are the survey stakes that we see? This must mean you are going to build something?

The survey stakes are part of the work the surveyors need to do in order to get an accurate picture of the property. The boundaries haven't matched up so we are fixing that finally.

Q: We noticed there are piles of stumps, and the earth is cracked. The cracks measure 2 ½ feet deep and there are feral cats and rats running around.

There really is not answer to this. Another reminder to stick to the subject at hand

Q: If the land is zoned R-1 does that mean houses can be built over the cemetery plots?

No. The platted cemetery and existing grave sites will remain as is. The zoning does not change anything about this use or future preservation.

Q: What about the cell tower?

Again, answers later on this issue.

Q; A comment was made about "speaking the truth" would be a great start.

The attendees were assured that everything they are being told and would be told, including answer to their questions, would be the truth.

There was a testimony from the audience (former client) as to the communication skills, openness and willingness of the applicant's rep. to be up front and respond back to anyone that inquired later via email or letter.

Q: There is no development plan but let's not sweep things under the rug. The trees were removed in the past for more cemetery but we knew that was not true, and the housing plan was proposed, etc.

The client chose to answer this question and give a history of the process with city of Eugene and processing land use applications (the original CUP). Discussed that tree cutting was for cemetery use however delays by the city and delays by neighbors constantly fighting everything RH tries to do has necessitated that the land now be used for something else other than cemetery. As well as the fact that there are less and less people being buried, more cremations is the trend.

Q: What is the time frame and next steps for this application?

The application will be submitted to the city soon. We are guessing the whole process through City Council will be around 6 months but there is no predicting that time line. Once this is approved, if it is approved, any other process still requires a new Conditional Use Permit. The MA and ZC process as well as the CUP will have plenty of opportunity for neighbors to provide comment to city staff and at public hearings.

The meeting concluded around 6:00.





**SCHIRMER SATRE GROUP**  
 Planners, Landscape Architects and Environmental Specialists  
 375 West 4<sup>th</sup> Avenue, Suite 201, Eugene, Oregon 97401  
 (541) 686-4540 • Fax (541) 686-4577 • [www.schirmersatre.com](http://www.schirmersatre.com)

## TRANSMITTAL

**TO:** City of Eugene Planning **DATE:** January 20, 2015  
99 West 10th **PROJECT:** Rest-Haven Metro Plan  
Eugene, OR 97401 Amendment and Zone  
Change

**ATTN:** \_\_\_\_\_ **CLIENT PROJ #:** \_\_\_\_\_  
**SSG PROJ #:** \_\_\_\_\_

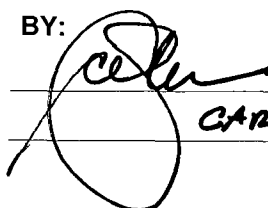
**TRANSMITTED:** Herewith  **DISPOSITION:** For Your Approval   
 Separate Cover  For Your Information   
 Other  For Reply

TRANSMITTED:		Dated	No. Pages
# Copies	Item	(In addition to this cover page)	
4	Legal Description Tax Lots		8

**REMARKS:**

These were inadvertently left out of the submittal package. Please include in the package submitted on January 16, 2015.

**COPIES TO:** Agency   
 File  Consultant   
 Owner  Other

**BY:**   
 \_\_\_\_\_  
 CAROL SCHIRMER

Legal Description  
Tax Lot 300

Lots numbered Twenty-nine (29) Thirty (30) and Thirty-one (31) of Densmore's Plat of Lane County, Oregon, and part of Lot thirty-two (32) of said plat bounded as follows: Beginning at the Northeast corner of said Lot numbered thirty-two (32) being in the center of Country Road at angle in boundary of the William Luckey Donation Land Claim No. 52 in Township Eighteen (18) South Range Three (3) West of the Willamette Meridian, thence Southerly along center of said Road and East line of said Lot 774 feet, thence South 88 degrees 40 minutes West 593.7 feet, more or less, to the West line of said Lot No. 32, thence North 774 feet to the Northwest corner thereof; thence North 88°40' East 8.11 chains to place of beginning, containing 10.03 acres, containing in all 48.46 acres of land in Lane County, Oregon, and all being a part of said Donation Land Claim No. 52, all in the County of Lane and State of Oregon.

Legal Description  
Tax Lot 2100

All of Lots Five (5), Six (6), Seven (7) and Eight (8) in Densmore's Plat as recorded December 1897, on page 28 Volume 2, Lane County, Oregon, Plat Records and containing twenty nine and thirty five hundredths (29.35) acres, said lots being a part of William Luckey and wife Donation Land Claim number Fifty two (52) and located in Section Seven (7) Township Eighteen (18) South Range Three (3) West of the Willamette Meridian, all in Lane County, Oregon.



Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541) 682-5377, 99 West 10<sup>th</sup> Avenue, Eugene.

Check the appropriate box(es):

- Plan Text Change
Plan Diagram Change

List all Assessor's Map and Tax Lot numbers of the property included in the request. Please indicate if only a portion of a lot is included in the request and include any additional map and tax lot numbers for subject property. Also, include existing and proposed Metro Plan Designations.

Table with 4 columns: Assessor's Map, Tax Lot, Existing Designation, Proposed Designation. Contains two rows of data.

Street Address (if available): 3900 Willamette Street

Existing Use(s) of the Property: Cemetery

Proposed Use(s) of the Property: Cemetery / Uses allowed by the zoning

Existing Zoning: Approximately 29.5 acres is PL Public Land and 45 acres is R-1, Low Density Residential

Is this Metro Plan Amendment being reviewed concurrently with another land use application?

- Yes, application file number: concurrent No
no number assigned yet

Filing Fee

A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website www.eugeneplanning.org

Submittal Requirements:

Provide 3 paper copies and one CD copy of all application materials (i.e. written statement, site plans, etc.) in pdf format at the time of initial submittal. Please note that it is the applicant's responsibility to make sure that the CD and paper copies are identical. Following completeness review, an updated CD and additional paper copies may be required. All site plans must be folded to a size equal or less than 11" x 17".

### Neighborhood/Applicant Meeting Requirements

Provide the following documentation that a neighborhood/applicant meeting was held per EC 9.7007 (see EC 9.7010):

- The list of persons to whom notice was mailed pursuant to EC 9.7007(5) and a signed statement that notice was posted and mailed to those on the list;
- A copy of the notice;
- A copy of the meeting notes and sign-in sheet described at EC 9.7007(9); and
- A copy of the site plan presented at the meeting.

### Written Statement

- A written statement listing relevant Statewide Planning Goals and demonstrating that the requested change satisfies the approval criteria in the Eugene Code, Section 9.7730(3). Describe any unchanged portion of the plan your amendment may effect.

### Information Required for Proposed Plan Text Changes

- Map indicating the property included in the request and adjacent streets and alleys.
- Vicinity map indicating the general area and allowing easy identification of the property.

**Note: This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the required criteria of approval.**

By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.

OWNER (Also the Applicant?  Yes /  No):

Name (print): Charles Wiper, Inc. Phone: \_\_\_\_\_

Address: 3900 Willamette Street

City/State/Zip: Eugene, OR 97405

Signature: 

APPLICANT  / APPLICANT'S REPRESENTATIVE  (Check one):

Name (print): Carol Schirmer

Company/Organization: Schirmer Satre Group

Address: 375 West 4th Suite 201

City/State/Zip: Eugene, OR 97401 E-mail (if applicable): carol@schirmersatre.com

Phone: 541.686.4540 x1 Fax: 541.686.4577

Signature: 

APPLICANT'S REPRESENTATIVE  / DESIGNATED CONTACT PERSON  (Check all that apply):

Name (print): Carol Schirmer

Company/Organization: Schirmer Satre Group

Address: 375 West 4th Suite 201

City/State/Zip: Eugene, OR 97401 E-mail (if applicable): carol@schirmersatre.com

Phone: 541.686.4540 x1 Fax: 541.686.4577

Signature: 

Please complete the following application checklist. Note that additional information may be required upon further review in order to adequately address the applicable criteria for approval. If you have any questions about filling out this application, please contact Planning staff at the Permit and Information Center, phone (541) 682-5377, 99 West 10<sup>th</sup> Avenue, Eugene.

List all Assessor's Map and Tax Lot numbers of the property included in the request. Please indicate if only a portion of a lot is included in the request and include any additional map and tax lot numbers for subject property. Also, include existing and proposed overlay zoning.

Assessor's Map	Tax Lot	Acres	Existing Zoning	Proposed Zoning
18 03 18 00	300	25.00 appr. 45.00 appr.	Public Land R-1	R-1
18 03 07 43	2100	4.50	Public Land	R-1

Street Address (if available): 3900 Willamette Street

Existing Use(s) of the Property: Cemetery

Proposed Use(s) of the Property: Cemetery / Uses allowed by the zoning

Is this zone change being reviewed concurrently with another land use application?

Yes, application file number: Yes, Metro Plan Amendment. No number assigned yet

**Filing Fee**

A filing fee must accompany all applications. The fee varies depending upon the type of application and is adjusted periodically by the City Manager. Check with Planning staff at the Permit and Information Center to determine the required fee or check website [www.eugeneplanning.org](http://www.eugeneplanning.org)

**Submittal Requirements**

Provide 3 paper copies and one CD copy of all application materials (i.e. written statement, site plans, etc.) in pdf format at the time of initial submittal. Please note that it is the applicant's responsibility to make sure that the CD and paper copies are identical. Following completeness review, an updated CD and additional paper copies may be required. All site plans must be folded to a size equal or less than 11" x 17".

**Written Statement**

A written statement demonstrating how the requested change satisfies the criteria in the Eugene Code, Section 9.8865. A list of the criteria is available at the Eugene Permit and Information Center, 99 West 10<sup>th</sup> Avenue. *Please note: it is the applicant's responsibility to provide adequate information demonstrating how the proposal satisfies the applicable criteria. Failure to provide such information may result in a denial of your application.*

**Map Information**

- A map indicating the property involved in the request and showing adjacent streets, alleys, etc.
- A vicinity map showing the general area of the request and indicating the specific property involved in the request.

**Legal Description**

- A legal description for each existing lot involved in the requested change. This description must be typed and suitable for recording.

**By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined, and that he/she understands that omission of any listed item may cause delay in processing the application. I (We), the undersigned, acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.**

**OWNER** (Also the Applicant?  Yes /  No):

Name (print): Charles Wiper, Inc. Phone: \_\_\_\_\_

Address: 3900 Willamette Street

City/State/Zip: Eugene, OR 97405

Signature: 

**APPLICANT**  / **APPLICANT'S REPRESENTATIVE**  (Check one):

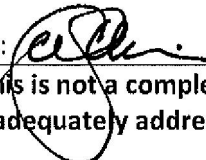
Name (print): Carol Schirmer

Company/Organization: Schirmer Satre Group

Address: 375 West 4th Suite 201

Eugene, OR  
City/State/Zip: 97401 E-mail (if applicable): carol@schirmersatre.com

Phone: 541.686.4540 x1 Fax: 541.686.4577

Signature: 

**NOTE: This is not a complete list of requirements. Additional information may be required after further review in order to adequately address the required criteria of approval.**