

9. The final PUD site plans shall note that construction permits shall conform to the applicant's geotechnical analysis.
10. The final PUD plans shall note that all on-site utilities will be placed underground consistent with EC 9.6775.
11. The final PUD plans shall note the requirement that, at the time of development, all stormwater discharge points directed toward the City's property shall be designed as level spreaders, consistent with the City's 2008 Stormwater Management Manual. All stormwater facilities shall be located outside the public wastewater easement along the east property line.
12. The final site plan shall note: "On-site stormwater management facilities will be privately owned and operated. An operation and maintenance plan will be developed consistent with the City's Stormwater Management Manual, and notice of this plan will be recorded, during the building permit process."
13. Prior to final PUD approval, the applicant shall obtain from the property owners of Tax Lots 500, 5600, 5700, and 10100, an easement abutting the proposed structures on the subject property that are located less than five feet from the interior property lines (i.e. the garages, carports, and wall along the west property line, and the portion of the wall and Building 6 abutting the south property line). The easement shall establish a 10-foot no-build zone, for fire code purposes, and, for at least the first five feet abutting the common property line, rights for the development to access and maintain the backside of their buildings. Alternatively, if the applicant is unable to obtain these off-site private easements from the adjacent property owners, then the final PUD plans shall show all structures setback at least five feet from the property lines.
14. The final site plans shall note that compliance with the following development standards will be determined more precisely at the time of building permit review:
 - a. Landscape Standards beginning in EC 9.6200
 - b. Garbage Screening contained in EC 9.6740
 - c. Bicycle Parking Standards contained in EC 9.6105
 - d. Outdoor Lighting Standards contained in EC 9.6725
15. Prior to final PUD approval, the applicant shall revise the final site plan and landscaping plan compliant with EC 9.6200 to provide landscape screening along the eastern property boundary, and a combination of landscape screening and fencing along the southern property line, to screen the buildings from view from adjacent properties.

Dated this 12th day of November, 2013.

Mailed this 12th day of November 2013.

Kenneth D. Helm

Kenneth D. Helm
Hearings Official

SEE NOTICE OF HEARINGS OFFICIAL DECISION FOR STATEMENT OF APPEAL RIGHTS

PC-1

November 8, 2013

Mr. Ken Helm
City of Eugene Hearings Officer
c/o Becky Taylor, Associate Planner
City of Eugene
99 West 10th Avenue,
Eugene, OR 97401

Re: City File No. PDT 13-1; Oakleigh PUD
Objection to impermissible evidence

Dear Mr. Helm:

On October 16, 2013, I submitted an objection to impermissible evidence that the applicant's representatives submitted earlier on the same day.

On October 23, 2013, the applicant's attorney, Zack Mittge, submitted a letter asserting the evidence in question was permissible.

On October 25, 2013 I submitted a letter further explaining why the evidence was impermissible, particularly the over 100 pages of copies of legal documents and property reports purporting to show right-of-way dedications on Oakleigh Lane that had heretofore never been submitted to the record or even mentioned in any testimony.

On November 5, 2013, Becky Taylor provided me the Hearings Official's order, dated the same day, denying my request to exclude the applicant's new evidence or re-open the record.

On November 6, 2013, Becky Taylor provided me a scanned copy of a letter from Mr. Mittge, dated October 31, 2013, further arguing his position. Although the letter stated that it was delivered "Via E-mail becky.g.taylor@ci.eugene.or.us and First Class Mail," Ms. Taylor states that she never received an e-mail copy, and she received the printed letter only on November 6.

* * * * *

My present letter cites concrete evidence in the record to refute false claims by Mr. Mittge, and challenges the Hearings Official's misinterpretation of the statutory requirements.

Mr. Ken Helm

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Page Two

There is no dispute that ORS 197.763(6) governs the present issue.¹

ORS 197.763(6)(c) states:

If the hearings authority leaves the record open for additional written evidence, arguments or testimony, the record shall be left open for at least seven days. Any participant may file a written request with the local government for an opportunity to respond to new evidence submitted during the period the record was left open. If such a request is filed, the hearings authority shall reopen the record pursuant to subsection (7) of this section.

ORS 197.763(6)(e) states:

Unless waived by the applicant, the local government shall allow the applicant at least seven days after the record is closed to all other parties to submit final written arguments in support of the application. The applicants [sic] final submittal shall be considered part of the record, but shall not include any new evidence.

ORS 197.763(6)(c) and (d) clearly establish three periods during which additional material may be submitted to the record following the close of the public hearing.

- During the first period, the record is "left open for additional written evidence, arguments or testimony." This initial period must be at least seven days.²
- The second period requires a participant to make a written request "for an opportunity to respond to new evidence submitted during the period the record was left open," upon which "the hearings authority shall reopen the record" for an unspecified time to allow response(s).
- During the third period, the applicant has the option to submit written arguments but no evidence. This final period must be at least seven days, unless waived by the applicant.

There is no dispute that at the end of the public hearing on October 2, the Hearings Official established three, one-week periods for additional submissions into the record, and that the first week (October 3rd to 9th) and third week (October 17th to 23rd) corresponded to the first and third periods (above) as established in ORS 197.763(6)(c) and (d).

¹ "During the hearing, the Hearings Official received a request to leave the written record open which triggered the requirements of ORS 197.763(6)(c)." November 5, 2013 "Order Denying Reopening Evidentiary Record," ("Order") on page 1.

² Various LUBA decisions dealing with ORS 197.763(6)(c) refer to this as the "open record period."

Mr. Ken Helm

November 8, 2013

Page Three

ORS 197.763(6)(c) requirements for evidence submitted in the second week

The sole issue in this case is the statutory basis for the Hearings Official's second week and, accordingly, what kind of testimony was allowed during that week.

The Hearings Official's second week clearly was not based on ORS 197.763(6)(d). The question then is whether the Hearings Official's second week was a lengthening of the initial ORS 197.763(6)(c) period or was instead a substitute for the ORS 197.763(6)(c) second (i.e., response) period.

LUBA has allowed that a "7-7-7" approach³ is acceptable, and that a written request is not required to trigger reopening the record for responsive testimony. Presumably, the Hearings Official was attempting to follow such an approach by which the second week (October 10th to 16th) would correspond to the response period established by ORS 197.763(6)(c).⁴

The Hearings Official's description of the second week was somewhat ambiguous⁵ and the rules he stated didn't clearly correspond to the provisions in ORS 197.763(6)(c). In any case, the Hearings Official does not have the authority to override statutes, and the second week in this case must conform to the statutory provisions upon which it's based.⁶

³ The "7-7-7" is a shorthand for three one-week periods in which the first and second weeks correspond to the first and third periods (above) as established in ORS 197.763(6)(c) and (d), and the second week *anticipates* a written request for response to new evidence in the first week and dispenses with the requirement that such a request actually be filed.

⁴ On the other hand, if the Hearings Official's second week was intended to lengthen the initial ORS 197.763(6)(c) period, then the applicant's new evidence was permissible, but the Hearings Official was required to grant my timely written request to reopen the record for a response. However, the Hearings Official has appeared to make clear this wasn't his intent:

"In addition, the Hearings Official did not close or reopen the record on October 9, 2013 as Mr. Conte appears to believe and argue. Therefore, ORS 197.763(7) is not independently applicable and does not represent a requirement to reopen the record pursuant to Mr. Conte's request." *Ibid.* page 2.

Although it is probably immaterial in this case because of the above, it should be noted that in citing *Wetherell v. Douglas County*, Mr. Mittge conveniently left out the part of LUBA's decision that would apply in the present case:

"While we generally agree with intervenor that petitioner had no right under *Fasano* to rebut intervenor's rebuttal evidence, we would resolve the question differently if, during intervenor's rebuttal testimony at the hearing or during the period that the record was left open, intervenor had introduced evidence that was not limited to rebuttal of the evidence that petitioner submitted at the February 15, 2007 public hearing. In that circumstance, petitioner would almost certainly have a right to respond to such new (non-rebuttal) evidence."

⁵ "Then I'll leave the record open until October 16th for responsive argument and evidence only. OK. That means no new issues out of the blue that didn't come up in that first open record period, which ended the 9th."
—Hearings Official statement at approximately at 21:30 in the audio recording of the hearing.

⁶ LUBA has found that the Legislature drafted ORS 197.763(6)(c) and (7) "to allow any participant' to submit 'new evidence, arguments or testimony,' to 'respond' to any new evidence that was submitted during the ORS 197.763(6)(c) seven-day open record period." *Friends of the Hood River Waterfront v. City of Hood River* (LUBA No. 2012-050)

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Accordingly, testimony during the second week was limited by statute to testimony that "respond[s] to new evidence submitted during the period the record was left open."

The period the record was "left open," was the first week, October 2nd to 9th.⁷ Mr. Mittge's attempt to interpret "during the period the record was left open" as encompassing time *prior* to the first period established by ORS 197.763(6)(c) would rewrite the statutory language and is without merit.⁸ Such an interpretation would for practical purposes eliminate the distinction between the initial and response periods established by ORS 197.763(6)(c).

Thus, the threshold question is whether or not the applicant's new evidence of purported right-of-way dedications, submitted during the second week, was in response to new evidence submitted in the first week.

In this regard, both the Hearings Official and Mr. Mittge misstate the statutory requirement. The Hearings Official asserts that evidence that "respond[s] to issues, argument and evidence submitted by the opponents"⁹ can be submitted during the second week.

Mr. Mittge asserts:

"the testimony and evidence that Mr. Conte complains of is responsive to testimony and evidence that he and other opponents submitted * * *. Both Mr. Conte and Ms. Regan's written submissions first introduced the issue of the classification of Oakleigh Lane on October 9, 2013."

The statute allows evidence to be introduced during the second period only in response to "new evidence," not in response to new "issues," "arguments" or any other form of "testimony" other than evidence, as defined by ORS 197.763(9)(b). Both the Hearings Official

(Footnote 7 continued) Mr. Mittge's comment that "No-one objected to [the Hearings Official's] open-record sequence at the public hearing * * *" has no legal bearing. The Hearings Official must follow the statutes, and a party does not waive his right to challenge impermissible evidence just because he wasn't present at the public hearing. Furthermore, even an explicit agreement between the applicant and some opponents regarding the additional time for submitting evidence into the record does not constitute any form of waiver by a participant who was not a party to such agreement. I raised this issue within hours of its occurrence and have adequately preserved the issue for appeal.

⁷ At the public hearing, the Hearings Official allowed: "an additional seven days (until October 16, 2013) for the specific purpose of allowing responsive comment to issues raised during the initial seven-day period ending October 9, 2013." – Order on pages 1 and 2.

⁸ Mr. Mittge actually used the term "during the open record period," which LUBA has used in numerous decisions to refer to the first period established by ORS 197.763(6)(c).

"Second, the Hearings Official's schedule and the applicable statutes do not limit responsive testimony to evidence submitted during the 'first week' in any case. Consistent with state law, all participants were afforded the opportunity to submit evidence and testimony that was responsive to issues that were raised during the open record period that ended on October 9, 2013." Page 2 of Mittge letter dated October 31, 2013.

⁹ Order on page 2.

Mr. Ken Helm

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and Mr. Mittge are relying on the impermissible insertion of terms into the language of ORS 197.763(6)(c). (ORS 174.010)

Applicant's evidence was not responsive to a new issue

In any case, however, the issue of the "classification of Oakleigh Lane" was introduced long before the first week the record was left open, and Mr. Mittge's claim is patently false. The "Applicant's Written Statement," dated June 14, 2013 states:

"Currently, Oakleigh Lane is classified as a *Low-Volume Residential Street* per Eugene's adopted street standards." (Page 43. Italics in original, underline added.)

Further, In an e-mail, dated August 29, 2013, from Daniel Ingram, a Senior Engineering Associate for Lane County, to Becky Taylor, the Eugene planner handling this application, Mr. Ingram described the classification of Oakleigh Lane as a "Local Access Road":

"West of the City of Eugene portion of Oakleigh Lane, Oakleigh Lane is a Local Access Road (LAR) within the Eugene Urban Growth Boundary."

Further, the Eugene Public Works Referral Response, dated September 17, 2013, cites the applicant's June 14 statement:

"Staff concurs with the applicant's assessment on page 43 of the written statement that Oakleigh Lane is a low-volume local street." (Page 10.)

Further, the Eugene Planning Staff Report, dated September 2013, on page 15 refers to Oakleigh Lane's classification: "motorists traveling on Oakleigh Lane (a low-volume street)."

Thus, there is an abundance of direct discussion of Oakleigh Lane's classification by the applicant himself and in numerous reports in the record before the first week that the record was left open.

My October 25, 2013 letter also demonstrated, although it was not necessary, that the issue of Oakleigh Lane's right-of-way was also introduced in the applicant's own written statement and referred to in many instances in the record prior to the public hearing.

Applicant's evidence was not responsive to new evidence

The applicant's evidence submitted during the second week was not responsive to any new evidence submitted in the first week. Leaving aside the other documents submitted by the applicants on October 16, the two letters from Access Engineering and Poage Engineering¹⁰ submitted evidence of only one sort – documents purporting to show right-of-way dedications that would demonstrate that portions of the Oakleigh Lane right-of-way are wider than twenty feet.¹¹

¹⁰ OMC_PDT13-1_Access Engineering Letter2.pdf and OMC_PDT 13-1_Poage Engineering Letter w Files.pdf.

¹¹ The applicant's new evidence, even if it were permissible and valid, would still mean Oakleigh Lane lacks adequate right-of-way for safe and efficient handling of the projected traffic and pedestrian and bicycle use.

Mr. Ken Helm
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The only place either letter identified an issue or evidence to which the new right-of-way documents were a response was the following in the Access Engineering letter:

"Mr. Conte asserts that Oakleigh Lane is classified as an 'access lane' because the right-of-way is 20 feet north of the centerline implying that the total right-of-way was planned to be 40 feet in width."

As demonstrated above, the "issues" of Oakleigh Lane's classification and existing right-of-way were not new.

The only evidence pointed to is "the right-of-way is 20 feet north of the centerline." The evidence in the two letters was clearly in response to and directed at challenging this particular fact.

However, as demonstrated in my October 25, 2013 letter this fact was introduced at least as early as the "Applicant's Written Statement," dated June 14, 2013. The issue was also addressed extensively in the Eugene Planning Staff Report, dated September 2013 (pages 7, 8, 12, 13, 14, 15, 18, 31 and 38) and the report called out the applicant's own prior evidence related to this issue. The issue was also addressed extensively in the Eugene Public Works Referral Response, dated September 17, 2013 (pages 2, 3, 5, 7, 10, 17 and 20). The report confirmed the current Oakleigh Lane right-of-way: "The existing right-of-way in Oakleigh Lane is 20' ..."

The applicant's last-minute submission of documents related to Oakleigh Lane's right-of-way were not in response to any new evidence in my October 9, 2013 testimony – the applicant's evidence was actually in response to *his own prior evidence* about Oakleigh Lane's right-of-way, which I had merely referenced in my arguments.¹²

Subsequent to October 9, 2013, the applicant was entitled to present further argument in response to my arguments regarding Oakleigh Lane, but not new evidence of right-of-way dedications. It's important to note that the evidence I relied upon was clearly available to the applicant for weeks prior to the October 9 deadline for any new evidence; and thus, the applicant had every opportunity to introduce additional evidence regarding other right-of-way dedications up through October 9. Instead, the applicant chose not to introduce new evidence regarding right-of-way dedications until the last day on which opponents could submit testimony, thus depriving opponents of any opportunity to evaluate and respond to the new evidence.

¹² In his order, the Hearings Official did not identify any new evidence to which the applicant's testimony was responsive, relying instead entirely on generalities, such as "Mr. Conte's submission, Exhibit PT-4, and Ms. Lauren Regan's comment at Exhibit PT-2 are long, detailed, and extensive comments touching almost all criteria applicable through EC9.8320" and "opponents took the opportunity to comment on a multitude of issues including traffic, stormwater, screening, setbacks, the designation of Oakleigh Lane, the proposed right-of-way and dedications, and Willamette River Greenway issues." Being "long," "detailed," "extensive" and commenting on a "multitude of issues" have no bearing at all on the statutory requirement that the applicant's testimony was required to be in response to "new evidence."

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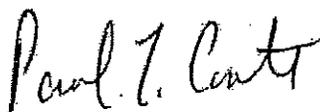
It is the applicant's obligation to adequately identify the alleged new evidence in testimony submitted when the record was left open and demonstrate that it constitutes new evidence not in the record.¹³ Applicant has not met that obligation.

Oakleigh Lane's current right-of-way width has a direct bearing on the road's capacity to handle the projected vehicular, pedestrian and bicycle use. The possibility that the current right-of-way may be required to be widened because of the projected impacts from the proposed PUD has a direct bearing on the off-site impacts on other residents who live on Oakleigh Lane. Thus, the applicant's new evidence, if allowed, would potentially affect findings regarding approval criteria at: EC 9.8320(1), EC 9.8320(5)(a) and (b), EC 9.8320(6), EC 9.8320(11)(b), EC 9.8320(12) and EC 9.8320(13).

The fact that the Hearings Official has incorrectly interpreted the requirements of ORS 197.763(6)(c) and allowed the applicant to submit hundreds of pages of legal documents as impermissible new evidence, which I and others have no ability to review for authenticity or relevance, seriously prejudices opponents' substantial rights.

The Hearings Official must vacate or amend his previous order and strike the applicant's impermissible evidence from the record. If he does not do so, and relies at all upon this evidence for approval of the PUD application, the decision will be subject to remand on appeal, based on procedural error. ORS 197.835(9)(a)(B) (LUBA may remand for procedural error that prejudices the substantial rights of the petitioner.)

Sincerely,



Paul T. Conte
1461 W. 10th Ave.
Eugene, OR 97402

¹³ "[I]t is petitioners' obligation to adequately identify the alleged new evidence in the petition for review, demonstrate that it constitutes new evidence not in the record * * *." *City of Damascus v. Metro*, 51 Or LUBA 210, 228 (2006).

BEFORE THE HEARINGS OFFICIAL
FOR THE CITY OF EUGENE

In the Matter of Tentative Planned Unit)
Development Application PDT 13-1) **ORDER DENYING REOPENING
EVIDENTIARY RECORD**

On October 2, 2013, the Hearings Official for the City of Eugene held a public hearing in the above captioned application. Following the public testimony portion of the hearing, the Hearings Official received a request to hold the record open. The Hearings Official set an open record schedule as follows: 1) argument and evidence on any issue from any party to be submitted by October 9, 2013, 2) argument and evidence from any party in response to information submitted by October 9, 2013 was allowed until October 16, 2013, and 3) the applicant's final argument was due by October 23, 2013.

On October 16, 2013, Mr. Paul Conte submitted an objection to at least parts of six documents submitted by the applicant on that same day. Exhibit PT.R-01. Also on October 16, 2013, Mr. Conte submitted a document entitled "Rebuttal Testimony re "Oakleigh-Co-Housing" PUD (PDT 13-1) Application." Exhibit PT.R-02. In that document he provides rebuttal argument to the applicant's submissions to the record made between October 2, 2013 and October 9, 2013.

In his October 16, 2013, "Objection" letter Mr. Conte asserts that the six documents submitted by the applicant violated the Hearings Official's instructions and could only be included in the record if the Hearings Official reopened the record to allow their submission. Based on this assertion, Mr. Conte requested "the record be left open until October 23, 2013 to allow me and other opponents to submit additional evidence and argument in response to the applicant's new evidence, pursuant to ORS 197.763(6)(c) and/or ORS 197.763(7)."

After the applicant submitted the final argument on October 23, 2013, Mr. Conte submitted an October 25, 2013 request that the record be reopened to allow responsive argument and the submission of evidence related at least to "right-of way" dedications as discussed in two letters submitted by the applicant on October 16, 2013. Exhibits PT.R-04 and PT.R-07. Again, Mr. Conte requested that those exhibits to the record be stricken or that the record be reopened to allow response to those exhibits.

The Hearings Official treats this request is a request to reopen the record under ORS 197.763(7). However, Mr. Conte seems to fundamentally misunderstand the record schedule set by the Hearings Official at the October 2, 2013 hearing. During the hearing, the Hearings Official received a request to leave the written record open which triggered the requirements of ORS 197.763(6)(c). Pursuant to that statute, the Hearings Official left the record open for at least seven days, and an additional seven days (until October 16, 2013) for the specific purpose of allowing responsive comment to issues raised during

the initial seven-day period ending October 9, 2013. That schedule satisfies all of the requirements of ORS 197.763(6)(c). In addition, the Hearings Official did not close or reopen the record on October 9, 2013 as Mr. Conte appears to believe and argue. Therefore, ORS 197.763(7) is not independently applicable and does not represent a requirement to reopen the record pursuant to Mr. Conte's request.

The record closed to public testimony on October 16, 2013, and Mr. Conte and all other participants had the opportunity to respond to information and evidence submitted until October 9, 2013. The Hearings Official has reviewed the six documents identified in Mr. Conte's October 16, 2013 "Objection." The Hearings Official has also examined other documents providing argument and evidence submitted both by Mr. Conte and other opponents prior to October 9, 2013. In particular, Mr. Conte's submission, Exhibit PT-4, and Ms. Lauren Regan's comment at Exhibit PT-2 are long, detailed, and extensive comments touching almost all criteria applicable through EC 9.8320. This detailed testimony was not submitted at the October 2, 2013 public hearing. Rather, the argument and evidence was submitted after the hearing but prior to October 9, 2013. The opponents took the opportunity to comment on a multitude of issues including traffic, stormwater, screening, setbacks, the designation of Oakleigh Lane, the proposed right-of-way and dedications, and Willamette River Greenway issues. See also Exhibits PT-1, PT-9, PT-15 and PT-32. The six submissions complained of by Mr. Conte are well within the scope of argument and evidence allowed to respond to issues, argument and evidence submitted by the opponents prior to October 9, 2013.

Mr. Conte's request is very similar to a request made to the former Hearings Official pursuant to application PDT 12-1. In his September 7, 2012 order denying the reopening of the evidentiary record, Mr. Litwak observed:

Ideally, the Hearings Official would approve this request (to reopen the record) because doing so would certainly eliminate at least one issue from the near certain appeal, but doing so would leave insufficient time within the 120 day rule for an appeal to the planning commission. * * * The Hearings Official cannot approve a discretionary request that would force a decision. Past the 120 day rule * * * and the Hearings Official cannot require the applicant to extend the 120 day clock, thus the request is denied.

That very same circumstance exists in this application review. The Hearings Official would have preferred to reopen the record in an abundance of caution to respond to Mr. Conte's request. However, the applicant did not agree, and the current 120 day deadline does not provide sufficient time to reopen the record and allow the Hearings Official sufficient time to draft a decision before that deadline expires.

In any case, as described above, Mr. Conte and the other parties who participated either orally at the hearing, or in subsequent written submissions, have been provided ample opportunity to put forth their case in front of the Hearings Official

sufficient and to rebut argument and evidence in a way that preserves their substantial rights to participate in this quasi-judicial proceeding.

IT IS SO ORDERED, November 5, 2013.



Kenneth D. Helm
Hearings Official

TAYLOR Becky G

From: Will Dixon, AIA <wcd@willardcdixon.com>
Sent: Monday, November 04, 2013 2:20 PM
To: TAYLOR Becky G
Subject: RE: Oakleigh / Decision

I see, thank you.

Will

From: TAYLOR Becky G [<mailto:Becky.G.Taylor@ci.eugene.or.us>]
Sent: Monday, November 04, 2013 10:10 AM
To: 'Will Dixon, AIA'; 'Zack Mittge'
Subject: RE: Oakleigh / Decision

The first week extension pushes his decision from the 7th to the 14th (and the 120-day from 12/6 to 12/13).

The second week extension pushes the clock from 12/13 to 12/20, so we can hold PC PH on 12/4 with deliberations on 12/9 and 12/16.

Becky Taylor, Associate Planner
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401
541-682-5437

From: Will Dixon, AIA [<mailto:wcd@willardcdixon.com>]
Sent: Monday, November 04, 2013 10:04 AM
To: TAYLOR Becky G; 'Zack Mittge'
Subject: RE: Oakleigh / Decision

You're welcome. Just to verify, the new date for the HO's decision is now Nov 21st, yes? Thx

Will

From: TAYLOR Becky G [<mailto:Becky.G.Taylor@ci.eugene.or.us>]
Sent: Monday, November 04, 2013 10:00 AM
To: 'Will Dixon, AIA'; 'Zack Mittge'
Subject: RE: Oakleigh

Thank you so much!

Becky Taylor, Associate Planner
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401
541-682-5437

From: Will Dixon, AIA [<mailto:wcd@willardcdixon.com>]
Sent: Sunday, November 03, 2013 7:47 PM
To: TAYLOR Becky G; 'Zack Mittge'
Subject: RE: Oakleigh

Hi Becky,

On behalf of Oakleigh Meadow Cohousing, I hereby authorize one more week of an extension to the 120-day clock and to the 15-day period in EC 9.7330 for the preparation of the Hearings Officials' decision, in order to allow us to get past the Thanksgiving Holiday.

Thanks again,

Will

From: TAYLOR Becky G [<mailto:Becky.G.Taylor@ci.eugene.or.us>]
Sent: Friday, November 01, 2013 11:50 AM
To: 'Will Dixon, AIA'; 'Zack Mittge'
Subject: RE: Oakleigh

The Hearings Official appreciates this. Even with this additional week, we have 120-day issues that will necessitate us sending notice of his decision concurrent with a notice of potential appeal with a date identified for a Planning Commission public hearing. This extra week means the Planning Commission public hearing date would fall on Thanksgiving. Is there a chance you would grant us one more week to get past that holiday? Thanks! Becky

Becky Taylor, Associate Planner
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401
541-682-5437

From: Will Dixon, AIA [<mailto:wcd@willardcdixon.com>]
Sent: Friday, November 01, 2013 10:51 AM
To: TAYLOR Becky G; 'Zack Mittge'
Subject: RE: Oakleigh

Hi Becky,

On behalf of Oakleigh Meadow Cohousing, I hereby authorize a one-week extension to the 120-day clock and to the 15-day period in EC 9.7330 for the preparation of the Hearings Officials' decision.

Thank you,

Will

Willard C. Dixon Architect, LLC
300 Blair Blvd.
Eugene, OR 97402-4150

541.689.3548 office
541.868.5960 cell
1.541.982.2273 fax (all #'s)
wcd@willardcdixon.com
www.willardcdixon.com

From: TAYLOR Becky G [<mailto:Becky.G.Taylor@ci.eugene.or.us>]
Sent: Friday, November 01, 2013 10:20 AM
To: 'Will Dixon, AIA (wcd@willardcdixon.com)'; 'Zack Mittge (ZMittge@eugenelaw.com)'
Subject: RE: Oakleigh
Importance: High

Clarification: If you would email me a one week extension to the 120-day clock. Thanks!

Becky Taylor, Associate Planner
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401
541-682-5437

From: TAYLOR Becky G
Sent: Friday, November 01, 2013 10:01 AM
To: 'Will Dixon, AIA (wcd@willardcdixon.com)'; 'Zack Mittge (ZMittge@eugenelaw.com)'
Subject: Oakleigh
Importance: High

Good morning,

Zack indicated that you'd be willing to grant additional time for the Hearings Official to render a decision. EC 9.7330 says "unless the applicant agrees to a longer time period, within 15 days following the close of the record, the hearings official..."

I just heard from Ken that he would greatly appreciate an additional week, if you'd email me an official timeline extension.

Becky Taylor, Associate Planner
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401
541-682-5437

PC-4



**Attorneys and
Counselors at Law**

Established 1970

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of Excellence!*

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October 31, 2013

Received

NOV 1 2013

City of Eugene
Planning Division

Ken Helm, City of Eugene
Hearings Official
c/o Becky Taylor
Associate Planner
Eugene Planning Division
99 West 10th Avenue
Eugene, OR 97401

Via E-mail becky.g.taylor@ci.eugene.or.us and First Class Mail

Re: Open-Record Sequence
Our Client: Oakleigh Meadow Co-Housing, LLC
Our File No. C1343

Dear Hearings Official Helm:

This letter is to confirm my conversation with Ms. Taylor that Oakleigh Meadow Co-Housing is not requesting that the record be re-opened or extended to allow Mr. Conte or other opponents to submit sur rebuttal testimony or evidence.

As indicated in the Oakleigh Meadow Co-Housing's final response, the Hearings Official provided for an open-record sequence of three weeks:

1. October 9, 2013, record left open for argument and evidence on any issue by any person;
2. October 16, 2013, responsive argument and evidence limited to issues raised before October 9, 2013; and
3. October 23, 2013, applicant's final rebuttal.

No-one objected to this open-record sequence at the public hearing, and Oakleigh Meadow Co-Housing conformed to this schedule in the submission of all testimony and evidence.

Mr. Conte urges that the testimony and evidence submitted by the applicant was "not responsive to either a new issue or new evidence

submitted by opponents during the first week.” There are at least two problems with his assertion.

First, the testimony and evidence that Mr. Conte complains of is responsive to testimony and evidence that he and other opponents submitted on the last day of the “first week” in the open-record period. Both Mr. Conte and Ms. Regan’s written submissions first introduced the issue of the classification of Oakleigh Lane on October 9, 2013. Oakleigh Meadow Co-Housing’s responded to this new issue. The opponents cannot fault Oakleigh Meadows Co-Housing for responding to their testimony and evidence during the time set-aside for doing so.

Second, the Hearings Official’s schedule and the applicable statutes do not limit responsive testimony to evidence submitted during the “first week” in any case. Consistent with state law, all participants were afforded the opportunity to submit evidence and testimony that was responsive to issues that were raised during the open record period that ended on October 9, 2013.

Hence, the responsive testimony and evidence was properly received in accordance with the schedule established at the hearing on October 2, 2013.

Mr. Conte argues in the alternative that the record should be re-opened pursuant to ORS 197.763(6)(c) to allow him to respond to evidence introduced during the period for responsive evidence. We respectfully request that the Hearings Official deny such a request. The schedule established at hearing on October 2, 2013 already allowed for the open-record period provided for in ORS 197.763(6)(c). It allowed all participants the opportunity to provide responsive testimony and evidence in accordance with ORS 197.763(7) through October 16, 2013.

Apparently, under Mr. Conte’s view the invitation to introduce responsive testimony and evidence under ORS 197.763(7) means that a party can skip back a step to ORS 197.763(6)(c), and re-open the record to respond to the responsive evidence. However, the responsive testimony and evidence is not “new evidence submitted during the period when the record was left open” under ORS 197.763(6)(c). Instead, it is responsive evidence and testimony introduced during a reopened record period. ORS 197.763(7) does not allow for serial re-opening of the record to respond to responsive testimony and evidence.¹ *Wetherell v. Douglas County*, 56 Or LUBA 120, 127

¹ Arguably, it could be appropriate to re-open the record address new issues that come “out of the blue” during the period set-aside for responsive testimony, as these would not conform to ORS 197.763(7). However, Mr. Conte does not identify any such unanticipated issues in the responsive testimony and evidence, and there were none.

(2008) (“there is no unlimited right to rebut rebuttal evidence, and *Fasano* does not require endless opportunities to rebut rebuttal evidence.”) (quoting *Rice v. City of Monmouth*, 53 Or LUBA 55, 60 (2006) *aff’d* 211 Or App 250, 154 P3d 786 (2007)). Accordingly, there is no basis for Mr. Conte’s request, and the Hearings Official should deny the same.

Very truly yours,

HUTCHINSON, COX, COONS,
ORR & SHERLOCK, P. C.



Zack P. Mittge

ZPM/ah
c: Client

PC-5

October 25, 2013

Mr. Ken Helm
City of Eugene Hearings Officer
c/o Becky Taylor, Associate Planner
City of Eugene
99 West 10th Avenue,
Eugene, OR 97401

Re: City File No. PDT 13-1; Oakleigh PUD
Objection to impermissible evidence / request to reopen record

Dear Mr. Helm:

On October 16, 2013, I submitted an objection to evidence that the applicant's representatives submitted after the October 9, 2013 deadline for such evidence.

On October 23, 2013, the applicant's attorney, Zack Mittge, submitted a letter that claimed:

"At the hearing on October 2, 2013, the Hearings Official specified the following open-record sequence: (1) October 9, 2013: the deadline for the submission of evidence on any topic into the record; (2) October 16, 2013: the deadline for submission of evidence and testimony and testimony [sic] responsive to those materials which were introduced into the record on or before October 9, 2013; (3) October 23, 2013: the deadline for the submission of the applicant's final rebuttal."

Mr. Mittge misstates that October 16, 2013 was "the deadline for submission of evidence ... responsive to those materials which were introduced into the record on or before October 9, 2013.

According to the audio recording of the hearing, the only evidence permitted after October 9 was evidence that is responsive to new issues or evidence submitted in the first week of the written open record period following the public hearing.¹ (By Mr. Mittge's assertion, the second

¹ Beginning at 21:14 in the recording, the Hearings Official stated:

At 21:14 "Based on the request to leave the record open, I am required to grant that request for at least 7 days; and what is typical ... what I like to do is I do a three-week, three-week total time, but segment it. So the record will be left open until October 9 for argument and evidence on any issue by any person. OK.

The record will remain open ... So, if you have new evidence to submit - evidence means documentary evidence, reports, stuff you pull off the internet, other people's opinions - that stuff can come in up until October 9. OK.

Then I'll leave the record open until October 16th for responsive argument and evidence only. OK. That means no new issues out of the blue that didn't come up in that first open record period, which ended the 9th. OK. And I prefer, although in situations like this where I anticipate new evidence will come in, in the first week, I need to leave the record open to allow for responsive evidence, in the second week. But I very much prefer argument only in the second week. The reason for that is is that the City is on a 120-day deadline to get this application.

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week would allow evidence related to any "materials" already in the record no matter when the "materials" were introduced or whether the "materials" comprised argument or evidence.)

Statutes allow only for response to new evidence in the first week

ORS 197.763(6)(c) states:

If the hearings authority leaves the record open for additional written evidence, arguments or testimony, the record shall be left open for at least seven days. Any participant may file a written request with the local government for an opportunity to respond to new evidence submitted during the period the record was left open. If such a request is filed, the hearings authority shall reopen the record pursuant to subsection (7) of this section.

Thus, the statute makes clear that the only testimony of any sort that would be allowed in the second week (in this case) is testimony responsive to new evidence submitted during the first week. However, the applicant's additional evidence submitted in the second week was not responsive to either a new issue or new evidence submitted by opponents during the first week.

Impermissible evidence related to Oakleigh Lane's right-of-way

The issue of Oakleigh Lane's right-of-way was introduced at least as early as the "Applicant's Written Statement," dated June 14, 2013. The applicant's own findings described Oakleigh Lane as having a 20-foot right-of-way:

"Findings: The existing conditions of Oakleigh Lane provide a 20-foot wide Right of Way with no sidewalks along the entire street." (page 30)

The issue was also addressed extensively in the Eugene Planning Staff Report, dated September 2013 (pages 7, 8, 12, 13, 14, 15, 18, 31 and 38). This report calls out the applicant's own evidence related to this issue:

processed, for lack of a better word, through all appeals, including an appeal to the Planning Commission. ... If we get new evidence in the second week that needs to be responded to, then I have to open the record and that throws the schedule into disarray.

So I highly encourage folks to submit argument only in response ending October 16. OK.

And, effectively, public participation in the written open record period will end October 16.

The applicant will have until October 23 to submit final comment. That's an allowance that is demanded by state law and given the applicants again because they bear the burden of proof to demonstrate compliance with the criteria.

So with those open record dates stated, submissions can be made either in hard copy to the City by 5:00 p.m. at the City offices or by e-mail to staff. OK. And then do not send stuff directly to me; I don't even think my e-mail address has been revealed anywhere. But it needs to go through staff. Staff keeps the official record, and that ensures folks can come in and look at the full record during the open record period so that you can keep current on what's already been submitted. OK. So everybody send stuff to staff, and I will eventually get it after the record closes."

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"The applicant's survey shows that the portion of Oakleigh Lane abutting the subject property has 20 feet of right-of-way width, with approximately 19 feet of pavement width that partially overlaps the north boundary of the subject property, outside the public right-of-way." (page 12)

The issue was also addressed extensively in the Eugene Public Works Referral Response, dated September 17, 2013 (pages 2, 3, 5, 7, 10, 17 and 20). The report confirms the current Oakleigh Lane right-of-way:

"The existing right-of-way in Oakleigh Lane is 20', which was dedicated by the properties to the north per the *Plat of Oakleigh* in 1927. Staff notes that the southerly margin of this 1927 dedication forms the centerline of Oakleigh Lane and that any additional dedications would necessarily be based on this centerline." (page 10)

Thus, none of the evidence submitted on October 16, 2013 can be justified based on being responsive to a new issue regarding Oakleigh Lane's current right-of-way.

As described in the following sections, none of the evidence submitted on October 16, 2013 can be justified based on being responsive to new evidence submitted after the public hearing.

OMC_PDT 13-1_Access Engineering Letter2.pdf

This letter from Access Engineering contains the following statement of fact:

"However, there are properties that have dedicated additional right-of-way: tax lot 6401 has dedicated additional right-of-way to 25 feet south of the centerline and tax lots 4400 and 4500 have dedicated right-of-way to 30 feet north of the centerline. This is a common occurrence throughout the River Road area where former County roads have been annexed into the City."

This introduction of new evidence is prefaced by the following statement:

"I am writing this letter in support of the proposed Oakleigh Meadows Co-housing development in response to testimony submitted on October 9, 2013 by Mr. Paul Conte.

Mr. Conte asserts that Oakleigh Lane is classified as an 'access lane' because the right-of-way is 20 feet north of the centerline implying that the total right-of-way was planned to be 40 feet in width."

Thus, the only justification provided for submitting new evidence of right-of-way dedications is "in response to testimony" that I submitted on October 9. The only evidence pointed to in this justification is "the right-of-way is 20 feet north of the centerline."

However, my testimony did not include new evidence related to Oakleigh Lane's current right-of-way width. Although my October 9, 2013 *referenced* evidence that Oakleigh Lane's current right-of-way is 20 feet north of the centerline, my reference was explicitly to testimony submitted into the record *prior to the public hearing*.

Mr. Ken Helm

October 25, 2013

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My testimony was:

“Oakleigh Lane currently has a 20-foot right-of-way north of the official centerline, dedicated by the adjacent property owners (but the right-of-way has not been adopted by either the City or County). (SR at 12 and PWPR at 10).”

“SR” identified the Eugene Planning Staff Report, dated September 2013, and “PWPR” identified the Eugene Public Works Referral Response, dated September 17, 2013.

As noted above, the “Applicant’s Written Statement” of June 14, 2013 itself introduced the same basic evidence, stating: “The existing conditions of Oakleigh Lane provide a 20-foot wide Right of Way with no sidewalks along the entire street.”

My testimony did not introduce any new evidence with respect to Oakleigh Lane’s right-of-way and relied only upon prior testimony to support an argument as to the appropriate classification of Oakleigh Lane.

The applicant was entitled to present a different argument after October 9, 2013, but not new evidence of right-of-way dedications. It’s important to note that the evidence I relied upon was clearly available to the applicant for weeks prior to the October 9 deadline for any new evidence; and thus, the applicant had every opportunity to introduce additional evidence regarding other right-of-way dedications up through October 9. Instead, the applicant chose not to introduce new evidence regarding right-of-way dedications until the last day on which opponents could submit testimony, thus depriving opponents of any opportunity to evaluate and respond to the new evidence.

The new evidence regarding Oakleigh Lane right-of-way in this letter is impermissible and must be rejected.

OMC_PDT 13-1_Poage Engineering Letter w Files.pdf

This letter contains the following statement of fact:

“Properties to the south of Oakleigh Lane, whose northern boundary abuts the south margin of Oakleigh Lane, individually dedicated additional right of way for Oakleigh Lane in varying widths (predominantly 12 feet, with the exception of 1704242406400 which dedicated 25 feet) to result in the current variable width right of way for Oakleigh Lane. These individual dedications were probably done in conjunction with the initial structural improvements on those abutting properties. The result of these cumulative road dedications is to establish a right of way width of 32 feet for Oakleigh Lane beginning at the east margin of River Road and extending easterly approximately 630 feet to a point approximately 250 feet westerly of your western boundary. From this point easterly, and along the entire frontage of your property abutting Oakleigh Lane, the right of way remains 20 feet in width.”

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The attachment to the letter contains 113 pages of documents representing tax lot title, dedications and other information related to the above statement.

The letter itself cites to no prior issue or evidence to which it would presume to be "responsive."

However, even assuming (without agreeing) that the statement of fact is in response to prior evidence of Oakleigh Lane's right-of-way, that evidence was submitted into the record prior to the public hearing, as described above. As with the previously discussed letter, the applicant had every opportunity to introduce additional evidence regarding other right-of-way dedications up through October 9.

The new evidence regarding Oakleigh Lane right-of-way in this letter is impermissible and must be rejected.

Alternatively, record must be reopened

In my October 16, 2013 submission, I provided the following written request:

"I am requesting the record be left open until October 23, 2013 to allow me and other opponents to submit additional evidence and argument in response to applicant's new evidence, pursuant to ORS 197.763(6)(c) and/or ORS 197.763(7)."

In case there is any question about my use of "left open", rather than "reopen" (the term used in ORS 197.763(6)(c)), I am hereby requesting that the record be *reopened* if the Hearings Official allows into the record any of the evidence submitted by the applicant's representatives on October 16, 2013 and to which I objected in my written submission the same day.

Conclusion

Allowing the evidence submitted by the applicant's representatives on October 16, 2013, particularly as discussed above regarding Oakleigh Lane's current right-of-way, would prejudice opponents' substantial rights unless opponents are provided an opportunity to submit new evidence and argument responsive to the applicants' evidence.

Accordingly, the Hearings Official must either reject the evidence or reopen the record.

Sincerely,



Paul T. Conte
1461 W. 10th Ave.
Eugene, OR 97402

PT.A-1

October 23, 2013

Received

OCT 23 2013

City of Eugene
Planning Division



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*Celebrating 42 years
of Excellence!*

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Ken Helm, City of Eugene
Hearings Official
c/o Becky Taylor
Associate Planner
Eugene Planning Division
99 West 10th Avenue
Eugene, OR 97401

Re: Final Rebuttal
Our Client: Oakleigh Meadow Co-Housing, LLC
Our File No. C1343

Dear Hearings Official Helm:

On behalf of our clients, Oakleigh Meadow Co-Housing, we submit this letter as the final rebuttal of the application for Tentative Planned Unit Development Approval (PDT 13-001), and for Willamette River Greenway permit approval (WG 13-001). This letter is intended to supplement the testimony already provided in support of the application, and to respond to issues raised in the testimony before the Hearings Official. Failure to address a particular issue in this rebuttal does not, and should not be construed as, conceding or waiving this issue for the purposed of the Hearings Official's review.

Please include this letter in the record of these proceedings, and provide us with a copy of the City's final decision in this matter.

A. Open-Record Sequence

As a preliminary matter, we need to address a letter from Mr. Paul Conte which was apparently submitted on October 16, 2013, and which objects to six documents that Mr. Conte alleges were submitted after the close of the evidentiary record in this matter.

At the hearing on October 2, 2013, the Hearings Official specified the following open-record sequence: (1) October 9, 2013: the deadline for the submission of evidence on any topic into the record; (2) October 16, 2013: the deadline for submission of evidence and testimony and testimony responsive to those materials which were introduced into the record on or before

October 9, 2013; (3) October 23, 2013: the deadline for the submission of the applicant's final rebuttal.

Mr. Conte was apparently not present at the hearing on October 9, 2013, and, therefore, was unaware of the terms of this open-record sequence. In any case, the applicant has adhered to the same, and provided only testimony responsive to those items introduced prior to the October 9, 2013 deadline in its October 16, 2013 submission. Accordingly, there is no basis for Mr. Conte's objections, nor to reopen the record.

B. Rebuttal

As has been previously established in the applicant's written materials and at the public hearing on October 2, 2013, the subject application conforms to all applicable criteria in the Eugene Code should be approved.

The purpose of this rebuttal is to clear-up some of the confusion and misstatements that have been advanced by some of the opponents to the proposed co-housing project.

1. Applicable Criteria

As pointed out during the hearing, opponents rely on standards or criteria that are not applicable to the application before the Hearings Official. While we did our best to clarify these issues in our testimony on October 2, 2013, opponents have continued to refer in their testimony to provisions in the Lane Code, the Lower River Road Concept Plan, Statewide Planning Goal, etc. that are not applicable to the subject application. To clarify, we provide the following brief analysis.

Lane Code. Opponents referred to provisions in the Lane Code "LC" chapter 10 regarding the Willamette River Greenway. As pointed out at the hearing, the Lane Code only applies to areas that are located outside of the City of Eugene's city limits. In fact, Lane Code chapter 10 expressly applies only to "the unincorporated portions of Lane County." LC 10.015. The subject property is located entirely within the corporate limits of the City of Eugene, and these provisions are inapplicable.

Lower River Road Concept Plan. As its name implies, the concept plan is conceptual only and only provides recommendations for future planning actions. See Lower River Road Concept Plan, p. 4. (outlining framework of recommendations for future action) It is not one of the adopted plans that is applicable to individual land use applications. See EC 9.8010

Statewide Planning Goals. Oregon Statewide Planning Goal 15 was referred to as providing different or additional standards governing the Greenway application. However, the Statewide Planning Goals do not apply to a land use application made under an acknowledged comprehensive plan and land use regulations. ORS 197.835(8). ORS 227.173(1). *See also Byrd v. Stringer*, 295 Or 311, 318-19 (1983). Hence, Goal 15 does not provide additional approval criteria for this application.

Eugene Code Purpose Statements. Opponents referred to provisions in the Eugene Code's general purpose statement at section 9.0020 as providing different or additional standards applicable to the proposed development. However, as is set forth in Eugene Code section 9.0050 the general purpose statement is not approval criteria for the application:

"Many of the divisions of this land use code contain 'introduction' and 'purpose' sections which are intended in most instances to provide general explanatory information concerning subsequent code sections. The content of these sections shall not constitute approval criteria or be used to interpret such criteria unless the sections are specifically reference for that purpose in another section of this land use code." (Emphasis added).

Accordingly, these provisions do not provide different or additional standards governing this application.

Metro Plan Goals and Objectives. Opponents also refer to Metro Plan goals and objectives. However, these provisions are not additional criteria governing the land use application. As the Metro Plan explains:

"A goal is a broad statement of philosophy that describes the hopes of the people of the community for the future of the community. A goal may never be completely attainable, but is used as a point to strive for.

An objective is an attainable target that the community attempts to reach in striving to meet a goal. An objective may also be considered an intermediate point that will help fulfill the overall goal."

Metro Plan, I-4. These goals and objectives do not provide different or additional approval criteria for the application at issue.

2. Traffic

The Oakleigh Meadow Co-Housing proposal complies with the requirements at EC 9.8320(5) that it provide a "safe and adequate transportation system." As noted by City staff and Registered Professional

Traffic Engineer Michael Weishar, the proposed development will not reduce safety or service levels in the area. In fact, the proposal will actually improve traffic flow and safety in the area by dedicating 22.5 feet of additional right-of-way to Oakleigh Lane, together with additional area for a hammerhead turnarounds for emergency vehicles, and by providing connections to the adjoining river pathway system.

As stated at the hearing, Oakleigh Meadow Co-Housing fully supports the imposition of conditions on page 14 of the staff report providing such dedications.

Notwithstanding these improvements, some opponents argue that Oakleigh Lane cannot accommodate the new development because the same is classified as an "Access Lane" by the Arterial and Collector Street Plan, and cannot handle traffic in excess of 750 trips per day. However, these opponents are wrong, both as a matter of law and fact.

Initially, its important to note that, as the name implies, the Eugene Arterial and Collector Street Plan is primarily concerned with arterials and collectors. It classifies streets as major arterials, minor arterials, major collectors, neighborhood collectors, or local streets based on criteria including ADT, length, spacing, etc. Local streets are generally those with average daily trips less than 1,500 per day, and are not subcategorized by the Arterial and Collector Street Plan. ACSP, p. 34-37.

The Design Standards and Guidelines for Eugene Streets include summary tables summary of typical widths for arterial and collector streets, as well as for local streets. ACSP, Appendix H, p. 3 & 35. However, these tables include no criteria for determining whether a particular street is a particular type of arterial, collector or local street. Instead, the tables are merely a "summary of typical widths for local street elements such as right-of-way, pavement, sidewalks and plant strip areas, and traffic volume thresholds." Hence, opponents are clearly mistaken that the Oakleigh Lane must be considered an "Access Lane" due to this summary, or that such classification restricts its ADT.

In fact, design standards clearly support the conclusions of city staff and Access Engineering that the proposed use of Oakleigh Lane will be safe and effective. Local Street Design Standard A(2) provides:

"On local residential streets with traffic volumes less than 750 vehicles per day, a single 14' traffic lane may be permitted for both directions of vehicular travel. The single lane is intended to create a 'queuing street', such that when opposing vehicles meet, one of the vehicles must yield by pulling into a vacant portion of the

adjacent parking lane. **This queuing effect has been found to be an effective and safe method to reduce speeds and non-local traffic."**

ACSP, Appendix H, p. 36 (Emphasis added). Oakleigh Lane has and will continue to have traffic levels below 750 ADT with the proposed development, and is eligible for the queuing street approach. According to testimony and photographs submitted by the opponents, neighbors already make use of this "queuing street" method to ensure the functionality and safety of the street. There is no evidence that this functionality or safety will decrease with the proposed development.

Mr. Conte argues that it is inconsistent to require dedication of additional right-of-way consistent with EC 9.6850 and EC 9.6870, while at the same time recognizing that the proposed development conforms to applicable standards relating to safe and adequate transportation facilities and emergency vehicle access. There is no inconsistency. The dedication will expand the right-of-way at the end of the block where it was previously only 20-foot wide,¹ and provide right-of-way for emergency vehicle improvements, and pedestrian linkages that will increase the safety and functionality of the street. It is not inconsistent to require dedication of additional right-of-way, and to acknowledge that the proposed development will have safe and adequate transportation facilities and emergency vehicle access.

3. Density

The Oakleigh Meadow Co-Housing proposal meets the density requirements set out at Eugene Code section 9.2750. The subject property is approximately 2.3 acres in size, and is zoned R-1 Low Density Residential. The R-1 zone allows 14 unit per acre. The 28 dwelling units proposed is well within this net density. In fact, as staff notes, the application is still within the maximum density if one takes the conservative approach of including the common house as a dwelling unit.

Staff's calculations of net density are set forth at page 20 of the staff report and demonstrate that the subject property meets applicable density requirements with all required dedications.

Opponents have challenged the density arguing that "an anticipated water line easement" and access road will further reduce the net density on the subject property. According to the applicants, their preferred alignment

¹ By contrast, the right-of-way for Oakleigh Lane ranges from 45 feet to 32-feet in dedicated width until just about 250 feet from the properties western boundary.

for a future loop connection and access road would require an additional 10,000 square feet of the subject property, which reduces the overall allowed density.

However, the City's net density standards do not require a density reduction in the project.

Initially, it is important to understand what Eugene Code section 9.2751 actually requires. It provides for the exclusion of land used for "public and private streets and alleys, public parks, and other public facilities." Easements are not excluded from the calculation of net density, nor should they be. Unlike public or private roads or pedestrian accessways, utility easements are not open to the general public. Rather, the owners of Oakleigh Meadows Co-Housing retain the ability to exclusively use utility easement areas as common property, provided that this use does not unreasonably interfere with the underlying easement. Accordingly, a future water line easement would not reduce the net density at all.

Second, even if EC 9.2751 were interpreted to apply to a water line easement, there is no existing water line easement on the property that would reduce the project density. EC 9.2751 does not require a density reduction based solely on the need for a future development. The potential water connection is not like the City's required road expansion, where an identified area of the property is being dedicated now for future public use. Rather, it is an identification of a future need for the area and an invitation to apply to EWEB for the design of the facilities. Neither the identification of need nor the invitation reduces the net density of the property.

Finally, even if the easement were to be considered, the potential water line easement can be accommodated on the subject property without reducing the project's overall density. The opponents appear to have confused EWEB's request for an easement with the need for a separate land area to accommodate the same. The subject property already has an existing public utility easement along its eastern boundary to accommodate the sewer line in the area. It would be most reasonable to co-locate the new water line within the existing 20-foot easement. In fact, as EWEB notes, state law allows sewer and water lines to be located within five feet of one another as long as there is adequate vertical separation. Even if the lines needed to be spaced ten feet apart, the two easements would not. The project could still accommodate both easements without reducing overall density. Accordingly, the Oakleigh Meadows Co-Housing Project is consistent with density requirements for the PUD zone.

4. Setbacks

In order to cluster development away from the adjoining City parkland to the east, the applicants are proposing to locate parking facilities along the western side of the property, and provide an eight-foot “green wall” along the western property boundary to screen this development from the adjoining properties. As staff notes, Eugene Code would allow this diminished setback provided that the applicant obtains an easement from adjoining property owners to the west that provides a “a 10-foot separation between buildings on separate lots.” The staff properly included a condition of approval on page 29 of the staff report (Condition 13) requiring either the easements, or that “the final PUD plans show all structures setback at least five feet from the property lines.”

Two of the neighboring property owners to the west have since objected to the proposal, and indicated that they would not provide such an easement.² Accordingly, during the first open record period ending on October 9, 2013, the applicant submitted revised site plans indicating how the PUD can be modified to accommodate the 5-foot setback. Oakleigh Meadow Co-Housing continues to support the condition as drafted, but notes that it is feasible to develop the PUD without such easements.

5. Screening

The subject application provides adequate screening from surrounding properties “including but not limited to anticipated building locations, bulk and height” as required by EC 9.8320(3). As indicated in the detailed staff analysis beginning on page 6 and continuing through page 9, the proposal provides adequate screening from the surrounding properties.

Opponents have challenged screening primarily based on one of the screening elements themselves – the green wall located on the western edge of the property. As noted at the hearing, the screening is defined by the Eugene Code to include any “method of visually shielding or obscuring an area through the use of fencing, **walls**, berms or densely-planted vegetation.” EC 9.0500 (Emphasis added). The high wall itself is the screening required by EC 9.8320(3). There is no requirement in the code to provide screening for screening elements.

Other opponents have complained about their screening along the eastern boundary of the subject property as impeding view to or from the

² A third neighbor, Anthony Towne, has also objected to providing an easement along his property boundary. However, Mr. Towne’s property is located at 127 McClure Lane to the south and does not require an easement.

river.³ However, as noted, the property is setback approximately two hundred feet from the river, and is visually separated from the river itself by existing trees on the adjoining City parkland.⁴ The screening requirements do not require that the development be invisible from surrounding properties, only that the subject property be adequately screened taking into account development on the surrounding properties. With regard to the undeveloped park property to the east, this screening is accomplished by a soft swale and garden, which visually separate the development from the adjoining parkland while maintaining the continuity of the existing meadow. This is adequate screening for the undeveloped parkland, and City parks staff have not required any additional measures.

6. Compatibility

The Oakleigh Meadows Co-Housing proposal is reasonably compatible and harmonious with adjacent and nearby land uses. The proposed co-housing project is a low-density residential development in a low-density residential zone. It is compatible with surrounding residential development.

Opponents objections to size and purchase price for the units do not provide any basis for concluding that the application does not meet the applicable criteria.

The buildings themselves are governed by the same dimensional standards - including height and lot coverage - that govern the homes on neighboring lots. In fact, although the development includes multi-family homes, as opponents acknowledge, the largest structure has a footprint that is comparable to a large single-family home, while the smallest is approximately the same size as homes on neighboring lots. While these structures may not be identical to development on the surrounding properties, the standard in EC 9.8320(13) is not *identical* but “reasonably compatible and harmonious.” The Oakleigh Meadow Co-Housing project is certainly compatible and harmonious with these surrounding uses under any reasonable analysis.

The opponents also argue that the subject property is not reasonably compatible because the purchase price for the units is higher than the purchase price for their homes. The pricing of the individual units (while

³ Some complaint is made regarding screening of property to the north. However, as noted by staff, landscaping plans provide for continuous landscaping in this area.

⁴ In addition, as has been noted, the subject property is not on the City’s Goal 5 inventory for the protection of scenic qualities and viewpoints.

certainly important to the viability of the project), is not an issue that the Hearings Official should consider in evaluating the compatibility of the proposal with adjacent and nearby land uses. In particular, the land use code is not intended to set prices for particular development, and what an individual pays for their unit has no bearing on whether the unit itself is compatible with its surroundings.

In any case, should the Hearings Official elect to consider this issue, the evidence in record reflects that at least one of the opposition – Ms. Bovilsky – paid \$257,500 for her property in 2010. This is well in excess of the projected sale price for the units in the Co-Housing Development. Accordingly, the proposed development is reasonably compatible and harmonious.

7. Impacts

The Oakleigh Meadow Co-Housing proposal will have minimal off-site impacts including traffic noise, stormwater runoff and environmental quality.

As is set forth above, the proposal will have no adverse impact on Oakleigh Lane with regard to either traffic safety or the functionality of the street, and will actually improve traffic conditions both by dedicating additional right-of-way for the street and for an emergency vehicle turnaround, and by providing pedestrian connections to the river path system by the public.

With regard to noise, opponents have not identified any reasonable basis to believe that the Oakleigh Meadow Co-Housing project would result in increased noise above existing ambient levels. In addition, the green wall along the western boundary, and clustering of the structures themselves will serve to buffer any noise from the site.

Opponents have raised concerns with regard to stormwater retention and treatment. However, as has been established by civil engineers SSW Engineers, the project conforms to all applicable standards for stormwater destination and treatment.

With regard to environmental impacts, opponents have raised concerns regarding preservation of animal habitat and plant species. None of the plants or animals identified are listed as threatened or endangered under either state or federal law. Nevertheless, the Oakleigh Meadow Co-Housing

project makes every effort to preserve the habitat functions of its site by clustering development to provide contiguous habitat with the adjoining undeveloped parklands and by providing swales and rain gardens to support such habitat.

Mr. Conte argues that the “minimal off-site impacts” standard at EC 9.8320(12) is meaningless as written and should be effectively replaced with the term “insignificant” from EC 9.8370(2) and 9.8455(2). Mr. Conte’s interpretation ignores the fact that the drafters of the Eugene Code clearly knew how to say “insignificant” when they meant “insignificant.” They did not say so here. Accordingly, it is not for the Hearings Official to insert this term into a provision where it does not belong. ORS 174.010 *et seq.* *PGE v. Bureau of Labor and Industries*, 317 Or 606 (1993). *Harris v. Sanders*, 142 Or App 126, 130 (1996) (noting that the same standards govern the interpretation of municipal ordinances as state statutes).

8. Greenway

As is set forth in the application and staff report, the Oakleigh Meadow Co-Housing proposal meets each of the criteria for obtaining a Greenway permit. In particular, it should be noted that while the Greenway is particularly large in this area, the development does not abut the river or impinge upon the /WR conservation overlay which is designed to protect the riparian area and its functions.⁵

Ms. Regan argues that the development should not be granted a Greenway permit based on an erroneous reading of the criteria under EC 9.8815. Specifically, Ms. Regan appears to confuse the Willamette River with the “Greenway river corridor” with regard to Eugene Code sections 9.8815(1) and (2) and (5)(a) and (c). These provisions do not relate to the Greenway corridor as a whole, but are related only to the “Willamette River.” The Willamette River is defined by statute and is separate from the Greenway. *See* ORS 390.310(3). Accordingly, Ms. Regan’s testimony is misdirected.

⁵ As noted by staff, the Greenway itself does not provide a development setback for properties along the west side of the Willamette River. Along the east side of the river, the Willakenzie Area Plan provides a building setback of only 35 feet. Consistent with the Goal 5 protections for the Willamette River, we recommend that the Hearings Official rely on the /WR setback for the purposes of EC 9.8815(5)(a).

C. Conclusion

For the reasons set forth in this and the applicant other submissions together, the Oakleigh Meadow Co-Housing application for Tentative PUD and Greenway permit approval should be granted.

Very truly yours,

HUTCHINSON, COX, COONS,
ORR & SHERLOCK, P. C.



Zack P. Mittge

ZPM/ah
c: Client

**OBJECTION TO IMPERMISSIBLE NEW EVIDENCE SUBMITTED BY APPLICANT
"OAKLEIGH CO-HOUSING" PUD
(PDT 13-1) APPLICATION.**

RECEIVED

Submitted on October 16, 2013 by:

Paul Conte
1461 W. 10th Ave.
Eugene, OR 97402

OCT 16 2013

CITY OF EUGENE
BUILDING & PERMIT SVCS

This serves as my notice of objection to new evidence submitted by the Applicant after the close of the evidentiary record for the proposed Oakleigh Meadows Co-Housing PUD.

The record in this case was closed to new evidence at 5:00 p.m. on October 9, 2013.

The Applicant submitted the following six documents for inclusion in the record on October 16, 2013:

1. OMC_PDT 13-1_Willard C Dixon Letter_Updated.pdf
2. OMC_PDT 13-1_CoHousing Partners Letter_Parking.pdf
3. OMC_PDT 13-1_SSW-Stormwater Letter w Calcs_Revised.pdf
4. OMC_PDT 13-1_Access Engineering Letter2.pdf
5. OMC_PDT 13-1_Poage Engineering Letter w Files.pdf
6. Eugene Arterial & Collector Street Plan.pdf

As described below, these documents contain new evidence that is not permitted after the record has been close to new evidence.

ORS 197.763(9)(b) defines "evidence" for purpose of quasi-judicial land use hearings as "facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision."

I am requesting that the Hearings Official reject the documents containing new evidence as not timely submitted.

If the Hearings Official re-opens the record to allow this new evidence, I am requesting the record be left open until October 23, 2013 to allow me and other opponents to submit additional evidence and argument in response to applicant's new evidence, pursuant to ORS 197.763(6)(c) and/or ORS 197.763(7).

1. OMC_PDT 13-1_Willard C Dixon Letter_Updated.pdf

This letter from the OMC Project Manager appears to be a summary of information provided elsewhere; however, there are no citations to the record.

To the extent that one or more of the statements of fact regarding “placing fill on site” (second paragraph) and/or storm water management (fourth paragraph) are not supported by evidence already in the record, the respective statement(s) are impermissible new evidence:

2. OMC_PDT 13-1_CoHousing Partners Letter_Parking.pdf

The following are impermissible statements of fact contained in this letter:

- “I have personally lived and parked my car on just such a parking lot design for the last 6 years in my own cohousing community in Nevada City, CA where we have much drier summers with much greater potential for dust.”
- “We have found this design that combines an asphalt drive with gravel parking spaces to hold up well over time, while at the same time slowing the storm drainage run off.”
- “The California State Water Resources Control Board, which carefully monitors stormwater run off in new developments, considers this approach as one of its Best Management Practices for slowing stormwater run off and reducing the pollutants in that run off.”

The attached photograph of “Gravel parking spaces with asphalt drive at Nevada City Cohousing, Nevada City, CA” is impermissible new evidence.

3. OMC_PDT 13-1_SSW-Stormwater Letter w Calcs_Revised.pdf

This letter contains the following statement of fact:

“This destination was agreed upon in a meeting on January 30th, 2013 by Neil Bjorklund with the city’s Public Works department.”

There is no citation to the record, and unless evidence of agreement is already in the record, the statement is impermissible new evidence.

The 33 pages of attached calculations are impermissible new evidence.

The letter contains several factual conclusions without citing to the record. These include:

- “However, runoff flows for storm events are reduced to predevelopment flows through the means of oversizing the treatment facilities and detention.”

- “Flow from the site is reduced to pre development flow and is dispersed using rip rap.”
- “Treatment of the stormwater from the site conforms to the treatment options listed in the 2008 Eugene Stormwater Manual and consists of pervious pavements, 15 rain gardens, and a vegetated swale. Pervious pavement will be located in the parking stalls, the entry and the fire turnaround. Site walking surfaces and the roof tops of the homes will utilize the 15 rain gardens around the site. Each rain garden is sized to treat and reduce flows to predevelopment rates.”
- “Sizing of the rain garden was performed by using the City of Eugene’s ‘Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet[’].”
- “The car garage, drive strip, and Common House buildings will be treated by the vegetated swale. A berm at the end of the swale will act as a weir to reduce flows to predevelopment rates. The swale was sized using the presumptive method.”

The letter concludes with: “Calculations supporting the above are enclosed.” Any statement above that is not based on evidence already in the record or that relies on data in the letter’s attachments is impermissible.

4. OMC_PDT 13-1_Access Engineering Letter2.pdf

This letter contains the following statement of fact:

“However, there are properties that have dedicated additional right-of-way: tax lot 640 I has dedicated additional right-of-way to 25 feet south of the centerline and tax lots 4400 and 4500 have dedicated right-of-way to 30 feet north of the centerline. This is a common occurrence throughout the River Road area where former County roads have been annexed into the City.”

There is no citation to the record, and unless evidence of the dedications that are presented is already in the record, as well as evidence of “common occurrence,” the statement is impermissible new evidence.

This letter also contains the following statement of fact:

“The Ninth Edition of the Institute of Transportation Engineers Trip Generation Manual on page 393 of Volume 2 states that ‘the number of dwelling units was generally used as the independent variable of choice because it is usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.’”

There is no citation to the record, and unless the referenced page of the ITE *Trip Generation Manual* is already in the record, the statement is impermissible new evidence.

5. OMC_PDT 13-1_Poage Engineering Letter w Files.pdf

“Properties to the south of Oakleigh Lane, whose northern boundary abuts the south margin of Oakleigh Lane, individually dedicated additional right of way for Oakleigh Lane in varying widths (predominantly 12 feet, with the exception of 1704242406400 which dedicated 25 feet) to result in the current variable width right of way for Oakleigh Lane. These individual dedications were probably done in conjunction with the initial structural improvements on those abutting properties. The result of these cumulative road dedications is to establish a right of way width of 32 feet for Oakleigh Lane beginning at the east margin of River Road and extending easterly approximately 630 feet to a point approximately 250 feet westerly of your western boundary. From this point easterly, and along the entire frontage of your property abutting Oakleigh Lane, the right of way remains 20 feet in width.”

There is no citation to the record, and unless the referenced right-of-way dedications, sufficient to support the conclusion of “cumulative road dedications,” are already in the record, the statement is impermissible new evidence.

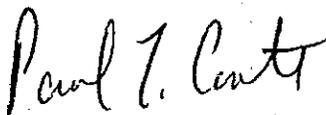
The attached 112 pages of documents representing tax lot title, dedications and other related information are impermissible new evidence.

6. Eugene Arterial & Collector Street Plan.pdf

This document contains what are *represented to be* copies of the cover and pages 34-37 from the November 1999 Eugene Arterial & Street Collector Plan. These copies of purported pages from a manual are impermissible new evidence.

If reference is to be made in arguments to the November 1999 Eugene Arterial & Street Collector Plan, it must be made to documents already in the record.

Submitted by,



Paul Conte

REBUTTAL TESTIMONY RE "OAKLEIGH CO-HOUSING" PUD
(PDT 13-1) APPLICATION.

Submitted on October 16, 2013 by:

Paul Conte
1461 W. 10th Ave.
Eugene, OR 97402

RECEIVED

OCT 16 2013

CITY OF EUGENE
BUILDING & PERMIT SVCS

This testimony provides arguments in opposition to the proposed Oakleigh Meadows Co-Housing PUD.

It supplements my testimony submitted October 9, 2013 (Exhibit PT-4). All arguments support findings that the proposed PUD, with or without the conditions of approval recommended in the staff report, are not consistent with the approval criteria at: EC 9.8320(1), EC 9.8320(5)(a) and (b), EC 9.8320(6), EC 9.8320(11)(b), EC 9.8320(12) and EC 9.8320(13).

1. The September 27, 2013 letter from Access Engineering (Exhibit PT-17) states that the projected traffic counts should be based on 28 condominiums.

Dwelling Count

The development is legally 29 dwelling units, which must be the dwelling count used for all traffic analysis of the proposed PUD. Nevertheless, even if a dwelling count of 28 were used, all analysis presented in my October 9, 2013 testimony would remain valid. Should the Hearings Official find that the traffic impacts must be analyzed based on 28 dwelling units, the following provides the results of the adjusted calculations, based on evidence in the record:

- The estimated ITE-ADT for 28 condominiums with 52 parking spaces is in the range of 163 to 174.
- The additional traffic from 28 new dwelling units would *still* approximately double (*still* 1.9 times) the current ITE-ADT on Oakleigh Lane.
- 28 dwelling units would generate at least 5,856 "pass-bys" per day on Oakleigh Lane.
- Based on "pass-bys," 28 new dwelling units at the end of the road would *still* almost *triple* (*precisely*, 2.8 times) the traffic impact from current levels.
- Using the ITE *Trip Generation Manual* estimates, the projected Average Daily Traffic (City-ADT) with an additional 28 dwelling units would actually be

688, which is *still* near the top of the “Low-Volume Residential Street” range (i.e., 250 to 750 City-ADT).

Thus, the substantive outcome in this case does not depend on whether the traffic analysis is based on 28 or 29 new dwelling units in the proposed PUD.

Dwelling Classification

The analysis in my testimony used the ITE *Trip Generation Manual, 9th Edition* “condominium” classification (230) for the PUD dwellings. Thus, if anything, my analysis probably understates the additional trips and “pass-by” impacts that would arise from the PUD.

2. The same letter states: “I concur with staff findings that this development will not require further traffic analysis or reduce safety or service levels in the area.”

The letter provides no additional evidence, and does not reference anything in the record, in support of the conclusion that the development will not reduce safety or service levels in the area.

As demonstrated in my October 9 testimony, the development will reduce safety and service levels in the area, and Oakleigh Lane cannot feasibly be widened and improved to meet City standards for the projected traffic.

This conclusion is based on substantial evidence in the record regarding Oakleigh Lane’s current conditions, the projected traffic levels and impacts that would occur if the PUD were approved, and the specific analysis of the Eugene Public Works staff that concluded “safe vehicular, pedestrian and bicycle travel and emergency response and access will be at risk” if the Oakleigh Lane right-of-way is not widened to 45’ and the roadway improved to City “Low Volume Residential Street” standards.

The Hearings Official cannot rely on mere conclusory statements, even by experts, when opponents have offered a detailed explanation, consistent with City staff’s specific analysis, for why Oakleigh Lane would not be able to safely and efficiently accommodate the increased traffic under its current configuration and conditions.

“While the hearing official is entitled to rely on the expert opinion of the county sanitarian, where opponents have offered a detailed explanation for why the subject property may not be able to accommodate the required expansion and replacement drain-field, we agree that more than an unexplained expression of belief that it will be possible is required. *Bartels v. City of Portland*, 20 Or LUBA 303, 308 (1990).” *Phillips v. Lane County*, 62 Or LUBA 92 (2010).

This same principle applies to the unsupported, conclusory statements found in the Public Works Referral Comments, as follows:

- "... staff has no concerns related to traffic safety issues or poor service levels which will result from this development." (Under EC 9.8320(5)(c), page 11)

This unsupported conclusion is rebutted in detail on page 16 of my October 9 testimony.

- "... the existing paved surface in Oakleigh Street will continue to adequately provide for motorized and foot traffic, as well as for emergency vehicles and delivery services, provided the paved surface is not blocked by parked vehicles. ... there is nothing to suggest that the impacts of the proposed development will result in unsafe conditions in Oakleigh Lane," (Under EC 9.8320(11)(b), page 14)

These two unsupported conclusions are rebutted in detail on pages 15 and 16-17 of my October 9 testimony.

- "The development will have minimal off-site traffic impacts per the findings provided previously at criterion (5)(c) regarding traffic generation" (Under EC 9.8320(12), page 20. Note reliance on EC 9.8320(5)(c), which is cited in the first bullet, above.)

This unsupported conclusion is rebutted in detail on pages 17-20 of my October 9 testimony.

The situation in this case is straightforward: The City finds that the additional traffic that the proposed PUD would generate will cause Average Daily Traffic levels that require Oakleigh Lane to meet the minimal standards for a "Low Volume Residential Street," which includes a 45-foot right-of-way and improvements. On the face of it, these right-of-way and improvement standards were adopted by City Council and must be presumed to be the City's determination of what's required for a safe and efficient street to handle projected vehicle, pedestrian and bicyclist use.

If "expert opinion" is to be relied upon in a finding that an unimproved street with a right-of-way that is less than half the width of the adopted standard, is adequate, then the expert opinion must specifically explain why this proposed development and Oakleigh Lane are so different than what the adopted 1999 Eugene Arterial and Collector Street Plan covers. Neither the applicant's consultants nor the Eugene Public Works staff have provided any such analysis and have simply provided unsupported conclusions that conflict with Public Works staff's own specific analysis.

The applicant has thus not come close to meeting their burden of proof of satisfying any of the approval criteria related to traffic.

3. The October 9, 2013 letter from Willard C. Dixon (Exhibit PT-17) states that "the City of Eugene's code mandates the use of the ITE manual, the same manual that Access Engineering uses."

All of the analysis in my testimony used the *ITE Trip Generation Manual, 9th Edition*.

Note that Mr. Dixon's point supports the following argument in my October 9 testimony, found on page 11, under the review of the application statements for EC 9.8320(12):

"The findings [in the application] also provide aspirational and anecdotal comments related to estimated trip generation, but without reliable, substantial and probative evidence by a professionally-certified traffic engineer, the City's normal standard of the *ITE Trip Generation Manual* must be used for both current and projected estimates."

4. The October 15, 2013 letter from Access Engineering (submitted October 16) states:

"Mr. Conte also tries to increase the expected trip generation of the site by using the number of parking spaces proposed as the number of vehicles that will generate trips."

On page 5 of my October 9, 2013 testimony I provide estimated ITE-ADT for the proposed PUD based on the *ITE Trip Generation Manual* "per dwelling" and "per vehicle" rates. The results are 169 for 29 dwellings and 174 for 52 parking spaces. This is not a large difference, but in any case, I used the lower figure in all further calculations and discussion, based on the per dwelling rate. There is no substance to the letter's complaint. The letter also asserts the projected ITE-ADT is 163, based on 28 dwelling units, rather than 29. As discussed under (1), above, the difference is inconsequential in this case.

The letter argues that 163 ITE-ADT is "no where [sic] near 1.9 times the existing volume on the street." My testimony actually stated:

"The additional traffic from the PUD will thus approximately double (1.9 times) the ITE-ADT on Oakleigh Lane."

As noted under (1), above, even using the projections for 28 dwelling units, the current IDE-ADT of 181 will approximately double (1.9 times) to 344 when you add the 163 generated by the PUD.

5. Both the October 15, 2013 letter from Access Engineering and the October 15, 2013 letter from Poage Engineering present arguments regarding the current Oakleigh Lane right-of-way. These arguments are based on impermissible evidence submitted after the record was closed to new evidence. However, nothing in the evidence or arguments changes the fact that Oakleigh Lane must be widened to a 45 foot right-

of-way and improved to Low Volume Residential Street standards in order to handle projected traffic in a safe and efficient manner. The *only* thing that the material in the two letters suggests is that the existing right-of-way may be a bit wider, *but still not 45 feet*, at *some* locations on Oakleigh Lane. Nothing presented in these letters would change the analysis and conclusions presented in my October 9 testimony or the arguments herein, particularly in section (6) that follows.

6. With respect to the conditions of approval related to traffic impacts that are proposed in the Staff Report (i.e., conditions 3, 4, 5 and 7), LUBA has provided clear direction on how the Hearings Official must evaluate this case.

In *Butte Conservancy v. City of Gresham*, 52 Or LUBA 550 (2006), LUBA explained:

“[I]n a line of cases based on *Meyer v. City of Portland*, 67 Or App 274, 678 P2d 741 (1984) and *Rhyne v. Multnomah County*, 23 Or LUBA 442 (1992), the Court and LUBA have held that, in a two-stage approval process such as subdivision approval, where a problem is identified that raises concerns whether proposed development can comply with applicable approval criteria, the local government may, among other options, adopt findings demonstrating that solutions to the identified problem are “feasible,” i.e., “possible, likely and reasonably certain to succeed.” *Meyer*, 67 Or App at 280, n 5.”

The present case concerns just such a “two-stage approval process” for the proposed PUD.

Note first the standard for “feasible” that was established in *Meyer* – the solution imposed by conditions of approval, such as the four proposed by staff in this case, must not only be “possible,” they must also be “likely and reasonably certain to succeed.”

The issue in this case, as acknowledged in the Staff Report “Constitutional Findings for Exaction” (at 15 and 16), is that Oakleigh Lane in its current configuration cannot safely and efficiently handle the projected, cumulative traffic arising from current residents and future residents of the proposed PUD. The future “solution” is to widen Oakleigh Lane’s right-of-way to 45 feet, and improve the road.

Therefore, the “solution” in this case requires getting the necessary dedications of right-of-way and improving the road to meet “Low Volume Residential Street” standards.

Regardless of what portion of the solution can be imposed on the applicant, in some way or fashion, getting all of the right-of-way easements from all the property owners along Oakleigh Lane between the PUD and River Road must be “possible, likely and reasonably certain to succeed.” No other solution has been explicitly or

implicitly suggested by the applicant or staff. Without a finding that this solution is feasible, the application must fail.

There are two kinds of obstacles that make such a solution unlikely, if not impossible:

- a) There are physical structures that would have to be removed from portions of the required right-of-way, and
- b) Property owners who have testified in opposition to the proposed development are highly unlikely to agree to dedicate the required right-of-way on their property and to pay tens-of-thousands of dollars in assessments to improve the road.

Consequently, before the hypothetical solution can be the basis of any finding of consistency with the traffic-related approval criteria, the Hearings Official must find some rationale for concluding the "solution" is feasible.

Let's examine the three requirements for a solution to be feasible:

- a) **It must be possible.** Whether or not it's likely, at least in theory, the City may be able to obtain the necessary right-of-way by condemnation proceedings; and it would certainly be possible to pave the road and install curbs and sidewalks to meet the "Low Volume Residential Street" standards. As discussed in detail below, neither the City, nor even LUBA, can make the determination on this requirement.
- b) **It must be likely.** This requirement is discussed below.
- c) **It must be reasonably certain to succeed.** If the required right-of-way were dedicated and the necessary improvements made to Oakleigh Lane, there is no evidence in the record that suggests the widened and improved Oakleigh Lane couldn't safely and efficiently handle the projected traffic.

In this case, "feasibility" hinges on whether or not it is possible and likely that the right-of-way dedications can be acquired and the road improved to meet the "Low Volume Residential Street" standards.

On the face of it, nothing in the record supports a conclusion that the solution is likely to occur. In fact, just the opposite is true, since there are both physical and legal impediments to acquiring the right-of-way, and there is no indication the City or developer is willing or able to improve Oakleigh Lane.

However, in *Butte Conservancy v. City of Gresham*, LUBA dealt with an argument regarding the "possible and likely" requirements that might be considered in the present case.

The City of Gresham argued that a future easement was feasible, even *without* the property owner's consent, because the City could condemn the necessary right-of-way. Further, Gresham argued that the question of "feasibility" involved primarily a "legal impediment" (i.e., objection to condemnation by the property owner). Gresham then argued that determination of whether such condemnation proceedings would be lawful (and thus, gaining the necessary right-of-way was "possible") was a legal matter that could be resolved only by the owner contesting the condemnation in circuit court proceedings. In other words, Gresham argued that while the City couldn't prove the solution was feasible, the opponents couldn't prove the solution was infeasible. (Note that the LUBA decision seemed to focus more on the question of "possible" and assume that the same arguments applied to "likely." In the current case, as will be explained, there is no need to make the distinction because the "Solomonic" approach that LUBA established takes care of both questions.)

LUBA agreed with Gresham with respect to a "legal impediment":

"We generally agree with the city that the *Meyer* and *Rhyne* feasibility analysis must be applied somewhat differently when the "problem" identified at the first stage of a two-step approval process is an alleged legal impediment to fulfilling a condition of approval requiring facilities necessary for the proposed development, rather than a technical, engineering or similar issue."

LUBA also set a very low bar for the City to meet the "feasibility" requirement with respect both to future right-of-way and road improvements:

"Certainly, petitioners [opponents] have not demonstrated that any uncertainty with respect to the city's condemnation authority is such that it can be said that fulfillment of the condition of approval requiring dedication and construction of the access road is precluded as a matter of law."

In the present case, there are physical, as well as legal, impediments to bringing Oakleigh Lane up to the necessary standards (i.e., the structures that occupy portions of the necessary right-of-way). However, should the Hearings Official nevertheless make a determination that such a "solution" is feasible, LUBA also made clear that the necessary condition of approval must require that all of the necessary right-of-way be obtained and the improvements done before development was permitted.

"In our view, it is sufficient for the local government in such circumstances to (1) adopt findings that establish that fulfillment of the condition of approval is not precluded as a matter of law, and (2) ensure, in imposing the condition of

approval, that the condition will be fulfilled prior to final development approvals or actual development." (Emphasis added.)

In *Butte Conservancy v. City of Gresham*, the City of Gresham adopted conditions of approval "requiring that the applicant submit as part of final plat documents:

- (1) a 20-foot wide right of way or easement across the residential lot within the Kingswood Heights subdivision, dedicated to the county,
- (2) construction plans for the access, and
- (3) a county street construction permit."

It's crucial to understand that all three conditions applied to a future street across property that was not controlled by the applicant.

LUBA concluded on this issue:

"The city appropriately drafted that condition in a manner that is sufficient to ensure that fulfillment of the condition will occur prior to final development approval. If for one reason or another the condition is unsatisfied, intervenor will not be able to obtain final subdivision approval."

If the Hearings Official in the present case were to find, under reasoning similar to LUBA's in *Butte Conservancy v. City of Gresham*, that the necessary "solution" to obtain right-of-way and improvements for Oakleigh Lane is feasible, despite the evidence of physical and legal impediments, the conditions of approval would have to correspond to the ones imposed by City of Gresham, i.e.:

The applicant must submit as part of final plat documents:

- (1) A 45-foot wide right-of-way or easement along the entire length of Oakleigh Lane from the development to River Road, dedicated to the City,
- (2) Construction plans for road improvements to meet the required standards of the City of Eugene's adopted Arterial and Collector Street Plan, and
- (3) The necessary street construction permits to implement the construction plans."

Without such conditions, based on evidence in the record, the Hearings Official cannot find that the proposed PUD meets the approval criteria at: EC 9.8320(1), EC 9.8320(5)(a) and (b), EC 9.8320(6) and EC 9.8320(11)(b), and the application must therefore be denied.

The LUB guidance is simple, reasonable and legal: Questions about whether the solution is possible and likely in the face of legal impediments must be resolved by successfully clearing the legal hurdles and having (in this case) the right-of-way

dedications in place. The LUBA approach doesn't run afoul of Nolan/Dolan constitutional requirements because the conditions don't require any specific exaction from the owner of the development property.

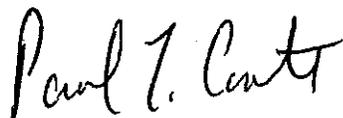
7. With respect to EC 9.8320(12), the Hearings Official must take into consideration the findings discussed under section (6) and their implications. If the necessary condition of approval required Oakleigh Lane to be widened to the 45' right-of-way necessary to safely and efficiently handle the projected traffic, and that condition were subsequently met, then it is undeniable that the proposed development would cause huge off-site impacts by "takings" of current residents' property for the wider right-of-way.

Thus, it is impossible for the proposed PUD to meet both the approval criteria related to safe and efficient handling of traffic and the criterion of "minimal off-site impacts."

This argument is not some clever attempt at a "gotcha." It simply reflects reality in this particular case – the number of dwelling units proposed for this PUD will generate additional traffic that cannot safely and efficiently be handled with minimal off-site impacts to residents along a narrow, dead-end, substandard access lane.¹

Ultimately, this particular development site is in a location where only a limited number of dwellings (fewer than proposed) can be developed and meet the letter and intent of the City's PUD approval criteria.

Submitted by,



Paul Conte

October 16, 2013

¹ This sort of conflict doesn't arise in most PUD applications. As an example, consider that if the proposed PUD site were one lot in from River Road, instead of at the very end of Oakleigh Lane, there would not be the irresolvable conflict between the requirements of the traffic-related approval criteria and the "minimal off-site impacts" criterion.

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KAREN AND SCOTT FLEENER-GOULD, CECELIA AND PAUL BAXTER-HEINTZ,
Petitioners,

and

PAUL CONTE, Intervenor-Petitioner,

vs.

CITY OF EUGENE, Respondent

and

OAKLEIGH MEADOWS CO-HOUSING, LLC, Intervenor-Respondent

LAND USE BOARD OF APPEALS NOS. 2014-001

The filed record may include black and white copies of maps/diagrams/photos originally submitted in color and/or maps and plans reduced from their original size. These materials, in their original color and/or size, will be included in the retained exhibits delivered to the Board on the date of oral argument. Retained exhibits are referred to as "RE."

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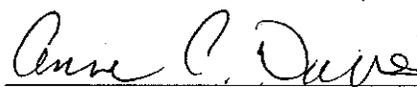
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Exhibits Retained by City Under OAR 661-010-0025(2)

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- RE-B DVD of December 9, 2013 Planning Commission meeting (Item 5)
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- RE-D DVD of December 5, 2013 Planning Commission public hearing (Item 7)
- RE-E Color copy of neighborhood opposition report from Bryn Thoms, received October 9, 2013 (Item 22.a)
- RE-F CD of neighborhood opposition report from Bryn Thoms, received October 9, 2013 (Item 22.a)
- RE-G CD of opposition testimony of Lauren Regan received October 9, 2013 (Item 22.b)
- RE-H Color copy of Lower River Road Concept Plan attached to e-mail from Lauren Regan, received October 9, 2013 (Item 22.c)
- RE-I Color copy of Attachment C, map of Oakleigh Lane (Item 22.d)
- RE-J Color copy of submittal from Mark Conley, received October 9, 2013 (Item 22.e)

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I, Anne C. Davies, certify that the items described above and included herein are true copies of the originals.



Anne C. Davies, OSB #910149
Assistant City Attorney for Respondent
City of Eugene

October 16, 2013

City of Eugene
Planning and Development Department
attn: Becky Taylor, Associate Planner
99 West 10th Avenue
Eugene, OR 97401

Re: Argument in Opposition of Oakleigh Meadow Cohousing Project - Application PDT 13-1

Dear Ms. Taylor:

The following letter presents several arguments in opposition about evidence submitted by the applicant for application PDT 13-1. References to the Neighbor Opposition Report (NOR) in this letter refer to the NOR, prepared by the Oakleigh Lane and McClure Lane neighbors and submitted to the public record on Oct 9th.

Access Engineering letter, dated September 27, 2013 -

This letter presents Peak Hour Trip generation for the proposed OMC development which has an Institute of Transportation Engineers (ITE) - specified trip generation category. The letter focuses on peak hour trips and relies on the 100 trip per day threshold for peak hour trips at the outlet of the development. It says nothing about the average daily traffic (ADT) on Oakleigh Lane. This may be because the City's staff report classified Oakleigh Lane incorrectly and so maybe they figured there was no need to attempt to argue that the road was classified wrong. The focus on the letter was about the requirement of a Traffic Impact Analysis only, sub part c of EC 9.8320 (5). There is no evidence in this letter supporting that Oakleigh Lane should be classified as a low-volume residential road, nor is there any evidence in the City Staff Report stating that Oakleigh Lane should be classified as a low-volume residential road. The City essentially ignored their own ordinance and code on this issue.

The applicant has not presented enough evidence to show that the additional traffic will be safe nor that it will be below the City's classification standards for an Access lane. The opposition documents have overwhelmingly shown that Oakleigh Lane should be classified as an access lane and that the increase in traffic from the proposed development will not be minimal, which it is supposed to be according to PUD code (sub part a and b of EC 9.8320 (5)). All of that information in support of opposition was placed in the record as evidence prior to the Oct 9 deadline.

Ms. Becky Taylor

Arguments in Opposition of PDT 13-1, Post New Evidence Deadline

Access Engineering Letter, dated October 15th, 2013 --

New evidence was presented in this letter, specifically ROW widths and page 393 of Vol. 2 of the ITE Ninth Manual. This should not be allowed into the argument portion of the hearings process. Also in the letter, the author once again explains the peak hour trips and how they determine that the increase from the development will not be above the threshold requiring a TIA. As presented above this is only a portion of the code requirement for the PUD regarding traffic. As stated in the NOR, the increased traffic will decrease safety and it will be more than a minimal impact on the surrounding neighborhood. The applicant has not provided any new evidence beyond the peak hour trip generation calculation and the TIA requirement. The evidence provided in the NOR shows why this development will cause more than a minimal impact on the neighborhood and why it will not be safe according to City standards.

Will Dixon's Letter dated October 9th, Submitted on October 16th, 2013 also --

This letter do not address how the fill will be contained within the site. Specifically, it does not inform the decision about whether retaining walls are needed, which would open up an unevaluated condition about fill placement on the sewer easement or public land or the bulk, compatibility, views, and screening.

Mr. Dixon explains that the fill will not be placed on public land yet there is no new evidence presenting how this will be done. Also, on the revised Site plan dated Oct 9th Building 2 was moved about 2 feet west, providing about 2 feet of distance from the east side of the building to the west edge of the sewer easement, and about 12 feet from the east property line. As stated in the NOR, fill will have to be placed in the floodplain at the eastern property boundary and in order to support a large townhouse building it will have to be sloped or retained. This still remains true and there is no new evidence presented as to how the fill will be retained or sloped. Therefore we do not know if it is geotechnically feasible to place 3 feet of fill within 12 lateral feet of the east property line, without further information such as retaining walls, rip rap, standard soil sloping. As pointed out in the NOR, the fill would certainly be on the City's sewer easement unless there was a retaining wall or tall concrete footing, neither of which has been presented in the record. That is still true.

A concrete wall, retaining wall, or rip rap would not only be un-scenic in the Greenway, but it would also make the existing building appear much taller than just the proposed 28-ft height (which is presented in the NOR). Since there has been no new evidence of screening on the east property line, the limited information provided by the applicant on fill in the floodplain still calls into question the issues about fill on the sewer easement or on public land and also the lack of screening on the east side of the property.

Site plan Submitted on Oct 9 --

The revised site plan from Oct 9 presents the garage buildings moved off the property line with the appropriate 5 ft setback. This meets on of the conditions in the City staff report and it appears to not have been as devastating as was claimed by the applicant in the initial application, page 42 of 46. There

Ms. Becky Taylor

Arguments in Opposition of PDT 13-1, Post New Evidence Deadline

Is no further information presented from the applicant about how they will meet the standards for screening on any of the 4 property lines. Moving the garages will certainly provide more space for screening, but there was nothing presented about how they will screen the garages.

Building 1 was only moved 1 foot south (site plan presented at Hearing). This does not allow for the full 45 foot ROW which is presented in the NOR as part of the Street Connectivity issue. A 40 ft ROW would not be up to City standards for Oakleigh Lane if the TL 200 were to be developed at its maximum extent possible. As stated in the NOR, TL 200 will take a financial hit if only 3 or 4 flag lots were placed on the parcel, the limited ROW width would not allow for more intense development of TL 200 and the applicant has not shown evidence to prove otherwise. The applicant's street connectivity exception request remains un-addressed in follow-up testimony. TL 200 should not be compromised in development potential as a result of this development. Also, one foot between the ROW and the north wall of Building 1 is not enough room for adequate screening, which was presented in the NOR.

The Site plan does not show where the EWEB water line easement will go, nor has there been any further evidence of where it will go. Therefore as stated in the NOR net density cannot be properly calculated. The net density will still likely be less than 29 units if the EWEB water line easement crosses the property. There is not enough evidence to show how the application will meet the net density, until the EWEB water line easement, as well as the location and acreage of other ROW adjustments and public facilities have been presented in detail.

SSW Engineering Letter, October 15th, 2013 --

The stormwater letter does not get at the issue addressed in the NOR about mimicking site conditions and presenting what the site's current conditions can handle for stormwater loads. There is no information about what the undeveloped drainage volume is that flows onto parkland. Thus a stormwater load calculation per the Stormwater Manual is all good, but it doesn't get at what the existing loads are and thus we don't know if the proposed stormwater system will be adequate enough to handle the proposed loads.

Please forward this letter to the Hearings Official.

Sincerely,



Bryn Thoms
135 Oakleigh Lane

P.T.R-4
Rec'd 10/16/13

POAGE ENGINEERING & SURVEYING, INC.

October 15, 2013

Will Dixon
300 Blair Blvd.
Eugene, OR, 97402

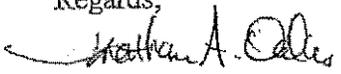
Greetings Will,

The purpose of this letter is to confirm the finding of your legal council regarding the width of the dedicated public right of way for Oakleigh Lane serving your proposed Oakleigh Meadows Co-Housing Project.

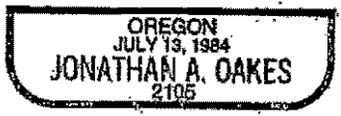
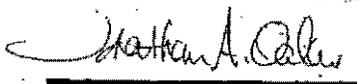
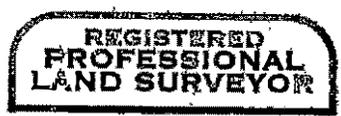
Oakleigh Lane was originally dedicated as a 20' wide roadway in 1927 through the plat of Oakleigh as platted and recorded in Book 9, Page 32 of the Lane County Oregon Plat Records. Properties to the south of Oakleigh Lane, whose northern boundary abuts the south margin of Oakleigh Lane, individually dedicated additional right of way for Oakleigh Lane in varying widths (predominantly 12 feet, with the exception of 1704242406400 which dedicated 25 feet) to result in the current variable width right of way for Oakleigh Lane. These individual dedications were probably done in conjunction with the initial structural improvements on those abutting properties. The result of these cumulative road dedications is to establish a right of way width of 32 feet for Oakleigh Lane beginning at the east margin of River Road and extending easterly approximately 630 feet to a point approximately 250 feet westerly of your western boundary. From this point easterly, and along the entire frontage of your property abutting Oakleigh Lane, the right of way remains 20 feet in width.

Please don't hesitate to contact me if you have any questions or comments concerning this information.

Regards,



Jonathan Oakes



Expires: Dec. 31, 2014

Summary Property Report

Site Address	119 MCCLURE LN Eugene, OR 97404-3205		
Map & Taxlot#	17-04-24-24-05800		
SIC	N/A		
Tax Account#	0431815		
Property Owner 1			Taxpayer
MINOR JOSEPH E			MINOR JOSEPH E
340 WESTRIDGE PL			340 WESTRIDGE PL
PETALUMA, CA 94952			PETALUMA, CA 94952
<i>See Detailed Property Report for additional owners</i>			
Neighborhood Code 431500 / North Eug Urban Mixed SC RR			

Boundary / Land Use Data

Approximate Taxlot Acreage / Sq Ft	0.64 / 27,878	School	CodeName
Incorporated City	EUGENE	School District	4J <u>EUGENE</u>
Limits		Elementary School	525 <u>River Road</u>
Urban Growth	EUG	Middle School	518 <u>Kelly</u>
Boundary		High School	536 <u>North Eugene</u>
Census Tract/Block	4100/2	Zoning	R-1
Subdivision Name	N/A	Parent/Overlay	
Lot/Tract/Unit	TL 05800	Land Use	1111 Single Family Housing
Phase	N/A	Property Class	101 RESIDENTIAL, IMPROVED
Recording Number	N/A	Statistical Class	120 CLASS 2 SINGLE FAMILY DWELLING

Property Values & Taxes

<u>Year</u>	<u>Real Market Value (RMV)</u>			<u>Total</u>	<u>Total Assessed Value</u>
	<u>Land</u>	<u>Improvement</u>			
2013	\$73,245	\$50,351		\$123,596	\$107,676
2012	\$75,161	\$50,522		\$125,683	\$104,540
2013 Taxable Value		2013 Tax	2013 Tax Code Area		
\$107,676		\$1,912.20	00400		

Two Most Recent Sales/Ownership Transfers

<u>Date</u>	<u>Price</u>	<u>Grantor (first listed)</u>	<u>Grantee (first listed)</u>	<u>Instrument #</u>	<u>Image</u>
04/23/98	\$0	ZARZYCKI DAVID	JOSEPH MONOR & POUND CAROL	1998-31612	

Dwelling #1 of 1 / Building Type » Class 1 or 2 dwelling

Year Built	1940	Base Sq Ft	Finished Sq Ft	Heating	Other
Bedrooms	2			Roof Style/Cover	Gable/Comp shingle medium
Full Baths	1	1st Floor	772	Bsmt Gar Sq Ft	N/A
Half Baths	0	Total Sq Ft	772	Att Gar Sq Ft	N/A
% Complete	100%			Det Gar Sq Ft	528
Masonry	No			Att Carport Sq Ft	N/A
Fireplace(s)				Ft	

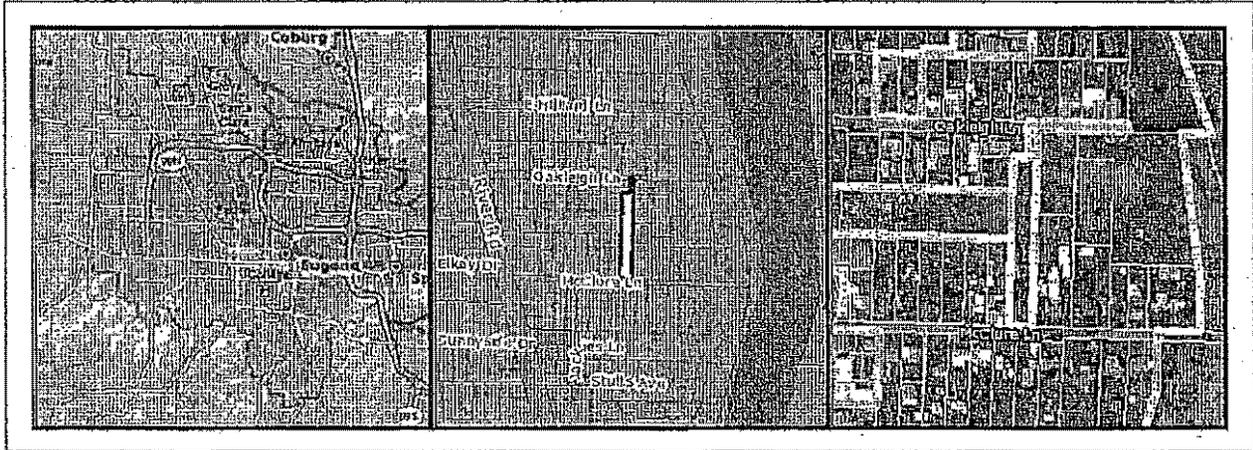
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:32pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 119 MCCLURE LN Eugene, OR 97404-3205 Map & Taxlot# 17-04-24-24-05800 SIC N/A Tax Account# 0431815	Property Owner 1 MINOR JOSEPH E 340 WESTRIDGE PL PETALUMA, CA 94952 See <u>Owner/Taxpayer section</u> for additional owners <u>Approx. taxlot acreage</u> 0.64 <u>Tax account acreage</u> 0.62
---	---

Map & Taxlot # 17-04-24-24-05800



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type» Class 1 or 2 dwelling
Assessor Photo Assessor Sketch
 image not available image not available

Inspection Date	01/31/1995	Bedrooms	2	Roof Style	Gable
Building Class	2-	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1940	Half Bath(s)	0	Masonry fireplace(s)	No
Effective Year Built	1930	Depreciation	31%	Improvement Complete	100 %
				Heat	Other

Floor Characteristics			Other Square Footage				
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>	Detached	528	Attached	N/A
1st Floor	772	772	Wood siding	Garage		Garage	
Total Sq Ft	772	772		Basement	N/A	Carport	N/A
				Garage			
				Paved Patio	60	Paved	N/A
						Driveway	

Site Address Information

119 MCCLURE LN EUGENE, OR 97404-3205					
House #	119	Suffix	N/A	Pre-directional	N/A
Sweet Name	MCCLURE	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3205	Create Date	Aug 07, 1983	Update Date	N/A

Land Use 1111 Single Family Housing
USPS Carrier Route Co27

General Taxlot Characteristics

<p>□ Geographic Coordinates X 4233419 Y 889184 (State Plane X,Y) Latitude 44.0769 Longitude -123.1177</p>		<p>Taxlot Characteristics Incorporated City Limits EUGENE Urban Growth Boundary Eugene Year Annexed 2008 Annexation # 08-07 <u>Approximate Taxlot Acreage</u> 0.64</p>	
<p>□ Zoning Zoning Jurisdiction Eugene Eugene Parent Zone R-1 LOW-DENSITY RESIDENTIAL</p>		<p>Approx Taxlot Sq Footage 27,878 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization</p>	
<p>□ Land Use <u>General Land Use</u> Code Description S Single Family</p> <p><u>Detailed Land Use</u> Code Description 1111 Single Family Housing</p>		<p>Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>	

Service Providers

Fire Protection Provider	City of Eugene
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTEE / o
Emerald People's Utility District	N

Environmental Data

<p>FEMA Flood Hazard Zone Code Description X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. AE Areas of 100-year flood, base flood elevations determined.</p>													
FIRM Map Number	41039C1128 F												
Community Number	410122												
Post-FIRM Date	09/29/1986												
Panel Printed?	Yes												
<p><u>Soils</u></p> <table border="1"> <thead> <tr> <th>Soil Map Unit#</th> <th>Soil Type Description</th> <th>% of Taxlot Ag Class</th> <th>Hydric</th> </tr> </thead> <tbody> <tr> <td>76</td> <td>MALABON-URBAN LAND COMPLEX</td> <td>94%</td> <td>1 No</td> </tr> <tr> <td>25</td> <td>CHAPMAN-URBAN LAND COMPLEX</td> <td>6%</td> <td>1 No</td> </tr> </tbody> </table>		Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class	Hydric	76	MALABON-URBAN LAND COMPLEX	94%	1 No	25	CHAPMAN-URBAN LAND COMPLEX	6%	1 No
Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class	Hydric										
76	MALABON-URBAN LAND COMPLEX	94%	1 No										
25	CHAPMAN-URBAN LAND COMPLEX	6%	1 No										

Schools

School District	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	1781	State Representative District	13
City Council Ward	E7	State Representative	Nancy Nathanson
City Councilor	Claire Syrett	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	James I Manning, Jr		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

None

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT #: 0431815
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>			
No.	Owner	Address	City/State/Zip
1	MINOR JOSEPH E	340 WESTRIDGE PL.	PETALUMA, CA 94952
2	POUND CAROL LYNN	340 WESTRIDGE PL	PETALUMA, CA 94952

<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
MINOR JOSEPH E	340 WESTRIDGE PL	PETALUMA, CA 94952

Data source: Lane County Assessment and Taxation

Account Status

Status	Active Account Current Tax Year
Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 0.62
Fire Acres N/A
Property Class 101 RESIDENTIAL, IMPROVED

Statistical Class 120 CLASS 2 SINGLE FAMILY DWELLING
 Neighborhood Code 431500
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL05800 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
2013	\$73,245	\$50,351	\$123,596	\$107,676	\$1,912.20
2012	\$75,161	\$50,522	\$125,683	\$104,540	\$1,779.32
2011	\$91,518	\$50,043	\$141,561	\$101,495	\$1,844.72
2010	\$91,690	\$57,820	\$149,510	\$98,539	\$1,819.34
2009	\$106,356	\$60,060	\$166,416	\$95,669	\$1,773.78
2008	\$106,356	\$65,120	\$171,476	\$92,883	\$1,444.43
2007	\$89,595	\$64,200	\$153,795	\$90,178	\$1,397.13
2006	\$82,157	\$65,420	\$147,577	\$87,551	\$1,381.18
2005	\$62,447	\$48,340	\$110,787	\$85,001	\$1,279.61
2004	\$51,200	\$51,040	\$102,240	\$82,525	\$1,186.90
2003	\$45,939	\$38,680	\$84,619	\$80,121	\$1,077.83
2002	\$43,752	\$44,460	\$88,212	\$77,787	\$1,115.27
2001	\$36,460	\$52,930	\$89,390	\$75,521	\$1,044.64
2000	\$30,900	\$58,160	\$89,060	\$73,321	\$1,054.97
1999	\$29,210	\$39,020	\$68,230	\$68,230	\$ 923.01
1998	\$25,960	\$36,190	\$62,150	\$48,408	\$ 679.75
1997	\$25,200	\$35,140	\$60,340	\$46,998	\$ 679.26
1996	\$23,770	\$33,150	\$56,920	\$56,920	\$ 753.95
1995	\$21,810	\$30,410	\$52,220	\$52,220	\$ 669.48

Current Year Assessed Value \$107,676
 Less Exemption Amount * N/A
 Taxable Value \$107,676
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00400
 Taxing Districts for TCA 00400
 CITY OF EUGENE
 EUGENE SCHOOL DISTRICT 4J
 EUGENE URBAN RENEWAL DOWNTOWN
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The **Billing Rate Document** still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
04/23/1998	\$0	1998-31612	L	Yes	ZARZYCKI DAVID	JOSEPH MONOR & POUND CAROL

Data source: Lane County Assessment and Taxation

Send tax statements to:
David Zarzycki
131 McClure Lane
Eugene, OR 97404

9831612

After recording return to:
David Zarzycki
131 McClure Lane
Eugene, OR 97404

PROPERTY LINE ADJUSTMENT DEED

3834APR.28'98H07REC 15.00
3834APR.28'98H07PFUND 10.00
3834APR.28'98H07A&T FUND 20.00

15
to
20

The parties to this transfer are: David Zarzycki (Tract 1) and Joseph Minor and Carol Pound (Tract 2).

Recitals:

A. The purpose of this agreement is to adjust the common property line between the adjoining tracts of land.

B. Tract 1 (David Zarzycki property) is described in a Warranty Deed recorded May 7, 1982, Reel 1191R, Instrument No. 8213424 Official Records of Lane County, Oregon and Tract 2 (Joseph Minor and Carol Pound property) is described in a Warranty Deed recorded June 23, 1983, Reel 1250R, Instrument No. 8321351, Official Records of Lane County, Oregon.

C. In adjusting the property line common to both tracts of land, it is intended that a portion of Tract 1 (David Zarzycki property), as described in Exhibit A, be conveyed and added to Tract 2 (Joseph Minor and Carol Pound property), described in Exhibit B. It is also intended that the new description for Tract 2 (as found in Exhibit D) contain this portion of property.

Agreements: A. For the purpose of accomplishing this Property Line Adjustment, both parties have agreed as follows:

1. The foregoing recitals are by this reference incorporated herein.
2. To effectuate the relocation of the common property line, it is agreed that the tract of property described in Exhibit C contains the new description for Tract 1 (David Zarzycki property) and the tract of property described in Exhibit D contains the new description for Tract 2 (Joseph Minor and Carol Pound property). David Zarzycki, does hereby grant and convey to Joseph Minor and Carol Pound such portions of his property that results in Joseph Minor and Carol Pound owning in fee the newly described Tract 2.
3. This instrument is being recorded to establish a new property line by the owners in fee and the consideration for this conveyance is \$ 0.00.
4. The adjusted portion of the Zarzycki property to be added to the Minor and Pound property is underlined in the attached Exhibits C and D.
5. In event that any deed, instrument, or other act is necessary to complete the intent of the parties as described in this document, each party hereby irrevocably appoints and designates the other(s), or the successors in interest, as their attorney(s) in fact, to convey, execute, or transfer any deed or other document necessary or helpful to fulfill this agreement and the intent of the parties.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person or persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

9831612

DATED this 4/23 day of April, 1998

David Zarzycki 4/9/98 Joseph Minor Carol Pound
David Zarzycki Joseph Minor Carol Pound

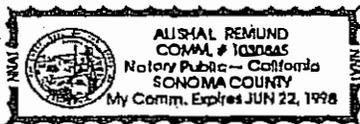
STATE OF OREGON, County of Lane, ss.

Personally appeared the above named David Zarzycki before me and acknowledged that signing the foregoing instrument is a voluntary act and deed.



Vickie L. Cherry
NOTARY PUBLIC OF OREGON

Personally appeared the above named Joseph Minor and Carol Pound before me and acknowledged that signing the foregoing instrument is a voluntary act and deed.



Alisha L. Remura
NOTARY PUBLIC OF CALIFORNIA
County of Sonoma

PROPERTY LINE ADJUSTMENT DESCRIPTIONS

EXHIBIT A

DAVID ZARZYCKI PROPERTY

9831612

TAX LOT 17-04-24-24-10100

BEFORE ADJUSTMENT per Reel 1191, Inst. No. 8213424, Lane County Official Records

Beginning at an iron pipe found marking the Initial Point of the plat of Oakleigh, as platted and recorded at Page 32 of Volume 9, Lane County Oregon Plat Records; thence East 769.0 feet along the South line of said plat to the true point of beginning; thence East 125.0 feet along the South line of said plat to a point; thence South 12.0 feet to an iron pipe; thence South 60.3 feet to an iron pipe; thence West 125.0 feet along a line parallel to the South line of said plat to an iron pipe; thence North 60.3 feet to an iron pipe; thence North 12.0 feet to the true point of beginning, in Lane County, Oregon.

EXHIBIT B

JOSEPH MINOR AND CAROL POUND PROPERTY

TAX LOT 17-04-24-24-5800

BEFORE ADJUSTMENT per Reel 1250, Inst. No. 8321351, Lane County Official Records

Beginning at a point on the North line of a 24.0 foot reserved roadway, said beginning point being 575.1 feet East of a point 365.94 feet North 17°00' West of a point 4843.4 feet East of the Southwest corner of the Benjamin Davis Donation Land Claim No. 45, and running thence North 435.5 feet; thence East 60.0 feet; thence South 435.5 feet; thence West 60.0 feet to the place of beginning, in Section 24, Township 17 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon.

Also: That portion of the North 12.0 feet of the roadway on the South adjacent to the above described property, in Lane County, Oregon.

EXHIBIT C

DAVID ZARZYCKI PROPERTY

TAX LOT 17-04-24-24-10100

AFTER ADJUSTMENT

Beginning at the Initial Point of the plat of Oakleigh, as platted and recorded at Page 32 of Volume 9, Lane County Oregon Plat Records; thence South 88°11'00" East 790.91 feet along the South line of said plat to the true point of beginning; thence South 88°11'00" East 102.73 feet along the South line of said plat to a point; thence South 01°49'00" West 72.26 feet; thence North 88°11'00" West 102.73 feet along a line parallel to the South line of said plat to an iron pipe; thence North 01°49'00" East 72.26 feet to the true point of beginning, in Lane County, Oregon.

EXHIBIT D

JOSEPH MINOR AND CAROL POUND PROPERTY

TAX LOT 17-04-24-24-5800

AFTER ADJUSTMENT

Beginning at a point on the North line of a 24.0 foot reserved roadway, said beginning point being 575.1 feet South 88°08'26" East of a point 365.17 feet North 15°06'48" West of a point 4825.96 feet South 88°08'26" East of the Southwest corner of the Benjamin Davis Donation Land Claim No. 45, and running thence North 01°15'34" East 438.71 feet; thence South 88°11'00" East 37.73 feet; thence North 01°49'00" East 72.26 feet; thence South 88°11'00" East 22.27 feet; thence South 01°49'00" West 72.26 feet; thence South 01°51'34" West 438.75 feet; thence North 88°08'26" West 60.00 feet to the place of beginning, in Section 24, Township 17 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon.

Also: That portion of the North 12.0 feet of the roadway on the South adjacent to the above described property, in Lane County, Oregon.

9831612

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'96 APR 28 AM 3:30

Reel **24 12R**
Lane County OFFICIAL Records
Lane County Clerk

By: *David S. Suckey*
County Clerk

FOR ASSESSMENT AND TAXATION ONLY

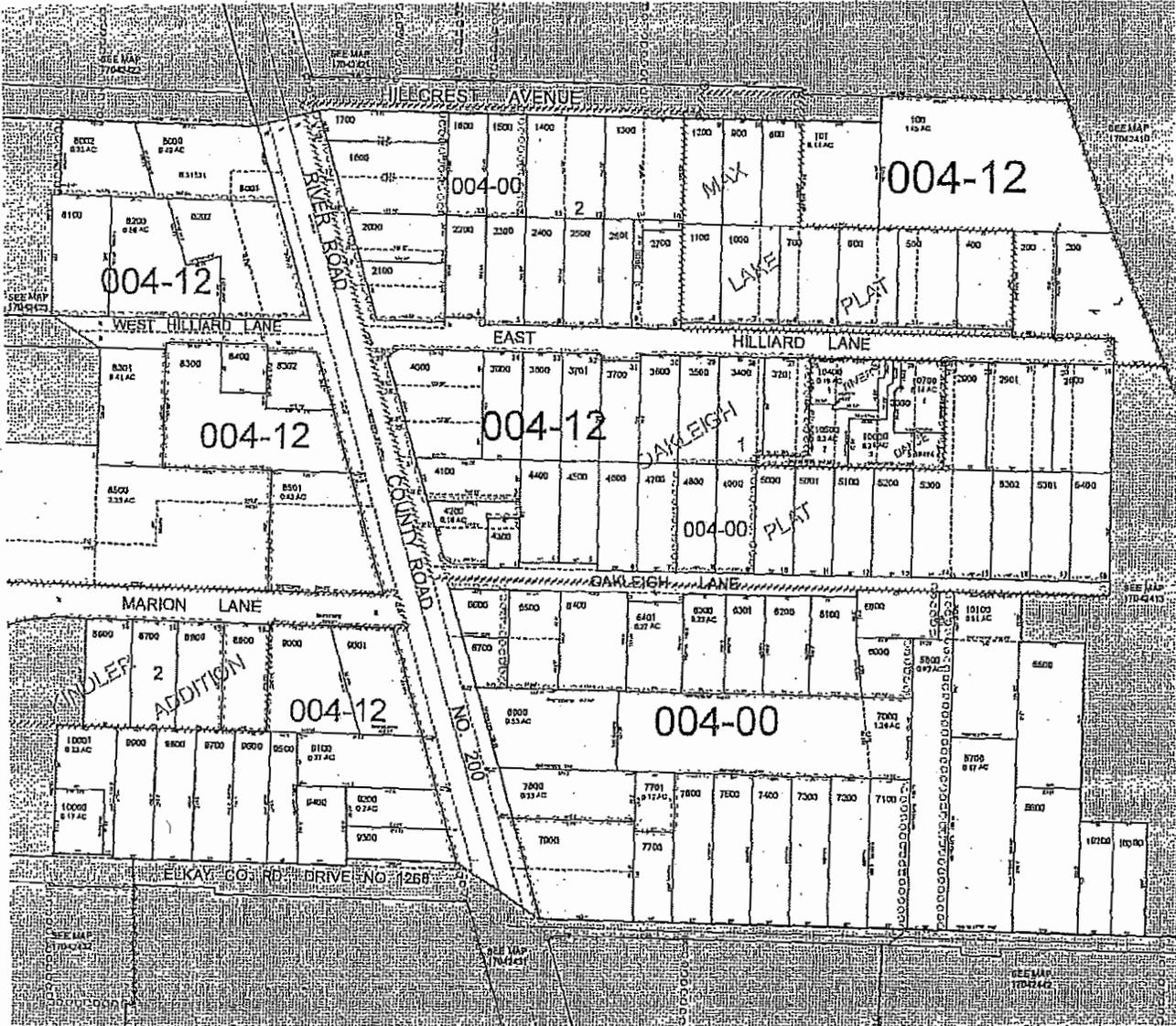
S.E. 1/4 N.W. 1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
1" = 100'

APPROXIMATE AREA - COVERED MAP FROM
SOURCE: COUNTY - 2004 1/2 1/2 1/2 1/2 1/2
DATE: 1/2/04 1/2/04 1/2/04 1/2/04 1/2/04

17042424
EUGENE

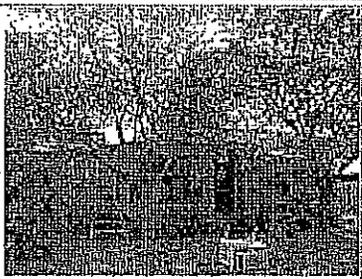
LC1961-20164-21 1/2/04

CANCELLED
8001
3000
3100



EUGENE
17042424

Summary Property Report

Site Address	160 OAKLEIGH LN Eugene, OR 97404-3227	
Map & Taxlot#	17-04-24-24-05900	
SIC	N/A	
Tax Account#	0431823	
Property Owner 1 Taxpayer		
REGAN LAUREN	REGAN LAUREN	
259 E 5TH #300A	259 E5TH #300A	
EUGENE, OR 97401	EUGENE, OR 97401	
Neighborhood Code 431500 / North Eug Urban Mixed SC RR		

[Click to enlarge photo](#)

Boundary / Land Use Data

Approximate Taxlot	0.21 / 9,148	School	Code Name
Acreeage / Sq Ft		School District	4J <u>EUGENE</u>
Incorporated City	none	Elementary School	525 <u>River Road</u>
Limits		Middle School	518 <u>Kelly</u>
Urban Growth	EUG	High School	536 <u>North Eugene</u>
Boundary		Zoning	R-1/UL
Census Tract/Block	4100/2	Parent/Overlay	
Subdivision Name	N/A	Land Use	1111 Single Family Housing
Lot/Tract/Unit	TL 05900	Property Class	101 RESIDENTIAL, IMPROVED
Phase	N/A	Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING
Recording Number	N/A		

Property Values & Taxes

Year	Real Market Value (RMV)			Total	Total Assessed Value
	Land	Improvement			
2013	\$52,143	\$96,704		\$148,847	\$128,693
2012	\$53,413	\$90,604		\$144,017	\$124,943
2013 Taxable Value		2013 Tax	2013 Tax Code Area		
\$128,693		\$1,981.07	00412		

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
06/15/09	\$156,000	LONG BEACH MORTGAGE LOAN TRUST 2004-	REGAN LAUREN	2009-40451	
03/05/09	\$130,721	LSI TITLE COMPANY OF OREGON LLC	LONG BEACH MORTGAGE LOAN TRUST 2004-	2009-11550	

Dwelling #1 of 1 / Building Type » Class 3 dwelling

Year Built	1951	Base Sq Ft	Finished Sq Ft	Heating	Forced hot air
Bedrooms	3	1st Floor	1299	Roof Style/Cover	Gable/Built-up
Full Baths	1	Total Sq Ft	1299	Bsmt Gar Sq Ft	N/A
Half Baths	0			Att Gar Sq Ft	330
% Complete	100%			Det Gar Sq Ft	N/A
Masonry	No			Att Carport Sq Ft	210
Fireplace(s)					

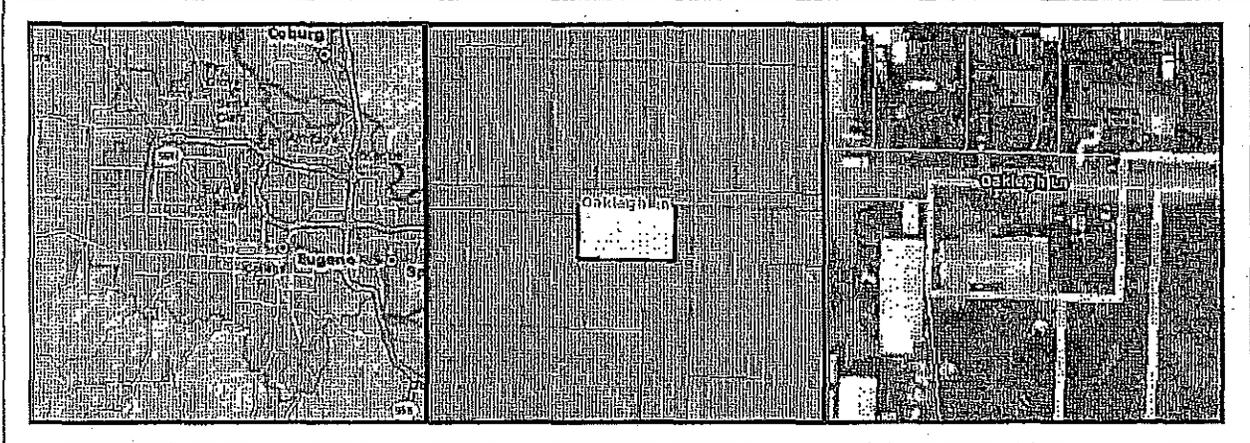
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:31pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 160 OAKLEIGH LN Eugene, OR 97404-3227 Map & Taxlot# 17-04-24-24-05900 SIC N/A TaxAccount# 0431823	Property Owner 1 REGAN LAUREN 259 E 5TH #300A EUGENE, OR 97401 <u>Approx. taxlot acreage</u> 0.21 <u>Tax account acreage</u> data not available
---	---

Map & Taxlot # 17-04-24-24-05900



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Class 3 dwelling
Assessor Photo Assessor Sketch

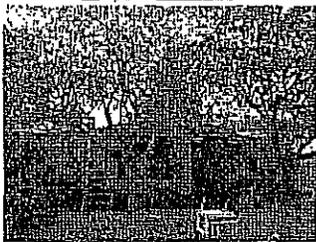


image not available
 Click to enlarge photo

Inspection Date	09/16/2009	Bedrooms	3	Roof Style	Gable
Building Class	3	Full Bath(s)	1	Roof Cover	Built-up
Year Built	1951	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1961	Depreciation	21%	Improvement Complete	100 %
				Heat	Forced hot air

<u>Floor Characteristics</u>				<u>Other Square Footage</u>			
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>	Detached	N/A	Attached	330
1st Floor	1299	1299	Wood siding	Garage		Garage	
Total Sq Ft	1299	1299		Basement	N/A	Carport	210
				Garage			
				Paved Patio	175	Paved	322
						Driveway	

Site Address Information

160 OAKLEIGH LN EUGENE, OR 97404-3227					
House #	160	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3227	Create Date	Feb 24, 1985	Update Date	N/A
Land Use 1111 Single Family Housing USPS Carrier Route C027					

General Taxlot Characteristics

<p><input type="checkbox"/> Geographic Coordinates</p> <p>X 4233383 Y 889550 (State Plane X,Y) Latitude 44.0779 Longitude -123.1179</p> <hr/> <p><input type="checkbox"/> Zoning</p> <p>Zoning Jurisdiction Eugene Eugene</p> <p>Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p><input type="checkbox"/> Land Use</p> <p><u>General Land Use</u> Code Description S Single Family</p> <p><u>Detailed Land Use</u> Code Description 1111 Single Family Housing</p>	<p>Taxlot Characteristics</p> <p>Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation # N/A <u>Approximate Taxlot</u> <u>Acres</u> 0.21 Approx Taxlot Sq Footage 9,148 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>
---	--

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / 0
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone			
Code Description			
X5	Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.		
FIRM Map Number	41039C1128 F		
Community Number	415591		
Post-FIRM Date	12/18/1985		
Panel Printed?	Yes		
Soils			
Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class	Hydric
25	CHAPMAN-URBAN LAND COMPLEX	60%	1 No
76	MALABON-URBAN LAND COMPLEX	40%	1 No

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits

Log Number	Project Description
<u>09-02415-01</u>	EC554065-Install gas furnace and piping
<u>01-02712-01</u>	Connect to existing service stub; 30 feet of private wastewater service; reverse run. Abandon septic tank.
<u>12-03042-01</u>	Kitchen remodel (Electrical and gas line to cooktop)

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431823
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
REGAN LAUREN	259 E 5TH #300A	EUGENE, OR 97401
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
REGAN LAUREN	259 E 5TH #300A	EUGENE, OR 97401
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year

Account Status none
 Remarks none
 Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available
 Fire Acres N/A
 Property Class 101 RESIDENTIAL, IMPROVED
 Statistical Class 130 CLASS 3 SINGLE FAMILY DWELLING
 Neighborhood Code 431500
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 05900 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
2013	\$52,143	\$96,704	\$148,847	\$128,693	\$1,981.07
2012	\$53,413	\$90,604	\$144,017	\$124,945	\$1,795.62
2011	\$64,319	\$92,755	\$157,074	\$121,306	\$1,851.46
2010	\$48,671	\$122,340	\$171,011	\$117,773	\$1,871.31
2009	\$62,898	\$111,090	\$173,988	\$114,343	\$1,828.01
2008	\$77,328	\$117,410	\$194,738	\$111,013	\$1,726.37
2007	\$75,588	\$122,290	\$197,878	\$107,780	\$1,669.84
2006	\$71,353	\$106,040	\$177,393	\$104,641	\$1,650.79
2005	\$54,846	\$94,140	\$148,986	\$101,593	\$1,587.70
2004	\$44,685	\$87,800	\$132,485	\$98,634	\$1,470.05
2003	\$39,198	\$79,100	\$118,298	\$95,761	\$1,374.01
2002	\$37,332	\$77,550	\$114,882	\$92,972	\$1,380.24
2001	\$31,110	\$83,390	\$114,500	\$90,264	\$1,286.85
2000	\$26,360	\$89,670	\$116,030	\$87,635	\$1,308.84
1999	\$24,870	\$84,590	\$109,460	\$85,083	\$1,201.26
1998	\$23,910	\$82,130	\$106,040	\$82,605	\$1,159.94
1997	\$23,210	\$79,740	\$102,950	\$80,199	\$1,159.12
1996	\$21,900	\$75,230	\$97,130	\$97,130	\$1,286.55
1995	\$20,090	\$69,020	\$89,110	\$89,110	\$1,142.45

Current Year Assessed Value \$128,693
 Less Exemption Amount * N/A
 Taxable Value \$128,693
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412
 Taxing Districts for TCA 00412
 EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVERROAD WATERDISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The **Billing Rate Document** still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/15/2009	\$156,000	2009-40451	U	Yes	LONG BEACH MORTGAGE LOAN TRUST 2004-	REGAN LAUREN
03/05/2009	\$130,721	2009-11550	B	Yes	LSITITLECOMPANYOF OREGONLLC	LONG BEACH MORTGAGE LOAN TRUST 2004-
11/04/2003	\$0	2003-110349	8	Yes	CLARK ERIC T & ELAINA M	CLARK ERIC
01/22/1990	\$0	1990-4938	6	data not available	CLARK, ERIC T	data not available
12/13/1989	\$0	1989-56579	2	data not available	FORREST, AUDREY J	data not available

Data source: Lane County Assessment and Taxation

AFTER RECORDING RETURN TO
FIDELITY NATIONAL TITLE INSURANCE
COMPANY OF OREGON
800 WILLAMETTE ST., #500
EUGENE, OR 97401

Division of Chief Deputy Clerk
Lane County Deeds and Records

2009-040451



\$51.00

07/14/2009 11:39:17 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$10.00 \$20.00 \$11.00 \$10.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
GRANTOR'S NAME:
Deutsche Bank National Trust Company, as
Trustee for Long Beach Mortgage Loan Trust
2004-1, Asset Backed Certificates, Series 2004-1
GRANTEE'S NAME:
Lauren C. Regan
SEND TAX STATEMENTS TO:
Lauren C. Regan
160 Oakleigh Ln.
Eugene, OR 97404
AFTER RECORDING RETURN TO:
Lauren C. Regan
160 Oakleigh Lane
Eugene, OR 97404 Escrow No:
20090012229-FTPOR03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-1, Asset Backed Certificates, Series 2004-1, Grantor, conveys and specially warrants to Lauren C. Regan,

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES:

Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$156,000.00

Dated 6/15/09, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Deutsche Bank National Trust Company, as
Trustee for Long Beach Mortgage Loan Trust
2004-1, Asset Backed Certificates, Series 2004-1

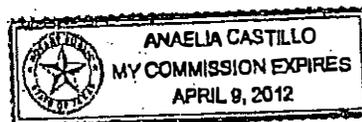
By: [Signature]
J. LYNN BURROW
ASSISTANT VICE PRESIDENT

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

State of Tx
County of Harris

This instrument was acknowledged before me on 6/15/09, 2009 by
J. LYNN BURROW as Attorney in fact
as Authorized Signatory of _____

[Signature]
Notary Public - State of Oregon
My commission expires: Tx

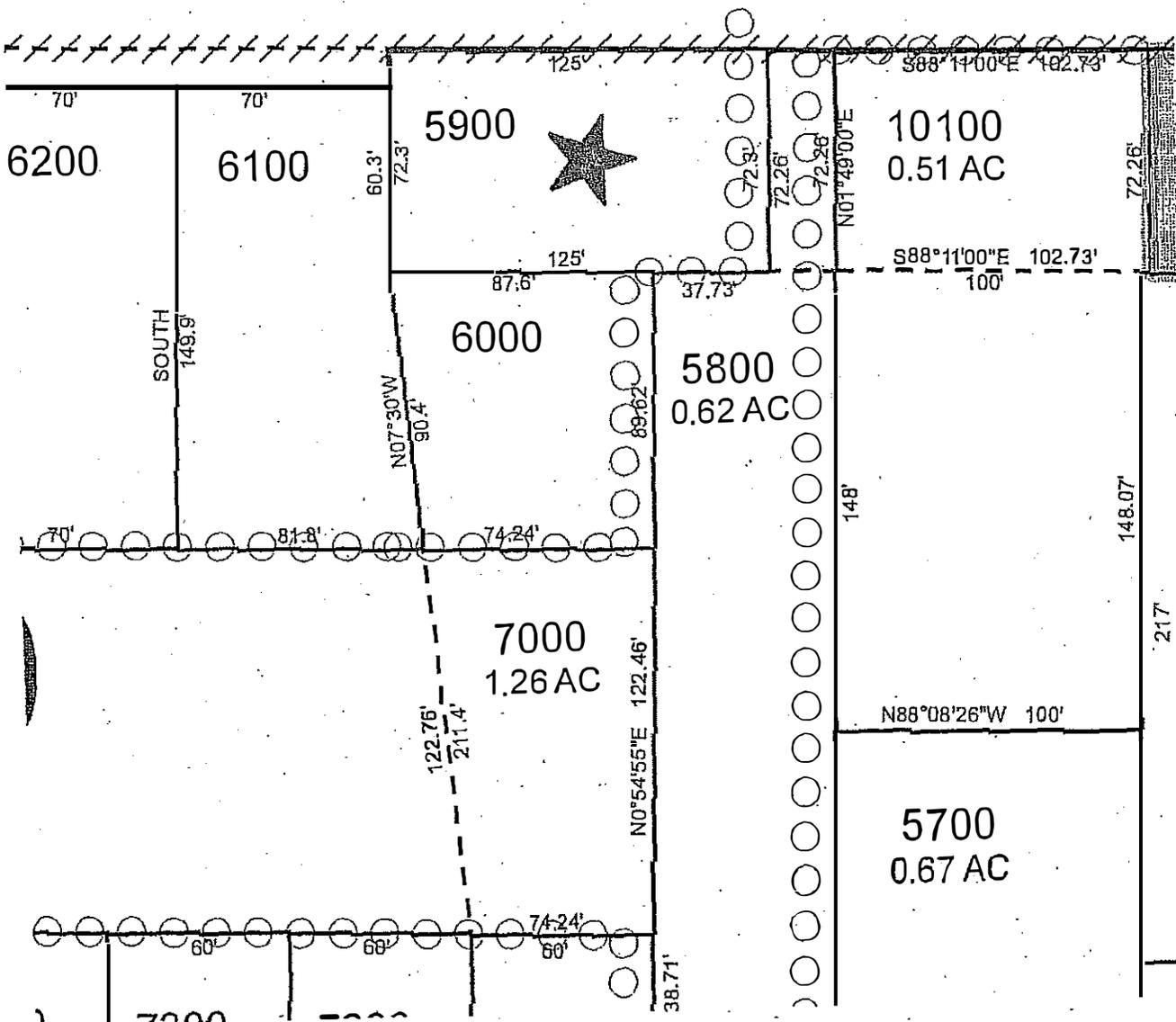
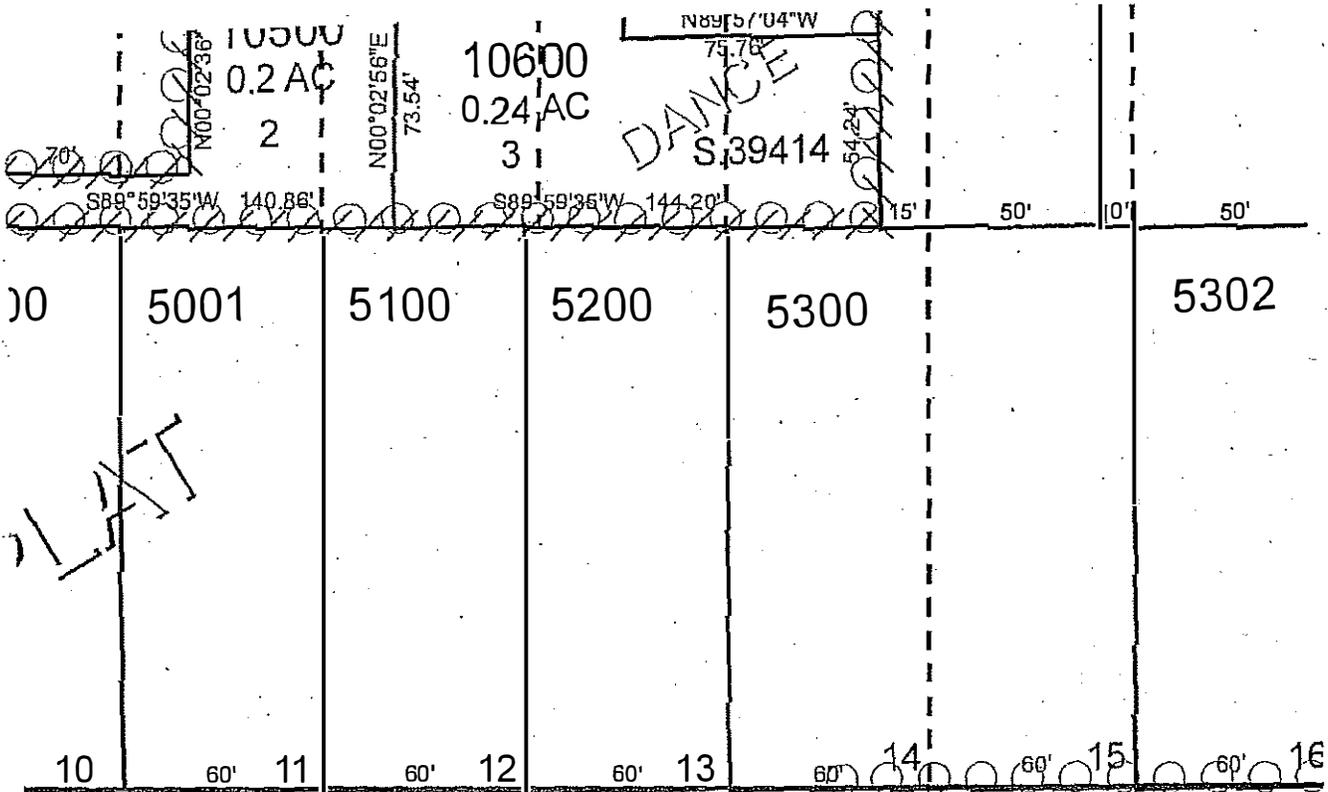


09-9709 2/3

EXHIBIT "A"

Beginning at an iron pipe found marking the initial point of the PLAT OF OAKLEIGH, as platted and recorded at Page 32, Volume 9, Lane County Oregon Plat Records; thence East 644.0 feet along the South line of said plat to the true point of beginning; thence East 125.0 feet along the South line of said plat to a point; thence South 72.3 feet to a point; thence West 125.0 feet along a line parallel to the South line of said plat to a point; thence North 60.3 feet to a point marked by an iron pin; thence North 12.0 feet to the true point of beginning, in Lane County, Oregon.

ALSO: Beginning at an iron pipe marking the initial point of PLAT OF OAKLEIGH, as platted and recorded at Page 32, Volume 9, Lane County Oregon Plat Records; thence East 644.0 feet along the South line of said plat; thence South 72.3 feet to the true point of beginning; running thence East 87.6 feet; thence South 89.62 feet; thence West 74.24 feet; thence North 7° 30' West 90.4 feet to the true point of beginning, in Lane County, Oregon.



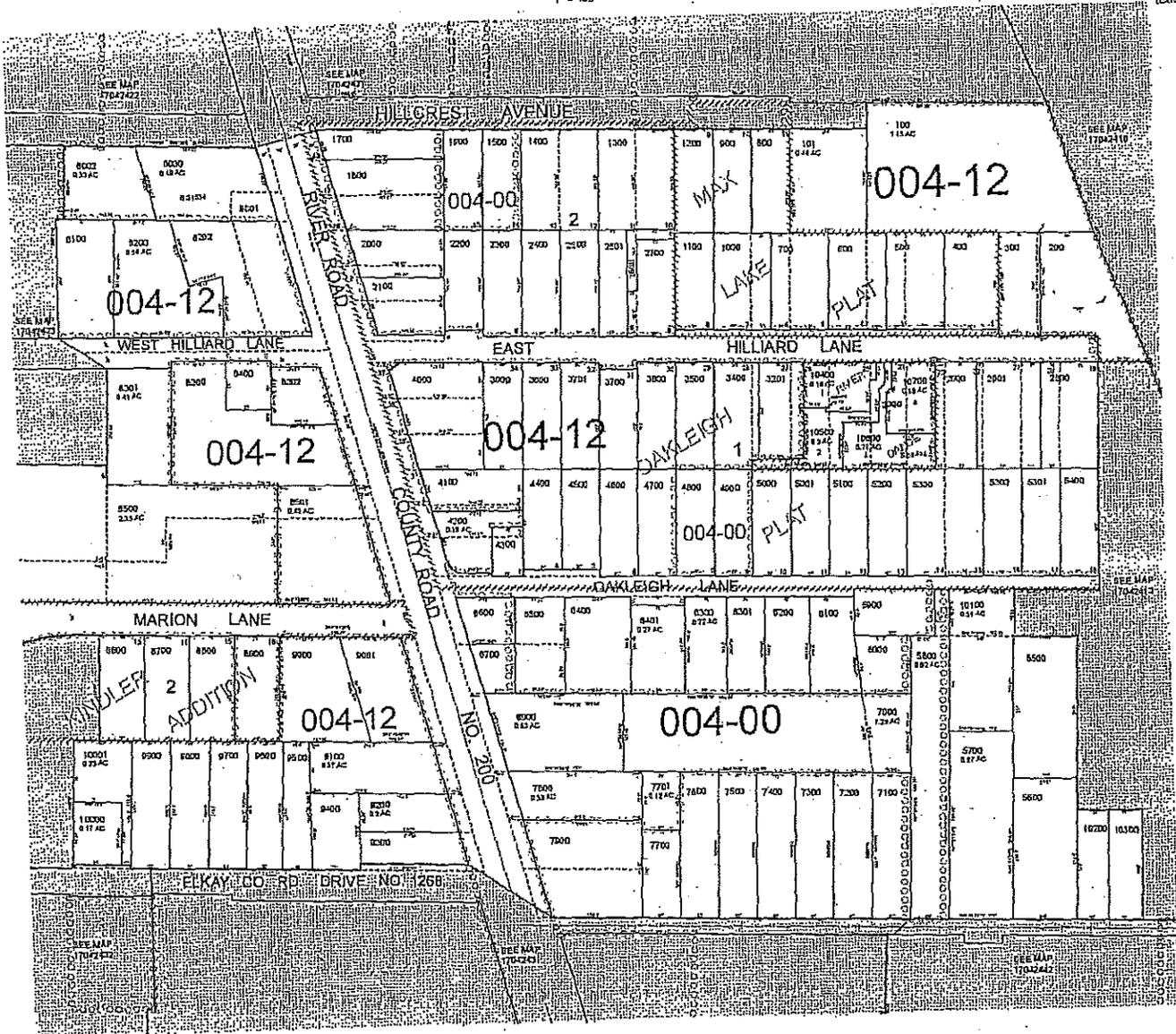
FOR ASSESSMENT AND TAXATION ONLY

S.E. 1/4 N.W. 1/4 SEC. 24 T. 17S. R. 4W. W.M.
Lane County
1" = 100'

FOR OFFICIAL USE ONLY
DATE: 11/11/11
BY: [illegible]
[illegible]

17042424
EUGENE

LCADPH-211-04.17.11.13



CANCELLED
0001
0000
0100

EUGENE
17042424

Summary Property Report

Site Address	130 OAKLEIGH LN Eugene, OR 97404-3227	
Map & Taxlot#	17-04-24-24-06100	
SIC	N/A	
Tax Account#	0431849 a	
Additional site address(es) are associated with this tax account		
Property Owner 1 Taxpayer		
HAYES RICKA MATHIS DAN & DIANE		
132 OAKLEIGH LN 1155 LAUREL AVE		
EUGENE, OR 97404 SPRINGFIELD, OR 97478		
Neighborhood Code 431500 / North Eug Urban Mixed SC RR		

Click to enlarge photo

Boundary / Land Use Data

Approximate Taxlot	0.25 / 10,890	School	Code Name
Acreage / Sq Ft		School District	4J <u>EUGENE</u>
Incorporated City	none	Elementary School	525 <u>River Road</u>
Limits		Middle School	518 <u>Kelly</u>
Urban Growth	EUG	High School	536 <u>North Eugene</u>
Boundary		Zoning	R-1/UL
Census Tract/Block	4100/2	Parent/Overlay	
Subdivision Name	N/A	Land Use	1120 Two Family Housing Unit (Duplex)
Lot/Tract/Unit	TL 06100	Property Class	101 RESIDENTIAL, IMPROVED
Phase	N/A	Statistical Class	232 CLASS 3 DUPLEX
Recording Number	N/A		

Property Values & Taxes

Year	Real Market Value (RMV)			Total Assessed Value
	Land	Improvement	Total	
2013	\$52,977	\$81,217	\$134,194	\$128,881
2012	\$54,330	\$78,349	\$132,679	\$125,127
2013 Taxable Value		2013 Tax	2013 Tax Code Area	
\$128,881		\$1,909.61	00412	

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
09/18/09	\$78,890	HAYES RICK A	MATHIS DAN & DIANE	2009-54791	
07/27/05	\$70,000	V O HAYES REVOCABLE TRUST	HAYES RICK A	2005-57687	

Dwelling #1 of 1 / Building Type » Plex

Year Built	1953	Base Sq Ft	Finished Sq Ft	Heating	Baseboard
Bedrooms	2			Roof Style/Cover	Gable/Comp shingle medium
Full Baths	2	1st Floor	1364	Bsmt Gar Sq Ft	N/A
Half Baths	0	Total Sq Ft	1364	Att Gar Sq Ft	N/A
% Complete	100%			Det Gar Sq Ft	N/A
Masonry	No			Att Carport Sq Ft	N/A
Fireplace(s)					

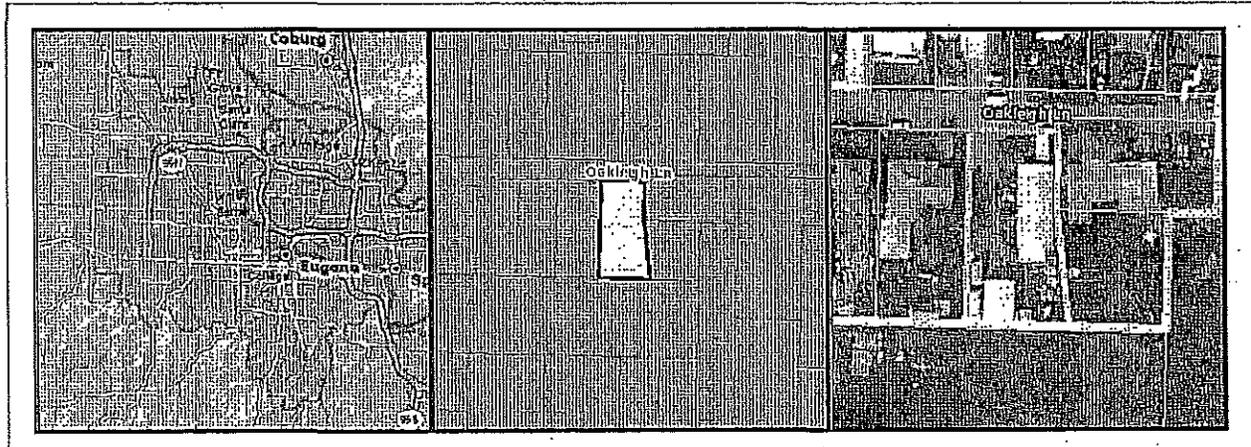
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:30pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 130 OAKLEIGH LN Eugene, OR 97404-3227 Map & Taxlot# 17-04-24-24-06100 SIC N/A Tax Account# 0431849 ^a a Additional site address(es) are associated with this tax account	Property Owner 1 HAYES RICK A 132 OAKLEIGH LN EUGENE, OR 97404 Approx. taxlot acreage 0.25 Tax account acreage data not available
---	---

Map & Taxlot # 17-04-24-24-06100



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Plex

Assessor Photo Assessor Sketch



image not available

Click to enlarge photo

Inspection Date	10/28/2009	Bedrooms	2	Roof Style	Gable
Building Class	P3	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	1953	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1946	Depreciation	26%	Improvement Complete	100 %
				Heat	Baseboard

Floor Characteristics			Other Square Footage				
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>	Detached	N/A	Attached	N/A
1st Floor	1364	1364	Wood board & batten	Garage		Garage	
Total Sq Ft	1364	1364		Basement	N/A	Carpport	N/A
				Garage			
				Paved Patio	220	Paved Driveway	N/A

Site Address Information

130 OAKLEIGH LN
EUGENE, OR 97404-3227

House #	130	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3227	Create Date	Feb 24, 1985	Update Date	N/A

Land Use 1120 TwoFamily Housing Unit (Duplex)
USPS Carrier Route Co27

Additional site address(es) attached to this tax account
• 132 OAKLEIGH LN

General Taxlot Characteristics

<p>▣ Geographic Coordinates X 4233285 Y 889499 (State Plane X,Y) Latitude 44.0777 Longitude -123.1182</p> <hr/> <p>▣ Zoning Zoning Jurisdiction Eugene Eugene Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p>▣ Land Use <u>General Land Use</u> Code Description D Duplex</p> <p><u>Detailed Land Use</u> Code Description 1120 Two Family Housing Unit (Duplex)</p>	<p>Taxlot Characteristics Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation # N/A <u>Approximate Taxlot Acreage</u> 0.25 Approx Taxlot Sq Footage 10,890 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>
--	---

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / o
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone
Code Description
X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

FIRM Map Number 41039C1128 F
Community Number 415591
Post-FIRM Date 12/18/1985
Panel Printed? Yes

Soils
Soil Map Unit# Soil Type Description % of Taxlot Ag Class 1Hydric

76	MALABON-URBAN LAND COMPLEX100%	1	No
25	CHAPMAN-URBAN LAND COMPLEX0%	1	No

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	730	State Representative District 13
City Council Ward	N/A	State Representative Nancy Nathanson
City Councilor	N/A	State Senate District 7
County Commissioner District4 (Eugene-North)		State Senator Chris Edwards
County Commissioner	Pat Farr	
EWEB Commissioner	N/A	
LCCBoardZone	2	

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

None

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431849
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
HAYES RICKA	132 OAKLEIGH LN	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
MATHIS DAN & DIANE	1155 LAUREL AVE	SPRINGFIELD, OR 97478
Data source: Lane County Assessment and Taxation		

Account Status

Status	Active Account	Current Tax Year
Account Status	none	
Remarks	none	

Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available
 Fire Acres N/A
 Property Class 101 RESIDENTIAL, IMPROVED
 Statistical Class 232 CLASS 3 DUPLEX
 Neighborhood Code 431500
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 06100 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvements	Total		
2013	\$52,977	\$81,217	\$134,194	\$128,881	\$1,909.61
2012	\$54,330	\$78,349	\$132,679	\$125,127	\$1,740.48
2011	\$65,901	\$74,253	\$140,154	\$121,483	\$1,768.40
2010	\$48,640	\$89,750	\$138,390	\$117,945	\$1,729.66
2009	\$63,523	\$89,390	\$152,913	\$114,510	\$1,783.28
2008	\$78,625	\$90,170	\$168,795	\$111,175	\$1,728.89
2007	\$76,791	\$97,030	\$173,821	\$107,937	\$1,672.27
2006	\$72,364	\$90,010	\$162,374	\$104,793	\$1,653.18
2005	\$55,118	\$81,050	\$136,168	\$101,741	\$1,549.42
2004	\$45,159	\$67,290	\$112,449	\$98,778	\$1,371.04
2003	\$39,614	\$66,620	\$106,234	\$95,901	\$1,314.83
2002	\$37,728	\$71,630	\$109,358	\$93,108	\$1,353.81
2001	\$31,440	\$73,090	\$104,530	\$90,396	\$1,238.05
2000	\$26,640	\$78,590	\$105,230	\$87,763	\$1,255.89
1999	\$25,130	\$74,140	\$99,270	\$85,207	\$1,203.01
1998	\$24,160	\$71,980	\$96,140	\$82,725	\$1,161.62
1997	\$23,460	\$69,880	\$93,340	\$80,316	\$1,160.81
1996	\$22,130	\$64,110	\$86,240	\$86,240	\$1,142.31
1995	\$20,300	\$68,940	\$89,240	\$89,240	\$1,144.11

Current Year Assessed Value \$128,881
 Less Exemption Amount * N/A
 Taxable Value \$128,881
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current taxyear 00412

Taxing Districts for TCA 00412

EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVER ROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The **Billing Rate Document** still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
09/18/2009	\$78,890	2009-54791		Y	No	HAYES RICK A	MATHIS DAN & DIANE
07/27/2005	\$70,000	2005-57687		B	No	V O HAYES REVOCABLE TRUST	HAYES RICK A
04/26/1994	\$10	1994-30853		8	data not available	HAYES, V O	data not available

Data source: Lane County Assessment and Taxation

After recording return to:
Randall Bryson
399 E. 10th Ave., #102, Eugene, OR 97401

Send all tax statements to:
Rick A. Hayes
132 Oakleigh Lane
Eugene, OR 97404

Division of Chief Deputy Clerk
Lane County Deeds and Records

2005-057687



\$25.00

07/27/2005 03:42:29 PM
RPR-DEED Cnt=1 Stn=15 CASHIER 06
\$5.00 \$11.00 \$10.00

TRUSTEE'S DEED

JESSIE CHRUSZCH, Trustee of the V.O HAYES REVOCABLE TRUST dated March 8, 1994, "Grantor," hereby convey and warrant to RICK A. HAYES, "Grantee," the Trust's interest in the following real property:

Beginning at an iron pipe found marking the Initial point of the Plat of Oakleigh, as platted and recorded on page 32 of Volume 9, Lane County Oregon Plat Records; thence East 644 feet along the South line of said plat to a point; thence South 12.0 feet to an iron pipe marking the true point of beginning; thence South 60.3 feet to a point marked by an iron pin; thence South 07°30' East 90.4 feet to a point marked by an iron pipe; thence West 81.8 feet along a line parallel to the South line of said plat, to a point marked by an iron pin; thence North 149.9 feet to a point marked by an iron pin; thence East 70.0 feet along a line parallel to the South line of said plat to the true point of beginning, in Lane County, Oregon.

The true and actual consideration paid for this transfer, is \$70,000 for the 1/2 interest otherwise distributable to another beneficiary, and \$0 for the 1/2 interest for which Rick A. Hayes is a designated beneficiary.

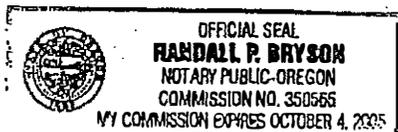
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 27 day of July, 2005.

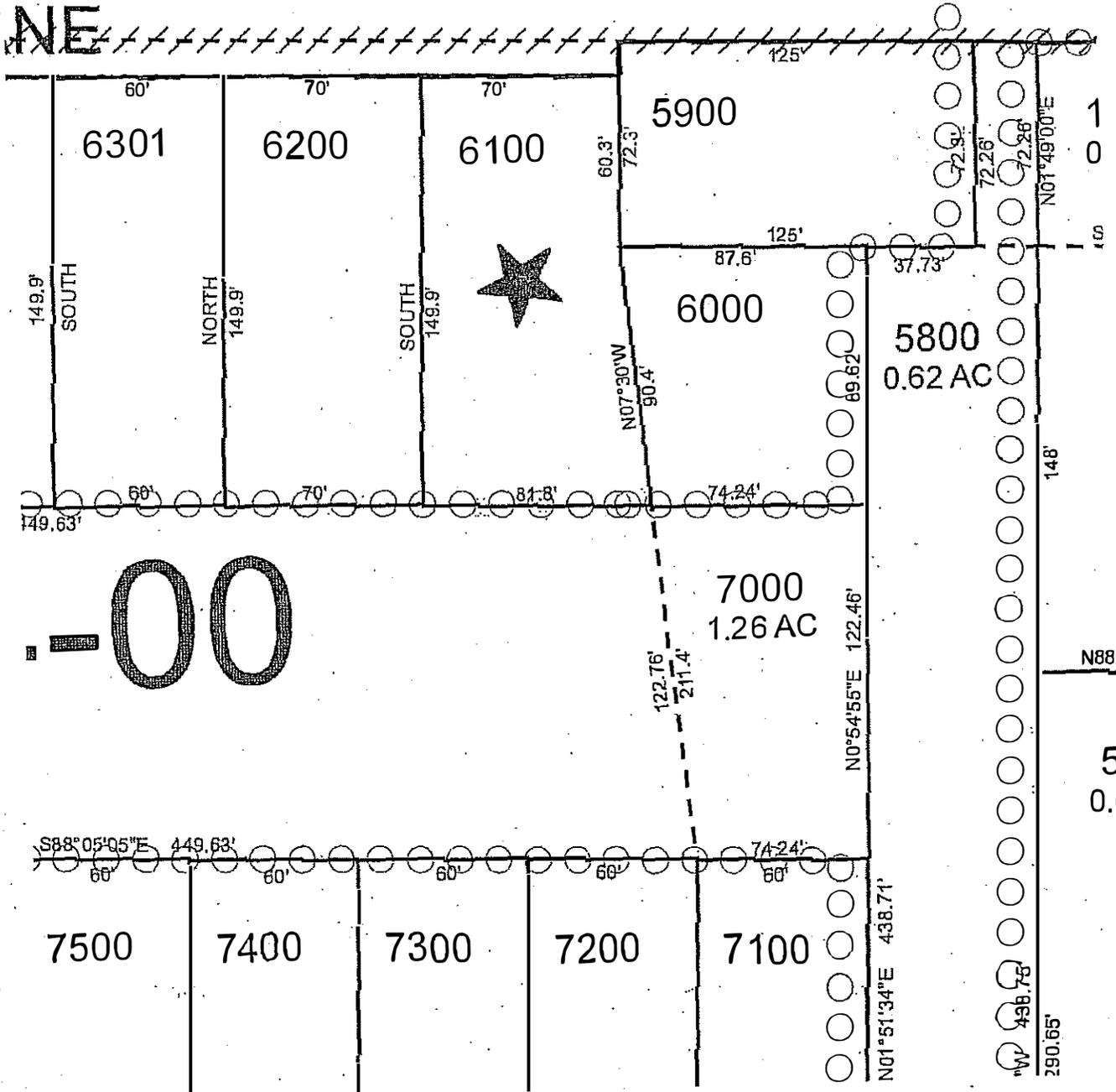
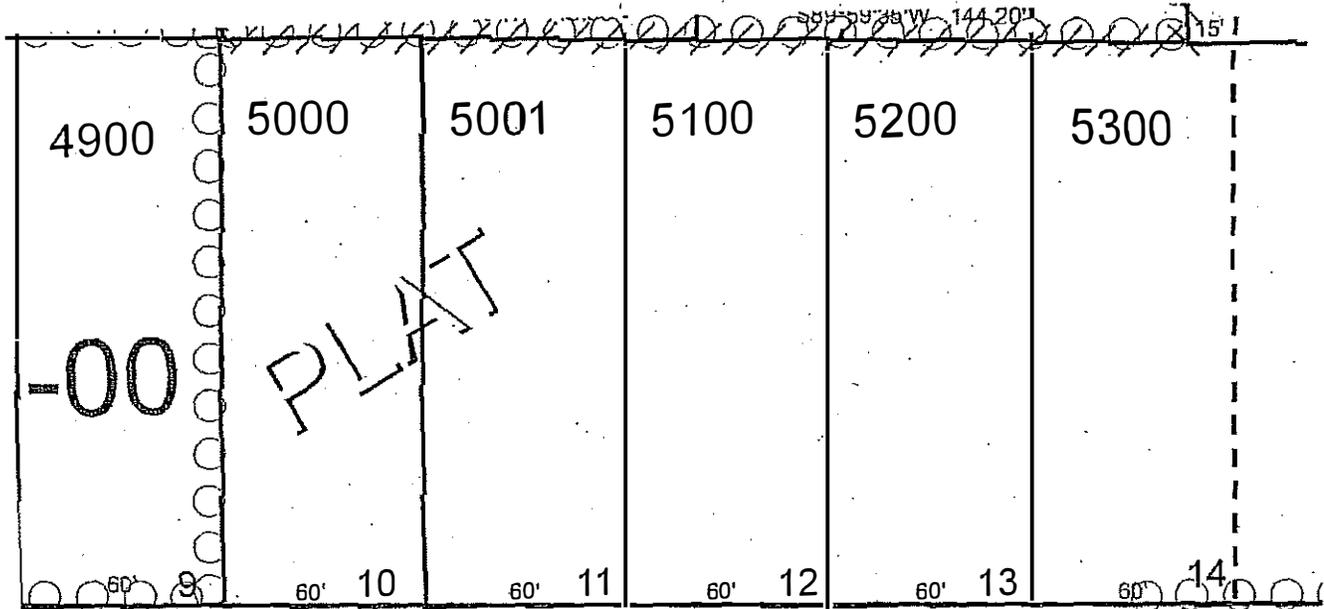
Jessie N. Chruszch
Jessie Chruszch, Trustee, Grantor

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on July 27, 2005, by Jessie Chruszch, as Trustee of the V.O. Hayes Revocable Trust.



Randall P. Bryson
Notary Public for Oregon
My Commission Expires: 10-4-05



FOR ASSESSMENT AND TAXATION ONLY

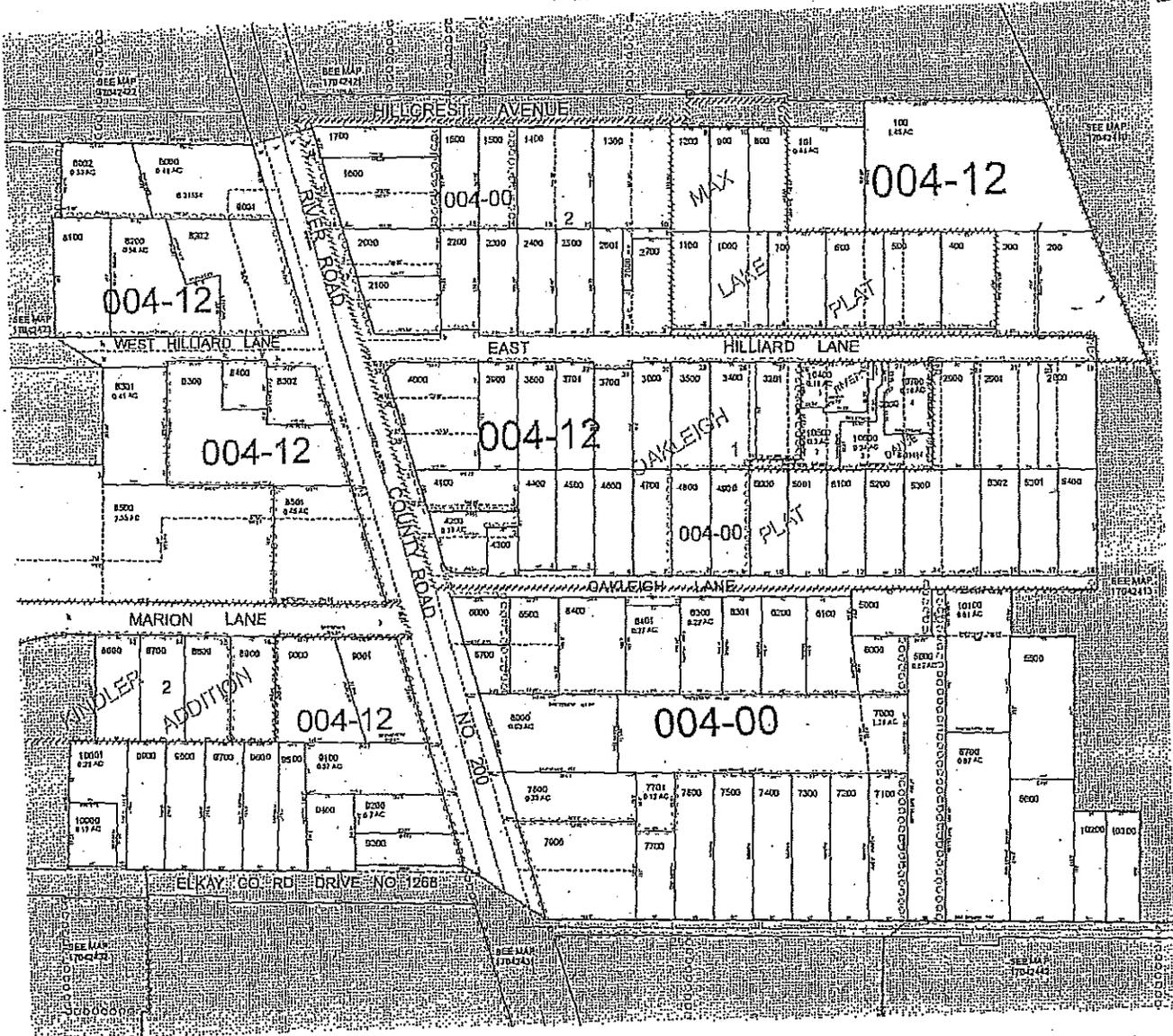
S.E. 1/4 N.W. 1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County

1" = 100'

1 INCH = 100 FEET
LARGE SCALE MAP TO BE USED IN CONJUNCTION WITH THE LANE COUNTY GIS DATA

17042424
EUGENE

LCAP 04-2010-017 11.17



CANCELLED
831
300
310

EUGENE
17042424

Summary Property Report

Site Address	116 OAKLEIGH LN Eugene, OR 97404-3227	
Map & Taxlot#	17-04-24-24-06200	
SIC	N/A	
Tax Account#	0431856	
Property Owner 1 Taxpayer	BOVILSKY LARA BOVILSKY LARA	
	116 OAKLEIGH LN 116 OAKLEIGH LN	
	EUGENE, OR 97404 EUGENE, OR 97404	
Neighborhood Code 431500 / North Eug Urban Mixed SC RR		<i>Click to enlarge photo</i>

Boundary / Land Use Data

Approximate Taxlot	0.24 / 10,454	School	Code Name
Acreage / Sq Ft		School District	4J EUGENE
Incorporated City Limits	none	Elementary School	525 River Road
Urban Growth	EUG	Middle School	518 Kelly
Boundary		High School	536 North Eugene
Census Tract/Block	4100/2	Zoning	R-1/UL
Subdivision Name	N/A	Parent/Overlay	
Lot/Tract/Unit	TL06200	Land Use	1111 Single Family Housing
Phase	N/A	Property Class	101 RESIDENTIAL, IMPROVED
Recording Number	N/A	Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING

Property Values & Taxes

Year	Real Market Value (RMV)			Total Assessed Value
	Land	Improvement	Total	
2013	\$54,416	\$136,765	\$191,181	\$146,893
2012	\$55,750	\$130,022	\$185,772	\$142,613
2013 Taxable Value		2013 Tax	2013 Tax Code Area	
\$146,893		\$2,367.65	00412	

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
12/16/10	\$257,500	GRIBBIN STEVEN A & DENISE M	BOVILSKY LARA	2010-64101	
02/03/03	\$0	GRIBBIN STEVE A & DENISE M	GRIBBIN STEVEN A & DENISE M	2003-11303	

Dwelling #1 of 1 / Building Type » Class 3 dwelling

Year Built	1950	Base Sq Ft	Finished Sq Ft	Heating	Forced hot air
Bedrooms	3			Roof Style/Cover	Hip/Comp shingle medium
Full Baths	2	1st Floor	1923	Bsmt Gar Sq Ft	N/A
Half Baths	0	Total Sq Ft	1923	Att Gar Sq Ft	N/A
% Complete	100%			Det Gar Sq Ft	560
Masonry	No			Att Carport Sq Ft	N/A
Fireplace(s)					

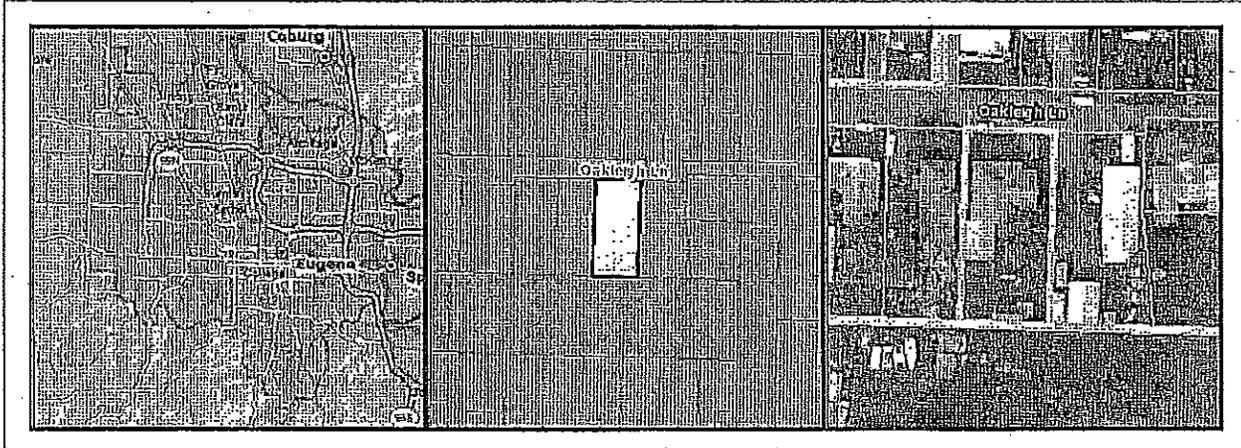
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:29pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 116 OAKLEIGH LN Eugene, OR 97404-3227 Map & Taxlot# 17-04-24-24-06200 SIC N/A TaxAccount# 0431856	Property Owner 1 BOVILSKY LARA 116 OAKLEIGH LN EUGENE, OR 97404 <u>Approx. taxlot acreage</u> 0.24 <u>Tax account acreage</u> data not available
---	--

Map & Taxlot # 17-04-24-24-06200



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type» Class 3 dwelling
 Assessor Photo Assessor Sketch



image not available

[Click to enlarge photo](#)

Inspection Date	01/26/2011	Bedrooms	3	Roof Style	Hip
Building Class	3	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	1950	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1977	Depreciation	17%	Improvement Complete	100 %
				Heat	Forced hot air

Floor Characteristics

	Base Sq Ft	Finished Sq Ft	Exterior
1st Floor	1923	1923	Woodsiding
Total Sq Ft	1923	1923	

Other Square Footage

Detached	560	Attached	N/A
Garage		Garage	
Basement	N/A	Carpport	N/A
Garage			
Paved Patio	N/A	Paved	200
		Driveway	

Site Address Information

116 OAKLEIGH LN EUGENE, OR 97404-3227					
House#	116	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3227	Create Date	Feb 24, 1985	Update Date	N/A
Land Use 1111 Single Family Housing USPS Carrier Route Co27					

General Taxlot Characteristics

<p>▣ Geographic Coordinates</p> <p>X 4233215 Y 889505 (State Plane X, Y) Latitude 44.0777 Longitude -123.1185</p> <hr/> <p>▣ Zoning</p> <p>Zoning Jurisdiction Eugene Eugene</p> <p>Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p>▣ Land Use</p> <p>General Land Use Code Description S Single Family</p> <p>Detailed Land Use Code Description 1111 Single Family Housing</p>	<p>Taxlot Characteristics</p> <p>Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation # N/A Approximate Taxlot Acreage 0.24 Approx Taxlot Sq Footage 10,454 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>
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Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTEE / o
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone	
Code Description	
X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.	
FIRM Map Number	41039C1128 F
Community Number	415591
Post-FIRM Date	12/18/1985
Panel Printed?	Yes
Soils	
Soil Map Unit#	Soil Type Description % of Taxlot Ag Class 1 Hydric
76	MALABON-URBAN LAND COMPLEX 100% 1 No

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits	
Log Number	Project Description
<u>07-03391-01</u>	Rebuild shed due to fire damage.
<u>07-04911-01</u>	EC517294 - Service and (3) circuits to wire garage

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431856
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
BOVILSKY LARA	116 OAKLEIGH LN	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
BOVILSKY LARA	116 OAKLEIGH LN	EUGENE, OR 97404
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year
Account Status none

Remarks none
 Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available
 Fire Acres N/A
 Property Class 101 RESIDENTIAL, IMPROVED
 Statistical Class 130 CLASS 3 SINGLE FAMILY DWELLING
 Neighborhood Code 431500
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 06200 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvements	Other		
2013	\$54,416	\$136,765	\$191,181	\$146,893	\$2,367.65
2012	\$55,750	\$130,022	\$185,772	\$142,615	\$2,156.50
2011	\$67,193	\$132,405	\$199,598	\$138,461	\$2,198.65
2010	\$50,441	\$166,940	\$217,381	\$134,428	\$2,135.94
2009	\$65,259	\$157,990	\$223,249	\$130,513	\$2,086.52
2008	\$80,287	\$163,780	\$244,067	\$126,712	\$1,970.51
2007	\$78,474	\$135,450	\$213,924	\$123,021	\$1,905.96
2006	\$74,063	\$119,960	\$194,023	\$119,438	\$1,884.22
2005	\$56,874	\$108,360	\$165,234	\$115,959	\$1,812.21
2004	\$48,693	\$110,090	\$158,783	\$112,582	\$1,715.74
2003	\$42,714	\$99,180	\$141,894	\$109,303	\$1,602.65
2002	\$40,680	\$97,240	\$137,920	\$106,119	\$1,609.39
2001	\$33,900	\$104,560	\$138,460	\$103,028	\$1,512.43
2000	\$28,730	\$112,430	\$141,160	\$100,027	\$1,542.16
1999	\$27,100	\$106,070	\$133,170	\$97,114	\$1,389.02
1998	\$26,060	\$94,790	\$120,850	\$94,285	\$1,343.18
1997	\$25,300	\$92,030	\$117,330	\$91,539	\$1,345.57
1996	\$23,870	\$81,310	\$105,180	\$105,180	\$1,415.60
1995	\$21,900	\$70,480	\$92,380	\$92,380	\$1,207.70

Current Year Assessed Value \$146,893
 Less Exemption Amount * N/A
 Taxable Value \$146,893
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412

Taxing Districts for TCA 00412

EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVER ROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The Billing Rate Document still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
12/16/2010	\$257,500	2010-64101	V	No	GRIBBIN STEVEN A & DENISE M	BOVILSKY LARA
02/03/2003	\$0	2003-11303	8	No	GRIBBIN STEVE A & DENISE M	GRIBBIN STEVEN A & DENISE M

Data source: Lane County Assessment and Taxation

1
AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401



TITLE NO. 0269422 *SL*
ESCROW NO. EU10-3090
TAX ACCT. NO. 431856
MAP/TAX LOTNO. 170424 2 4 #6200

Division of Chief Deputy Clerk
Lane County Deeds and Records

2010-054101



\$47.00

01194438201000641010020026

12/17/2010 01:28:12 PM

RPR-DEED Contal Str=6 CASHIER 04
\$10.00 \$11.00 \$15.00 \$10.00

WARRANTY DEED -- STATUTORY FORM

STEVEN A. GRIBBIN and DENISE M. GRIBBIN, Grantor,

conveys and warrants to

LARA BOVILSKY, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

BEFORESIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$257,500.00 .

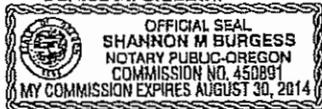
Dated this 16 day of December, 2010

Steven A. Gribbin
STEVEN A. GRIBBIN

Denise M. Gribbin
DENISE M. GRIBBIN

State of Oregon
County of Lane

This instrument was acknowledged before me on Dec. 16, 2010 by STEVEN A. GRIBBIN and DENISE M. GRIBBIN.



Shannon M. Burgess
(Notary Public for Oregon)
My commission expires 8/30/2014

STEVEN A. GRIBBIN
116 OAKLEIGH
EUGENE, OR 97404
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

LARA BOVILSKY
116 Oakleigh
Eugene, OR 97404
GRANTEE'S NAME AND ADDRESS

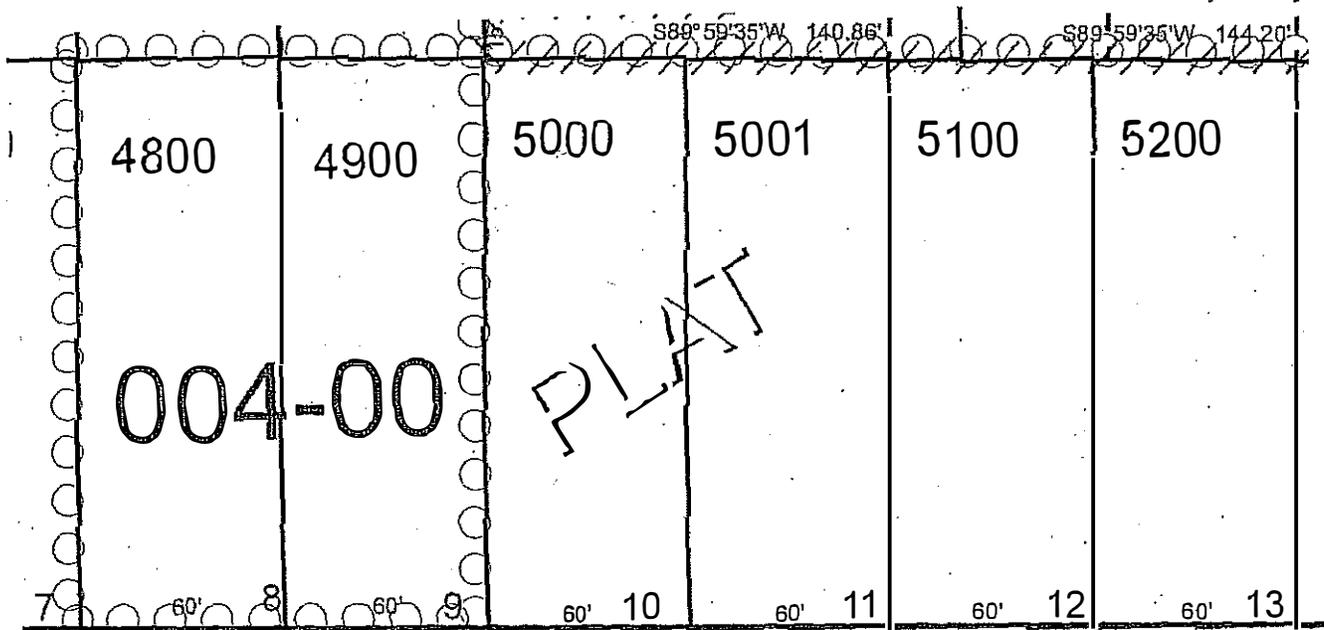
After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WRD

EXHIBIT 'A'

Beginning at an iron pipe found marking the initial point of the Plat of OAKLEIGH, as platted and recorded in Book 9, Page 32, Lane County Oregon Plat records; thence East 574.0 feet along the South line of said plat to a point; thence South 12.0 feet to an iron pin marking the true point of beginning; thence South 149.9 feet to a point marked by an iron pin; thence West 70.0 feet along a line parallel to the South line of said plat to a point marked by an iron pin; thence North 149.9 feet to a point marked by an iron pin; thence East 70.0 feet along a line parallel to the South line of said plat to the true point of beginning, in Lane County, Oregon.

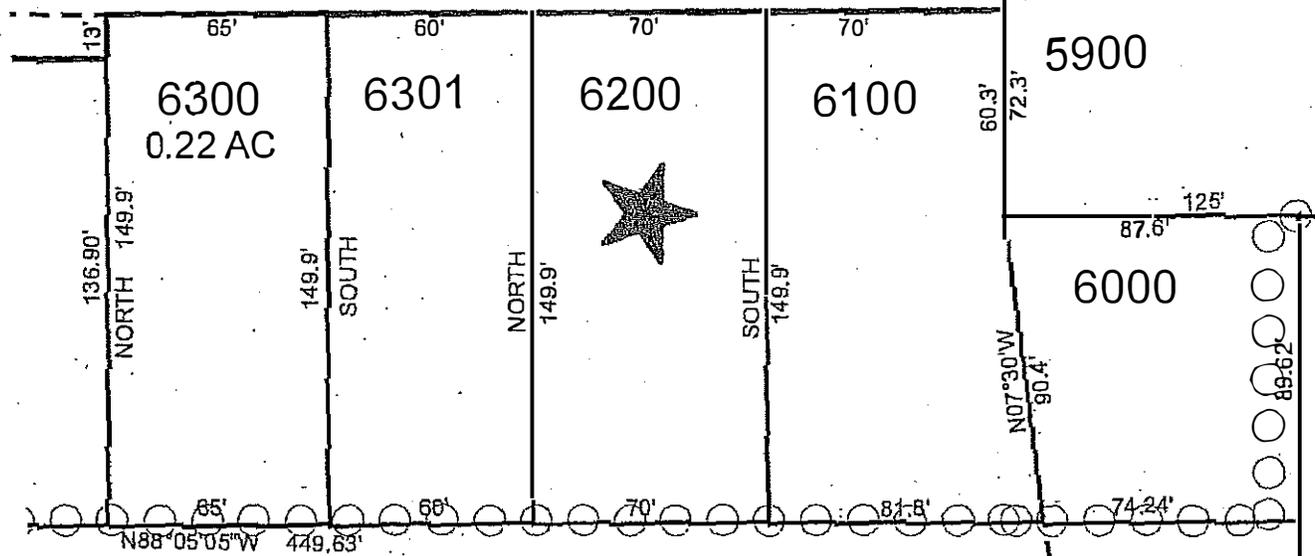
LEGAL



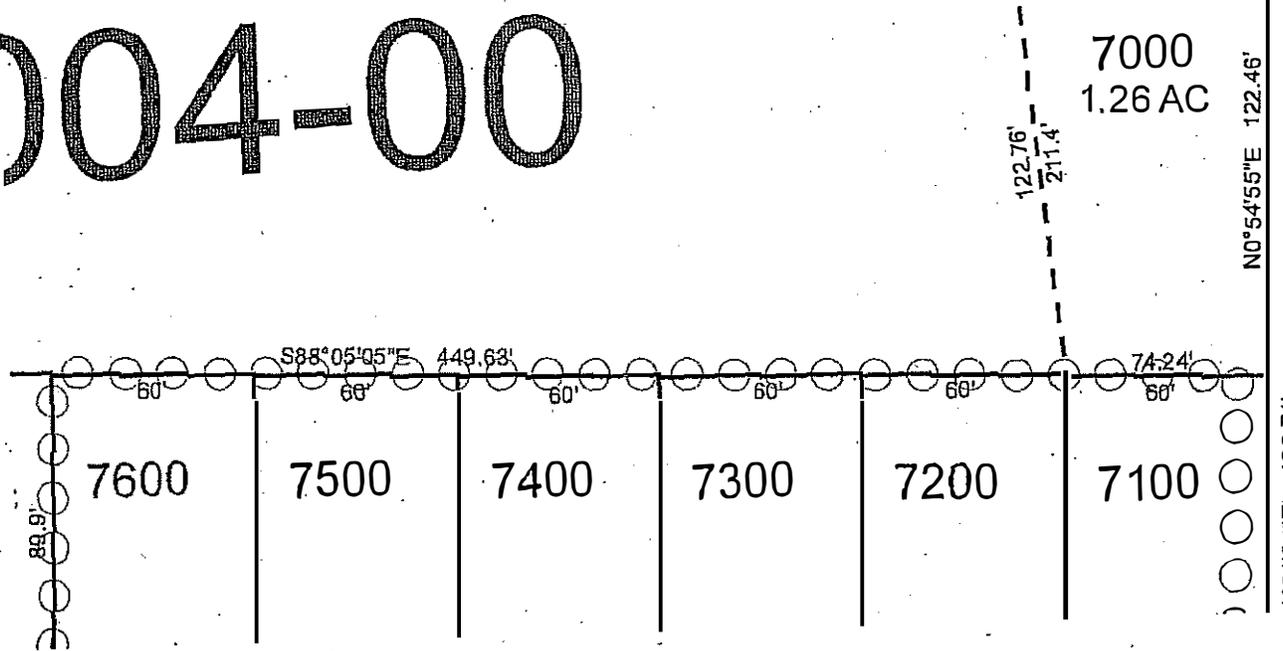
004-00

PLAT

LANE



004-00



FOR ASSESSMENT AND TAXATION ONLY

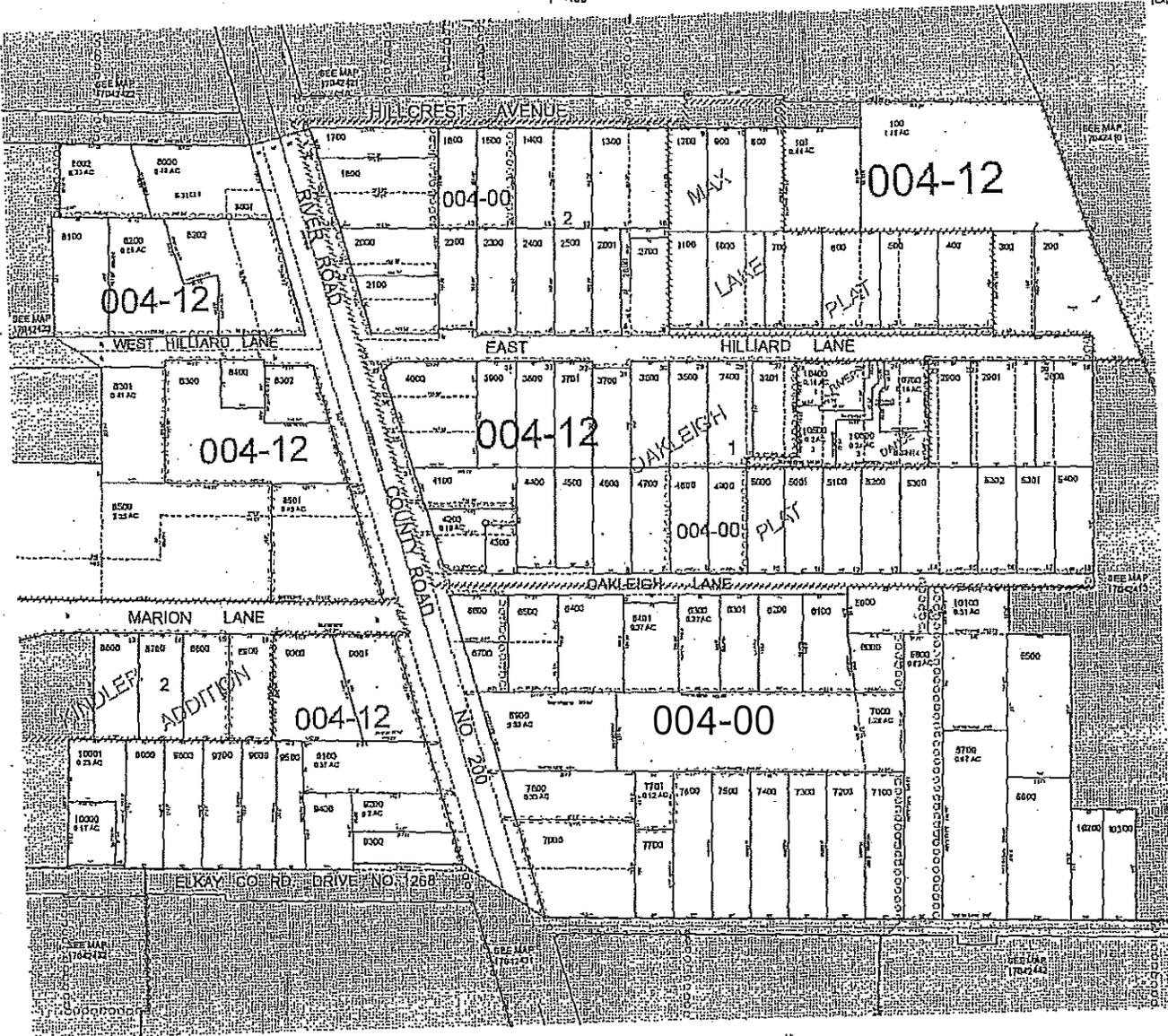
S.E. 1/4 N.W. 1/4 SEC. 24 T. 17S. R. 4W. W.M.
Lane County
1" = 100'

NOTICE: THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

17042424
EUGENE

10/20/17

CANCELLED
2001
2000
3100



EUGENE
17042424

Summary Property Report

Site Address	112 OAKLEIGH LN Eugene, OR 97404-3227
Map & Taxlot#	17-04-24-24-06300
SIC	N/A
Tax Account#	0431864
Property Owner 1 Taxpayer	
GARCIAANGELJR GARCIAANGELJR	
112 OAKLEIGH LN 112 OAK LEIGH LN	
EUGENE, OR 97404 EUGENE, OR 97404	
Neighborhood Code 431500 / North Eug Urban Mixed SC RR	

Boundary / Land Use Data

Approximate Taxlot Acreage / Sq Ft	0.22 / 9,583	School	Code Name
Incorporated City Limits	none	School District	4J <u>EUGENE</u>
Urban Growth Boundary	EUG	Elementary School	525 <u>River Road</u>
Census Tract/Block	4100/2	Middle School	518 <u>Kelly</u>
Subdivision Name	N/A	High School	536 <u>North Eugene</u>
Lot/Tract/Unit	TL 06300	Zoning Parent/Overlay	R-1/UL
Phase	N/A	Land Use	1111 Single Family Housing
Recording Number	N/A	Property Class	101 RESIDENTIAL, IMPROVED
		Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING

Property Values & Taxes

Year	Real Market Value (RMV)			Total Assessed Value
	Land	Improvement	Total	
2013	\$52,163	\$91,744	\$143,907	\$131,832
2012	\$53,434	\$86,308	\$139,742	\$127,992
2013 Taxable Value		2013 Tax	2013 Tax Code Area	
\$131,832		\$1,986.54	00412	

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
11/06/99	\$0	GARCIA JO ELIZABETH	GARCIA ANGEL JR	1999-93233	
05/05/98	\$23,000	GARCIA, JO ELIZABETH	data not available	1998-33932	

Dwelling #1 of 1 / Building Type » Class 3 dwelling

Year Built	1942	Base Sq Ft	Finished Sq Ft	Heating	Forced hot air
Bedrooms	2			Roof Style/Cover	Gable/Comp shingle medium
Full Baths	1	1st Floor	1358	Bsmt Gar Sq Ft	N/A
Half Baths	0	Total Sq Ft	1358	Att Gar Sq Ft	352
% Complete	100%			Det Gar Sq Ft	N/A
Masonry	Yes			Att Carport Sq Ft	N/A
Fireplace(s)					

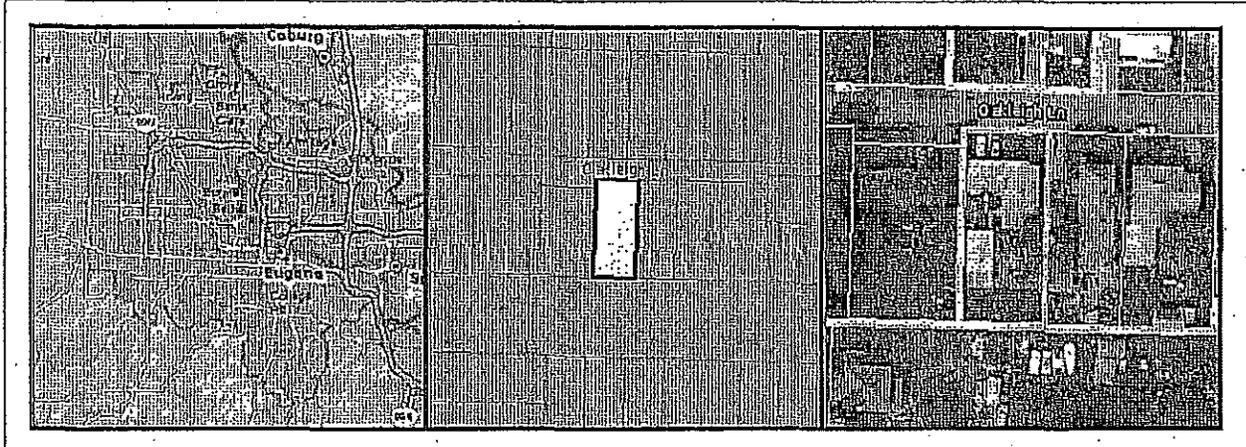
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:27pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 112 OAKLEIGH LN Eugene, OR 97404-3227 Map & Taxlot# 17-04-24-24-06300 SIC N/A Tax Account# 0431864	Property Owner 1 GARCIA ANGEL JR 112 OAKLEIGH LN EUGENE, OR 97404 Approx. taxlot acreage 0.22 Tax account acreage 0.22
--	--

Map & Taxlot # 17-04-24-24-06300



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Class 3 dwelling
Assessor Photo Assessor Sketch
 image not available image not available

Inspection Date	01/31/1995	Bedrooms	2	Roof Style	Gable
Building Class	3-	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1942	Half Bath(s)	0	Masonry Fireplace(s)	Yes
Effective Year Built	1942	Depreciation	27%	Improvement Complete	100 %
				Heat	Forced hot air

<u>Floor Characteristics</u>			<u>Other Square Footage</u>				
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>	Detached	N/A	Attached	352
1st Floor	1358	1358	Wood siding	Garage		Garage	
Total Sq Ft.	1358	1358		Basement	N/A	Carport	N/A
				Garage			
				Paved Patio	200	Paved Driveway	552

Site Address Information

112 OAKLEIGH LN
 EUGENE, OR 97404-3227

House #	112	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3227	Create Date	Aug 07, 1983	Update Date	N/A

Land Use 1111 Single Family Housing
USPS Carrier Route Co27

General Taxlot Characteristics

<p>▣ Geographic Coordinates X 4233088 Y 889511 (StatePlaneX,Y) Latitude 44.0777 Longitude -123.1190</p> <hr/> <p>▣ Zoning Zoning Jurisdiction Eugene Eugene ParentZone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p>▣ Land Use <u>General Land Use</u> Code Description S Single Family</p> <p><u>Detailed Land Use</u> Code Description 1111 Single Family Housing</p>	<p>Taxlot Characteristics Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation # N/A <u>Approximate Taxlot Acreage</u> 0.22 Approx Taxlot Sq Footage 9,583 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>
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Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / o
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone	
<u>Code Description</u>	
X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.	
FIRM Map Number	41039C1128 F
Community Number	415591
Post-FIRM Date	12/18/1985
Panel Printed?	Yes
<u>Soils</u>	
Soil Map Unit#	Soil Type Description
76	MALABON-URBAN LAND COMPLEX
	% of Taxlot Ag Class 1 Hydric
	100% .1 No

Schools

	<u>Code Name</u>
School District	4J EUGENE
Elementary School	525 River Road
Middle School	518 Kelly
High School	536 North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits

Log Number	Project Description
<u>03-05290-01</u>	Replace existing gas furnace.

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431864
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
GARCIAANGELJR	112 OAKLEIGH LN	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
GARCIAANGELJR	112 OAKLEIGH LN	EUGENE, OR 97404

Data source: Lane County Assessment and Taxation

Account Status

Status	Active	Account	Current	Tax Year
Account Status				none
Remarks				none
Special Assessment Program				N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 0.22

Fire Acres	N/A
Property Class	101 RESIDENTIAL, IMPROVED
Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING
Neighborhood Code	431500
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06300	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Other		
2013	\$52,163	\$91,744	\$143,907	\$131,832	\$1,986.54
2012	\$53,434	\$86,308	\$139,742	\$127,992	\$1,800.46
2011	\$64,344	\$88,039	\$152,383	\$124,264	\$1,854.00
2010	\$48,633	\$116,190	\$164,823	\$120,645	\$1,885.59
2009	\$62,847	\$105,970	\$168,817	\$117,131	\$1,872.59
2008	\$77,264	\$110,330	\$187,594	\$113,719	\$1,768.46
2007	\$75,526	\$116,130	\$191,656	\$110,407	\$1,710.54
2006	\$71,294	\$101,380	\$172,674	\$107,191	\$1,691.01
2005	\$54,802	\$91,600	\$146,402	\$104,069	\$1,620.47
2004	\$44,642	\$90,610	\$135,252	\$101,038	\$1,503.56
2003	\$39,160	\$81,630	\$120,790	\$98,095	\$1,405.56
2002	\$37,296	\$80,030	\$117,326	\$95,238	\$1,412.11
2001	\$31,080	\$86,050	\$117,130	\$92,464	\$1,321.69
2000	\$26,340	\$92,530	\$118,870	\$89,771	\$1,344.94
1999	\$24,850	\$87,290	\$112,140	\$87,156	\$1,246.59
1998	\$23,890	\$84,750	\$108,640	\$84,617	\$1,205.45
1997	\$23,190	\$82,280	\$105,470	\$82,152	\$1,207.58
1996	\$21,880	\$77,620	\$99,500	\$99,500	\$1,339.15
1995	\$20,070	\$71,210	\$91,280	\$91,280	\$1,193.31

Current Year Assessed Value \$131,832
 Less Exemption Amount * N/A
 Taxable Value \$131,832
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year	00412
Taxing Districts for TCA 00412	EUGENE SCHOOL DISTRICT 4J LANE COMMUNITY COLLEGE LANE COUNTY LANE EDUCATION SERVICE DISTRICT RIVER ROAD PARK & RECREATION DISTRICT RIVER ROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The **Billing Rate Document** still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Datasource: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
11/06/1999	\$0	1999-93233	6	No	GARCIA JO ELIZABETH	GARCIA ANGEL JR
05/05/1998	\$23,000	1998-33932	6	data not available	GARCIA, JO ELIZABETH	data not available
05/19/1997	\$0	1997-35117	6	data not available	GARCIA, ANGEL JR & JOSIE H&W	data not available

Data source: Lane County Assessment and Taxation

5/10/20

x Jo Elizabeth Phelan
Also known as!
99093233

Jo Elizabeth Garcia; aka Josie E. Garcia, Grantor,
conveys to
Angel Garcia Jr., Grantee,

the following described real property situated in Lane County

to-wit:
Beginning at an iron pipe marking the initial point of the Plat of OAKLEIGH; as
platted and recorded in Book 9, Page 32, Lane County Oregon Plat Records; thence
East 444.0 feet along the South line of said plat; thence South 12.0 feet to an
iron pin marking the true point of beginning; running thence South 149.9 feet
to a point marked by an iron pin; thence West 65.0 feet; thence North 149.9
feet; thence East 65.0 feet to the point of beginning, in Lane County, Oregon.

2870 NOV. 10 '99 HOSREC 5.00
2870 NOV. 10 '99 HOSPFUND 10.00
2870 NOV. 10 '99 HOSMET FUND 20.00

The true consideration for this conveyance is \$ to correct vesting

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO
THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSuits AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

Dated: 11-10-99
x Jo Elizabeth Phelan
aka Jo Elizabeth Garcia
aka Josie E. Garcia
Jo Elizabeth Garcia aka Josie E. Garcia

State of Oregon
County of Lane -- ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'99 NOV 10 AM 11:29

Recd 2606R
Lane County OFFICIAL Records
Lane County Clerk

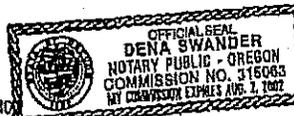
By: Daniel S. Swander
County Clerk

STATE OF Oregon } ss.
County of Linn }

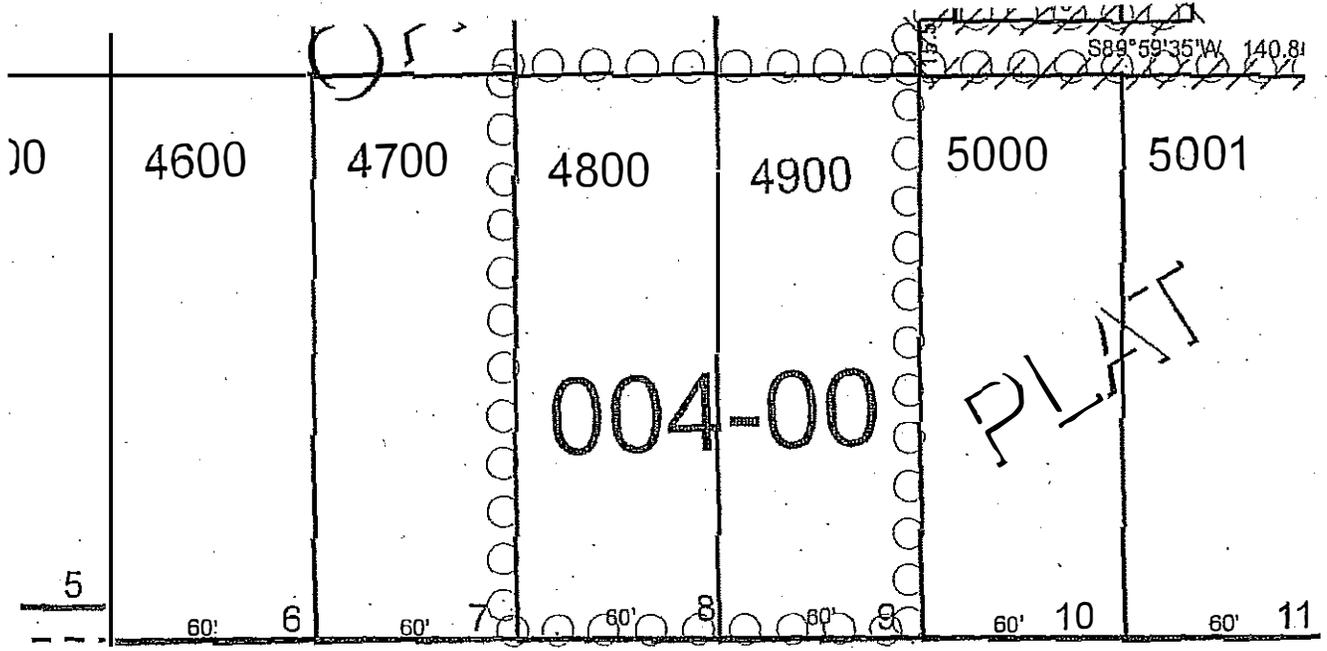
This instrument was acknowledged before me on November 06, 1999 by
x Jo Elizabeth Phelan aka Jo Elizabeth Garcia aka Josie E
Garcia

Dena Swander
Notary Public for Oregon
My commission expires: August 02, 2002

Until a change is requested, all tax statements shall be sent to the following address:
No CHANGE



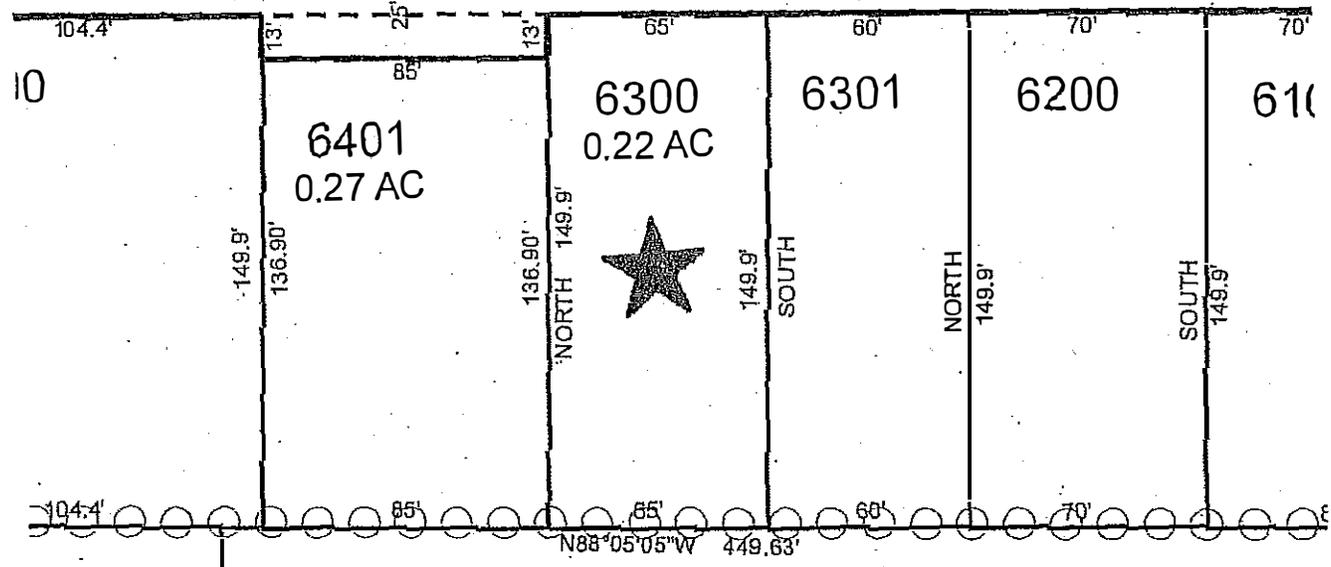
After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440



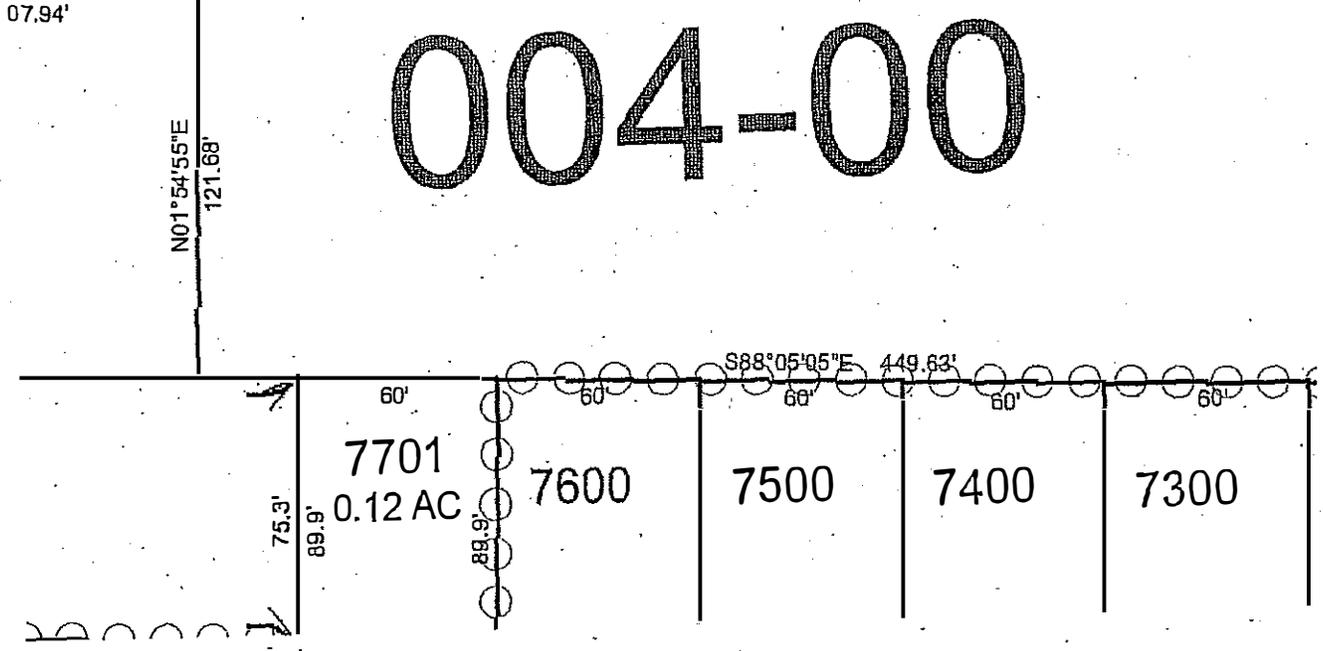
004-00

PLAT

OAKLEIGH LANE



004-00



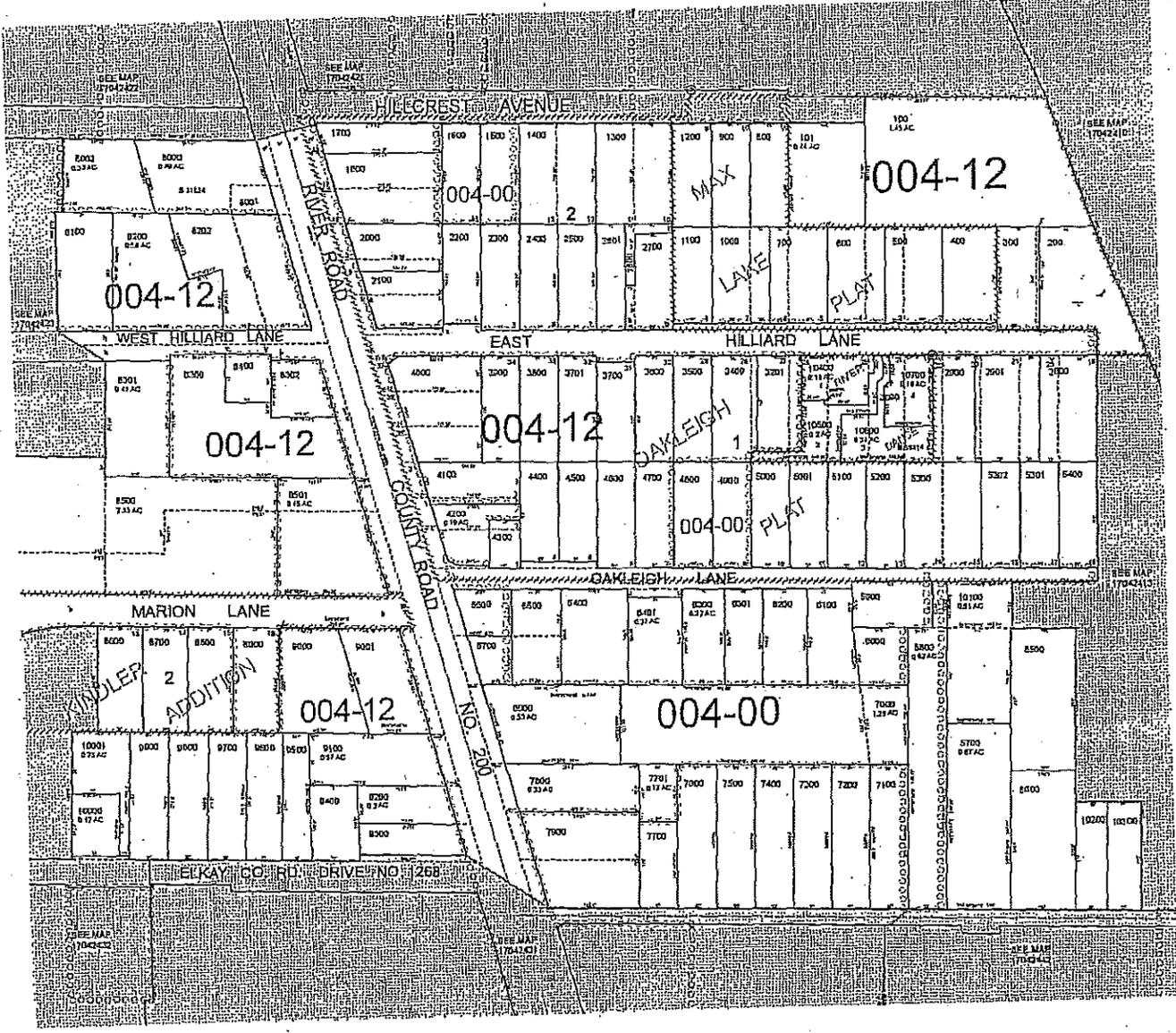
FOR ASSESSMENT AND TAXATION ONLY

S.E. 1/4 N.W. 1/4 SEC. 24 T. 17S. R. 4W. W.M.
Lane County
1"=100'

17042424
EUGENE

17042424
EUGENE

10/17/17



CANCELLED
6001
3000
3100

EUGENE
17042424

Summary Property Report

Site Address	114 OAKLEIGH LN A Eugene, OR 97404-3207	
Map & Taxlot#	17-04-24-24-06301	
SIC	N/A	
Tax Account#	0431872 ^a	
^a Additional site address(es) are associated with this tax account		
Property Owner 1	Taxpayer	
HUTCHINSON ETHAN C & MARJORIE L HUTCHINSON ETHAN C & MARJORIE L		
114 OAKLEIGH LN A & B EUGENE, OR 97404	114 OAKLEIGH LN A & B EUGENE, OR 97404	
Neighborhood Code 431500 / North Eug Urban Mixed SC RR		

Boundary / Land Use Data

Approximate Taxlot	0.21 / 9,148	School	Code Name
Acreage / Sq Ft		School District	4J <u>EUGENE</u>
Incorporated City Limits	none	Elementary School	525 <u>River Road</u>
Urban Growth	EUG	Middle School	518 <u>Kelly</u>
Boundary		High School	536 <u>North Eugene</u>
Census Tract/Block	4100/2	Zoning	R-1/UL
Subdivision Name	N/A	Parent/Overlay	
Lot/Tract/Unit	TL 06301	Land Use	1120 Two Family Housing Unit (Duplex)
Phase	N/A	Property Class	101 RESIDENTIAL, IMPROVED
Recording Number	N/A	Statistical Class	232 CLASS 3 DUPLEX

Property Values & Taxes

<u>Year</u>	<u>Real Market Value (RMV)</u>			<u>Total</u>	<u>Total Assessed Value</u>
	<u>Land</u>	<u>Improvement</u>			
2013	\$52,163	\$88,543		\$140,706	\$140,706
2012	\$53,434	\$85,398		\$138,832	\$138,832
2013 Taxable Value		2013 Tax	2013 Tax Code Area		
\$140,706		\$2,055.81	00412		

Two Most Recent Sales/Ownership Transfers

<u>Date</u>	<u>Price</u>	<u>Grantor (first listed)</u>	<u>Grantee (first listed)</u>	<u>Instrument #</u>	<u>Image</u>
12/06/10	\$0	HUTCHINSON ETHAN C & MARJORIE L	HUTCHINSON ETHAN C & MARJORIE L	2010-62881	
09/11/07	\$0	HUTCHINSON ETHAN C	HUTCHINSON ETHAN C	2007-64930	

Dwelling #1 of 1 / Building Type » Plex

Year Built	1949	Base Sq Ft	Finished Sq Ft	Heating	Baseboard
Bedrooms	2			Roof Style/Cover	Hip/Comp shingle medium
Full Baths	2	1st Floor	1536	Bsmt Gar Sq Ft	N/A
Half Baths	0	Total Sq Ft	1536	Att Gar Sq Ft	N/A
% Complete	100%			Det Gar Sq Ft	560
Masonry	No			Att Carport Sq Ft	N/A
Fireplace(s)					

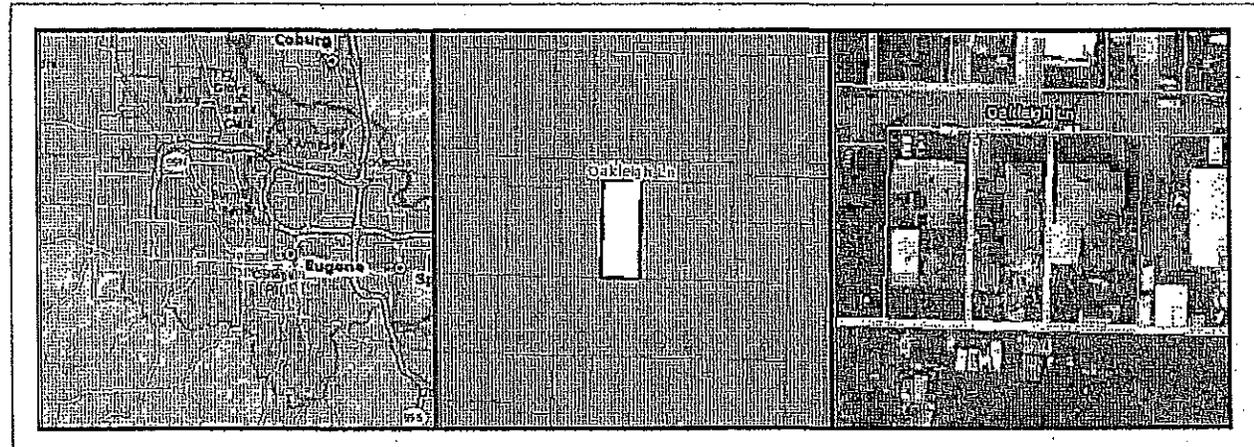
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:28pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 114 OAKLEIGH LN A Eugene, OR 97404-3207 Map & Taxlot# 17-04-24-24-06301 SIC N/A Tax Account# 0431872 a Additional site address(es) are associated with this tax account	Property Owner 1 HUTCHINSON ETHAN C & MARJORIEL 114 OAKLEIGH LN A & B EUGENE, OR 97404 Approx. taxlot acreage 0.21 Tax account acreage data not available
--	---

Map & Taxlot # 17-04-24-24-06301



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Plex
Assessor Photo Assessor Sketch
 image not available image not available

Inspection Date	01/31/1995	Bedrooms	2	Roof Style	Hip
Building Class	P3	Full Bath(s)	2	Roof Cover	Comp shingle medium
Year Built	1949	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1949	Depreciation	25%	Improvement Complete	100%
				Heat	Baseboard

Floor Characteristics			Other Square Footage		
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>		
1st Floor	1536	1536	Wood shake	Detached	560
Total Sq Ft	1536	1536		Attached	N/A
				Garage	N/A
				Basement	N/A
				Garage	N/A
				Paved Patio	N/A
				Paved	1100
				Driveway	

Site Address Information

114 OAKLEIGH LN A
 EUGENE, OR 97404-3207

House #	114	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3207	Create Date	Aug 07, 1983	Update Date	Jun 10, 1988

Land Use 1120 Two Family Housing Unit (Duplex)
 USPS Carrier Route Co27

Additional site address(es) attached to this tax account
 • 114 OAKLEIGH LN B

General Taxlot Characteristics

<p>□ Geographic Coordinates X 4233153 Y 889507 (State Plane X,Y) Latitude 44.0777 Longitude -123.1187</p> <hr/> <p>□ Zoning Zoning Jurisdiction Eugene Eugene Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p>□ Land Use <u>General Land Use</u> Code Description D Duplex</p> <p><u>Detailed Land Use</u> Code Description 1120 Two Family Housing Unit (Duplex)</p>	<p>Taxlot Characteristics</p> <table border="0"> <tr><td>Incorporated City Limits</td><td>none</td></tr> <tr><td>Urban Growth Boundary</td><td>Eugene</td></tr> <tr><td>Year Annexed</td><td>N/A</td></tr> <tr><td>Annexation #</td><td>N/A</td></tr> <tr><td><u>Approximate Taxlot Acreage</u></td><td>0.21</td></tr> <tr><td>Approx Taxlot Sq Footage</td><td>9,148</td></tr> <tr><td>2010 Census Tract</td><td>4100</td></tr> <tr><td>2010 Census Block Group</td><td>2</td></tr> <tr><td>Plan Designation</td><td>Metro Plan Map</td></tr> <tr><td>Eugene Neighborhood</td><td>River Road Community Organization</td></tr> <tr><td>Metro Area Nodal Dev Area</td><td>No</td></tr> <tr><td>Historic Property Name</td><td>N/A</td></tr> <tr><td>City Historic Landmark?</td><td>No</td></tr> <tr><td>National Historical Register?</td><td>No</td></tr> </table>	Incorporated City Limits	none	Urban Growth Boundary	Eugene	Year Annexed	N/A	Annexation #	N/A	<u>Approximate Taxlot Acreage</u>	0.21	Approx Taxlot Sq Footage	9,148	2010 Census Tract	4100	2010 Census Block Group	2	Plan Designation	Metro Plan Map	Eugene Neighborhood	River Road Community Organization	Metro Area Nodal Dev Area	No	Historic Property Name	N/A	City Historic Landmark?	No	National Historical Register?	No
Incorporated City Limits	none																												
Urban Growth Boundary	Eugene																												
Year Annexed	N/A																												
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Eugene Neighborhood	River Road Community Organization																												
Metro Area Nodal Dev Area	No																												
Historic Property Name	N/A																												
City Historic Landmark?	No																												
National Historical Register?	No																												

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / 0
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone
 Code Description
 X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

FIRM Map Number 41039C1128 F
 Community Number 415591
 Post-FIRM Date 12/18/1985
 Panel Printed? Yes

Soils
 Soil Map Unit# Soil Type Description % of Taxlot Ag Class 1 Hydric
 76 MALABON-URBAN LAND COMPLEX 100% 1 No

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City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits	
Log Number	Project Description
<u>06-02956-01</u>	Plumbing, electrical, mechanical for laundry room inside non-permitted accessory structure
<u>06-05843-01</u>	Woodstove

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431872
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
HUTCHINSON ETHAN C & MARJORIE L	114 OAKLEIGH LN A & B	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
HUTCHINSON ETHAN C & MARJORIE L	114 OAKLEIGH LN A & B	EUGENE, OR 97404

Data source: Lane County Assessment and Taxation

Account Status

Status	Active Account Current Tax Year
Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	data not available		
Fire Acres	N/A		
Property Class	101 RESIDENTIAL, IMPROVED		
Statistical Class	232 CLASS 3 DUPLEX		
Neighborhood Code	431500		
Category	Land and Improvements		

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 06301	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

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2011	\$64,344	\$80,026	\$144,370	\$135,157	\$1,909.66
2010	\$48,633	\$97,710	\$146,343	\$131,220	\$1,886.24
2009	\$62,847	\$102,930	\$165,777	\$127,398	\$1,962.27
2008	\$77,264	\$103,890	\$181,154	\$123,687	\$1,923.47
2007	\$75,526	\$110,290	\$185,816	\$120,084	\$1,860.46
2006	\$71,294	\$103,560	\$174,854	\$116,586	\$1,839.23
2005	\$54,802	\$90,170	\$144,972	\$113,190	\$1,691.17
2004	\$44,642	\$77,310	\$121,952	\$109,893	\$1,509.56
2003	\$39,160	\$76,540	\$115,700	\$106,692	\$1,450.36
2002	\$37,296	\$82,300	\$119,596	\$103,584	\$1,495.79
2001	\$31,080	\$83,980	\$115,060	\$100,567	\$1,371.20
2000	\$26,340	\$90,300	\$116,640	\$97,638	\$1,395.06
1999	\$24,850	\$85,190	\$110,040	\$94,794	\$1,338.37
1998	\$23,890	\$82,710	\$106,600	\$92,033	\$1,292.33
1997	\$23,190	\$80,300	\$103,490	\$89,352	\$1,291.40
1996	\$21,880	\$73,670	\$95,550	\$95,550	\$1,265.62
1995	\$20,070	\$79,210	\$99,280	\$99,280	\$1,272.83

Current Year Assessed Value \$140,706
 Less Exemption Amount * N/A
 Taxable Value \$140,706
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year	00412
Taxing Districts for TCA 00412	EUGENE SCHOOL DISTRICT 4J LANE COMMUNITY COLLEGE LANE COUNTY LANE EDUCATION SERVICE DISTRICT RIVER ROAD PARK & RECREATION DISTRICT RIVER ROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The Billing Rate Document still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
12/06/2010	\$0	2010-62881		8	No	HUTCHINSON ETHAN C & MARJORIE L	HUTCHINSON ETHAN C & MARJORIE L
09/11/2007	\$0	2007-64930		8	No	HUTCHINSON ETHAN C	HUTCHINSON ETHAN C
06/13/2001	\$17,000	2001-36631		Y	No	PORTIS JOINT REVOCABLE TRUST	HUTCHINSON ETHAN C
07/25/2000	\$0	2000-44630		6	No	PORTIS JOINT REVOCABLE TRUST	PORTIS JOINT REVOCABLE TRUST
05/21/1994	\$0	1994-39556		6	data not available	PORTIS, LESLIE H & LA FERN H&W	data not available

Data source: Lane County Assessment and Taxation

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
1651 Centennial Boulevard
Springfield, OR 97477

Until requested otherwise, send all tax statements to:

ETHAN C. HUTCHINSON
114 Oakleigh Lane
A and B
Eugene, OR 97404

ORDER NO. 10-3585
TAX ACCOUNT NO. 0431872
MAP NO. 17-04-24-24-06301

Division of Chief Deputy Clerk
Lane County Deeds and Records

2010-062881



\$47.00

12/13/2010 10:28:53 AM

RPR-DEED Cnt=1 SLN=6 CASHIER 04
\$10.00 \$11.00 \$16.00 \$10.00

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED

ETHAN C. HUTCHINSON and MARJORIE L. RAFFERTY, not as tenants in common, but with the right of survivorship, Grantor, conveys to ETHAN C. HUTCHINSON and MARJORIE L. HUTCHINSON, as husband and wife, Grantees, the following described real property situated in Lane County, State of Oregon, to wit:

*Marjorie L. Hutchinson who acquired title as
See Legal Description attached hereto as Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 82.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is TO CHANGE VESTING. (Here, comply with the requirements of ORS 93.030.)

Date: December 08, 2010

ETHAN C. HUTCHINSON

MARJORIE L. RAFFERTY HUTCHINSON

State of Oregon
County of Lane

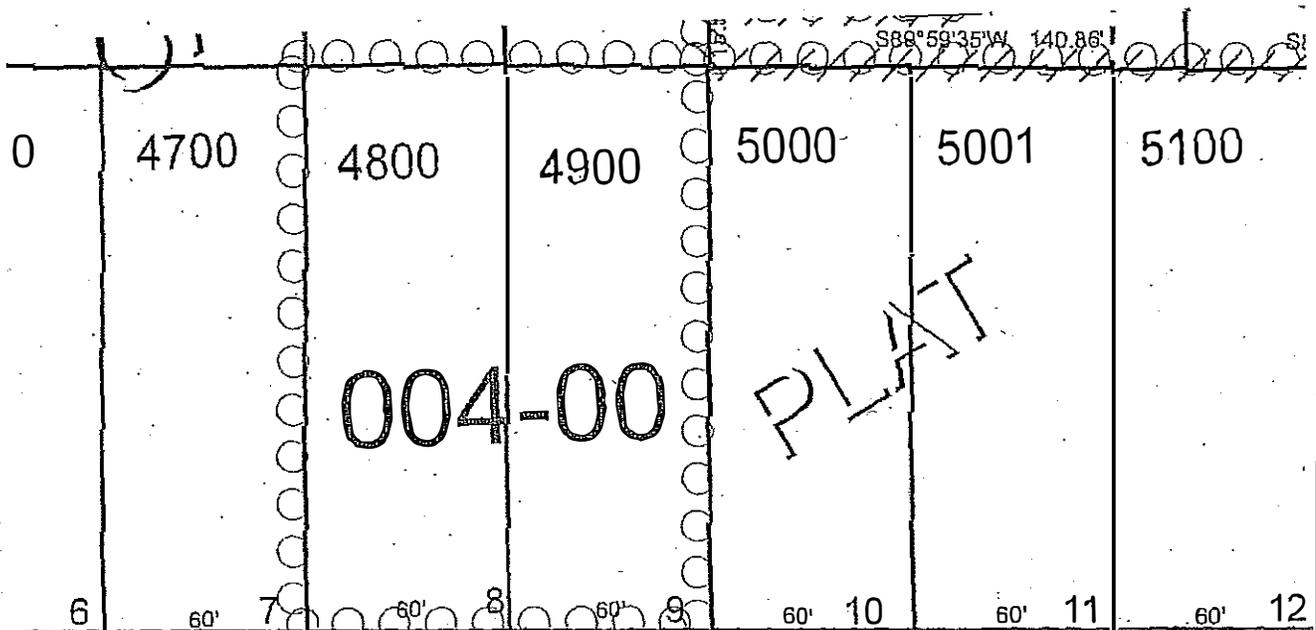
The foregoing instrument was acknowledged before me this 8th day of December, 2010, by ETHAN C. HUTCHINSON and MARJORIE L. RAFFERTY HUTCHINSON



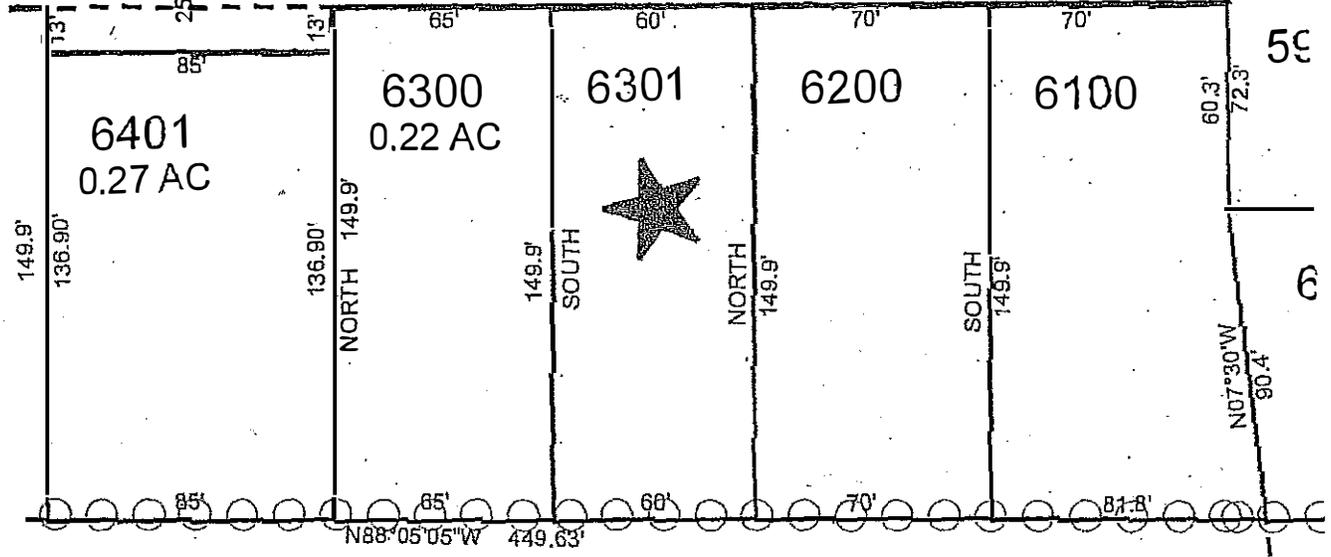
Notary Public in and for the State of Oregon
My commission expires 04/30/14

EXHIBIT "A"
LEGAL DESCRIPTION

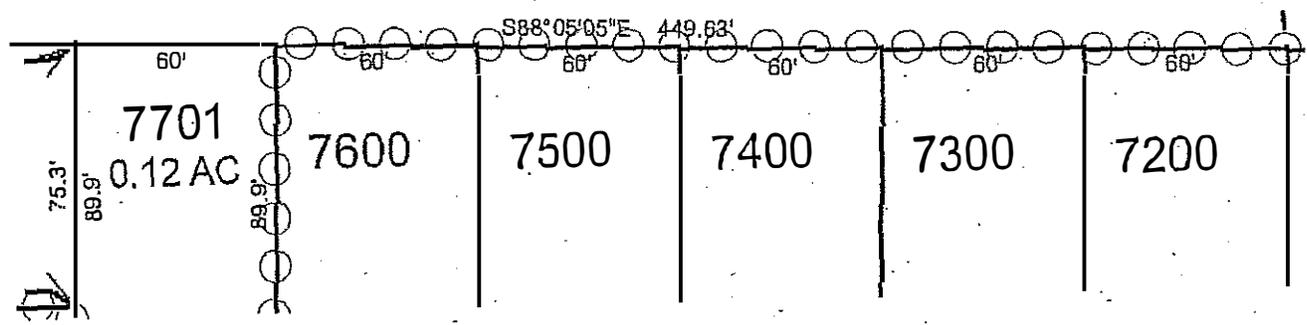
Beginning at an iron pipe marking the Initial point of OAKLEIGH, as platted and recorded in Volume 9, Page 32, Lane County Oregon Plat Records; thence East 504.0 feet along the South line of said Plat; thence South 12.0 feet to an iron pin marking the True Point of Beginning; running thence South 149.9 feet to a point marked by an iron pin; thence West 60 feet; thence North 149.9 feet; thence East 60 feet to the True Point of Beginning, in Lane County, Oregon.



LEIGH LANE



004-00



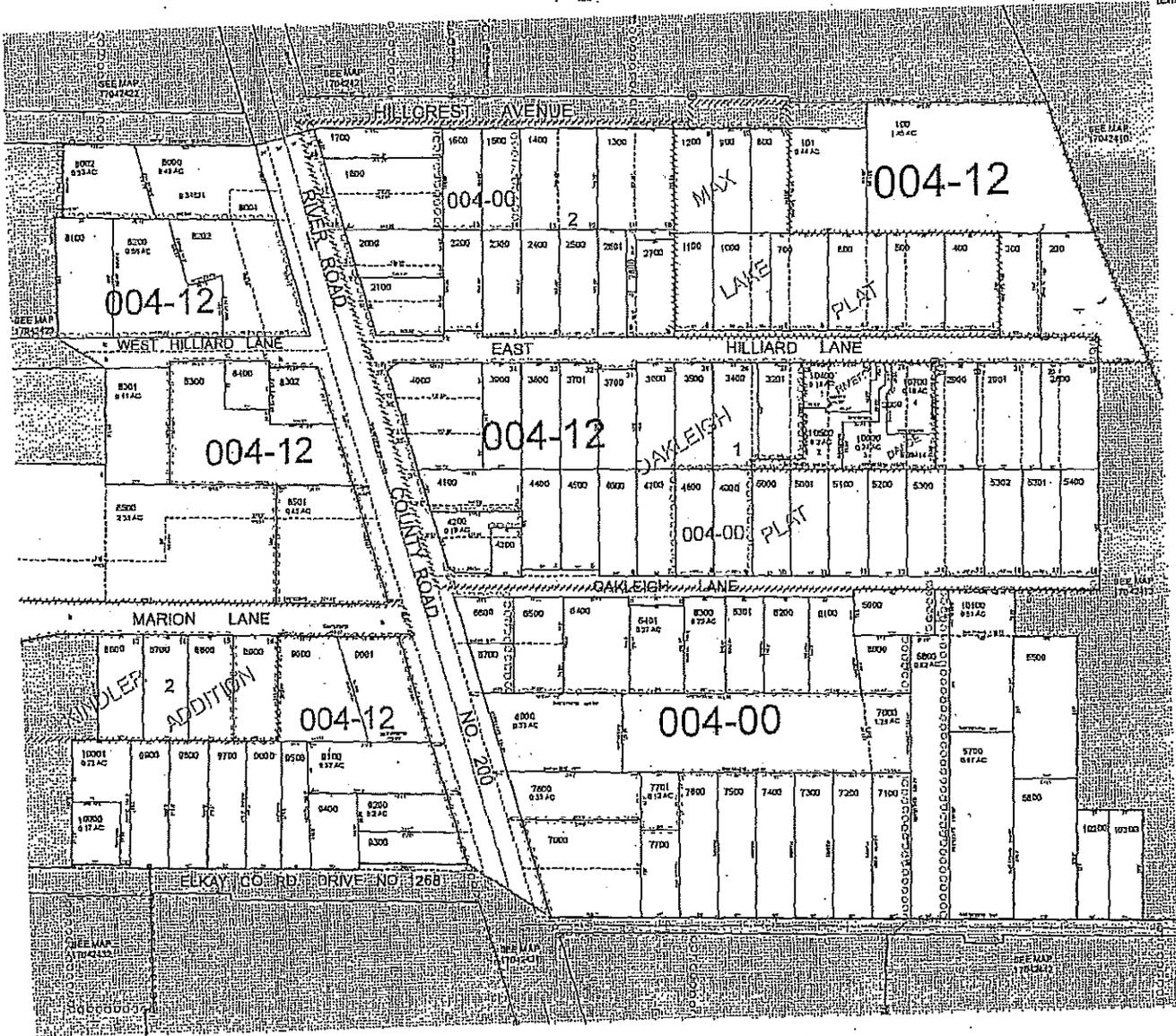
FOR ASSESSMENT AND
TAXATION ONLY

S.E. 1/4 NW. 1/4 SEC. 24 T. 17S. R. 4W. W.M.
Lane County
1" = 100'

NOTES:
1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK, EUGENE, OREGON.
2. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

17042424
EUGENE

LC17914-2019-01-17 0:17



CANCELLED
2011
3000
3100

EUGENE
17042424

Summary Property Report

Site Address	108 OAKLEIGH LN Eugene, OR 97404-3227
Map & Taxlot#	17-04-24-24-06400
SIC	N/A
Tax Account#	0431880
Property Owner 1 Taxpayer	
GREENLEE DALE E GREENLEE DALE E	
108 OAKLEIGH LN 108 OAKLEIGH LN	
EUGENE, OR 97404 EUGENE, OR 97404	
Neighborhood Code 431500 / North Eug Urban Mixed SC RR	

Boundary / Land Use Data

Approximate Taxlot Acreage / Sq Ft	0.36 / 15,682	School	Code Name
Incorporated City Limits	none	School District	4J <u>EUGENE</u>
Urban Growth Boundary	EUG	Elementary School	525 <u>River Road</u>
Census Tract/Block	4100/2	Middle School	518 <u>Kelly</u>
Subdivision Name	N/A	High School	536 <u>North Eugene</u>
Lot/Tract/Unit	TL 06400	Zoning Parent/Overlay	R-1/UL; C-1/UL
Phase	N/A	Land Use	1111 Single Family Housing
Recording Number	N/A	Property Class	121 RESIDENTIAL, COMMERCIAL ZONE, IMPROVED
		Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING

Property Values & Taxes

Year	Real Market Value (RMV)			Total	Total Assessed Value
	Land	Improvement			
2013	\$61,925	\$130,126		\$192,051	\$189,093
2012	\$63,468	\$124,335		\$187,803	\$183,585
2013 Taxable Value		2013 Tax	2013 Tax Code Area		
\$189,093		\$2,777.58	00412		

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
09/16/11	\$0	GREENLEE DALE E	GREENLEE DALE E	2011-42041	
05/15/95	\$135,000	CASH, JANINE LEA	data not available	1995-36098	

Dwelling #1 of 1 / Building Type » Class 3 dwelling

Year Built	1898	Base Sq Ft	Finished Sq Ft	Heating	Forced hot air
Bedrooms	3			Roof Style/Cover	Hip/Comp shingle medium
Full Baths	1	1st Floor	1508	Bsmt Gar Sq Ft	N/A
Half Baths	0	Total Sq Ft	1508	Att Gar Sq Ft	572
% Complete	100%			Det Gar Sq Ft	N/A
Masonry	Yes			Att Carport Sq Ft	N/A
Fireplace(s)					

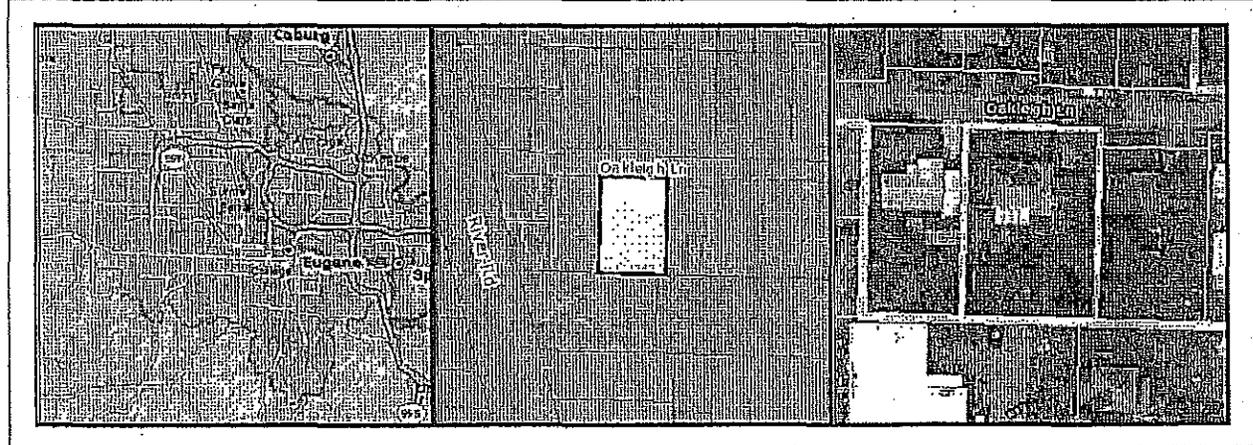
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:18pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 108 OAKLEIGH LN Eugene, OR 97404-3227 Map & Taxlot# 17-04-24-24-06400 SIC N/A Tax Account# 0431880	Property Owner 1 GREENLEE DALE E 108 OAKLEIGH LN EUGENE, OR 97404 Approx. taxlot acreage 0.36 Tax account acreage data not available
--	--

Map & Taxlot # 17-04-24-24-06400



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Class 3 dwelling
Assessor Photo Assessor Sketch
 image not available image not available

Inspection Date	01/31/1995	Bedrooms	3	Roof Style	Hip
Building Class	3+	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1898	Half Bath(s)	0	Masonry Fireplace(s)	Yes
Effective Year Built	1960	Depreciation	22%	Improvement Complete	100 %
				Heat	Forced hot air

<u>Floor Characteristics</u>			<u>Other Square Footage</u>		
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>		
1st Floor	1508	1508	Metal	Detached	N/A
Total Sq Ft	1508	1508		Garage	Attached 572
				Basement	N/A
				Garage	Carport N/A
				Paved Patio	108
				Paved Driveway	400

Site Address Information

108 OAKLEIGH LN EUGENE, OR 97404-3227					
House #	108	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3227	Create Date	Aug 07,1983	Update Date	N/A

Land Use 1111 Single Family Housing
USPS Carrier Route C027

General Taxlot Characteristics

Geographic Coordinates

X 4232915 Y 889514 (State Plane X,Y)
Latitude 44.0777 Longitude -123.1196

Zoning

Zoning Jurisdiction Eugene
Eugene

<u>Parent Zone</u>	R-1	LOW-DENSITY RESIDENTIAL
<u>Overlay</u>	UL	Urbanizable Land
<u>Parent Zone</u>	C-1	NEIGHBORHOOD COMMERCIAL
<u>Overlay</u>	UL	Urbanizable Land

Land Use

General Land Use
Code Description
S Single Family

Detailed Land Use
Code Description
1111 Single Family Housing

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	Eugene
Year Annexed	N/A
Annexation #	N/A
<u>Approximate Taxlot Acreage</u>	0.36
Approx Taxlot Sq Footage	15,682
2010 Census Tract	4100
2010 Census Block Group	2
Plan Designation	Metro Plan Map
Eugene Neighborhood	River Road Community Organization
Metro Area Nodal Dev Area	No
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTEE / 0
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone

Code Description

X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

FIRM Map Number 41039C1128 F
Community Number 415591
Post-FIRM Date 12/18/1985
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot Ag Class 1	Hydric
76	MALABON-URBAN LAND COMPLEX	100%	1 No

Schools

School District	Code	Name
	4J	EUGENE

Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID doesnot contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits	
Log Number	Project Description
<u>10-03528-01</u>	Installation of mini split system
<u>10-03574-01</u>	Electrical for ductless heat pump

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431880
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
GREENLEEDAILE E	108 OAKLEIGH LN	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
GREENLEE DAILE E	108 OAKLEIGH LN	EUGENE, OR 97404
Data source: Lane County Assessment and Taxation		

Account Status

Status	Active Account Current Tax Year
Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available
 Fire Acres N/A
 Property Class 121 RESIDENTIAL, COMMERCIAL ZONE, IMPROVED
 Statistical Class 130 CLASS 3 SINGLE FAMILY DWELLING
 Neighborhood Code 431500
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 06400 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)	Exemption	Assessed Value	Total Assessed Value	Tax
2013	\$61,925	\$130,126	\$192,051	\$189,093	\$2,777.58
2012	\$63,468	\$124,335	\$187,803	\$183,585	\$2,519.31
2011	\$76,683	\$126,162	\$202,845	\$178,238	\$2,328.88
2010	\$56,215	\$162,030	\$218,245	\$173,047	\$2,358.74
2009	\$72,957	\$145,000	\$217,957	\$168,007	\$2,332.28
2008	\$89,940	\$150,780	\$240,720	\$163,114	\$2,289.12
2007	\$87,886	\$158,350	\$246,236	\$158,363	\$2,214.15
2006	\$72,715	\$163,570	\$236,285	\$153,750	\$2,188.88
2005	\$51,208	\$166,910	\$218,118	\$149,272	\$2,169.35
2004	\$44,529	\$130,400	\$174,929	\$144,924	\$1,916.78
2003	\$40,481	\$138,720	\$179,201	\$140,703	\$1,902.42
2002	\$39,302	\$112,780	\$152,082	\$136,605	\$1,808.22
2001	\$34,476	\$139,240	\$173,716	\$132,626	\$1,924.33
2000	\$33,800	\$139,240	\$173,040	\$128,763	\$1,941.81
1999	\$28,640	\$128,930	\$157,570	\$125,013	\$1,788.06
1998	\$24,070	\$127,650	\$151,720	\$121,372	\$1,729.07
1997	\$24,070	\$122,740	\$146,810	\$117,837	\$1,732.13
1996	\$19,410	\$115,790	\$135,200	\$135,200	\$1,819.63
1995	\$20,650	\$110,280	\$130,930	\$130,930	\$1,711.65

Current Year Assessed Value \$189,093
 Less Exemption Amount * N/A
 Taxable Value \$189,093
 *Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412

Taxing Districts for TCA 00412

EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVER ROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The **Billing Rate Document** still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
09/16/2011	\$0	2011-42041		8	No	GREENLEE DALE E	GREENLEE DALE E
05/15/1995	\$135,000	1995-36098		V	data not available	CASH, JANINE LEA	data not available
11/22/1994	\$126,000	1994-81678		V	data not available	MC LAUGHLIN, JACK C	data not available
09/29/1988	\$49,900	1988-40786		K	data not available	ADAMS, MARY G	data not available
06/30/1987	\$37,100	1987-28711		U	data not available	DVA US	data not available

Data source: Lane County Assessment and Taxation

Grantor:
Martha E. Greenlee

Grantee:
Dale E. Greenlee
108 Oakleigh Lane
Eugene OR 97404

After Recording, Return to:
Daniel T. Brown
400 Country Club Road #350
Eugene OR 97401

Send All Tax Statements to:
Dale E. Greenlee
108 Oakleigh Lane
Eugene OR 97404

Lane County Clerk
Lane County Deeds and Records

2011-042041



\$47.00

01244765201100420410020026

09/19/2011 10:45:41 AM

RPR-DEED Cnt=1 Stn=15 CASHIER 06
\$10.00 \$11.00 \$16.00 \$10.00

DEED OF PERSONAL REPRESENTATIVE

Dale E. Greenlee, the duly appointed, qualified, and acting Personal Representative of the Estate of Martha Elizabeth Greenlee, deceased, conveys unto Dale E. Greenlee that real property situated at 108 Oakleigh Lane, Eugene, Lane County, Oregon, more particularly described as follows:

A portion of the Southeast one-quarter of the Northwest one-quarter of Section 24, Township 17 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon, as described as follows:

Beginning at an iron pipe marking the Initial point of a PLAT OF OAKLEIGH, as platted and Recorded in Book 9, Page 32, Lane County Oregon Plat Records; thence East 189.5 feet along the South line of said plat; thence South 12.00 feet to an iron pin set in the South line of a strip of land dedicated to the public, Recorded in Book 386, Page 144, Lane County Oregon Deed Records, and marking the True Point of Beginning; thence East 104.4 feet along the South line of said dedication to an iron pin; thence South 149.90 feet to an iron pin; thence West 104.4 feet to an iron pin; thence North 149.90 feet to the True Point of beginning.

Tax Account No. 431880

The true and actual consideration for this conveyance is in accordance with the Order Approving Final Account and General Judgment of Final Distribution dated Sept. 7, 2011 and filed in Lane County Circuit Court Case No. 50-11-05352.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE-

TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930.

DATED this 16 day of September, 2011.

Dale E. Greenlee

Dale E. Greenlee, Personal Representative of the Estate of Martha Elizabeth Greenlee

STATE OF OREGON)
) ss:
County of Lane)

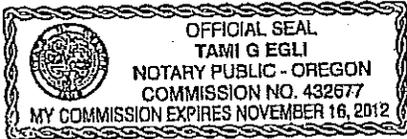
On the 16 day of September, 2011, personally appeared the above-named Dale E. Greenlee and acknowledged the above instrument to be his voluntary act and deed as Personal Representative of the Estate of Martha Elizabeth Greenlee.

SUBSCRIBED AND SWORN to before me on Sept 16, 2011.

Tami G. Egli

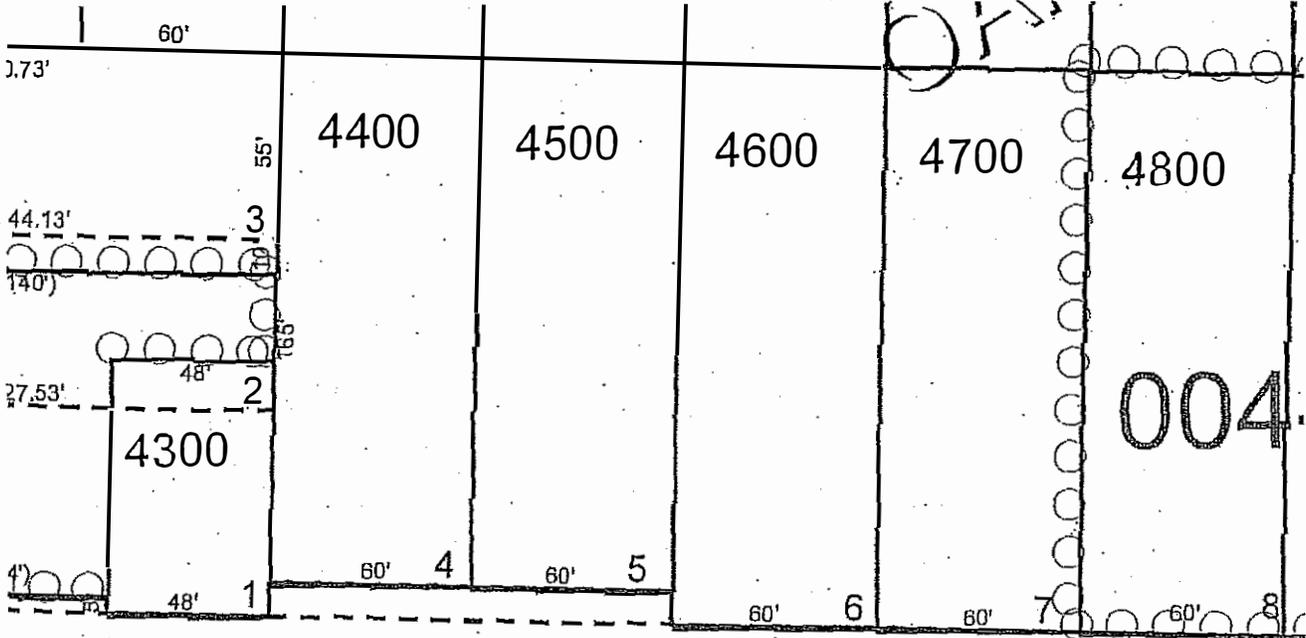
Notary Public for Oregon

My commission expires: 11-16-2012

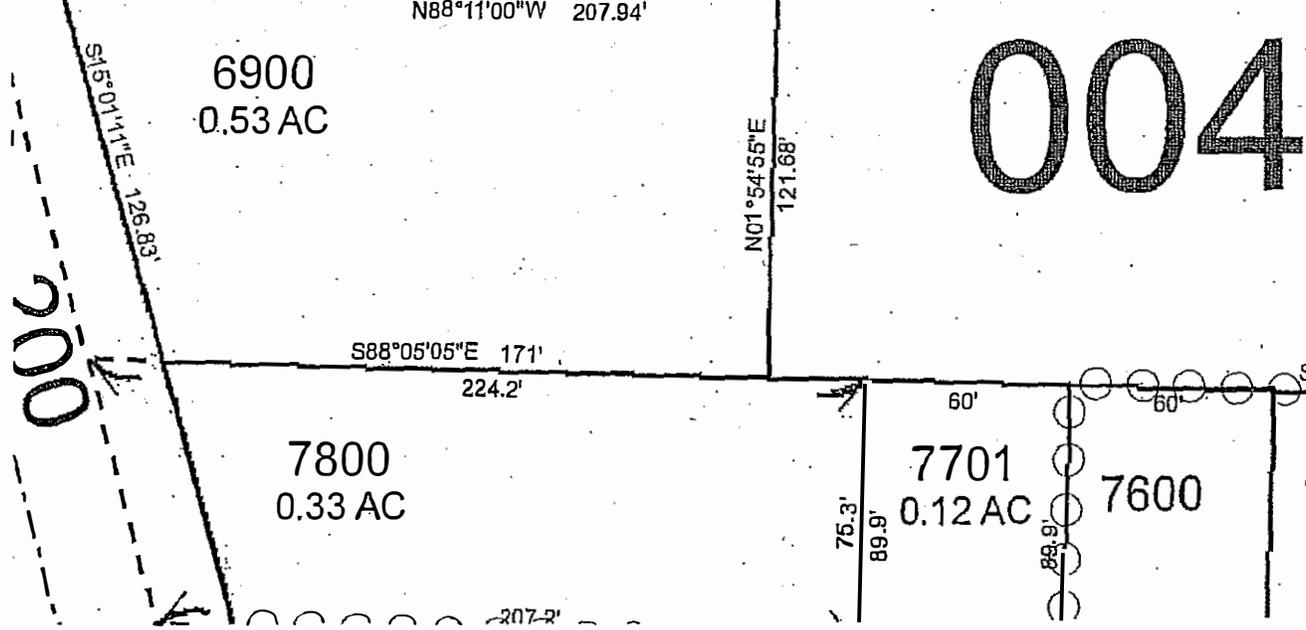
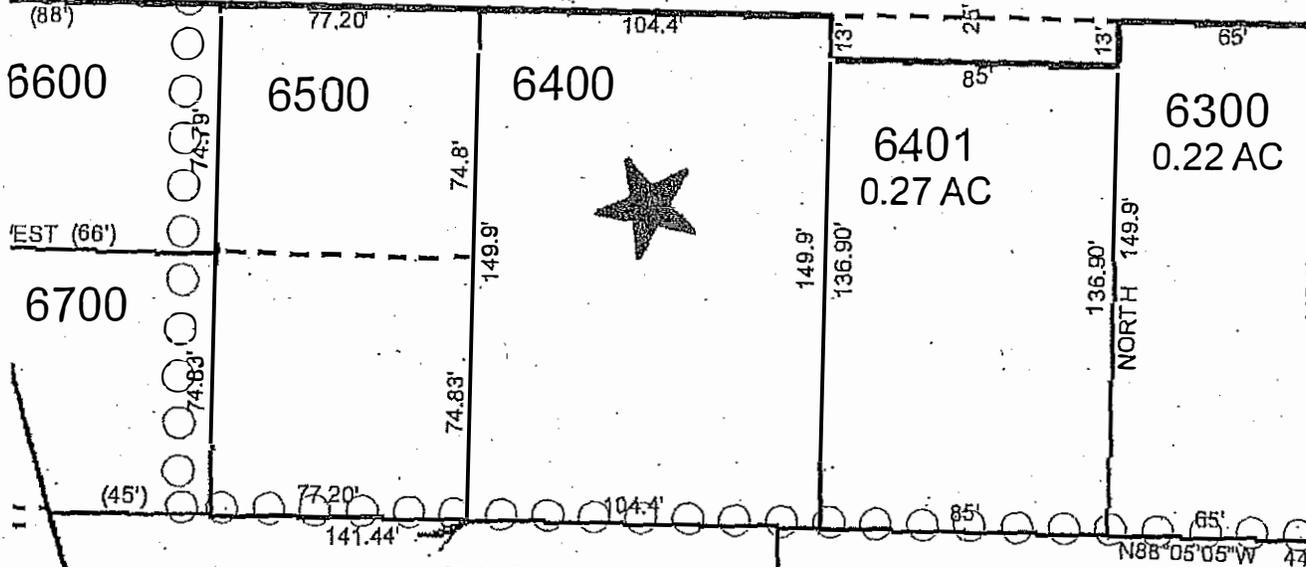


LAWYER FOR PERSONAL REPRESENTATIVE:

Daniel T. Brown, OSB No. 76009
400 Country Club Road, Suite 350
Eugene OR 97401
(541)484-9407 Telephone
(541)344-4013 Fax
dan@danbrownpc.com



OAKLEIGH LA



FOR ASSESSMENT AND TAXATION ONLY

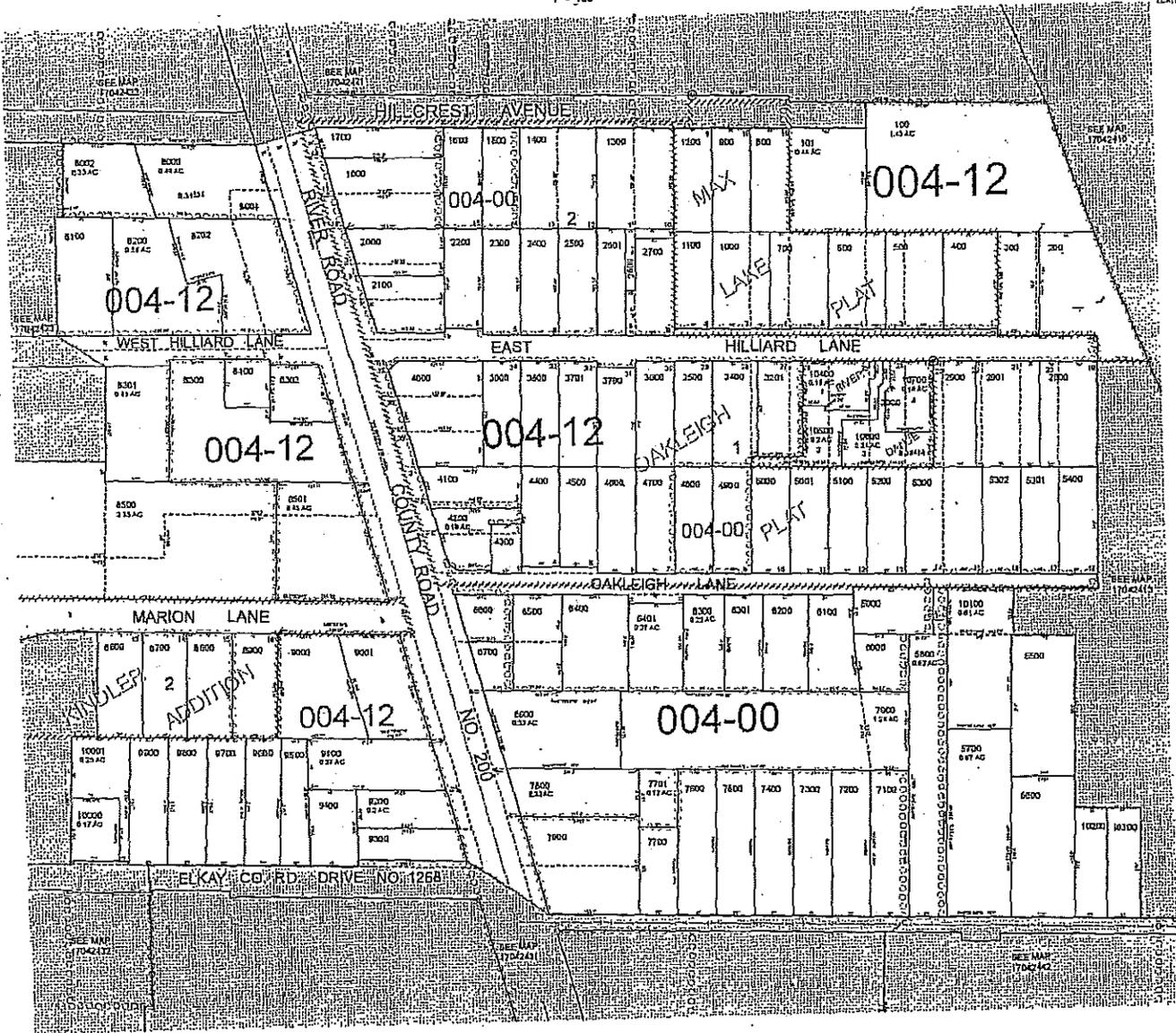
S.E. 1/4 N.W. 1/4 SEC. 24 T.17S. R.4W. WM.
Lane County
1" = 100'

SEE MAP 1704241
SEE MAP 1704241
SEE MAP 1704241

17042424
EUGENE

LCATB-01-2019-04-17 11:11

CANCELLED
5001
3000
3100



Summary Property Report

Site Address	110 OAKLEIGH LN Eugene, OR 97404-3227		
Map & Taxlot#	17-04-24-24-06401		
SIC	N/A		
Tax Account#	0431898		
Property Owner 1	Taxpayer		
BRADLEY LORETTA M BRADLEY LORETTA M			
110 OAKLEIGH LN	110 OAKLEIGH LN		
EUGENE, OR 97404	EUGENE, OR 97404		
Neighborhood Code 431500 / North Eug Urban Mixed SC RR			

Boundary / Land Use Data

<u>Approximate Taxlot Acreage / Sq Ft</u>	0.27 / 11,761	School	Code Name
Incorporated City Limits	none	School District	4J <u>EUGENE</u>
Urban Growth Boundary	EUG	Elementary School	525 <u>River Road</u>
Census Tract/Block	4100/2	Middle School	518 <u>Kelly</u>
SubdivisionName	N/A	High School	536 <u>North Eugene</u>
Lot/Tract/Unit	TL 06401	Zoning	R-1/UL
Phase	N/A	Parent/Overlay	
Recording Number	N/A	Land Use	1111 Single Family Housing
		Property Class	101 RESIDENTIAL, IMPROVED
		Statistical Class	130 CLASS 3 SINGLE FAMILY DWELLING

Property Values & Taxes

Year	Real Market Value (RMV)			Total	Total Assessed Value
	Land	Improvement			
2013	\$58,577	\$124,690		\$183,267	\$176,488
2012	\$60,026	\$116,540		\$176,566	\$171,348
2013 Taxable Value			2013 Tax		2013 Tax Code Area
\$176,488			\$2,612.50		00412

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
02/06/06	\$1	BERGSTROM WANITA	BRADLEY LORETTA M	2006-8575	
12/08/97	\$0	BERGSTROM, WANITA	data not available	1997-83559	

Dwelling #1 of 1 / Building Type » Class 3 dwelling

Yea Built	1976	Base Sq Ft	Finished Sq Ft	Heating	data not available
Bedrooms	4			Roof Style/Cover	Gable/Comp shingle medium
Full Baths	3	1st Floor	1092	Bsmt Gar Sq Ft	N/A
Half Baths	0	2nd Floor	520	Att Gar Sq Ft	520
% Complete	100%	Total Sq Ft	1612	Det Gar Sq Ft	N/A
Masonry	No			Att Carport Sq Ft	N/A
Fireplace(s)				Ft	

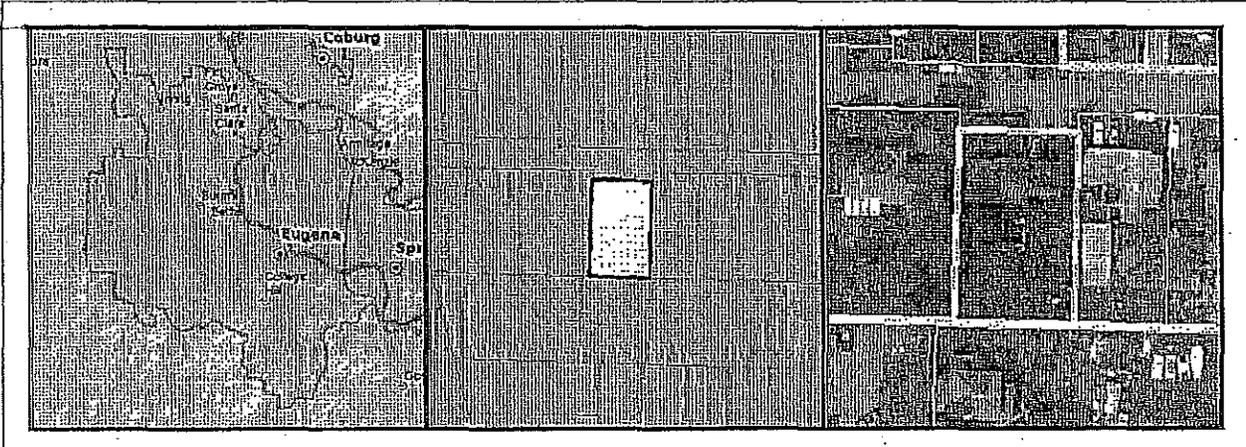
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:19pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 110 OAKLEIGH LN Eugene, OR 97404-3227 Map & Taxlot# 17-04-24-24-06401 SIC N/A Tax Account# 0431898	Property Owner 1 BRADLEY LORETTA M 110 OAKLEIGH LN EUGENE, OR 97404 <u>Approx. taxlot acreage 0.27</u> <u>Tax account acreage 0.27</u>
--	--

Map & Taxlot # 17-04-24-24-06401



Business Information

RLID does not contain any business data for this address

Improvements

Dwelling 1 / Building Type » Class 3 dwelling

Assessor Photo Assessor Sketch
 image not available image not available

Inspection Date	01/16/1999	Bedrooms	4	Roof Style	Gable
Building Class	3	Full Bath(s)	3	Roof Cover	Comp shingle medium
Year Built	1976	Half Bath(s)	0	Masonry Fireplace(s)	No
Effective Year Built	1980	Depreciation	16%	Improvement Complete	100 %
				Heat	data not available

<u>Floor Characteristics</u>			<u>Other Square Footage</u>		
	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>		
1st Floor	1092	1092	Woodsiding	Detached Garage	N/A 520
2nd Floor	520	520	Wood siding	Basement	N/A
Total Sq Ft	1612	1612		Garage	
				Paved Patio	100 Paved Driveway 378

Site Address Information

110 OAKLEIGH LN EUGENE, OR 97404-3227					
House #	110	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3227	Create Date	Feb 24, 1985	Update Date	N/A

Land Use 1111 Single Family Housing
 USPS Carrier Route Co27

General Taxlot Characteristics

Geographic Coordinates X 4233011 Y 889511 (State Plane X,Y) Latitude 44.0777 Longitude -123.1193		Taxlot Characteristics Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation # N/A <u>Approximate Taxlot Acreage</u> 0.27 Approx Taxlot Sq Footage 11,761 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization	
Zoning Zoning Jurisdiction Eugene Eugene Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land		Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No	
Land Use <u>General Land Use</u> Code Description S Single Family			
<u>Detailed Land Use</u> Code Description 1111 Single Family Housing			

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / o
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone Code Description X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.	
FIRM Map Number	41039C1128 F
Community Number	415591
Post-FIRM Date	12/18/1985
Panel Printed?	Yes
<u>Soils</u> Soil Map Unit# Soil Type Description % of Taxlot Ag Class 1 Hydric 76 MALABON-URBAN LAND COMPLEX 100% 1 No	

Schools

	Code Name
School District	4J EUGENE
Elementary School	525 River Road
Middle School	518 Kelly
High School	536 North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District 4 (Eugene-North)		State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits	
Log Number	Project Description
98-06413-01	Add accessory dwelling unit: Apartment over garage to be owner-occupied. The 60.00 electrical permit was for service not 6 circuits.

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431898
View tax statement(s) for: 2013, 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
BRADLEY LORETTA M	110 OAKLEIGH LN	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
BRADLEY LORETTA M	110 OAKLEIGH LN	EUGENE, OR 97404
Data source: Lane County Assessment and Taxation		

Account Status

Status	Active Account Current Tax Year
Account Status	none
Remarks	none
Special Assessment Program	N/A
Data source: Lane County Assessment and Taxation	

General Tax Account Information

Tax Account Acreeage 0.27
 Fire Acres N/A
 Property Class 101 RESIDENTIAL, IMPROVED
 Statistical Class 130 CLASS 3 SINGLE FAMILY DWELLING
 Neighborhood Code 431500
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 06401 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
2013	\$58,577	\$124,690	\$183,267	\$176,488	\$2,612.50
2012	\$60,026	\$116,540	\$176,566	\$171,348	\$2,357.80
2011	\$72,451	\$120,915	\$193,366	\$166,357	\$2,428.84
2010	\$53,759	\$162,160	\$215,919	\$161,512	\$2,500.63
2009	\$69,682	\$146,580	\$216,262	\$156,808	\$2,476.33
2008	\$85,834	\$152,880	\$238,714	\$152,241	\$2,367.52
2007	\$83,883	\$159,200	\$243,083	\$147,807	\$2,289.97
2006	\$79,144	\$139,750	\$218,894	\$143,502	\$2,263.84
2005	\$60,576	\$125,820	\$186,496	\$139,322	\$2,121.91
2004	\$47,773	\$126,980	\$174,753	\$135,264	\$1,981.31
2003	\$41,907	\$114,400	\$156,307	\$131,324	\$1,854.66
2002	\$39,912	\$112,160	\$152,072	\$127,499	\$1,865.46
2001	\$33,260	\$120,600	\$153,860	\$123,785	\$1,754.67
2000	\$28,190	\$129,680	\$157,870	\$120,180	\$1,794.20
1999	\$26,590	\$122,340	\$148,930	\$116,680	\$1,668.87
1998	\$25,570	\$84,550	\$110,120	\$85,785	\$1,222.09
1997	\$24,830	\$82,090	\$106,920	\$83,286	\$1,224.25
1996	\$23,420	\$77,440	\$100,860	\$100,860	\$1,357.45
1995	\$21,490	\$71,050	\$92,540	\$92,540	\$1,209.78

Current Year Assessed Value \$176,488
 Less Exemption Amount * N/A
 Taxable Value \$176,488

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412
 Taxing Districts for TCA 00412
 EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVER ROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The Billing Rate Document still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
02/06/2006	\$1	2006-8575		2	No	BERGSTROM WANITA	BRADLEY LORETTA M
12/08/1997	\$0	1997-83559		6	data not available	BERGSTROM, WANITA	data not available

Data source: Lane County Assessment and Taxation

Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-008575

Send tax statement to: Loretta M. Bradley

@ 2505 Oregon Ave.
Atwater CA. 95301



\$31.00

RPR-DEED Cnt=1 Stn=15 CASHIER 06
\$10.00 \$11.00 \$10.00

02/07/2006 02:37:49 PM

After recording return to : Same as above

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6 day of FEBRUARY,

2006 (year),

by first party, Grantor,

WANITA L. BERGSTROM

whose post office address is

1974 LABONA DRIVE, EUGENE OR 97404

to second party, Grantee,

LORETTA M. BRADLEY

whose post office address is

110 OAKLEIGH LANE, EUGENE OR 97404

WITNESSETH, That the said first party, for good consideration and for the sum of

ONE Dollars (\$1.00) paid by the said second party, the receipt whereof

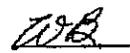
is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of,

LANE State of OREGON to wit:

BEGINNING AT A POINT BEING EAST 294.00 FEET AND SOUTH 25.00 FEET FROM THE INITIAL POINT OF OAKLEIGH FLAT AS PLATTED AND RECORDED IN BOOK 9, PAGE 32, LANE COUNTY OREGON PLAT RECORDS; THENCE EAST 85.00 FEET; THENCE SOUTH 136.90 FEET; THENCE WEST 85.00 FEET; THENCE NORTH 136.90 FEET TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON.

Page 1 of 2

[Signatures on following page.]


Initials of First Party

AHAAARAT

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Diane Tracy
Signature of Witness

Wanita Bergstrom
Signature of First Party, Grantor

DIANE TRACY
Print name of Witness

WANITA BERGSTROM
Print name of First Party

Signature of Witness

Signature of First Party, Grantor

Print name of Witness

Print name of First Party

STATE OF _____ }
COUNTY OF Lane

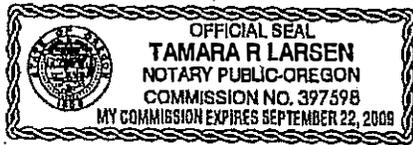
On February 6, 2008 before me, Tamara R. Larsen, appeared Wanita Bergstrom and Diane Tracy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Tamara R. Larsen
Signature of Notary

Affiant Known Produced ID _____
Type of ID OR DL 1041612, OR DL 2298253

(Seal)

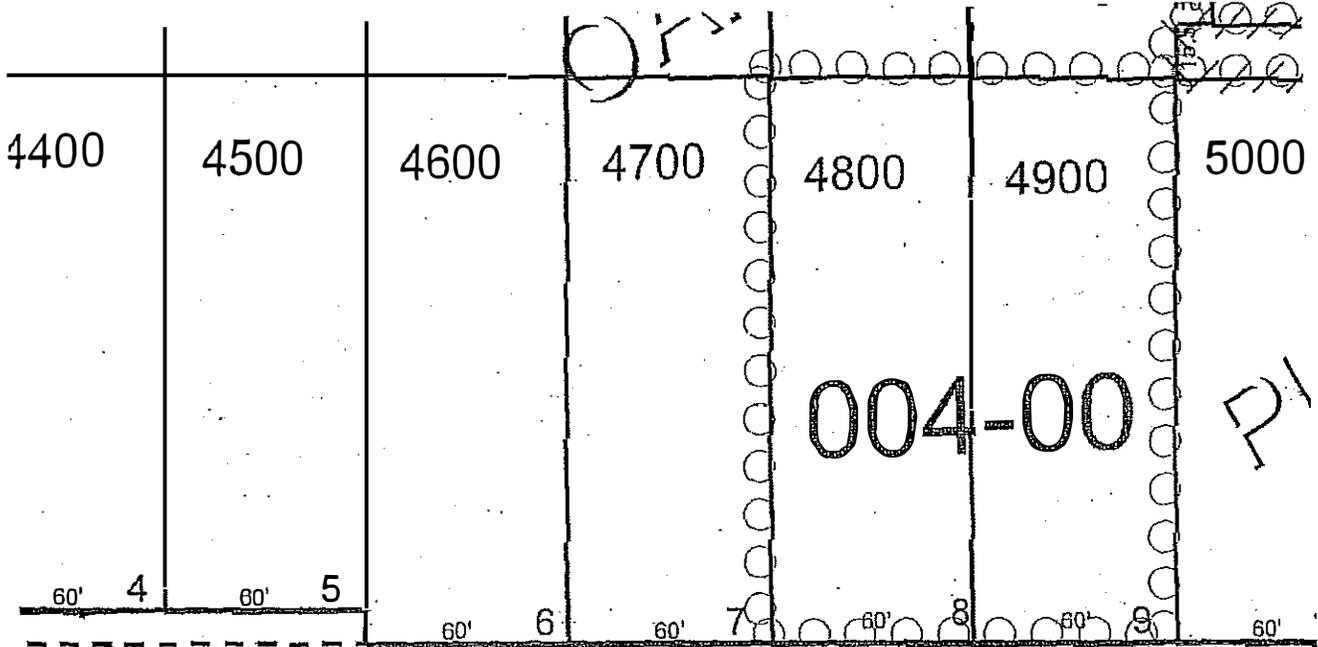


Signature of Preparer

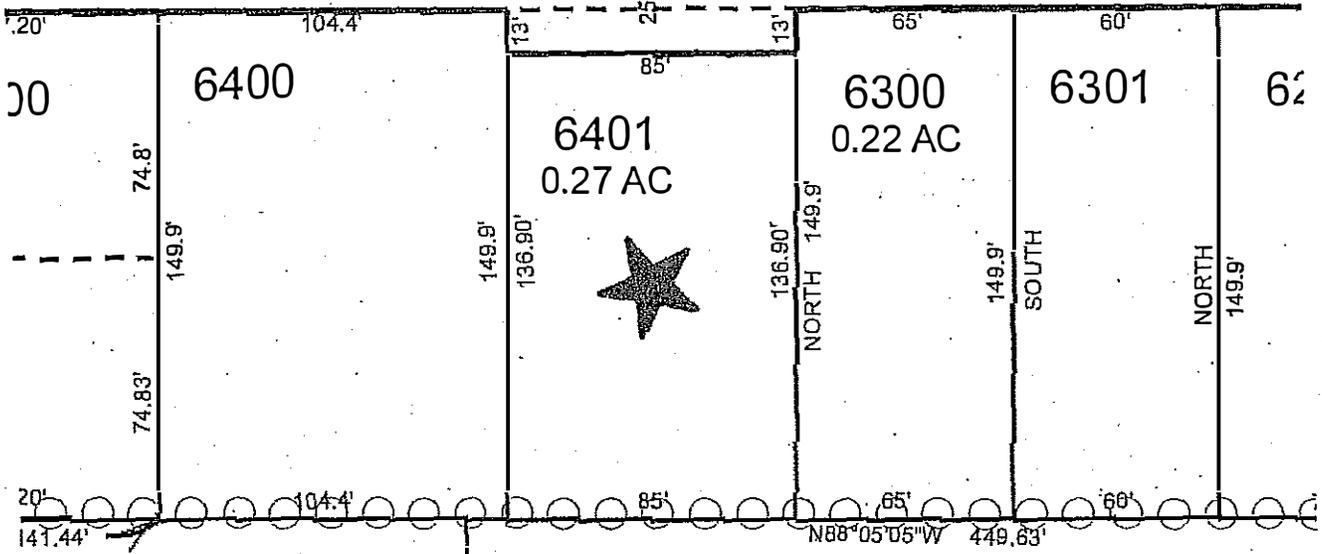
Print Name of Preparer

Address of Preparer

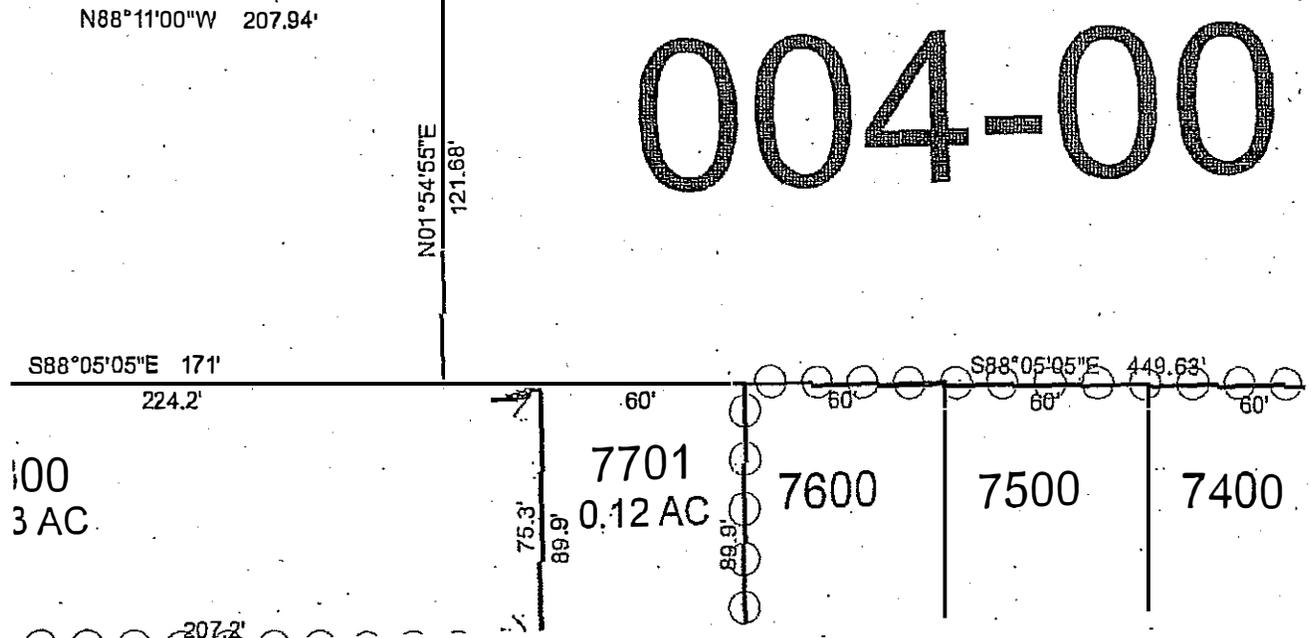
WB
Initials of First Party



OAKLEIGH LANE



004-00



FOR ASSESSMENT AND TAXATION ONLY

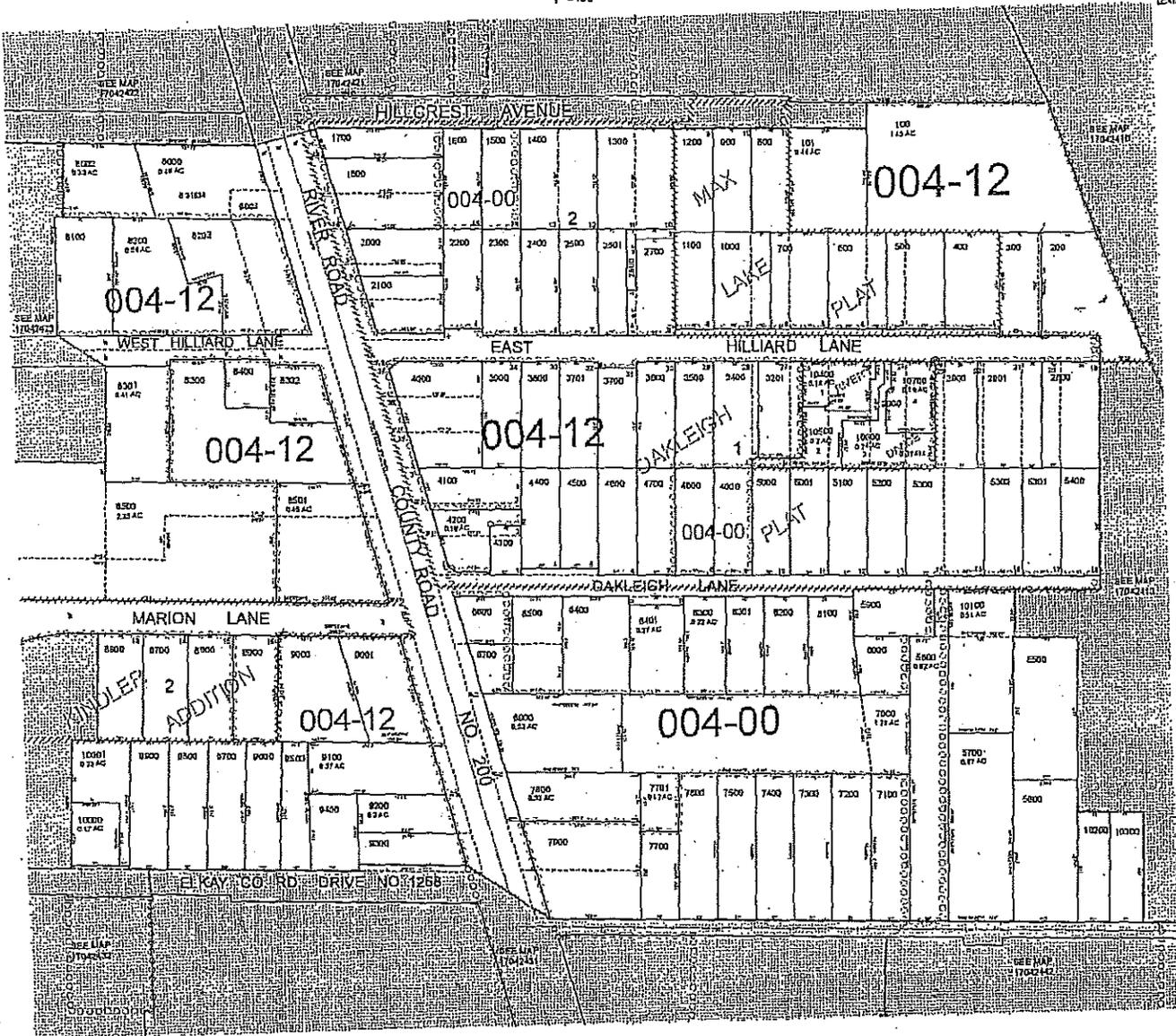
S.E. 1/4 N.W. 1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
1" = 100'

Printed
March 11, 2013
Eugene, Oregon
Map No. 1704242A

1704242A
EUGENE

LC18991_2013-03-17 11:17

CANCELLED
6001
3000
3100



EUGENE
1704242A

Summary Property Report

Site Address	90 OAKLEIGH LN Eugene, OR 97404-3226	
Map & Taxlot#	17-04-24-24-06500	
SIC	N/A	
Tax Account#	0431906	
Property Owner 1 Taxpayer	MONES STEWART L MONES STEWART L	
	90 OAKLEIGH LN	90 OAKLEIGH LN
	EUGENE, OR 97404	EUGENE, OR 97404
Neighborhood Code	80406 / River Road	

Boundary / Land Use Data

Approximate Taxlot Acreage / Sq Ft	0.26 / 11,326	School	Code Name
Incorporated City Limits	none	School District	4J <u>EUGENE</u>
Urban Growth Boundary	EUG	Elementary School	525 <u>River Road</u>
Census Tract/Block	4100/2	Middle School	518 <u>Kelly</u>
Subdivision Name	N/A	High School	536 <u>North Eugene</u>
Lot/Tract/Unit	TL 06500	Zoning Parent/Overlay	C-1/UL
Phase	N/A	Land Use	6517 Medical Clinic, Out Patient Service
Recording Number	N/A	Property Class	201 COMMERCIAL, IMPROVED
		Statistical Class	430 OLD HOUSE CONVERSION TO OFFICE

Property Values & Taxes

Year	Real Market Value (RMV)			Total Assessed Value
	Land	Improvement	Total	
2013	\$93,934	\$107,608	\$201,542	\$125,650
2012	\$93,934	\$107,608	\$201,542	\$121,990
2013 Taxable Value		2013 Tax	2013 Tax Code Area	
\$125,650		\$2,098.54	00412	

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
07/01/08	\$190,000	DOOLEY KATHERINE N	MONES STEWART L	2008-41292	
12/07/06	\$0	FIRESTONE MITCHELL T	DOOLEY KATHERINE N	2006-88194	

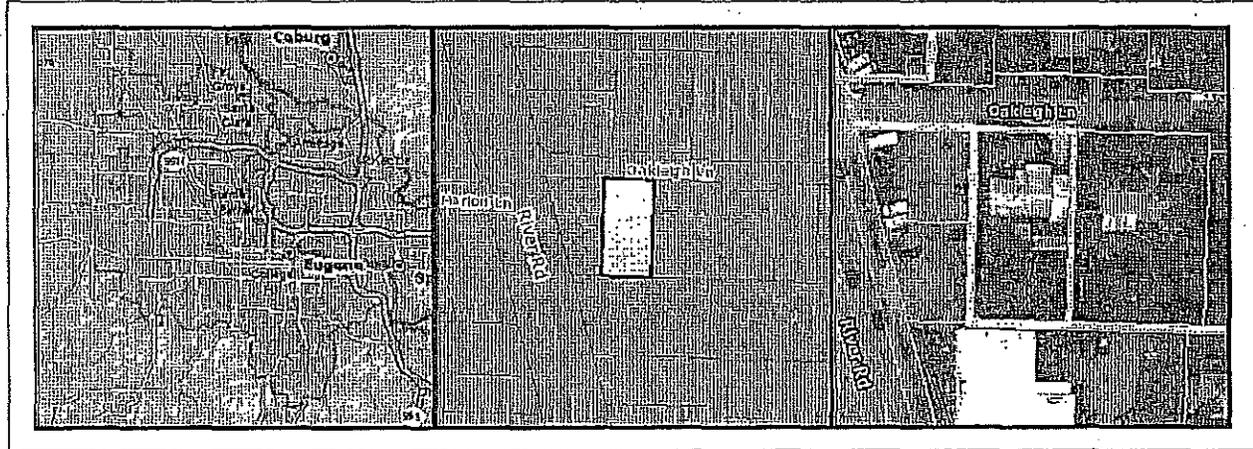
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:17pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

Site Address 90 OAKLEIGH LN Eugene, OR 97404-3226	Property Owner 1 MONES STEWART L 90 OAKLEIGH LN EUGENE, OR 97404
Map & Taxlot# 17-04-24-24-06500	<u>Approx. taxlot acreage</u> 0.26
SIC N/A	<u>Tax account acreage</u> data not available
Tax Account# 0431906	

Map & Taxlot # 17-04-24-24-06500



Business Information

Multiple Businesses at This Address

There are 2 businesses associated with this address. Click on any of the links below to open the full business report.

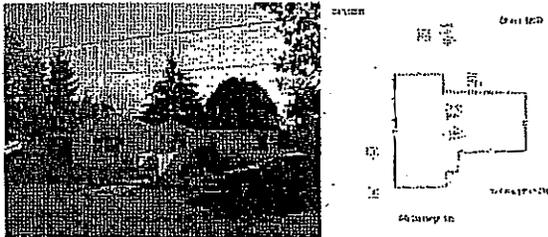
- [Mitchell Todd Firestone](#), Mr Mitchell Firestone
- [Stewart Mones MD](#), Dr Stewart Mones

Source: infoGroup/Government Division, 5711 S 86th Circle, Omaha, NE 68127, www.infoUSA.gov



Improvements

Photos & Sketches for Tax Account



Site Address Information

90 OAKLEIGH LN
EUGENE, OR 97404-3226

House #	90	Suffix	N/A	Pre-directional	N/A
Street Name	OAKLEIGH	Street Type	LN	Unit type / #	N/A
Mail City	EUGENE	State	OR	Zip Code	97404
Zip + 4	3226	Create Date	Feb 24, 1985	Update Date	Apr 08, 2009

Land Use 6517 Medical Clinic, Out Patient Service
USPS Carrier Route Co27

General Taxlot Characteristics

<p>Geographic Coordinates X 4232841 Y 889538 (State Plane X,Y) Latitude 44.0778 Longitude -123.1199</p>		<p>Taxlot Characteristics Incorporated City Limits none Urban Growth Boundary Eugene Year Annexed N/A Annexation# N/A <u>Approximate Taxlot Acreage</u> 0.26 Approx Taxlot Sq Footage 11,326 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation Metro Plan Map Eugene Neighborhood River Road Community Organization</p>	
<p>Zoning Zoning Jurisdiction Eugene Eugene Parent C-1 NEIGHBORHOOD Zone COMMERCIAL Overlay UL Urbanizable Land</p>		<p>Metro Area Nodal Dev Area No Historic Property Name N/A City Historic Landmark? No National Historical Register? No</p>	
<p>Land Use <u>General Land Use</u> Code Description 0 General Services</p> <p><u>Detailed Land Use</u> Code Description 6517 Medical Clinic, Out Patient Service</p>			

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTE / o
Emerald People's Utility District	N

Environmental Data

<p>FEMA Flood Hazard Zone Code Description X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.</p>	
FIRM Map Number	41039C1128 F
Community Number	415591
Post-FIRM Date	12/18/1985
Panel Printed?	Yes
<p>Soils Soil Map Unit # Soil Type Description % of Taxlot Ag Class 1 Hydric 76 MALABON-URBAN LAND COMPLEX 100% 1 No</p>	

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

Eugene Building Permits

Log Number	Project Description
<u>09-00738-01</u>	Convert existing SFD into medical office
<u>09-02643-01</u>	Installation of freestanding sign for Maitree Family Medicine

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431906
View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
MONES STEWART L	90 OAKLEIGH LN	EUGENE, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
MONES STEWART L	90 OAKLEIGH LN	EUGENE, OR 97404

Data source: Lane County Assessment and Taxation

Account Status

Status	Active Account	Current Tax Year
Account Status	none	
Remarks	none	
Special Assessment Program	N/A	

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available
 Fire Acres N/A
 Property Class 201 COMMERCIAL, IMPROVED
 Statistical Class 430 OLD HOUSE CONVERSION TO OFFICE
 Neighborhood Code 80406
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 06500 Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvements	Total		
2013	\$93,934	\$107,608	\$201,542	\$125,650	\$2,098.54
2012	\$93,934	\$107,608	\$201,542	\$121,990	\$1,915.10
2011	\$93,934	\$116,966	\$210,900	\$118,437	\$1,880.68
2010	\$93,934	\$116,966	\$210,900	\$114,987	\$1,827.04
2009	\$66,887	\$138,930	\$205,817	\$111,638	\$1,784.77
2008	\$82,329	\$125,670	\$207,999	\$108,386	\$1,685.52
2007	\$80,465	\$130,390	\$210,855	\$105,229	\$1,630.31
2006	\$67,292	\$100,700	\$167,992	\$102,164	\$1,511.71
2005	\$47,389	\$102,760	\$150,149	\$99,188	\$1,550.11
2004	\$41,208	\$80,280	\$121,488	\$96,299	\$1,395.94
2003	\$37,462	\$85,400	\$122,862	\$93,494	\$1,378.30
2002	\$36,371	\$69,430	\$105,801	\$90,771	\$1,315.77
2001	\$31,905	\$85,710	\$117,615	\$88,127	\$1,285.53
2000	\$31,280	\$85,710	\$116,990	\$85,560	\$1,296.38
1999	\$26,510	\$79,360	\$105,870	\$83,068	\$1,172.81
1998	\$22,280	\$78,570	\$100,850	\$80,649	\$1,132.47
1997	\$22,280	\$75,550	\$97,830	\$78,300	\$1,131.66
1996	\$17,970	\$71,270	\$89,240	\$89,240	\$1,182.04
1995	\$19,120	\$67,880	\$87,000	\$87,000	\$1,115.39

Current Year Assessed Value \$125,650
 Less Exemption Amount * N/A
 Taxable Value \$125,650
 *Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412
 Taxing Districts for TCA 00412
 EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVERROAD PARK & RECREATION DISTRICT
 RIVERROAD WATER DISTRICT

****NOTICE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The **Billing Rate Document** still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
07/01/2008	\$190,000	2008-41292		W	No	DOOLEY KATHERINE N	MONES STEWART L
12/07/2006	\$0	2006-88194		K	No	FIRESTONE MITCHELL T	DOOLEY KATHERINE N
12/27/2004	\$0	2005-1416		6	No	DOOLEY KATHERINE N	DOOLEY KATHERINE N
12/17/2001	\$116,000	2001-86892		Y	No	RADABAUGH, J H, SARTOR J A	DOOLEY KATHERINE
07/09/2001	\$0	2001-56701		J	No	RADABAUGH ETHEL ESTATE OF/SARTOR	SARTOR JUDITH A 50%

Data source: Lane County Assessment and Taxation

After Recording Return To
First American Title
PO Box 10145
Eugene, OR 97440



20
10
11
After recording return to:
Stewart L. Mones
90 Oakleigh Lane
Eugene, OR 97404

Until a change is requested all tax statements
shall be sent to the following address:
Stewart L. Mones
90 Oakleigh Lane
Eugene, OR 97404

File No.: 7191-1199988 (AF)
Date: July 01, 2008

Division of Chief Deputy Clerk
Lane County Deeds and Records

2008-041292



\$41.00

01012502200800412920040044

07/16/2008 09:34:00 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$20.00 \$11.00 \$10.00

STATUTORY WARRANTY DEED

Katherine N. Dooley, Grantor, conveys and warrants to **Stewart L. Mones**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$190,000.00**. (Here comply with requirements of ORS 93.030)

APN: 0431906

Statutory Warranty Deed
- continued

File No.: 7191-119988 (AF)
Date: 07/01/2008

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT THE NORTHWEST CORNER OF COUNTY SURVEY NO. 1068, WHICH POINT IS ACCORDING TO THE RECORD OF SAID SURVEY, NORTH 17° WEST 10.805 CHAINS FROM A POINT IN THE SOUTH LINE OF THE BENJAMIN DAVIS DONATION LAND CLAIM NO. 45, IN TOWNSHIP 17 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, 72.91 CHAINS EAST OF THE SOUTHWEST CORNER OF SAID CLAIM; AND RUNNING THENCE NORTH 17° WEST 170.98 FEET; THENCE EAST 10.37 FEET TO THE EASTERLY LINE OF THE HIGHWAY; THENCE EAST 187.20 FEET; THENCE SOUTH 74.8 FEET; THENCE WEST 180 FEET, MORE OR LESS; TO A POINT 78.2 FEET SOUTH 17° EAST FROM THE POINT OF BEGINNING; THENCE NORTH 17° WEST 78.2 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPT THE FOLLOWING: BEGINNING AT A POINT 170.98 FEET NORTH 17° WEST FROM THE NORTHWEST CORNER OF COUNTY SURVEY NO. 1068, WHICH NORTHWEST CORNER IS 10.805 CHAINS NORTH 17° WEST FROM A POINT ON THE SOUTH LINE OF DONATION LAND CLAIM NO. 45, IN TOWNSHIP 17 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, WHICH LATTER POINT IS 72.91 CHAINS EAST FROM THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM; FROM SAID POINT OF BEGINNING RUN EAST 10.37 FEET TO THE EAST LINE OF PACIFIC HIGHWAY; THENCE CONTINUING EAST 110 FEET; THENCE SOUTH 74.79 FEET; THENCE WEST 97.52 FEET, MORE OR LESS, TO A POINT SOUTH 17° EAST FROM POINT OF BEGINNING; THENCE NORTH 17° WEST 78.2 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

PARCEL II:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE HIGHWAY, 14.52 FEET NORTH 17° WEST AND 10.37 FEET EAST OF THE NORTHWEST CORNER OF COUNTY SURVEY NO. 1068, THE NORTHWEST CORNER OF SAID SURVEY BEING, ACCORDING TO THE RECORD OF SAID SURVEY, NORTH 17° WEST 10.805 CHAINS FROM A POINT IN THE SOUTH LINE OF THE BENJAMIN DAVIS DONATION LAND CLAIM NO. 45, IN TOWNSHIP 17 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, 72.91 CHAINS EAST OF THE SOUTHWEST CORNER OF SAID CLAIM; AND RUNNING THENCE EAST 141.44 FEET; THENCE NORTH 74.83 FEET; THENCE WEST 164.31 FEET TO THE EASTERLY LINE OF THE HIGHWAY; THENCE SOUTH 17° EAST, ALONG THE SAID LINE 78.26 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

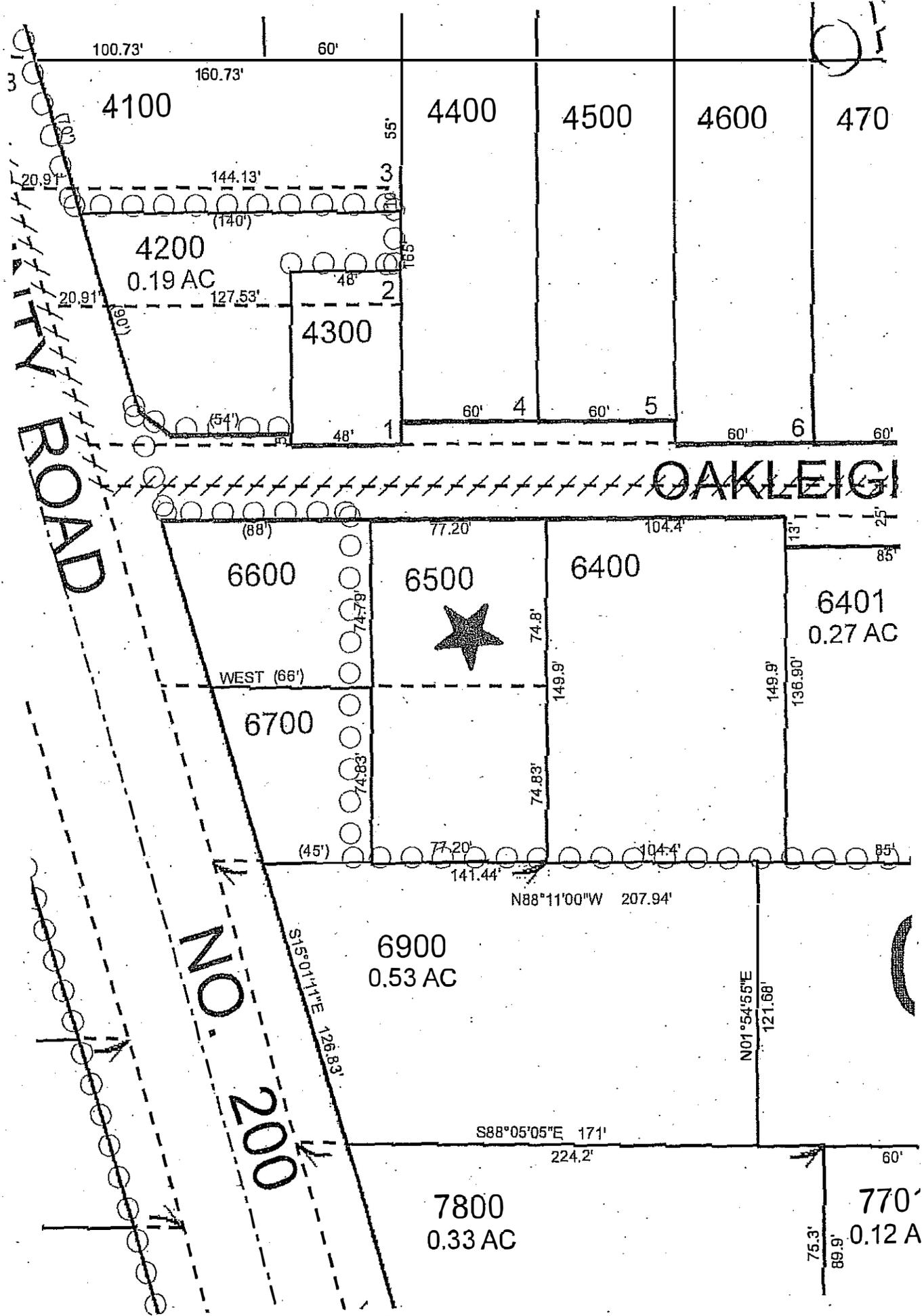
APN: 0431906

Statutory Warranty Deed
- continued

File No.: 7191-1199988 (AF)
Date: 07/01/2008

EXCEPT THE FOLLOWING: BEGINNING AT A POINT IN THE EASTERLY LINE OF THE HIGHWAY 14.52 FEET NORTH 17° WEST AND 10.37 FEET EAST OF THE NORTHWEST CORNER OF COUNTY SURVEY NO. 1068, THE NORTHWEST CORNER OF SAID SURVEY BEING, ACCORDING TO RECORD OF SAID SURVEY, NORTH 17° WEST 10.805 CHAINS FROM A POINT IN THE SOUTH LINE OF THE BENJAMIN DAVIS DONATION LAND CLAIM NO. 45, IN TOWNSHIP 17 SOUTH, RANGE 4 WEST, WILLAMEITE MERIDIAN, 72.91 CHAINS EAST OF THE SOUTHWEST CORNER OF SAID CLAIM; AND RUNNING THENCE EAST 64.24 FEET; THENCE NORTH 74.93 FEET; THENCE WEST 87.11 FEET TO THE EASTERLY LINE OF THE HIGHWAY; THENCE SOUTH 17° EAST, ALONG THE SAID LINE 78.26 FEET TO THE PLACE OF BEGINNING IN LANE COUNTY, OREGON.

THIS LEGAL DESCRIPTION WAS CREATED PRIOR JANUARY 01, 2008.



100.73'

60'

160.73'

4100

4400

4500

4600

470

20.91'

144.13'

55'

4200

0.19 AC

4300

48'

127.53'

2

60'

4

60'

5

60'

6

60'

OAKLEIGH

(88')

6500



6400

6401
0.27 AC

WEST (66')

6700

74.79'

74.8'

149.9'

149.9'

136.90'

74.83'

74.83'

(45')

77.20'

104.4'

85'

141.44'

N88°11'00"W 207.94'

6900
0.53 AC

N01°54'55"E
121.68'

S88°05'05"E 171'

224.2'

7800
0.33 AC

770'
0.12 A

75.3'

89.9'

60'

KITTY ROAD

MO. 200

S15°01'11"E 126.83'

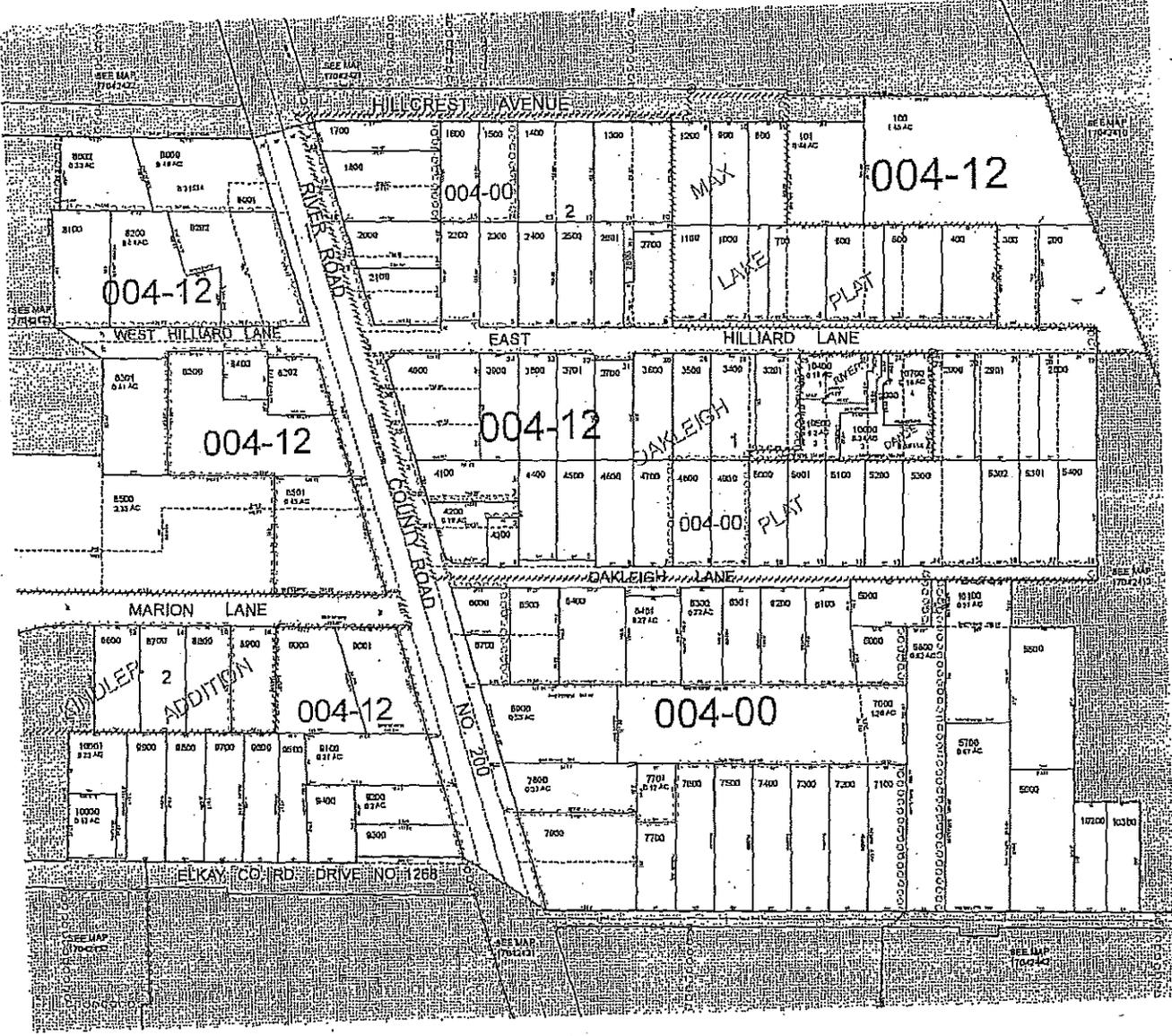
FOR ASSESSMENT AND TAXATION ONLY

S.E. 1/4 N.W. 1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
1"=100'

REPRODUCED BY THE COUNTY OF LANE, OREGON, FROM THE ORIGINAL RECORDS OF THE COUNTY ENGINEER, LANE COUNTY, OREGON, 1977.

1704242
EUGENE

CLIP NO. 200-01, P. 113



CANCELLED
0001
2000
3100

EUGENE
1704242

Summary Property Report

Site Address	N/A		
Map & Taxlot#	17-04-24-24-06600		
SIC	N/A		
Tax Account#	0431914		
Property Owner 1	Taxpayer		
COBURG HILLS HOLDINGS LLC COBURG HILLS HOLDINGS LLC			
1120 DELROSE CRT	1120 DELROSE CRT		
SPRINGFIELD, OR 97477	SPRINGFIELD, OR 97477		
Neighborhood Code 80406 / River Road			

Boundary / Land Use Data

<u>Approximate Taxlot</u>	0.13 / 5,663	School	Code Name
<u>Acres / Sq Ft</u>		School District	4J <u>EUGENE</u>
Incorporated City	EUGENE	Elementary School	525 <u>River Road</u>
Limits		Middle School	518 <u>Kelly</u>
Urban Growth	EUG	High School	536 <u>North Eugene</u>
Boundary		<u>Zoning</u>	C-2
Census Tract/Block	4100/2	Parent/Overlay	
Subdivision Name	N/A	Land Use	9100-Vacant, Unused, Undeveloped Land
Lot/Tract/Unit	TL 06600	Property Class	200 COMMERCIAL, VACANT
Phase	N/A	Statistical Class	N/A
Recording Number	N/A		

Property Values & Taxes

Year	Real Market Value (RMV)			Total	Total Assessed Value
	Land	Improvement			
2013	\$64,734	\$0		\$64,734	\$30,820
2012	\$64,734	\$0		\$64,734	\$29,922
2013 Taxable Value		2013 Tax	2013 Tax Code Area		
\$30,820		\$ 585.43	00400		

Two Most Recent Sales/Ownership Transfers

Date	Pr ce	Grantor (first l sted)	Grantee (first l sted)	Instrument #	Image
07/17/08	\$590,000	MST INVESTMENTS LLC	COBURG HILLS HOLDINGS LLC	2008-41918	
04/06/05	\$0	DIEHL ELIZABETH TURNER	MST INVESTMENTS LLC	2005-23878	

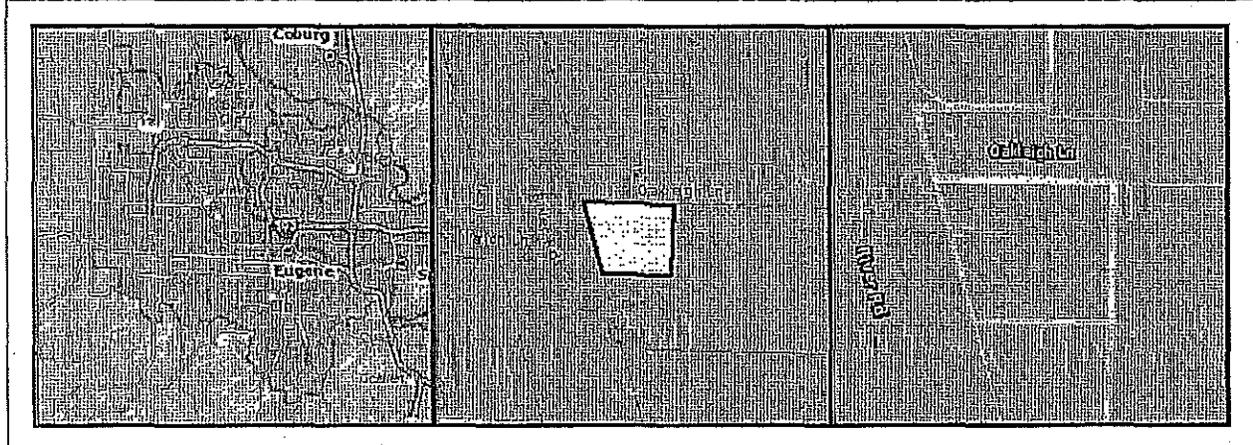
This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:08pm using Regional Land Information Database, <http://www.rlid.org/>

Detailed Property Report

SiteAddress N/A Map & Taxlot# 17-04-24-24-06600 SIC N/A TaxAccount# 0431914	Property Owner 1 COBURG HILLS HOLDINGS LLC 1120 DELROSE CRT SPRINGFIELD, OR 97477 Approx. taxlot acreage 0.13 Tax account acreage data not available
--	--

Map & Taxlot # 17-04-24-24-06600



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

□ Geographic Coordinates X 4232760 Y 889556 (StatePlaneX,Y) Latitude 44.0778 Longitude -123.1202	Taxlot Characteristics Incorporated City Limits EUGENE Urban Growth Boundary Eugene Year Annexed 1997 Annexation # 97-28 <u>Approximate Taxlot Acreage</u> 0.13
□ Zoning Zoning Jurisdiction Eugene Eugene ParentZone C-2 COMMUNITY COMMERCIAL	Approx Taxlot Sq Footage 5,663 2010 Census Tract 4100 2010 Census Block Group 2 Plan Designation N/A Eugene Neighborhood River Road Community Organization
□ Land Use <u>General Land Use</u> Code Description V Vacant	Metro Area Nodal Dev Area No HistoricProperty Name N/A City Historic Landmark? No National Historical Register? No
<u>Detailed Land Use</u> Code Description 9100 Vacant, Unused, Undeveloped Land	

Service Providers

Fire Protection Provider	City of Eugene
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTEE / 0
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone	
Code	Description
X5	Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.
FIRM Map Number	41039C1128 F
Community Number	410122
Post-FIRM Date	09/29/1986
Panel Printed?	Yes
Soils	
Soil Map Unit#	Soil Type Description % of Taxlot Ag Class Hydric
76	MALABON-URBAN LAND COMPLEX 100% 1 No

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	1781	State Representative District	13
City Council Ward	E7	State Representative	Nancy Nathanson
City Councilor	Claire Syrett	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	James I Manning Jr		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

None

Land Use Applications

None

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0431914
 View taxstatement(s) for: 2013, 2012

Owner/Taxpayer

<u>Owners</u>		
Owner COBURG HILLS HOLDINGS LLC	Address 1120 DELROSE CRT	City/State/Zip SPRINGFIELD, OR 97477
<u>Taxpayer</u>		
Party Name COBURG HILLS HOLDINGS LLC	Address 1120 DELROSE CRT	City/State/Zip SPRINGFIELD, OR 97477

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year
Account Status none
Remarks none
Special Assessment Program N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available
Fire Acres N/A
Property Class 200 COMMERCIAL, VACANT
Statistical Class N/A
Neighborhood Code 80406
Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A	Subdivision Name N/A	Subdivision Number N/A
Phase N/A	Lot/Tract/Unit # TL 06600	Recording Number N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)	RMV Excess	Total	Total Assessed Value	Tax
2013	\$64,734	\$0	\$64,734	\$30,820	\$ 585.43
2012	\$64,734	\$0	\$64,734	\$29,922	\$ 538.42
2011	\$64,734	\$0	\$64,734	\$29,050	\$ 528.23
2010	\$64,734	\$0	\$64,734	\$28,204	\$ 520.73
2009	\$66,056	\$0	\$66,056	\$27,383	\$ 507.70
2008	\$64,133	\$0	\$64,133	\$26,585	\$ 477.38
2007	\$55,768	\$0	\$55,768	\$25,811	\$ 465.97
2006	\$41,310	\$0	\$41,310	\$25,059	\$ 481.78

2005	\$33,048	\$0	\$33,048	\$24,329	\$ 461.96
2004	\$28,738	\$0	\$28,738	\$23,620	\$ 425.85
2003	\$29,029	\$0	\$29,029	\$22,932	\$ 418.21
2002	\$29,323	\$0	\$29,323	\$22,264	\$ 403.51
2001	\$30,230	\$0	\$30,230	\$21,616	\$ 381.18
2000	\$30,230	\$0	\$30,230	\$20,986	\$ 380.76
1999	\$25,620	\$0	\$25,620	\$20,375	\$ 337.70
1998	\$24,870	\$0	\$24,870	\$19,782	\$ 320.51
1997	\$24,870	\$0	\$24,870	\$19,206	\$ 282.31
1996	\$20,060	\$0	\$20,060	\$20,060	\$ 269.98
1995	\$21,340	\$0	\$21,340	\$21,340	\$ 278.98

Current Year Assessed Value \$30,820
 Less Exemption Amount * N/A
 Taxable Value \$30,820
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00400
 Taxing Districts for TCA 00400
 CITY OF EUGENE
 EUGENE SCHOOL DISTRICT 4J
 EUGENE URBAN RENEWAL DOWNTOWN
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT

**NOTICE Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The Billing Rate Document still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
07/17/2008	\$590,000	2008-41918		IK	Yes	MST INVESTMENTS LLC	COBURG HILLS HOLDINGS LLC
04/06/2005	\$0	2005-23878		IK	Yes	DIEHL, ELIZABETH TURNER	MST INVESTMENTS LLC
03/25/2005	\$0	2005-23877		J	Yes	DIEHL, ELIZABETH TURNER	DIEHL, ELIZABETH TURNER
02/26/1998	\$337,500	1998-14023		L	Yes	JINKS DONALD M & SANDRA MTE	TURNER MARGARET LOUISE
03/03/1995	\$0	1995-17549		6	data not available	JINKS, DONALD M & SANDRA L H&W	data not available
04/15/1993	\$246,500	1993-23817		Y	data not available	KONNIE, SAM F & ROBERTA K H&W	data not available
04/25/1990	\$23,000	1990-22553		L	data not available	GULL INDUSTRIES INC	data not available

Commercial Sales Data

Image Sale Date
[0431930.pdf](#) 07/17/2008
[0431930.pdf](#) 07/17/2008
[0431930.pdf](#) 07/17/2008

Data source: Lane County Assessment and Taxation



Division of Chief Deputy Clerk
Lane County Deeds and Records

2008-041918



\$31.00

01013286200800419180020020

07/18/2008 01:46:47 PM

RPR-DEED Cnt=1 Str=6 CASHIER 07
\$10.00 \$11.00 \$10.00

TITLE NO. 0258481 MB
ESCROW NO. EU08-0998
TAX ACCT. NO. 0431914/0431922
TAX ACCT. NO. 0431930
MAP/TAX LOT NO. 17 04 24 24 #6600 & 6700
MAP/TAX LOT NO. 17 04 24 2 4 #6900

WARRANTY DEED -- STATUTORY FORM

MST INVESTMENTS, LLC, an Oregon Limited Liability Company, Grantor,
conveys and warrants to

COBURG HILLS HOLDINGS, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Except the following encumbrances:
2008/09 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$590,000.00 .

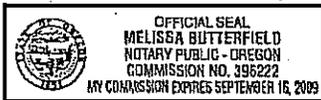
Dated this 17 day of July 2008.

MST INVESTMENTS, LLC

BY: [Signature]
ELIZABETH TURNER DIEHL, MANAGER

State of Oregon
County of LANE

This instrument was acknowledged before me on July 17, 2008 by ELIZABETH TURNER DIEHL, MANAGER OF MST INVESTMENTS, LLC.



[Signature]
(Notary Public for Oregon)
My commission expires 9/16/09

MST INVESTMENTS, LLC
241 NORTH LOTUS ISLE DRIVE
PORTLAND, OR 97217
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

COBURG HILLS HOLDINGS, LLC
3277 Riverbend Ave
Eugene, OR 97408
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADe TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

PROPERTY DESCRIPTION

PARCEL 1:

Beginning at a point 170.98 feet North 17° West from the Northwest corner of County Survey No. 1068, which Northwest corner is 10.805 chains North 17° West from a point on the South line of Donation Land Claim No. 45, Township 17 South, Range 4 West, Willamette Meridian, which latter point is 72.91 chains East from the Southwest corner of said Donation Land Claim; from said point of beginning run East 10.37 feet to the East line of Pacific Highway; thence continuing East 100 feet; thence South 74.79 feet; thence West 79.52 feet, more or less, to a point South 17° East from the point of beginning; thence North 17° West 78.2 feet to the point of beginning, in Lane County, Oregon.

EXCEPT from the above-described parcel all that portion described in deed to Lane County, a political subdivision of the State of Oregon, recorded May 16, 1990, Reception NO. 9022552, Lane County Official Records, in Lane County, Oregon.

PARCEL 2:

Beginning at a point in the Easterly line of the highway, 14.52 feet North 17° West and 10.37 feet East of the Northwest corner of County Survey No. 1068, the Northwest corner of said survey being, according to the record of said survey, North 17° West 10.805 chains from a point in the South line of the Benjamin Davis Donation Land Claim No. 45, Township 17 South, Range 4 West, Willamette Meridian 72.91 chains East of the Southwest corner of said claim, and running thence East 64.24 feet; thence North 74.83 feet; thence West 87.11 feet to the Easterly line of the highway; thence South 17° East along the said line 78.26 feet to the place of beginning, in Lane County, Oregon.

EXCEPT from the above-described parcel all that portion described in Deed to Lane County, a political subdivision of the State of Oregon, recorded May 16, 1990, Reception No. 9022552, Lane County Official Records, in Lane County, Oregon.

PARCEL 3:

Beginning at a point on the North line of a 24.0 foot reserved roadway (McClure Lane), said point being South 88° 05' 05" East 575.10 feet from a point which bears North 15° 01' 11" West 367.28 feet and South 88° 05' 05" East 4825.87 feet from the brass cap monument marking the Southwest corner of the Benjamin Davis Donation Land Claim No. 45, Township 17 South, Range 4 West, Willamette Meridian, said point also being the Southeast corner of that certain tract of land described in a deed recorded in Book 255, Page 101, Lane County Oregon Deed Records; thence leaving the North margin of the 24.0 foot reserved roadway (McClure Lane) and running along the East line of said last-described tract North 10° 54' 55" East 225.90 feet; thence parallel to and 225.9 feet Northerly of the North margin of a 24.0 foot reserved roadway North 88° 05' 05" West 449.63 feet to the true point of beginning; thence North 01° 54' 55" East 121.68 feet to a point which is 161.9 feet Southerly of when measured at right angles to the South line of the plat of OAKLEIGH, as platted and recorded in Book 9, Page 32 of the Lane County Oregon Plat Records, in Lane County, Oregon; thence parallel to and 161.9 feet Southerly of the South line of the said Plat of OAKLEIGH North 88° 11' 00" West 207.94 feet to a point on the Easterly margin of River Road said point being 50.0 feet from when measured at right angles to the centerline of River Road; thence along the Easterly margin of River Road South 15° 01' 11" East 126.83 feet to a point which bears North 88° 05' 05" West from the true point of beginning; thence south 88° 05' 05" East 171.00 feet to the true point of beginning, all in Lane County, Oregon.

COUNTY 12

N (CO. GRID)

COUNTY ROAD

NO. 200

100.73'

160.73'

4100

60'

4400

4500

144.13'

4200

0.19 AC

4300

20.91'

127.53'

(54')

48'

60'

60'

20.89'

20.91'

17.65'

20.89'

50'

184.12'

001

12

S89°45'40"W
103.91'

112.3'

162.5'

WEST (66')

6600

6700

6500

6400

(88')

77.20'

104.4'

74.8'

149.9'

(45')

77.20'

104.4'

141.44'

N88°11'00"W 207.94'

6900
0.53 AC

S88°05'05"E 171'

224.2'

7800
0.33 AC

FOR ASSESSMENT AND TAXATION ONLY

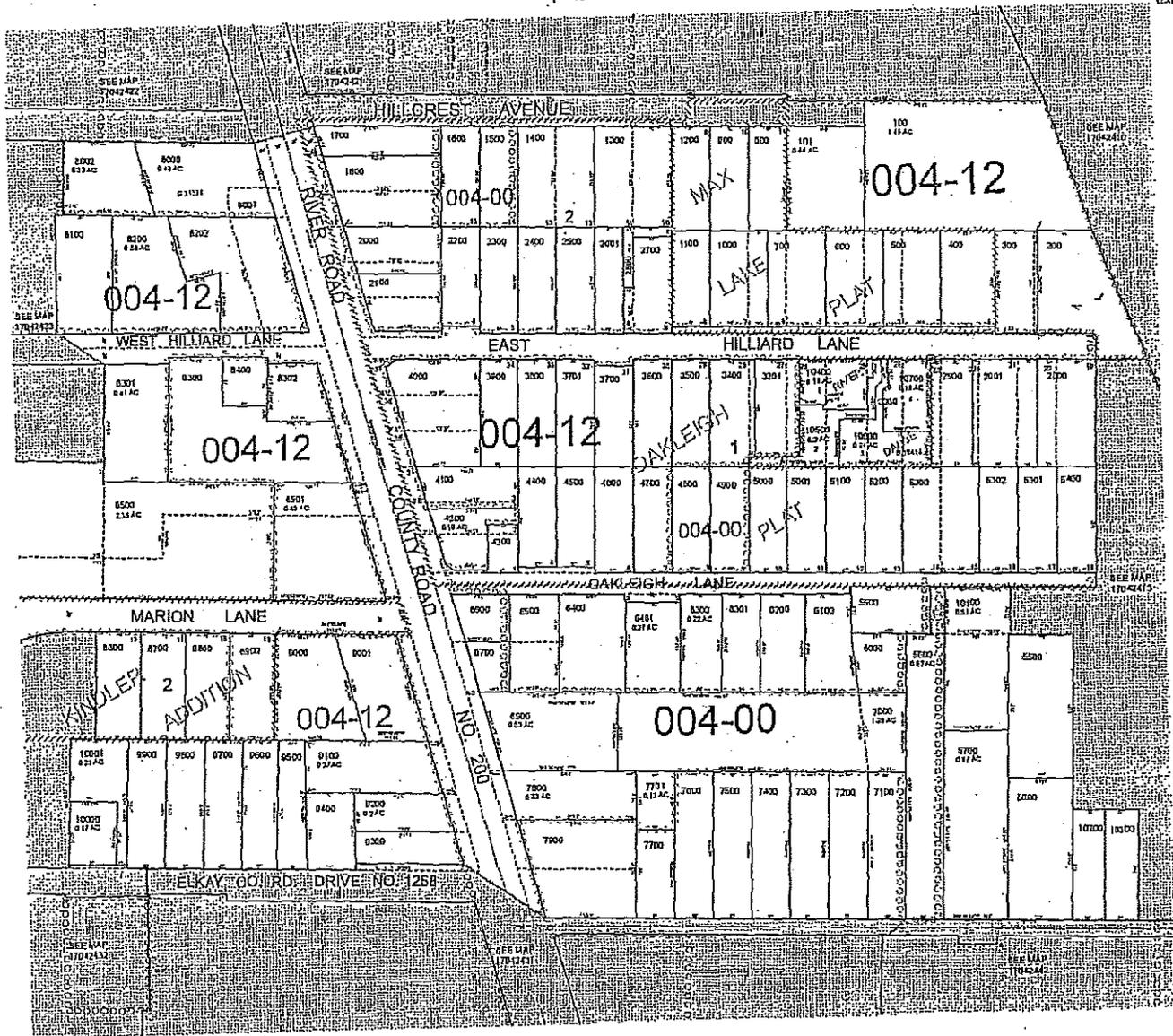
S.E. 1/4 N.W. 1/4 SEC. 24 T.17S. R.4W. W.M.
Lane County
1" = 100'

REVISION: 10/15/04
DRAWN BY: [illegible]
DATE: 10/15/04
BY: [illegible]

17042424
EUGENE

LEAD 044-7113-04-17 11

CANCELLED
5001
3063
3169



EUGENE
17042424

Summary Property Report

Site Address	N/A		
Map & Taxlot#	17-04-24-24-10100		
SIC	N/A		
Tax Account#	0983898		
Property Owner 1	Taxpayer		
BRANDT JAMES P & SHARON I BRANDT JAMES P & SHARON I			
PO BOX 885	PO BOX 885		
SUTHERLIN, OR 97479	SUTHERLIN, OR 97479		
Neighborhood Code 431500 / North Eug Urban Mixed SC RR			

Boundary / Land Use Data

<u>Approximate Taxlot</u>	0.51 / 22,216		
<u>Acreage / Sq Ft</u>			
Incorporated City	none	School District	4J <u>EUGENE</u>
Limits		Elementary School	525 <u>River Road</u>
Urban Growth	EUG	Middle School	518 <u>Kelly</u>
Boundary		High School	536 <u>North Eugene</u>
Census Tract/Block	4100/2	Zoning	R-1/UL
Subdivision Name	N/A	Parent/Overlay	
Lot/Tract/Unit	TL 10100	Land Use	9100-Vacant, Unused, Undeveloped Land
Phase	N/A	Property Class	100 RESIDENTIAL, VACANT
Recording Number	N/A	Statistical Class	N/A

Property Values & Taxes

Year	Real Market Value (RMV)			Total	Total Assessed Value
	Land	Improvement			
2013	\$65,177	\$0		\$65,177	\$51,108
2012	\$66,987	\$0		\$66,987	\$49,615
2013 Taxable Value		2013 Tax	2013 Tax Code Area		
\$51,108		\$ 817.07	00412		

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
05/15/98	\$20,000	ZARZYCKI DAVID MICHAEL	BRANDT JAMES P & SHARON I	1998-39830	
04/23/98	\$0	ZARZYCKI DAVID	MONOR JOSEPH & POUND CAROL	1998-31612	

Comments Eugene Landuse application on file

This report extracts commonly used information from the Detailed Property Report (DPR).

Generated by Cascade Title Co on Oct 15, 2013 at 4:32pm using Regional Land Information Database, <http://www.rlid.org/>

Standard Property Search Results

1 data row(s).

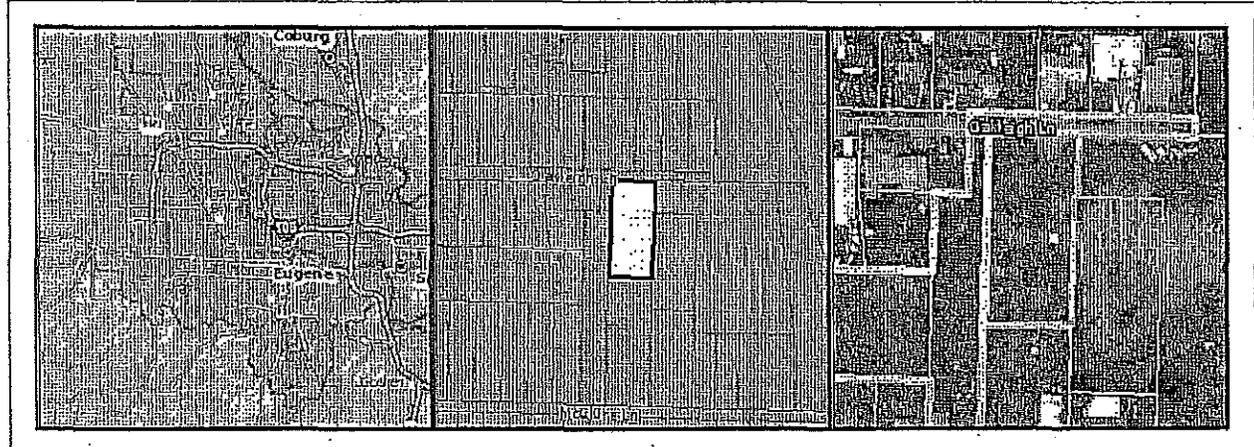
Current search parameters: Map = 19031432; Lot = 13600;

Map/Lot	SIC/Account #	Site Address	Mail City/Zip	Owner	City Limits	UGB
19-03-14-32-13600	1690575	584 MARY NEAL LN	CRESWELL 97426	ZETTEL WILLIAM J & DEBRA L	CRE	CRE

Detailed Property Report

SiteAddress N/A Map & Taxlot# 17-04-24-24-10100 SIC N/A TaxAccount# 0983898	Property Owner 1 BRANDT JAMES P & SHARON I PO BOX 885 SUTHERLIN, OR 97479 <u>Approx. taxlot acreage</u> 0.51 <u>Tax account acreage</u> 0.51
--	--

Map & Taxlot # 17-04-24-24-10100



Business Information

RLID does not contain any business data for this address

Improvements

No assessor photos, assessor sketches or building characteristic information is available for this tax account.

Site Address Information

No site address associated with this tax account number

General Taxlot Characteristics

<p><input type="checkbox"/> Geographic Coordinates X 4233528 Y 889472 (State Plane X, Y) Latitude 44.0777 Longitude -123.1173</p> <hr/> <p><input type="checkbox"/> Zoning Zoning Jurisdiction Eugene Eugene Parent Zone R-1 LOW-DENSITY RESIDENTIAL Overlay UL Urbanizable Land</p> <hr/> <p><input type="checkbox"/> Land Use <u>General Land Use</u> Code Description V Vacant</p> <p><u>Detailed Land Use</u> Code Description 9100 Vacant, Unused, Undeveloped Land</p>	<p>Taxlot Characteristics</p> <table> <tr><td>Incorporated City Limits</td><td>none</td></tr> <tr><td>Urban Growth Boundary</td><td>Eugene</td></tr> <tr><td>Year Annexed</td><td>N/A</td></tr> <tr><td>Annexation #</td><td>N/A</td></tr> <tr><td><u>Approximate Taxlot Acreage</u></td><td>0.51</td></tr> <tr><td>Approx Taxlot Sq Footage</td><td>22,216</td></tr> <tr><td>2010 Census Tract</td><td>4100</td></tr> <tr><td>2010 Census Block Group</td><td>2</td></tr> <tr><td>Plan Designation</td><td>N/A</td></tr> <tr><td>Eugene Neighborhood</td><td>River Road Community Organization</td></tr> <tr><td>Metro Area Nodal Dev Area</td><td>No</td></tr> <tr><td>Historic Property Name</td><td>N/A</td></tr> <tr><td>City Historic Landmark?</td><td>No</td></tr> <tr><td>National Historical Register?</td><td>No</td></tr> </table>	Incorporated City Limits	none	Urban Growth Boundary	Eugene	Year Annexed	N/A	Annexation #	N/A	<u>Approximate Taxlot Acreage</u>	0.51	Approx Taxlot Sq Footage	22,216	2010 Census Tract	4100	2010 Census Block Group	2	Plan Designation	N/A	Eugene Neighborhood	River Road Community Organization	Metro Area Nodal Dev Area	No	Historic Property Name	N/A	City Historic Landmark?	No	National Historical Register?	No
Incorporated City Limits	none																												
Urban Growth Boundary	Eugene																												
Year Annexed	N/A																												
Annexation #	N/A																												
<u>Approximate Taxlot Acreage</u>	0.51																												
Approx Taxlot Sq Footage	22,216																												
2010 Census Tract	4100																												
2010 Census Block Group	2																												
Plan Designation	N/A																												
Eugene Neighborhood	River Road Community Organization																												
Metro Area Nodal Dev Area	No																												
Historic Property Name	N/A																												
City Historic Landmark?	No																												
National Historical Register?	No																												

Service Providers

Fire Protection Provider	River Road WD
Ambulance Provider	Eugene Fire & EMS
Ambulance District	WC
Ambulance Service Area	West/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes
Soil Water Cons. Dist/Zone	UPPER WILLAMETTEE / o
Emerald People's Utility District	N

Environmental Data

FEMA Flood Hazard Zone
Code Description
 AE Areas of 100-year flood, base flood elevations determined.
 X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

FIRM Map Number 41039C1128 F
 Community Number data not available
 Post-FIRM Date data not available
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric
76	MALABON-URBAN LAND COMPLEX	52%	1	No
25	CHAPMAN-URBAN LAND COMPLEX	48%	1	No

Schools

	Code	Name
School District	4J	EUGENE
Elementary School	525	River Road
Middle School	518	Kelly
High School	536	North Eugene

Political Districts

Election Precinct	730	State Representative District	13
City Council Ward	N/A	State Representative	Nancy Nathanson
City Councilor	N/A	State Senate District	7
County Commissioner District	4 (Eugene-North)	State Senator	Chris Edwards
County Commissioner	Pat Farr		
EWEB Commissioner	N/A		
LCC Board Zone	2		

Liens

RLID does not contain any lien data for this jurisdiction

Building Permits

None

Land Use Applications

Eugene Land Use Applications

Log Number-Project Description
LA-11-002 Property Line Adjustment

[Eugene Land Use Application Search Page](#)

Petitions

None

Tax Statements (current and previous tax years)

ACCOUNT#: 0983898
 View tax statement(s) for: 2013 2012

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
BRANDT JAMES P & SHARON I	POBOX885	SUTHERLIN, OR 97479
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
BRANDT JAMES P & SHARON I	PO BOX 885	SUTHERLIN, OR 97479

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

TaxAccount Acreage	0.51
FireAcres	N/A
Property Class	100 RESIDENTIAL, VACANT
Statistical Class	N/A
Neighborhood Code	431500
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit#	TL 10100	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvements	Total		
2013	\$65,177	\$0	\$65,177	\$51,108	\$ 817.07
2012	\$66,987	\$0	\$66,987	\$49,619	\$ 762.05
2011	\$82,376	\$0	\$82,376	\$48,174	\$ 764.96
2010	\$37,042	\$0	\$37,042	\$22,578	\$ 358.74
2009	\$43,216	\$0	\$43,216	\$21,920	\$ 350.44
2008	\$43,216	\$0	\$43,216	\$21,282	\$ 330.96
2007	\$36,144	\$0	\$36,144	\$20,662	\$ 320.12
2006	\$33,001	\$0	\$33,001	\$20,060	\$ 316.46
2005	\$24,695	\$0	\$24,695	\$19,476	\$ 289.75
2004	\$20,990	\$0	\$20,990	\$18,909	\$ 259.78
2003	\$18,358	\$0	\$18,358	\$18,358	\$ 241.81
2002	\$17,484	\$0	\$17,484	\$17,484	\$ 238.97
2001	\$14,570	\$0	\$14,570	\$14,570	\$ 188.15
2000	\$12,350	\$0	\$12,350	\$12,350	\$ 164.44
1999	\$11,720	\$0	\$11,720	\$11,720	\$ 158.54
1998	\$11,490	\$0	\$11,490	\$8,955	\$ 125.76
1997	\$11,160	\$0	\$11,160	\$8,694	\$ 125.65
1996	\$10,530	\$0	\$10,530	\$10,530	\$ 139.48
1995	\$9,660	\$0	\$9,660	\$9,660	\$ 123.85

Current Year Assessed Value \$51,108
 Less Exemption Amount * N/A
 Taxable Value \$51,108
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00412
 Taxing Districts for TCA 00412
 EUGENE SCHOOL DISTRICT 4J
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 RIVER ROAD PARK & RECREATION DISTRICT
 RIVER ROAD WATER DISTRICT

**NOTICE Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect 2013. The Billing Rate Document still references 2012 rates and details and will be updated once we receive a current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
05/15/1998	\$20,000	1998-39830	L	No	ZARZYCKI DAVID MICHAEL	BRANDT JAMES P & SHARON I
04/23/1998	\$0	1998-31612	L	Yes	ZARZYCKI DAVID	MONOR JOSEPH & POUND CAROL
06/15/1989	\$0	1992-52594	6	data not available	ZARZYCKI, CINDY LARSON	data not available

Data source: Lane County Assessment and Taxation

INDIVIDUAL WARRANTY DEED

WPT 144585
10-47346

TAX ACCT. NO. 983896

9839830

MAP NO. 17 04 24 24 10100

10-
10-
20-

DAVID M. ZARZYCKI, an individual, Grantor,
conveys and warrants to
JAMES P. BRANDT and SHARON I. BRANDT, husband and wife, as tenants by the
entirety, Grantee,
the following described real property situated in LANE County, OR, free of
encumbrances except as specifically set forth herein, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$20,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

DATED: 05/13/1998

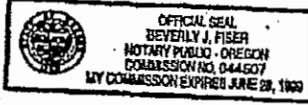
David M. Zarzycki
DAVID M. ZARZYCKI

6601HAY.22*98ROBREC 10.00
6601HAY.22*98ROBFUND 10.00
6601HAY.22*98ROB&T FUND 20.00

STATE OF OREGON)
) ss.
County of LANE)

This instrument was acknowledged before me on May 15th, 19 98 by DAVID
M. ZARZYCKI

Beverly J. Fisher
Notary Public of Oregon
My commission expires: 06-28-99



Until a change is requested, all tax statements shall be sent to the following
address: 248 S.W. Chandler Drive, Roseburg OR 97470

After recording return to:
Western Pioneer Title Co., P. O. Box 10146, Eugene, OR 97440

9839830

Page No. 3

Our No. 144585-MR

EXHIBIT "A"

Beginning at the initial Point of the Plat of Oakleigh, as platted and recorded at Page 32 of Volume 9; Lane County Oregon Plat Records; thence South 88° 11' 00" East 790.91 feet along the South line of said plat to the true point of beginning; thence South 88° 11' 00" East 102.73 feet along the South line of said plat to a point; thence South 01° 49' 00" West 72.26 feet; thence North 88° 11' 00" West 102.73 feet along a line parallel to the South line of said plat to an iron pipe; thence North 01° 49' 00" East 72.26 feet to the true point of beginning, in Lane County, Oregon.

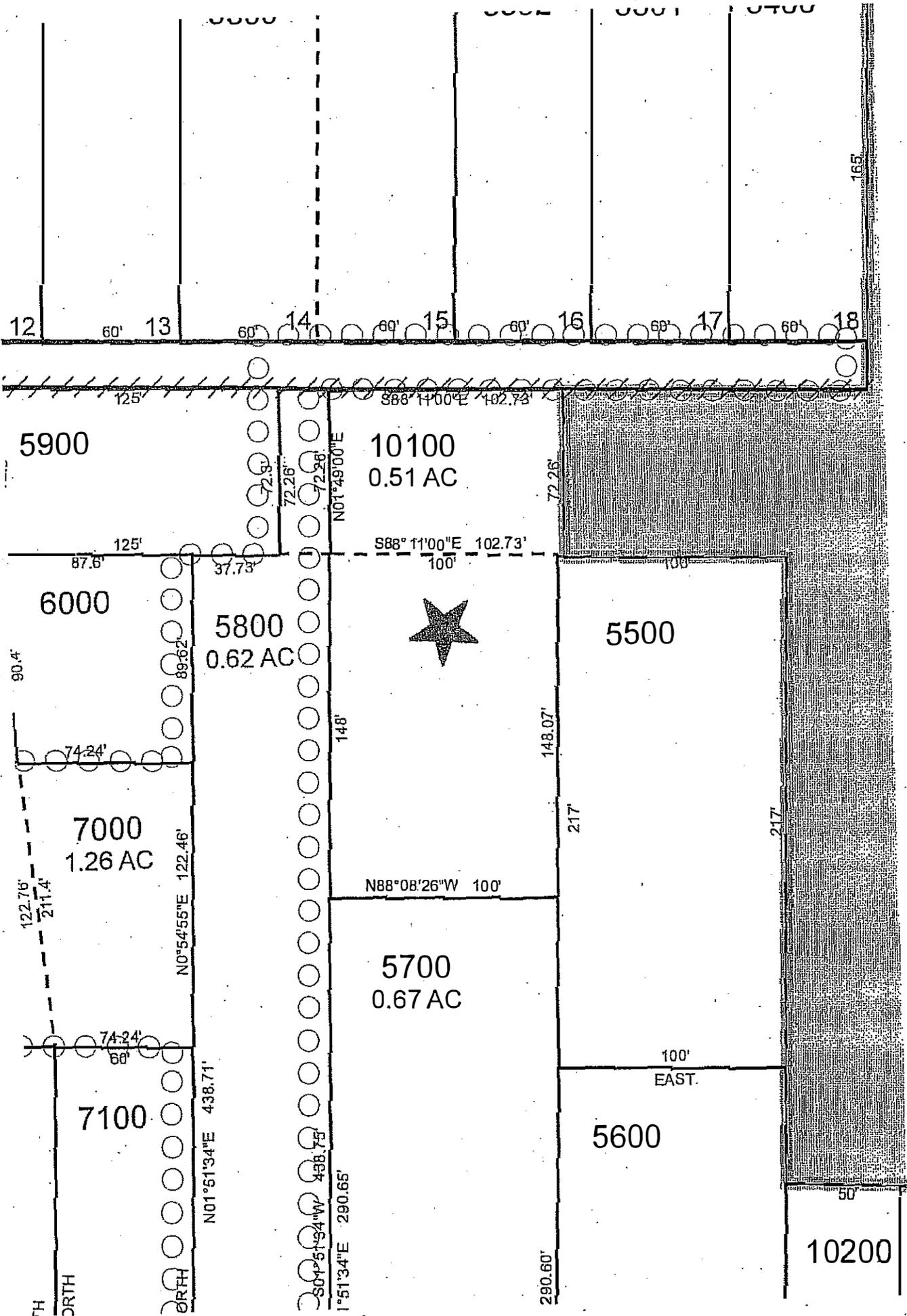
State of Oregon
County of Lane— ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

1988 MAY 22 PM 4:06

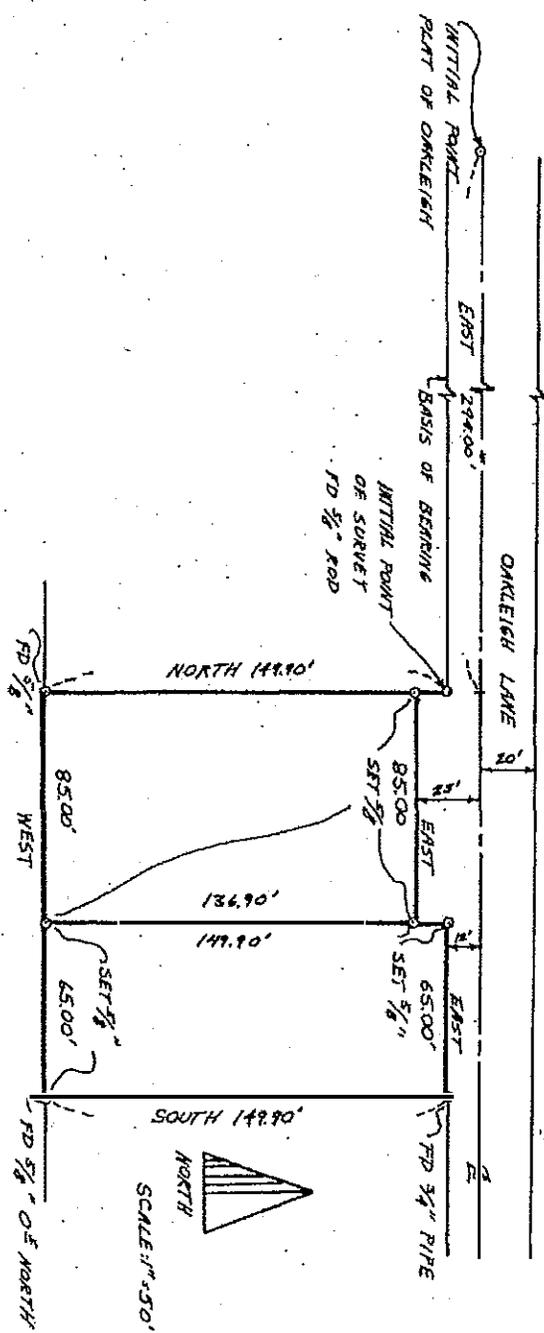
Reel **2422R**
Lane County OFFICIAL Records
Lane County Clerk

By: David S. Suha
County Clerk

INDEXED



401-54



S16929

17-04-24-2-4 TL 6300+6401

LEE C. PLANTS, PROFESSIONAL ENGINEER
 54 CENTENNIAL LOOP, EUGENE, OR 686-9211
 510 KILWOOD ST., FLORENCE, OR 997-8411

PROJECT	PROPERTY SURVEY
CLIENT	VERA BERGSTROM
LOCATION	3E 1/4 NW 1/4, SEC 24, T17S, R4N NW 1/4 LANE COUNTY, OREGON
DRAWN BY: P.M.	5 AUGUST 75



LANE COUNTY SURVEYORS OFFICE
 C. S. FILE NO. 19279
 SURVEY RECEIVED 10-31-75
 FILE SIZE 8 1/2 x 14
 FILING DATE 11-3-75

PT. R-5
Rec'd 10/16/13



October 15, 2013

Eugene Hearings Official
Attn: **Becky Taylor, Planner**
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401

RE: Oakleigh Meadow Cohousing, PUD Application (PDT 13-0001)

I am writing to address the concerns raised regarding the proposed gravel parking spaces creating dust. I have personally lived and parked my car on just such a parking lot design for the last 6 years in my own cohousing community in Nevada City, CA where we have much drier summers with much greater potential for dust. I assure you that, even in this drier climate, there is not a dust problem from this gravel parking space design. The gravel is larger stone (1/2 - 1") so that it interlocks and stabilizes, rather than smaller gravel that would create dusts. We are proposing to use it in the parking spaces, not in the drive aisle, so that cars are moving very slowly on it as they turn into the parking space. In addition, like the design for the Oakleigh Meadow Community, we laid a layer of drain fabric below the gravel to keep the gravel from working into the soil below and the soil from working its way up thru the gravel.

We have found this design that combines an asphalt drive with gravel parking spaces to hold up well over time, while at the same time slowing the storm drainage run off. The California State Water Resources Control Board, which carefully monitors stormwater run off in new developments, considers this approach as one of its Best Management Practices for slowing stormwater run off and reducing the pollutants in that run off.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie McCamant', with a long, sweeping flourish extending to the right.

Kathryn "Katie" McCamant, President



Gravel parking spaces with asphalt drive at Nevada City Cohousing, Nevada City, CA

PT. R-6
Rec'd 10/16/13



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

2350 Oakmont Way, Suite 105
Eugene, OR 97401
(541) 485-8383 Fax (541) 485-8384
www.sswengineers.com

October 15, 2013
SSW Job # 13-7076

Willard C. Dixon, AIA
300 Blair Blvd
Eugene, OR 97402-4150

Attention: Willard C. Dixon, AIA

Re: Oakleigh Meadow Cohousing (PDT13-0001)

The following is in response to the public comment concerning stormwater at the proposed Oakleigh Meadow Cohousing. We appreciate the concern in regards to the quantity of runoff from the site, treatment of pollutants and the destination of the stormwater. Unfortunately, the information from the public comments is in error. Calculations indicating the quantity, treatment, and flow were submitted to the city and were available to the public as of 7/30/13 through the City of Eugene's website. Furthermore, the calculations presented assume that some of the stormwater runoff needs to be retained for a full month's accumulation of water. This is not a requirement of the city code or the 2008 Eugene Stormwater Manual. However, runoff flows for storm events are reduced to predevelopment flows through the means of oversizing the treatment facilities and detention.

The design of the site has taken account for the items listed in EC9.8320 (9), and EC9.6791 through EC9.6797, specifically stormwater destination, stormwater pollution reduction, and stormwater flow control. The site and all the stormwater facilities were designed in accordance with the 2008 Eugene Stormwater Manual.

Since infiltration is unadvisable and there is no existing stormwater system available, destination of the stormwater from the site, after treatment, will be along the east side of the property and will sheet drain on to the adjacent city property. Flow from the site is reduced to pre development flow and is dispersed using rip rap. This destination was agreed upon in a meeting on January 30th, 2013 by Neil Bjorklund with the city's Public Works department.

Treatment of the stormwater from the site conforms to the treatment options listed in the 2008 Eugene Stormwater Manual and consists of pervious pavements, 15 rain gardens, and a vegetated swale. Pervious pavement will be located in the parking stalls, the entry and the fire turnaround.

Site walking surfaces and the roof tops of the homes will utilize the 15 rain gardens around the site. Each rain garden is sized to treat and reduce flows to predevelopment rates. Sizing of the rain garden was performed by using the City of Eugene's "Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet.

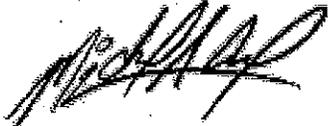
The car garage, drive strip, and Common House buildings will be treated by the vegetated swale. A berm at the end of the swale will act as a weir to reduce flows to predevelopment rates. The swale was sized using the presumptive method.

The site is not located in the headwaters area and is therefore exempt. However, to protect the adjacent property, flows were reduced to predevelopment rates as stated above.

Calculations supporting the above are enclosed. Please feel free to contact SSW Engineers Inc. if you have any questions.

Sincerely,

SSW Engineers Inc

A handwritten signature in black ink, appearing to read "Michael A Cox", written in a cursive style.

Michael A Cox, P.E.
MAC/mac



JW ENGINEERS

CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING

2350 Oakmont Way, Suite 105 Eugene, OR 97401
(541) 485-8383 Fax (541) 485-8384

Oakleigh Meadows

SHEET NO.

COVER

PUD

PROJECT NO.

13-7076

Eugene, Oregon

BY

MAC

Stormwater Analysis

DATE

4/16/13

Stormwater Analysis

Design is governed by:

2008 Eugene Stormwater Manual

All stormwater facilities on the site are privately maintained.



EXPIRES:

6/30/14



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 1
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR) Yes
 Flow Control (FC) Yes
 Destination (DT) No

*An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type=
 Surface Width= ft Facility Surface Area= sqft
 Surface Length= ft Facility Surface Perimeter= ft
 Facility Side Slopes= to 1 Facility Bottom Area= sqft
 Max. Ponding Depth in Stormwater Facility= in. Facility Bottom Perimeter= ft
 Depth of Growing Medium (Soil)= in Basin Volume= cf
 Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = fs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Yes Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Yes Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Facility Sizing Meets Destination Standards?

- Meets Requirement of No Facility Flooding?
- Meets Requirement for Maximum of 30 hour Drawdown Time?



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 2
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT)

*An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type=
 Surface Width= ft Facility Surface Area= sqft
 Surface Length= ft Facility Surface Perimeter= ft
 Facility Side Slopes= Facility Bottom Area= sqft
 Max. Ponding Depth in Stormwater Facility= in Facility Bottom Perimeter= ft
 Depth of Growing Medium (Soil)= in Basin Volume= cf
 Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater In Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Facility Sizing Meets Pollution Reduction Standards?

Meets Requirement of No Facility Flooding?

Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater In Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Facility Sizing Meets Flow Control Standards?

Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?

Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater In Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Facility Sizing Meets Destination Standards?

Meets Requirement of No Facility Flooding?

Meets Requirement for Maximum of 30 hour Drawdown Time?



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 3
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?
 N/A Meets Requirement for Maximum of 30 hour Drawdown Time?

7/32



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 4
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR) Yes
 Flow Control (FC) Yes
 Destination (DT) No

*An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.012 cfs
 Total Runoff Volume to Stormwater Facility = 153 cf
 Max. Depth of Stormwater in Facility = 1.7 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.034 cfs
 Total Runoff Volume to Stormwater Facility = 435 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.018 cfs
 Total Overflow Volume = 22 cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = 0.008 cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.019 cfs
 Total Runoff Volume = 272 cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = ~~0.034~~ cfs
 Total Runoff Volume to Stormwater Facility = ~~435~~ cf
 Max. Depth of Stormwater in Facility = ~~6.0~~ in
 Drawdown Time = ~~0.2~~ hours

Peak Facility Overflow Rate = ~~0.018~~ cfs
 Total Overflow Volume = ~~22~~ cf

Yes Facility Sizing Meets Destination Standards?

Meets Requirement of No Facility Flooding?
 Meets Requirement for Maximum of 30 hour Drawdown Time?

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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 5
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.007 cfs
 Total Runoff Volume to Stormwater Facility = 91 cf
 Max. Depth of Stormwater in Facility = 1.9 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.020 cfs
 Total Runoff Volume to Stormwater Facility = 259 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.004 cfs
 Total Overflow Volume = 6 c
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = 0.006 c/s

Pre-Development Runoff Data

Peak Flow Rate = 0.011 cfs
 Total Runoff Volume = 163 cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = N/A cfs
 Total Runoff Volume to Stormwater Facility = N/A cf
 Max. Depth of Stormwater in Facility = N/A in
 Drawdown Time = N/A hours

Peak Facility Overflow Rate = N/A cfs
 Total Overflow Volume = N/A cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?
 N/A Meets Requirement for Maximum of 30 hour Drawdown Time?



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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 6
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = s
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate = cfs
 Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?

N/A Meets Requirement for Maximum of 30 hour Drawdown Time?



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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 7
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT)

*An Infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development: (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth In Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Facility Sizing Meets Destination Standards?

Meets Requirement of No Facility Flooding?
 Meets Requirement for Maximum of 30 hour Drawdown Time?



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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 8
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT)

*An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.023 cfs
 Total Runoff Volume to Stormwater Facility = 285 cf
 Max. Depth of Stormwater in Facility = 1.5 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.063 cfs
 Total Runoff Volume to Stormwater Facility = 812 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.031 cfs
 Total Overflow Volume = 39 cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = 0.015 cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.035 cfs
 Total Runoff Volume = 509 cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = N/A cfs
 Total Runoff Volume to Stormwater Facility = N/A cf
 Max. Depth of Stormwater in Facility = N/A in
 Drawdown Time = N/A hours

Peak Facility Overflow Rate = N/A cfs
 Total Overflow Volume = N/A cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?
 N/A Meets Requirement for Maximum of 30 hour Drawdown Time?

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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 9
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT)

*An Infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development. (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4). Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.012 cfs
 Total Runoff Volume to Stormwater Facility = 156 cf
 Max. Depth of Stormwater in Facility = 1.7 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.034 cfs
 Total Runoff Volume to Stormwater Facility = 446 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.017 cfs
 Total Overflow Volume = 20 cf
 Peak Off-Site Flow Rate = 0.009 cfs
 Filtration Facility Underdrain = 0.009 cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.019 cfs
 Total Runoff Volume = 279 cf

Yes Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = [REDACTED] cfs
 Total Runoff Volume to Stormwater Facility = [REDACTED] cf
 Max. Depth of Stormwater in Facility = [REDACTED] in
 Drawdown Time = [REDACTED] hours

Peak Facility Overflow Rate = [REDACTED] cfs
 Total Overflow Volume = [REDACTED] cf

Yes Facility Sizing Meets Destination Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 30 hour Drawdown Time?

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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 10
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre-Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate = cfs
 Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?

N/A Meets Requirement for Maximum of 30 hour Drawdown Time?

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Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 11
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT)

*An Infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.018 cfs
 Total Runoff Volume to Stormwater Facility = 229 cf
 Max. Depth of Stormwater in Facility = 1.7 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.050 cfs
 Total Runoff Volume to Stormwater Facility = 652 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.026 cfs
 Total Overflow Volume = 31 cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = 0.013 cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.028 cfs
 Total Runoff Volume = 408 cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = [REDACTED] cfs
 Total Runoff Volume to Stormwater Facility = [REDACTED] cf
 Max. Depth of Stormwater in Facility = [REDACTED] in
 Drawdown Time = [REDACTED] hours

Peak Facility Overflow Rate = [REDACTED] cfs
 Total Overflow Volume = [REDACTED] cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?

N/A Meets Requirement for Maximum of 30 hour Drawdown Time?



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 12
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF).
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.011 cfs
Total Runoff Volume to Stormwater Facility = 133 cf
Max. Depth of Stormwater in Facility = 1.8 in
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.029 cfs
Total Runoff Volume to Stormwater Facility = 378 cf
Max. Depth of Stormwater in Facility = 6.0 in
Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.016 cfs
Total Overflow Volume = 18 cf
Peak Off-Site Flow Rate
Filtration Facility Under drain = 0.007 cfs

Pre-Development Runoff Data
Peak Flow Rate = 0.016 cfs
Total Runoff Volume = 236 cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow le s or equal to Pre-Development Flow?
 YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = N/A cfs
Total Runoff Volume to Stormwater Facility = N/A cf
Max. Depth of Stormwater in Facility = N/A in
Drawdown Time = N/A hours

Peak Facility Overflow Rate = N/A cfs
Total Overflow Volume = N/A cf

N/A Facility Sizing Meets Destination Standards?

N/A Meets Requirement of No Facility Flooding?
 N/A Meets Requirement for Maximum of 30 hour Drawdown Time?

25/32



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 13
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR) Yes
 Flow Control (FC) Yes
 Destination (DT) No *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.018 cfs
 Total Runoff Volume to Stormwater Facility = 231 cf
 Max. Depth of Stormwater in Facility = 1.5 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.051 cfs
 Total Runoff Volume to Stormwater Facility = 658 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.026 cfs
 Total Overflow Volume = 32 cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = 0.012 cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.028 cfs
 Total Runoff Volume = 412 cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Detention-Calculation Results

Peak Flow Rate to Stormwater Facility = N/A cfs
 Total Runoff Volume to Stormwater Facility = N/A cf
 Max. Depth of Stormwater in Facility = N/A in
 Drawdown Time = N/A hours

Peak Facility Overflow Rate = N/A cfs
 Total Overflow Volume = N/A cf

N/A Facility Sizing Meets Detention Standards?

N/A Meets Requirement of No Facility Flooding?

N/A Meets Requirement for Maximum of 30 hour Drawdown Time?

27/32



Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 14
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type=
 Surface Width= ft Facility Surface Area= sqft
 Surface Length= ft Facility Surface Perimeter= ft
 Facility Side Slopes= Facility Bottom Area= sqft
 Max. Ponding Depth in Stormwater Facility= in Facility Bottom Perimeter= ft
 Depth of Growing Medium (Soil)= in Basin Volume= cf
 Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = c
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Yes Facility Sizing Meets Pollution Reduction Standards?

YES Meets Requirement of No Facility Flooding?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = c
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf
 Peak Off-Site Flow Rate = cfs
 Filtration Facility Underdrain = cfs

Pre-Development Runoff Data

Peak Flow Rate = cfs
 Total Runoff Volume = cf

Yes Facility Sizing Meets Flow Control Standards?

YES Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?

YES Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = cfs
 Total Runoff Volume to Stormwater Facility = cf
 Max. Depth of Stormwater in Facility = in
 Drawdown Time = hours

Peak Facility Overflow Rate = cfs
 Total Overflow Volume = cf

Facility Sizing Meets Destination Standards?

Meets Requirement of No Facility Flooding?

Meets Requirement for Maximum of 30 hour Drawdown Time?

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Stormwater Surface Filtration/Infiltration Facility Sizing Spreadsheet
24 Hour Storm, NRCS Type 1A Rainfall Distribution
City of Eugene

Version 2.1

Project Information

Project Name: Oakleigh Meadows Cohousing Date: 3/11/2013
 Project Address: Oakleigh Lane Permit Number:
Eugene, OR 97402 Catchment ID: Rain Garden 15
 Designer: Michael A Cox
 Company: SSW Engineers Inc.

Instructions:

1. Complete this form for each drainage catchment in the project site that is to be sized per the Presumptive Approach.
2. Provide a distinctive Catchment ID for each facility coordinated with the site basin map to correlate the appropriate calculations with the facility.
3. The maximum drainage catchment to be modeled per the Presumptive Approach is 1 acre (43,560 SF)
4. For infiltration facilities in Class A or B soils where no infiltration testing has been performed use an infiltration rate of 0.5 in/hr. For all facilities use a maximum soil infiltration rate of 2.5 in/hr for topsoil/growing medium.

Design Requirements:

Choose "Yes" from the dropdown boxes below next to the design standards requirements for this facility.

Pollution Reduction (PR)
 Flow Control (FC)
 Destination (DT) *An Infiltration facility must be chosen as the facility type to meet destination requirements

Site Data-Post Development

Total Square Footage Impervious Area= sqft Total Square Footage Pervious Area= sqft
 Impervious Area CN= Pervious Area CN=
 Total Square Footage of Drainage Area= sqft Time of Concentration Post Development= min
 Weighted Average CN=

Site Data-Pre Development (Data in this section is only used if Flow Control is required)

Pre-Development CN= Time of Concentration Pre-Development= min

Soil Data

Tested Soil Infiltration Rate= in/hr (See Note 4) Destination Design= in/hr
 Design Soil Infiltration Rate= in/hr Soil Infiltration Rate

Design Storms Used For Calculations

Requirement	Rainfall Depth	Design Storm
Pollution Reduction	1.4 inches	Water Quality
Flow Control	3.6 inches	Flood Control
Destination	3.6 inches	Flood Control

Facility Data

Facility Type= Facility Surface Area= sqft
 Surface Width= ft Facility Surface Perimeter= ft
 Surface Length= ft Facility Bottom Area= sqft
 Facility Side Slopes= to 1 Facility Bottom Perimeter= ft
 Max. Ponding Depth in Stormwater Facility= in Basin Volume= cf
 Depth of Growing Medium (Soil)= in Ratio of Facility Area to Impervious Area=

Pollution Reduction-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.012 cfs
 Total Runoff Volume to Stormwater Facility = 156 cf
 Max. Depth of Stormwater in Facility = 1.6 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.000 cfs
 Total Overflow Volume = 0 cf

Yes Facility Sizing Meets Pollution Reduction Standards?

- YES** Meets Requirement of No Facility Flooding?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

Flow Control-Calculation Results

Peak Flow Rate to Stormwater Facility = 0.034 cfs
 Total Runoff Volume to Stormwater Facility = 446 cf
 Max. Depth of Stormwater in Facility = 6.0 in
 Drawdown Time = 0.2 hours

Peak Facility Overflow Rate = 0.014 cfs
 Total Overflow Volume = 19 cf
 Peak Off-Site Flow Rate
 Filtration Facility Underdrain = 0.009 cfs

Pre-Development Runoff Data

Peak Flow Rate = 0.019 cfs
 Total Runoff Volume = 279 cf

Yes Facility Sizing Meets Flow Control Standards?

- YES** Meets Requirement for Post Development offsite flow less or equal to Pre-Development Flow?
- YES** Meets Requirement for Maximum of 18 Hour Drawdown Time?

Destination-Calculation Results

Peak Flow Rate to Stormwater Facility = N/A cfs
 Total Runoff Volume to Stormwater Facility = N/A cf
 Max. Depth of Stormwater in Facility = N/A in
 Drawdown Time = N/A hours

Peak Facility Overflow Rate = N/A cfs
 Total Overflow Volume = N/A cf

N/A Facility Sizing Meets Destination Standards?

- N/A** Meets Requirement of No Facility Flooding?
- N/A** Meets Requirement for Maximum of 30 hour Drawdown Time?



Vegetated Swale

Runoff On-Line
 Area = 0.47 ac C = 0.9
 I = 0.22 in/hr Q = 0.09 cfs

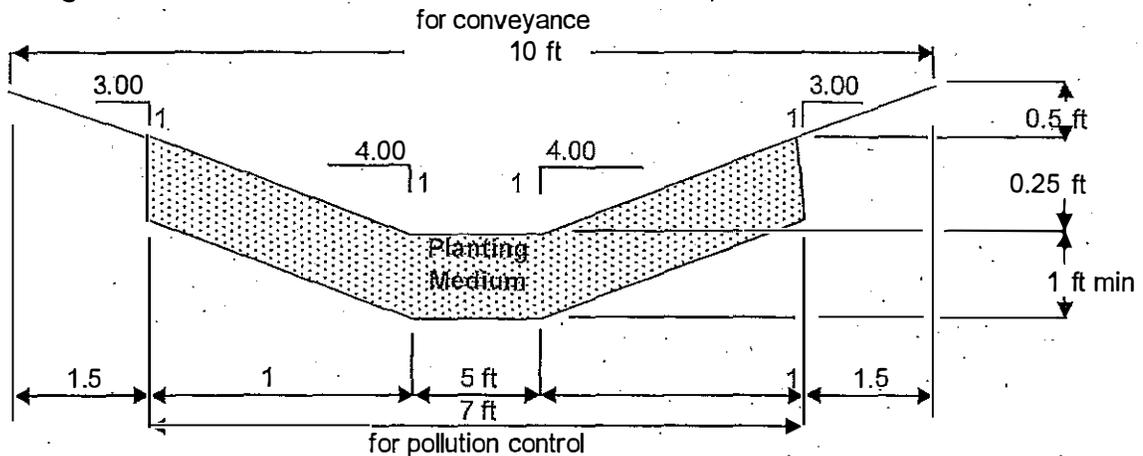
Swale Dimensions

Top Width =	7 ft	Length =	58 ft
Bottom Width =	5 ft	Volume =	87 cu ft
Depth =	0.25 ft	Wetted Parameter =	7.06 ft
Side Slope Left =	4.00 :1	Hydraulic Radius =	0.21 ft
Side Slope Right =	4.00 :1	Slope =	0.0050 ft/ft
Area =	1.50 ft ²	n =	0.35

Swale Performance

	Available		Required	
Q =	0.16 cfs	>	0.09 cfs	OK
V =	0.11 fps	<	0.9 fps	OK
Hydraulic Residence =	9.00 min	<	9.00 min	OK

Diagram



Conveyance

I =	2.1 in/hr	Q _{in} =	0.88 cfs
A =	5.75 ft ²	Wetted Parameter =	10.22
		Hydraulic Radius =	0.562

	Available		Required	
Q =	1.18 cfs	>	0.88 cfs	OK

STORM DRAINAGE DESIGN SUMMARY -- RATIONAL METHOD

City of Eugene, 10 Year, 10 Min. Duration

Project: Oakleigh Meadows
 Number: 13-7076

Storm Frequency: 10 Year
 Manning n: 0.009 PVC



2350 Oakmont Way, Suite 105
 Eugene, Oregon 97401

Computed by: MAC
 Checked by:

Date: 3/13/13
 Date:

Location Description			Tributary Areas				I in. per hr.	Q cfs	Pipe Data					Conc. Time		Elevation Computations			Remarks	
Location	From Street / Station	To Street / Station	a Incre- Area Acres	A Total Area Acres	C	C * A Equiv- Area Acres			Diam. Of Pipe In.	Slope	V fps	Q CFS	Length Ft.	Time of Flow Min.	Time of Concen- Min.	Upper End	Fall / Drop	Lower End		
	cb1	ds1	0.073	0.073	0.9	0.065	2.10	0.1374	6	0.0050	2.9267	0.5747	29	0.17	10.17	401.27	0.15	401.13		
	ds1	cb2	0.021	0.094	0.9	0.085	2.1	0.1777	6	0.0050	2.9267	0.5747	41	0.23	10.40	401.13	0.21	400.92		
	cb2	ds2	0.091	0.185	0.9	0.166	2.1	0.3491	6	0.0050	2.9267	0.5747	42	0.24	10.64	400.92	0.21	400.71		
	ds2	j1	0.021	0.206	0.9	0.185	2.1	0.3895	6	0.0050	2.9267	0.5747	10	0.08	10.69	400.71	0.05	400.66		
	ds3	cb3	0.021	0.021	0.9	0.019	2.1	0.0403	4	0.0110	3.3128	0.2891	48	0.24	10.24	401.45	0.53	400.92		
	cb3	ds4	0.162	0.184	0.9	0.165	2.1	0.3469	6	0.0050	2.9267	0.5747	26	0.15	10.39	400.84	0.13	400.71		
	ds4	j1	0.021	0.205	0.9	0.184	2.1	0.3872	6	0.0050	2.9267	0.5747	10	0.06	10.45	400.71	0.05	400.66		
	j1	ad1	0.411	0.411	0.9	0.370	2.1	0.7767	8	0.0036	3.0084	1.0501	65	0.36	11.05	400.58	0.23	400.34		
	ad1	ad2	0.007	0.418	0.9	0.377	2.1	0.7908	8	0.0036	3.0084	1.0501	21	0.12	11.17	400.34	0.08	400.27		
	ad2	ad3	0.006	0.424	0.9	0.382	2.1	0.8019	8	0.0036	3.0084	1.0501	25	0.14	11.31	400.27	0.09	400.18		
	ad3	ad4	0.019	0.443	0.9	0.399	2.1	0.8371	8	0.0036	3.0084	1.0501	18	0.10	11.41	400.18	0.08	400.11		
	ad4	RG	0.025	0.468	0.9	0.421	2.1	0.8846	8	0.0036	3.0084	1.0501	25	0.14	11.55	400.11	0.09	400.02		
								Flow reduced to predevelopment flows by detaining in swale												
	rg3							0.0220	4	0.0100	3.1586	0.2756	217	1.15	1.15	401.50	2.17	399.33		
	rg1, rg2, rg4, rg5, rg6							0.1270	4	0.0100	3.1586	0.2756	179	0.94	0.94	401.26	1.79	399.47		
	rg7, rg8, rg9							0.0790	4	0.0100	3.1586	0.2756	159	0.84	0.84	401.12	1.59	399.53		
	rg10, rg11, rg12, rg13, rg14							0.1250	6	0.0050	2.9267	0.5747	119	0.68	0.68	400.06	0.60	399.47		
	rg15							0.0190	4	0.0100	3.1586	0.2756	10	0.05	0.05	400.00	0.10	399.90		
		4"	603.00																	
		6"	158.00																	
		8"	154.00																	
		10"	0.00																	
		12"	0.00																	
								Total Q =		cfs										

010

2/32

PT.R-7
Rec'd 10/16/13



Access Engineering LLC

October 15, 2013

Hearings Official
c/o Steve Ochs, Planner
99 W. 10th Avenue
Eugene, OR 97401

RE: ● Oakleigh Meadows P.U.D. Co-housing Development

I am writing this letter in support of the proposed Oakleigh Meadows Co-housing development in response to testimony submitted on October 9, 2013 by Mr. Paul Conte.

Mr. Conte asserts that Oakleigh Lane is classified as an "access lane" because the right-of-way is 20 feet north of the centerline implying that the total right-of-way was planned to be 40 feet in width. However, there are properties that have dedicated additional right-of-way: tax lot 6401 has dedicated additional right-of-way to 25 feet south of the centerline and tax lots 4400 and 4500 have dedicated right-of-way to 30 feet north of the centerline. This is a common occurrence throughout the River Road area where former County roads have been annexed into the City. The City's policy is not to maintain unimproved streets. If the street were to be improved, additional right-of-way should be dedicated to match previous dedications which could then be classified as a low-volume residential street with a 45 to 55-foot right-of-way.

Mr. Conte also tries to increase the expected trip generation of the site by using the number of parking spaces proposed as the number of vehicles that will generate trips. The number of parking spaces is not necessarily equal to the number of vehicles in use by the site - many are set aside for guests and are not relevant to the peak hour or average daily traffic generated. The Ninth Edition of the Institute of Transportation Engineers Trip Generation Manual on page 393 of Volume 2 states that "the number of dwelling units was generally used as the independent variable of choice because it is usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends."

The ITE trips generated by the site will be 28 units times 0.52 trips/peak hour or 15 peak hour trips and 28 units times 5.81 or 163 daily trips. These numbers are no where near 1.9 times the existing volume on the street.

Yours very truly,



Michael Weishar, PE
Access Engineering LLC

134 E. 13th Ave. Suite 2
Eugene, Oregon 97401
Phone & Fax
541-485-3215
info@accesseng.com

- Transportation Engineering
- Traffic Design
- Trip Generation
- Access Management
- Traffic Counts
- Street Lighting

P.T. R-8
Rec'd 10/16/13

Willard C. Dixon Architect, LLC

300 Blair Blvd.
Eugene, OR. 97402-4150
(541) 689-3548 office
1 (541) 982-2273 fax (all #'s)
(541) 868-5960 cell
www.willardcdixon.com

October 16th, 2013

Eugene Hearings Official
Attn: **Becky Taylor, Associate Planner**
City of Eugene Planning
99 West 10th Avenue
Eugene, OR 97401
541-682-5437



Re: Oakleigh Meadow Cohousing (PDT 13-1) and (WG 13-1)

To Eugene Hearings Official:

I would like to take this opportunity to address some concerns that local residents expressed during the Oakleigh Meadow Cohousing (OMC) Public Hearing on October 2nd, 2013.

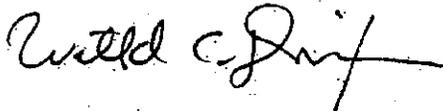
First, pertaining to placing fill on site, OMC is proposing that the buildings located within the flood zone area of the site have a finish floor elevation (FFE) 1 foot above the base flood elevation (BFE), as per code. All necessary fill will be provided and installed in accordance with the recommended material specifications and compaction requirements as per the Geotechnical Investigation by Foundation Engineering, Inc., (FEI) completed February 12th, 2013. All fill will be contained on site, and will not encroach onto City Park Land. The approximate anticipated fill depth is 3 feet. FEI, in their investigative report, has stated that all footings excavation, foundation subgrade, compaction verification, back-filling, sub-grade pumping, density tests, and all other necessary geotechnical work on site will be evaluated and verified by FEI representatives.

Second, pertaining to concerns about traffic on Oakleigh, our transportation engineer (Access Engineering LLC) has verified that their September 27th, 2013 letter on record concurs with staff findings that the proposed OMC development will not require further Traffic Impact Analysis or reduce safety or service levels in the area. Also, the City of Eugene's code mandates the use of the ITE manual, the same manual that Access Engineering uses.

Third, in consultation with our civil engineer (SSW Engineers), stormwater has been fully analyzed and infiltration facilities with flow control parameters have been chosen.

OMC is proposing Filtration Rain Gardens and Vegetated Swales for stormwater destinations, and the City of Eugene has verified that the proposed facility meets requirements of no facility flooding and the maximum of 18 hour drawdown times. Furthermore, our proposed facility meets the flow control standards requiring that the post development offsite flow be less or equal to pre-development flow. This has also been addressed by Neil Bjorklund, the Parks and Open Space Planning Manager, in his letter on record addressed July 11th, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "Willard C. Dixon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Willard C. Dixon, AIA
OMC Project Manager
Principal, Willard C. Dixon Architect, LLC
2013 AIA-Southwestern Oregon President

TAYLOR Becky G

From: TAYLOR Becky G
Sent: Wednesday, October 16, 2013 2:02 PM
To: TAYLOR Becky G
Subject: FW: Oakleigh Meadow Cohousing (OMC) / Add'l Open Record Items
Attachments: Eugene Arterial & Collector Street Plan[1].pdf

For the record...

From: Zack Mittge [<mailto:ZMittge@eugenelaw.com>]
Sent: Wednesday, October 16, 2013 1:47 PM
To: TAYLOR Becky G
Cc: Will Dixon, AIA; Kathryn McCamant
Subject: Re: Oakleigh Meadow Cohousing (OMC) / Add'l Open Record Items

Becky,

Would you also please include this section of the Arterial and Collector Street Plan? I suspect that the Hearings Official will likely refer to the full ACSP when rendering his decision, but I believe it might be a bit easier if we excerpted portions for him to review.

Very truly yours,

Zack P. Mittge

Zack P. Mittge | Attorney at Law | Hutchinson, Cox, Coons, Orr & Sherlock, P.C. | 400 Woolworth Building, 940 Willamette Street, Suite 400, Eugene, OR 97440 | 541-686-9160 | 541-343-8693 (fax)

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Eugene Arterial & Collector Street Plan



November 1999



City of Eugene
Transportation

Criteria Used to Determine Street Classifications

The determination of the appropriate classification for each street in a city requires a process that examines the relative role each street plays as part of the entire system. Because it is not possible to measure directly the proportion of "mobility" and "access" that each street segment provides, the process involves an evaluation of several important criteria that correlate strongly with those primary attributes of mobility and access. These criteria have been adapted from national guidelines, to be applicable to Eugene in terms of our community's size, geographic form, and certain transportation-related characteristics such as a higher-than-average use of non-auto modes of travel.

The five criteria used for determining street classification are described as follows:

Average Daily Traffic (ADT). Generally speaking, the higher the volume is, the higher the demand is for use of that street. On streets with higher traffic volumes, the demand for traffic mobility is more likely to outweigh the need for access to abutting land. Conversely, where volumes are lower the access function of the street will generally be more important than mobility for traffic. On arterial streets with commercial land use, such as West 11th Avenue, the land access function of the street is still very important. However, since considerable through traffic (i.e. traffic not stopping at a destination along the street, but continuing to a destination elsewhere) uses West 11th, the *proportion* of traffic using the street for local access is relatively small compared to a local street or a collector. **Figure 4** shows the typical ranges of traffic volumes that correspond to various classifications. These volumes do not in themselves define or determine the classification; additional criteria described below are also taken into account.

Use by non-auto modes of travel. The ADT criterion described above provides an easily-obtained measure of the number of vehicles using a given street. While ADT is an important yardstick, another very significant feature of Eugene's streets is the accommodation of non-

auto modes, including walking, bicycling, and transit use. The number of modes of travel using a street is telling of a street's importance in the city's network; the more modes using a street, the more users that street serves; and the more important that street is to the movement of people, goods, and services throughout the city. In the staff analysis, the presence of sidewalks for pedestrians, bicycle lanes, and/or the presence of transit service was considered one important factor in evaluating the appropriate classification for each street.

Typical Traffic Volume Ranges

Figure 4

Street Classification	Average Daily Traffic
Major Arterials	20,000 ADT and Up
Minor Arterials	7,500 to 20,000 ADT
Major Collector	2,500 to 7,500 ADT
Neighborhood Collector	1,500 to 2,500 ADT
Local Streets	Less than 1500 ADT

Length of Street is another important criterion to consider in a street's classification. The longer a street is, the more likely it is that the street will function at a higher classification. This is due to the fact that longer (continuous) streets allow travelers to move between distant attractors with a limited number of turns, stops, and other distractions that discourage them from using streets of lower classification. Length of a given street segment, while not the same as *trip length* for the average trip using that street, is seen as strongly correlated with trip length—which is itself an indicator of the extent of mobility provided by the street. To illustrate, state highways that traverse Eugene—including Highway 99 and Highway 126 (via 6th-7th and West 11th) are long, continuous streets that carry proportionately longer trips than a street like 5th Avenue or Valley River Drive. Therefore these longer streets generally supply a higher level of mobility as compared to other streets that are providing more access.

Spacing of Streets is another criterion that relates to provision of mobility and/or access. Streets of higher classification usually have larger traffic carrying capacity and fewer impediments to travel. Fewer facilities are needed to serve the traffic mobility demands of the community due to their efficiency in moving traffic. Generally, this means that there are fewer streets of higher classification so there will be larger distances between them. Therefore, the further a street is from a higher classification street, the more likely it is that the street will function at a similar classification (if the street length, degree of connectivity, and design allow it to serve that purpose.) Streets of lower classification are needed to provide access to abutting land. In order to do this, they must be spaced more closely and there must be many more of them. It is considered most desirable to have a network of multiple lower classification streets feeding into progressively fewer higher classification streets.

Connectivity is the final attribute used to determine street classification. Streets that provide easy connections (or connectivity) to other roads of higher classification are likely to function at a similar classification. This can be attributed to

the ease of movement perceived by travelers who desire to make that connection. For example, state highways are generally interconnected with one another, to provide a continuous network of high-order roadways that can be used to travel into and through urban areas. Urban minor arterials provide a similar interconnected network at the city-wide level. By contrast, collector streets often connect local neighborhood streets with one or two arterial streets, thus helping provide connectivity at the neighborhood scale rather than a city-wide level. Local streets also provide a degree of connectivity as a necessary component of property access. However, the street lengths, traffic control, and/or street geometry are usually composed so that anyone but local travelers would consider the route inconvenient, except for access to the immediate neighborhood.

Eugene Street Classifications

Appendix C includes the Street Classification Map, along with a tabular listing of each street section. Appendix D is the Street Classification Matrix, containing the numerical ratings for the five criteria discussed above, for each street segment. Appendix E summarizes the process by which these five criteria have been used to develop a proposed Street Classification Map for Eugene.

Current Conditions and Future Changes

The proposed street classifications represent both the existing and anticipated future function of each street. Most of the major streets in Eugene have operated as such for many years. It is important to recognize that the current pattern of major streets has *evolved* over many decades—very little of the system has actually been master-planned. The proposed classifications are based on a combination of historical, present, and future travel patterns. Again, with regard to the future it bears repeating that with only a few exceptions, travel in the region 20 years from now will occur on the same major streets that are on the ground today.

Traffic volume is one of five criteria that have been used in the determination of each street's classification. For purposes of the current recommendations, current (i.e. recently measured, within the past two to four years) traffic volumes were used. In cases where a street does not yet exist, or where it is partially constructed or the adjacent area is mostly undeveloped, an assessment was made of future volume in order to compare the street with other streets of similar function.

Another criterion used in the recommended classification is the usage by and provision for alternative modes on each street segment. Staff based the rating in this area on existing use, but adjusted the numbers upward in those cases where sidewalks, bicycle facilities, or transit routes are anticipated to be added to the street, based on adopted plans and policies. This has the effect of influencing the determination of classification by looking at the intended or expected use of the street.

The length and spacing criteria are generally based on existing conditions; however, where street extensions or new streets are planned, these future conditions are taken into account. The final criterion, that of connectivity is treated in a similar fashion. That is, existing conditions are used unless there are planned changes in the network or individual streets that would change the rating for this criterion.

Amendments to the Classification Map

The street classifications and design standards proposed in this document are intended to be applied to Eugene's street system into the indefinite future. The review and adoption process for this document should be used to reach agreement on the function of specific street segments throughout the city. Should those street segments be identified for improvements in the future, the design standards in this document would guide that improvement. In the interest of consistency and effectiveness, street function and standards should not change periodically in the absence of a change in policy or without evidence that the existing classification and standards are inappropriate.

Any necessary changes to street classifications resulting from major shifts in street function, new or updated refinement plans, large-scale new development not anticipated in adopted plans, or other unusual situations could lead to amending the adopted Street Classification Map. The Eugene code provides for adoption and amendments of the Street Classification Map and specifies that map amendments "shall be by ordinance". This provision would mandate a level of citizen involvement in future discussions about street classifications and design consistent with adoption of any new ordinance.

Relationship of Classification to Design and Operational Decisions

Classification does not, by itself, determine the design of new streets or improvements to existing streets. The classification of a street provides a basic indication of how that street functions as part of the overall street network. Since streets of like classification often have very different characteristics in terms of overall width, number of lanes, adjacent land use, and other key features, the classification itself only provides a starting point for the design of a new street, or improvements to an existing street. The actual design is influenced by a number of factors, discussed more fully in the Design Standards and Guidelines section of this document.

Citizens are frequently concerned about potential changes that might occur on the street they live on, own a business on, or use as a driver, bicyclist, walker or bus rider. There are a number of plans, policies and ongoing practices that affect whether and how a given street might undergo a change of

some sort, or conversely whether and how a decision might be made *not* to implement a change. The types of changes or decisions that are made regarding arterial and collector streets range from regulation of access, to various sorts of improvements to enhance use by different modes of travel, to major expansion or construction of new street segments. There is a relationship between the street's classification and these actions or decisions, but many other factors are important in determining the particular outcome for each specific situation.

The following chart (Figure 5) provides a summary of the *priority* or the *likelihood* of several specific kinds of outcomes on various street types. The text following the chart is intended to amplify and provide further explanation for each type of action, and the general process that the City follows in implementing various actions.

Priority for Improvement or Regulation by Type of Street

Figure 5

Class	Regulate Access	Traffic Calming	Adding Sidewalks	Adding Bike Lanes	Upgrade Urban Standards	Major Corridor Improvements	New Street Mileage
Freeways/Expressways	→ Very High	N/A	N/A	N/A	N/A	High	Very Low
Urban Major Arterials	→ High	Low	High	High	High	Medium	Low
Minor Arterials	→ High	Medium	High	High	High	Medium	Low
Major Collectors	→ Medium	Medium	High	Medium	Medium	Low	Medium
Neighborhood Collectors	→ Low	High	Medium	Very Low	Low	N/A	Medium
Local Streets	→ Very Low	High	Low	N/A	Very Low	N/A	High

TAYLOR Becky G

From: Sandy Thoms <sandythoms@msn.com>
Sent: Wednesday, October 16, 2013 1:35 PM
To: TAYLOR Becky G
Subject: Road Safety

Please forward to the Hearings Official.

Thank you,

Sandy Thoms

Dear Hearings Official,

Within the past 3 weeks, I have had 2 friends get into SERIOUS bike accidents causing traumatic brain injuries. A child in our neighborhood recently crashed on her bike resulting in a trip to the doctor for x-rays. An adult male bicyclist was killed on Howard Avenue recently in a collision with a car. A 12 year old boy was involved in a serious bike accident with a car at a street crossing with blinking yellow lights!

I URGE you to please, take the safety of Oakleigh Lane seriously and look very closely at all of the evidence and data that has been presented to you by the Oakleigh Lane residents and Paul Conte, regarding the improper classification of our road by the City and also Access Engineering, and the complete disregard for the safety of it's residents and FUTURE residents.

For Access Engineering to say there is no increased risk by adding 47 cars, 168 additional trips to our street is simply ignoring statistics! The addition of just one car will increase risk. The addition of 28 more families riding bikes on our street will increase risk! For Access Engineering to say there will be no increased risk is just flagrant misrepresentation and downplaying reality!

Access Engineering may say that the additional risk is within an acceptable threshold in their minds, but to say there is no additional risk is completely inaccurate. Increasing traffic by over %100 on a very narrow unimproved access lane is going to add risk, no matter how you want to twist the numbers in your favor! Oakleigh Meadow Cohousing should be concerned about their own residents too!

Sandy Thoms
135 Oakleigh Lane
18 year resident

P.T.R-11

MARK CONLEY

1958 Fircrest Dr.

Eugene Oregon 97403

RECEIVED

OCT 15 2013

CITY OF EUGENE
BUILDING & PERMIT SVCS

RECEIPT CONFIRMATION Plant List Spreadsheet

Oct. 15, 2013

Eugene Planning Department
Eugene, OR

RE: Oakleigh Meadow Co-housing Development
ALL DOCUMENTS
Documents 1-6

Printed name of Planning Department employee certifying this receipt and accompanying DOCUMENTS for Oakleigh site

Becky Taylor

Signature of Planning Department employee certifying this receipt and accompanying DOCUMENTS for Oakleigh site

Rebecca G. Taylor

Printed date of Planning Department employee certifying this receipt and accompanying DOCUMENTS for Oakleigh site

10/15/13

Mark Conley

Mark Conley
Oct. 15, 2013

M A R K C O N L E Y

1958 Fircrest Dr. Eugene Oregon 97403

Oct. 15, 2013

Becky Taylor, Associate Planner
Eugene Planning & Development
99 W. 10th Ave.
Eugene, OR 97401

RE: Oakleigh Meadow Co-housing Development (hereafter Oakleigh or OMC)
SUGGESTED ACTION
Document 1 of 6

Dear Ms. Taylor:

Thank you for taking on the work of this challenging and controversial project. I know you've been working hard.

I know there is a standard form and process for making planning decisions. I would like for you to consider taking the following SUGGESTED ACTION. If it deviates from standard process, please see what you can do to make this possible. I think it will be the most cooperative process and lead to a favorable outcome. Here it is.

You know that you will probably make a decision and recommendation that likely will not be endorsed by the neighbors, who will surely appeal the decision. An appeal process will create a hostile them-us polarity and probably will extend the time and expense to a final decision, which is not financially a wise use of city money.

Postpone your decision. Defer it. Insert another series of public meetings between the Oct. 16 deadline and your decision/recommendation. At these meetings, allow the following people:

First, a spokesperson for Oakleigh (all interested Oakleigh proponents welcome)
Second, a spokesperson for neighbors (all interested opponents and proponents – neighbors and the public – welcome)
Third, a city planning employee who is familiar with the hundreds of laws and overlays the planning department uses to make decisions (and other recommended and interested staff welcome)
Fourth, an architect, landscape architect, and civil engineer not having any stake in this matter, to guide all in a charette process.

The purpose of these interstitial meetings is to form a collaborative process, built upon mutual respect, that weaves a feasible, reasonable design proposal that is likely to end in a shared approval by all interested parties that we can all be proud of, and even brag about as a standard of development that is worthy of being replicated.

Why am I suggesting this alternative approach to your process? I have met with the architect's project manager and I have met with several neighbors. I believe the neighbors are intelligent, negotiable, and willing to engage a reasonable proposal. I believe the neighbors are supportive of the concept of co-housing, scaled to fit their specific neighborhood and environment. I believe they strongly feel the

proposed development is not reasonable, and will not support this existing proposal. The neighbors are proud and supportive of their existing neighborhood, and I assume will establish a refinement process that will come back to the city planning department as a set of standards that are required for any future development in their neighborhood, including such things as density, spacing, size, types of dwellings, single-family v. multi-family dwellings, etc. Having this kind of meeting series allows the refinement process to evolve comfortably, rationally, with mutual support and respect, on-the-spot, and then becomes set as a standard upon which the decision can easily be made.

The architect and Dixon project manager team are clearly skilled, experienced in co-housing, and have done some excellent drawings and studies. I am assuming this group would be willing to negotiate.

The key issue that divides these two shores seems to center around proposed density (numbers of dwellings), and scale (height, width, size, location, layout, and spacing between structures). This is the work at hand, and the agenda for these charettes. It is an active, evolving decision-making process not behind closed doors but in front of everyone, meandering and adjusting just as the Willamette River floodplain.

Make sure that all parties who participate are given full information, disclosure, and access ahead of time. Equip and supply them with a full set of printed materials available for review at the planning department and Eugene library, and same set posted on the internet. Those who are interested and want to participate need to have full knowledge; otherwise they will be supportive or promote opinions based on incomplete knowledge.

Please read my paper regarding suggested studies that should be done prior to making a decision. I believe some or all of these studies were not performed, yet are crucial to lead to a reasonable, beautiful design. I suggest the studies be completed prior to the start of the series of meetings, so that a full profile of relative information is available to all decision-makers.

I believe that this process will circumvent a lengthy, counterproductive, sour-tasting battle that will not in the end satisfy anyone, alienate old and new neighbors, and cost much in emotions and finances. I envision people coming together and mutually solving variable conflicts in a common collaborative way, resolving in short order. Could we give it a try?

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Conley". The signature is fluid and cursive, with a large initial "M" and "C".

Mark Conley

M A R K C O N L E Y

1958 Fircrest Dr. Eugene Oregon 97403

Oct. 15, 2013

Becky Taylor, Associate Planner
Eugene Planning & Development
99 W. 10th Ave.
Eugene, OR 97401

RE: Oakleigh Meadow Co-housing Development
DISCLAIMER
Document 2 of 6

Dear Ms. Taylor:

I just became acquainted with this project a little over a week ago, with the Oct. 9 deadline for submission of evidence the very same day. I have Major Depressive Disorder and the plant list I undertook required Herculean effort on my part. Luckily I have a remnant spark in plants and had a LOT of coffee, and my mood happened to be favorable in that window of time.

I feel as if I am doing everything in knee-jerk reaction fashion. I am forced into a reactive rather than proactive mode. If I had full mental health, this would be okay. But the pressure is being levied against me in my faulty state.

What I am asking for, in short, is a little bit of accommodation. My site visit on Oct. 9 led to revelations of other necessary studies that I did not have the time and mental energy to lay out before that deadline, and so I let you know in my Oct. 9 submission that I would submit further information before the Oct. 16 submission deadline. Please accept my input accordingly.

Though my documents may seem cogent and skilled, please be aware there is a huge incapacity, trauma, and mental blockade behind it all. The process is overwhelming and I cannot operate at this capacity.

I don't want people to feel put-off in that I am getting special treatment, or asking for flex they may not be given. We should all receive equal consideration. But please be aware that some of us found out awfully late, without full disclosure of information (some of which I had to retrieve myself by a plant inventory), and some, as me, lack mental processes that would otherwise render the established deadlines as reasonable.

Thank you – I assume – for being considerate of my, and others', challenges and calibrate the planning deadline and decision-making process accordingly.

Sincerely,



Mark Conley

M A R K C O N L E Y

1958 Fircrest Dr.

Eugene Oregon 97403

Oct. 15, 2013

Becky Taylor, Associate Planner
Eugene Planning & Development
99 W. 10th Ave.
Eugene, OR 97401

RE: Oakleigh Meadow Co-housing Development
UPDATED PLANT LETTER
Document 3 of 6

Dear Ms. Taylor:

Following this page is the updated plant list. I added some columns devoted to plant zones. Plants found in these zones are so indicated on the relative column.

A disclaimer is that there has not been a year or two of full seasons to identify ephemeral plants that may not be apparent at this time. One of them could be the lovely fluorescent-ultraviolet-blue *Delphinium trolifolium* that grace the shady bike path boundaries about the time the university bells toll their graduation tune. There could be rare, threatened, and endemic species here such as Willamette Daisy. Who knows if there's a Kincaid's Lupine or two and an associated refugia population of Fender's Blue Butterflies clinging to these hosts.

An observation I make is that not only are there individual plants as per the list, but also whole landscape-habitats (also could be considered zones). We get so keyed on cliché wetland and wetland mitigation, or trees only while not honoring shrubs and groundcovers as just as important. There are many others, some unique to just this site. People don't think in terms of this, methinks. An example is the spacious grassland, dubbed a meadow, which has a north-south soil trail intersecting it. Its generous horizontal scale – all of it, both sides of the trail – is required to be proportionate to the lovely towering vertical Cottonwood wall to the east, which of its members forms another habitat-landscape.

An ecologist would say I am not using the right scientific terms. Who cares?!!! The aesthetic concept is there, true, and real. People understand it intuitively, subliminally. I am bringing it to conscious level by stating it. The terms I give it are not as important as its inherent aesthetic beauty, value, and healing qualities are.

Another landscape not talked about, and I did not have the time and mental energy to address it, is the historic remnant orchards and plantings by others long ago. Several of these are magnificent grand old specimens such as the giant apple tree just south of the property in the undeveloped area. There are other remnant isolated orchard and old-fashioned landscape plants in this entire area that speak a lovely language of a bygone era that is part of the charm of this area, and impact the proposed development in particular. They could be irrevocably lost if not talked about and honored, if not preserved, salvaged, planted, and repeated on site.

There might be a landscape-habitat hidden underneath, a Kalapuya landscape of Camas ovens and seasonal structures, mortar and pestle, midden – who knows. This certainly should be addressed and honored.

Another element is native seedlings such as Oregon White Oak, Oregon Grape, California Incense Cedar, and many others. These seedlings reveal the original habitat. They contain a valuable genetic message that we cannot afford to lose. They should be left alone – in particular the Oregon White Oak wherever they exist, no matter how small they are, with an appropriate buffer, and then some, around them. Do not try to transplant them. The others, if removed, should be immediately transplanted somewhere on site in landscaping.

After doing this list, some interesting patterns were found. One of the most obvious is the rampant overtaking by invasive exotic species such as Himalayan Blackberry, English Ivy, and other planted and opportunistic plants that made themselves dominant plants, such as the imported grass species.

Another discovery was that the riparian forest, with a dominant canopy of California Black Cottonwood, had a high diversity of native plants, in contrast to other zones. Even though filled with all kinds of cultured and invasive species, it still is rich and beautiful.

The existence of such habitat-landscapes also informs zoning. Don't use the generic "R-1" density term. Use instead a specific number, like four single dwellings per acre. There is a hierarchy we are not addressing. Let me suggest it. In native-specie-rich zones, such as the riparian forest and adjacent, the minimum level of density, maybe 2, 3, or 4 dwellings per acre, is appropriate and compelling. As you move further from this zone, like a corridor 100 or 200 feet either side of busy commercial-residential River Road, perhaps the density could bump up to 4 to 6 dwellings per acre, while still retaining the rural agricultural charm of the area. Your maximum level of density in R-1 (14 dwellings per acre?) would be appropriate in downtown Eugene, where there already is huge horizontal-vertical massing of dwelling units. This is the hierarchy I am talking about that is revealed by a plant inventory, which did not exist before I did it.

I appeal to you to do those other studies I am suggesting later in this set of documents. The right development decision should be more apparent and compelling, to all, once the studies are done.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Conley". The signature is fluid and cursive, with the first name "Mark" being larger and more prominent than the last name "Conley".

Mark Conley

OAKLEIGH PLANT LIST

Willamette River Riparian Forest Meadow/Grassland Historic Landscapes Edges & Boundaries						
TYPE		LEAF	NATIVITY	AGGRESSIVENESS	LATIN NAME	COMMON NAME
Ripa.	Tree	Deciduous	Native		<i>Acer macrophyllum</i>	Bigleaf Maple
Ripa.	Tree	Deciduous	Native		<i>Alnus rubra</i>	Red Alder
Ripa Fielc.	Edge Tree	Evergreen	Native		<i>Calocedrus decurrens</i>	California Incense Cedar
Ripa Fielc.	Tree	Deciduous	Native		<i>Fraxinus latifolia</i>	Oregon Ash
Ripa.	Tree	Deciduous	Native		<i>Populus balsamifera trichocarpa</i>	California Black Cottonwood
Fielc.	Edge Tree	Evergreen	Native		<i>Pseudotsuga menziesii</i>	Douglas-fir
Fielc.	Edge Tree	Deciduous	Native		<i>Quercus garryana</i>	Oregon White Oak
Ripa.	Tree	Deciduous	Native		<i>Quercus kelloggii</i>	California Black Oak
Fielc.	Tree	Deciduous	Cultured		<i>Juglans sp.</i>	Culinary Walnut
Fielc.	Tree	Deciduous	Cultured		<i>Malus domestica</i>	Common Apple
Ripa.	Tree	Deciduous	Cultured		<i>Prunus cerasifera 'Thundercloud'</i>	Thundercloud Flowering Plum
Fielc.	Tree	Deciduous	Cultured		<i>Prunus salicina</i>	Culinary Plum
Fielc.	Tree	Deciduous	Cultured		<i>Prunus salicina 'Italian'</i>	Italian Plum
Fielc.	Tree	Deciduous	Cultured		<i>Pyrus communis</i>	Culinary Pear
Fielc.	Tree	Deciduous	Cultured		<i>Pyrus communis 'Asian'</i>	Asian Pear
Ripa.	Shrub	Deciduous	Native		<i>Acer circinatum</i>	Vine Maple
Ripa.	Shrub	Deciduous	Native		<i>Cornus sericea (prev. stolonifera)</i>	Redosier Dogwood
Ripa.	Shrub	Deciduous	Native		<i>Corylus cornuta californica</i>	Western Hazelnut
Ripa.	Shrub	Deciduous	Native		<i>Lonicera ciliosa</i>	Orange (Trumpet) Honeysuckle
Fielc.	Shrub	Evergreen	Native		<i>Mahonia aquifolium (Pursh) Nutt. (also)</i>	Oregon Grape, Tall Oregon Grape, Hollyleaved Barberry
Ripa.	Shrub	Deciduous	Native		<i>Oemleria cerasiformis</i>	Indian Plum
Ripa.	Shrub	Deciduous	Native		<i>Rhamnus purshiana (poopiana)</i>	Cascara
Ripa.	Shrub	Deciduous	Native		<i>Salix spp.</i>	Willow spp.
Ripa.	Shrub	Deciduous	Native		<i>Spiraea douglasii</i>	Western Spirea, Douglas Spirea, Hardhack
Ripa.	Shrub	Deciduous	Native		<i>Symphoricarpos albus</i>	Snowberry
Ripa Fielc.	Shrub	Deciduous	Native		<i>Toxicodendron diversiloba</i>	Itchy Oak, Poison Oak
Fielc Orct.	Shrub	Deciduous	Cultured		<i>Corylus sp.</i>	Culinary Hazelnut, Filbert
Ripa Fielc.	Edge Shrub	Deciduous	Cultured	Invasive	<i>Crataegus monogyna</i>	Singleseed Hawthorn
Ripa.	Shrub	Evergreen	Cultured	Invasive	<i>Ilex aquifolium</i>	English Holly
Ripa.	Shrub	Evergreen	Cultured	Invasive	<i>Prunus laurocerasus L.</i>	English Laurelcherry
Ripa Fielc.	Edge Shrub	Evergreen	Cultured	Invasive	<i>Rubus armeniacus Focke</i>	Himalayan Blackberry
Ripa Fielc.	Groundcover	Deciduous	Native		<i>Aster sp.</i>	Aster sp.
Ripa.	Groundcover	Evergreen	Native		<i>Carex obnupta</i>	Slough Sedge
Ripa.	Groundcover	Evergreen	Native		<i>Carex spp.</i>	Sedge spp.
Fielc Orct Edge	Ground cover	Evergreen	Native		<i>Festuca sp.</i>	Fescue sp.
Ripa.	Groundcover	Evergreen	Native		<i>Juncus bufonius</i>	Toad Rush
Ripa.	Groundcover	Evergreen	Native		<i>Juncus spp.</i>	Rush spp.
Fielc Orct.	Groundcover	Evergreen	Native		<i>Polypodium munitum</i>	Western Swordfern
Fielc Orct.	Groundcover	Evergreen	Native			Moss spp.

OAKLEIG LANT LIST

Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Bellis perennis</i>	English Daisy	
Fielc	Orch Edge	Groundcover	Evergreen	Cultured	Invasive	<i>Dactylis sp.</i>	Orchard Grass
Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Daucus carota</i>	Queen Annes Lace	
Ripa.	Edge	Groundcover	Evergreen	Cultured	Invasive	<i>Hedera helix</i>	English Ivy
	Edge	Groundcover	Evergreen	Cultured	Invasive	<i>Hedera sp. (hibinica???)</i>	Irish Ivy
Ripa Fielc.	Groundcover	Evergreen	Cultured	Invasive	<i>Phalaris arundinacea</i>	Reed Canarygrass	
Ripa Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Plantago sp.</i>	Tobacco Plant	
Ripa.	Groundcover	Deciduous	Cultured	Invasive	<i>Solanum sp.</i>	<i>Solanum sp.</i>	
Ripa Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Taraxacum officinale F.H. Wigg.</i>	Common Dandelion	
Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Taraxicum sp.</i>	Tall Dandelion	
Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Trifolium spp.</i>	Clover spp.	
Ripa Fielc.	Groundcover	Deciduous	Cultured	Invasive	<i>Veronica sp.</i>	Self-heal	
Fielc	Orch Edge	Groundcover	Evergreen	Cultured	Invasive		Grass spp.
Fielc.	Groundcover	Deciduous	Cultured	Invasive		Teasel	
Ripa Fielc.	Edge	Animal		Native	<i>Cyanocitta stelleri</i>	Steller's Jay	
Willc	Ripa.	Animal		Native		Bald Eagle	
Fielc.	Animal			Native		Chickadee-dee-dee	
Ripa.	Landscape feature			Native		Angular large basalt boulder	
Ripa.	Landscape feature			Native		Fallen log	
Ripa.	Landscape feature			Native		Hummocks	
Willc.	Landscape feature			Native		River edge - Steep deep bank - drops vertically at least 5'	
Ripa.	Landscape feature			Native		Shady understory	
Ripa.	Landscape feature			Native		Snag	
Ripa.	Landscape feature			Native		Tall mature trees	

M A R K C O N L E Y

1958 Fircrest Dr.

Eugene Oregon 97403

Oct. 9, 2013

Becky Taylor, Associate Planner
Eugene Planning & Development
99 W. 10th Ave.
Eugene, OR 97401

RE: Oakleigh Meadow Co-housing Development
TESTIMONY
Document 5 of 6

Dear Ms. Taylor:

This letter follows our telephone conversation this morning. I became aware of the proposed Oakleigh Meadow Co-housing Development just two days ago, and discovered the deadline for technical data is today at 5:00 P.M. (general testimony due one week later). I said I would go to the site today and do a vegetation analysis, prepare a spreadsheet showing plants on site, and deliver this to the office before 5:00 P.M. today. This I did.

As I was at the site, I became aware of other studies and analyses that would be necessary, including a more in-depth plant list. The expanded plant list would include zones at the site, including Willamette River, Riparian Forest, Field, Orchard, and Edges & Boundaries. The analysis could include Neighbor Vegetation, which would list landscape plants installed.

The plant list I submitted is incomplete; there was not time to confirm accuracy of plant names. There may be plants on site that are not visible this time of year, including ephemeral spring plants such as Western Trillium. The analysis does not include rare or sensitive species that might be on site such as Willamette Daisy or Kincaid's Lupine. Neither is plant size or structure included. Neither are plant communities accurately represented. Neither is the context of larger interconnected plant communities and possible connective corridors. There is no correlation between the plant list I submitted and the maps that have been created by Oakleigh Community Development. It's hard to do all this in one day, but definitely important enough that it should be done. This is why I wrote an addendum note on the submission confirmation receipt, in which I promised I would submit further expanded information. This letter is the expanded information I promised.

The premise I am promoting is that a good and beautiful design requires full and complete analyses. As you told me on the phone today, a vegetation analysis is one study that is required, and it has not been done. As such, a decision on this proposed development cannot be rendered until a complete vegetation analysis is done. I assume other studies are important, and would like to list what I believe is necessary.

I know that you are following administrative rules and code, and assume these rules may not include some of the studies I am proposing. This is where common sense prevails. Whether or not stipulated in code, there are elements and dynamics that are compelling. Please do what you can to respond appropriately to all of the following proposed studies.

I graduated with a bachelor degree in Landscape Architecture and worked for a micro-managing Civil Engineer, who would sit at my side scrutinizing every line I put on the AutoCAD drawing, keep me working until I begged to leave at 10:00 P.M. at night, who would have me prepare reports and submit them to planning departments for permitting. Everything was Hurry, hurry, hurry. There was always a budget constraint. For this proposed development I know how much work has been done already, how much money and time has been invested. I know that those who have drawn these proposed plans are anxious to move forward and get approval. I know how frustrating it is when revisions have to be made, especially major ones. But I can tell that most all the neighbors are quite unhappy with the proposed development; there is a sign at every residence. I know the design is inadequate because no one cared or took the time to inventory the precious existing native plants and animals that have been living here thousands of years, and accompanying edaphic and aesthetic elements. I met them today. The neighbors already are acquainted with them. The designers of this proposed development should become acquainted, too. When all these come together in balance, the right design will flow. And so we need a bit more inconvenience, but the product will be much better. So here we go. Following are the proposed studies and analyses.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Conley". The signature is fluid and cursive, with the first name "Mark" and last name "Conley" clearly distinguishable.

Mark Conley

MARK CONLEY

1958 Fircrest Dr. Eugene Oregon 97403

Oct. 15, 2013

Becky Taylor, Associate Planner
Eugene Planning & Development
99 W. 10th Ave.
Eugene, OR 97401

RE: Oakleigh Meadow Co-housing Development
PROPOSED STUDIES AND ANALYSES
Document 6 of 6

Dear Ms. Taylor:

Following are the proposed studies and analyses.

DRAWINGS

CONTEXT MAPS - VARIOUS SCALES & RELATIONSHIPS

The existing map is insufficient. It only shows the site and immediate surroundings. There should be several maps of different scales. Examples would be a map at 1" = 500 feet. An 8.5" x 11" map at this scale would represent an area about one square mile. You would see the Willamette River and what is across the River. You would see a decent length of the bike path, and you would see a bigger part of the surrounding neighborhood. A map of 1" = 2,500 feet on the same paper would yield an area representing approximately 25 square miles. You would see where this site is in relation to Eugene, and how to get here. You would see all of Eugene and some of its hinterlands. You would see knolls, buttes, and ridgelines. You would see wetlands. You would see Willamete River, McKenzie River, their confluence. You would begin to understand bigger relationships of waterflow and its relationship to human communities. You would see plant communities in a different way. You could begin to see animal residences, ranges, and connective corridors. A map of 1" = 50,000 feet would yield an approximate area of 100 square miles. You could see all the way up to Portland, all the way to the Cascades, all the way to the Coast Range. You would see mountain ranges, the entire Willamette Valley. You could now see full animal ranges such as the great area a single male Cougar needs. I can sense some would say this is too large. Doesn't need to be detailed; it's a context map that shows you where this site exists in Oregon.

ACCURATE TOPOGRAPHICAL MAP WITH 6" INTERVALS

There is not enough detail in the existing topographical map unless the intervals are finer-grained. You cannot detect the subtle terraces on this site, nor the hummocks that exist between the site and the bike path. A finer-grained interval will help aid design in revealing aesthetic opportunities and constraints. You will better be able to see subtle slopes on "flat" areas, slopes and cross-slopes, centerpoint height of roads and bike path. You can better visualize waterflow over the site, where water might pool and dam up and be a problem if not addressed in design.

SECTION

Draw at least two or three sections across the property so that people can have an understanding of the profile. There should be associated pairs of sections: existing and proposed. Show the ground level,

what is underneath in soil and bedrock, adjacent river including bank and bed, existing plant and animal communities, existing features such as the bike path, culverts, hummocks, where several homeless people have lived, boundaries, fences and gates, and existing structures.

INCURSION GREENWAY BOUNDARY

Proposed development goes over greenway boundary. It needs to be outside of the boundary with a certain setback added. It cannot go into the greenway.

GEOLOGICAL ANALYSIS

LIDAR - UNDERGROUND BEDROCK TOPOGRAPHY

At the same scale as the other maps, display a Lidar map that reveals underlying solid formations. Though some might not think it relative to density & design, it shows the solid rock underneath.

HYDROLOGICAL ANALYSIS

MISSOULA FLOODS & SOIL DEPOSITION

You would use the map with a scale of 1" = 50,000 feet to show the vector and velocity of those magnificent prehistoric floods that plucked soil from what is now Washington scablands, carved out N'chi-wana Columbia River Gorge, carried the rich soil all the way into the Willamette Valley, and dropped huge erratic boulders as well. A map at a smaller scale could show the site a bit bigger and have a note indicating approximately how much deposition occurred here.

PLOTTING RIVER FLOW SURFACE PLUS FLOODING LEVELS ON TOPO MAP

With a 6" topographical interval, now you can show the elevation of the surface of the Willamette River in summer and in winter, and flood events such as 10-year, 100-year, and 500-year flood and how far they'll come up onto the property or neighborhood.

ALL WATER DRAINAGE, FLOW ACROSS SITE

Use arrows of varying sizes and lengths to indicate waterflow across and underneath site.

VEGETATION ANALYSIS

VEGETATION INVENTORY

As stated before, a full inventory is needed. Individual plants should be mapped on the drawing and keyed to their identity and size.

ASSIGNING HIERARCHY OF IMPORTANCE

8" diameter at breast height is one measure, but by itself is an insufficient measure. You should include a hierarchy, which would place cultured introduced plants at the low value and key species representing the native plant communities as a much higher value, without reference to size. As an example, an 18" DBH Norway Maple, an invasive exotic, would be of much less value than a sapling Oregon White Oak. Plant and plant-community rarity and value is more important than the solitary DBH measure. In this scenario, all Oregon White Oak and California Black Oak would be preserved; not a one would be removed, even if they were only seedlings. This goes not only for trees, which we seem to be exclusive about. It also applies to shrubs and groundcovers. Rare and endangered species would be given the highest value. If you were to find a patch of Kincaid's Lupine on site, it would remain undisturbed, and an appropriate buffer would be included around it. The plan might even require additional plantings of the Lupine to create connective corridors for Fender's Blue Butterfly.

INVASIVE SPECIES CONTROL

There are a number of introduced plants that have bad manners; they are out of control. They are reproducing and spreading without competition and inhibition, and are prolific. Two examples would be Himalayan Blackberry, which is choking large parts of the property and exists virtually everywhere on

borders and edges, and English Ivy, which is climbing up tree trunks, throttling and choking the life out of them, and fruiting for birds to eat and disburse seeds through the rear end of their digestive tracts. The design proposal should address removal of invasive plants while not disturbing important plants that are stranded within the territories of the bad-mannered plants. The plan should further dictate future control of reemergents after the development is completed.

PROPOSED USE OF "REMOVED" VEGETATION

So you're going to remove existing plants, huh? (The ones with the X's at the center of the plant, drawn on the plans.) No Oregon White Oak saplings can be removed. You'll have to build around those. For those native plants that are removed, there is no indication how it is to be removed or where it is going. The assumption is that a trackhoe will rip it out and who cares; it will be disposed of. Not in this development. Native plants that must be removed are not merely X's. They will be respectfully treated. They will be removed in such a way that they can be transplanted and thrive in their new location (root wad, tap root, and surrounding soil undisturbed, proper season of removal). They will have a stockpile area on-site that carefully preserves their vitality, and they will have a destination on-site that is appropriate for them. An example would be the California Incense Cedar saplings. You don't need Arborvitae on this site; your Incense Cedars will be your natural hedge. Plant them 3' or 4' on center and you'll have a fabulous evergreen wall that is perfectly appropriate for the site.

AUDIT OF PROPOSED LANDSCAPING PLANTS

For the planting plan, any cultured, non-native plants will need to be audited and approved. They can't have bad manners and be invasive. We can't allow Norway Maple, Tree-of-heaven, Portuguese Laurelcherry, and the like. These all spread, some even in the shade. We can't allow invasive ivies like English Ivy, and some ornamental grasses and sedges are invasive, too. Plants like Japanese Maple, Flowering Cherry, Hydrangea, and perennials like Coneflower, have better manners. These are okay. But with turfgrass, there's an awful lot of water and labor, including mowing, edging, fertilization and thatching. We might want to consider alternatives to lawn. The audit would help achieve a planting plan that is harmonious with the aesthetic native nature of the site and blend with adjacent neighbors' landscapes while being more responsible ecologically.

ANIMAL ANALYSIS

TERRESTRIAL, AVIAN, AQUATIC

For all native animals, especially those on-site that are rare and endangered, we need to accommodate their continuation and thriving. We must consider their habitat needs and maintain this state on site. We must understand their range, flow, and connective corridors and design accordingly.

HISTORICAL-CULTURAL ANALYSIS

KALAPUYA

There are layers of cultures that have existed here for thousands of years, and intersections of cultures. We should carefully research and document these. We have ignored and mistreated our relations, the Kalapuya. They have lived here for at least 10,000 years. We should invite Kalapuya Elders to this site and receive their blessing. We should do an archeological study under the leadership and guidance of the Kalapuya to make sure we are not disturbing any sacred areas. Our design should seek to honor the Kalapuya. We should remember how they lived and still live, take a moment of silence and respect. Even this simple orientation is a start and a good thing. We should be open-minded to whatever the Elders tell us, even if it means to cease development. If they give the go-ahead, our design must at its very least refer back to our findings and conclusions of the Kalapuya study, and we should be consciously aware of its parameters while designing at every stage. This could be as simple as re-establishing a wet meadow detention pond with a dominant composition of Great Camas and Common Camas.

Edges could incorporate a pod or two of Nootka Rose, which is a very important Kalapuya food. We might be able to install a couple of 'Colrigo Giant' Pacific Dogwood trees (resistant to anthrax). This

plant represents good will between our society and Kalapuya society. Honoring Kalapuya does not necessarily mean we are going to build a longhouse. It might mean siting the buildings in a rhythm that honors the flow of the river, or scale is balanced between open field, houses, and tall Cottowood riparian forest.

COLONIZERS

In the past 150 years, people came from many lands and settled here. Doubtless there are stories of families found right within the proposed lots, who lived here in the past 150 years, their living relatives near and far, and their relationship to Eugene as it grew from its infancy, to where it is right now. As well as the stories of the surrounding neighbors. We have all kinds of stories. We should discover them. Though this study is not the same as architecture, landscape, materials, dimensions, and joinery to build this development, nonetheless it is related and important. Those who move here will be a story added to this story, 50, 100, or 150 years from now. Imagine that!

NEIGHBORS - All neighbors opposed

This is one of those common sense studies. Right now we have a sign outside every neighbor's house opposing the proposed design. How much more obvious can this be? The proposed design is not acceptable. Did the architect regularly and consistently meet with these people, take their input seriously, and incorporate it into the design? If so, did he really LISTEN to what they wanted? At my site visit today I ran across one neighbor. He said the developer did not meet with the neighbors, and honoring their requests was minimal. I feel quite strongly about a developer honoring the wishes of the site's neighbors. I am suggesting that the developer meet, one-on-one, and also in group format, with the neighbors, and carefully document every one of their concerns, address these in the drawings, then meet with the neighbors again as if they were his own clients, and make revisions to the plan accordingly. If the developer cannot do that, her or his proposed development is not acceptable and should be denied by the city planner.

HOMELESS - Homeless Inclusion

And what about the homeless? During my walk on the site I found what seemed to indicate part of the property was used by a homeless person. We should include homeless in the plan. I'm not sure how this would equate but it would begin with empathy and the opposite of rejection. If we're not comfortable, we don't need to give the homeless person a room to live in, but at the same time we should be open-minded to having homeless camping and living on the site harmoniously with the residents. No one is more important than anyone else. We are all equal. The homeless person has as much standing as a resident. Let's find a way to incorporate homeless people into the design.

FINANCIAL ANALYSIS

Perhaps the design is not where it should be because money is a high influence factor. Maybe someone is making a lot of money and doesn't want to stop or impede the flow. Who knows who's on the receiving end, or how much he, she, or they are receiving. Maybe it is the contractor. Maybe someone gets multiple amounts reciprocal to the number of lots developed. Maybe it equates to more tax income for the city that motivates the city to have as many units as possible. Maybe the planner gets a cut. Maybe the person who wrote the environmental impact statement gets repeat business and doesn't want to stop that so the report was oriented to favor that person's financial continuation. In short, an analysis should be done on who is making money for doing what functions in what amount of time, and how much money. This shouldn't be considered taboo. There's nothing wrong with knowing exactly how much everyone is making. If it is found there is a financial interest blockading the progress of a good and acceptable development, then we can remove that problem (I think).

AESTHETIC ANALYSIS

VERTICAL VIEWS

Plan-view drawings - yah! They can look great. Some people don't know how to read them. Whatever the reason or opinion, you get a whole different view from the ground on-site. I looked at the aerial photographs and plans and had in mind what the site would look like, then I actually experienced it, three-dimensionally, one-to-one scale, with my feet on the ground. The first hit was the height apparent. I was amazed at how tall the Cottonwoods were along the property border in the Riparian Forest. They are TALL. They make a beautiful screen. Their height is proportionate to the horizontal scale of the field, and they are echoed by the tall allee of California Incense Cedars planted by one of the neighbors. Another example, the next hit, was the obnoxious height and extent of the Himalayan Blackberry, an invasive specie. And then I saw a grand old mature Apple tree. Wow! In short, vertical. All neighbor's houses are more or less one story in height. They blend right in. The proposed vertical design, and the design in general, must be in scale with neighbors' houses, the built context, and the rhythm, forms, texture, and scale of the environment.

ZONING APPROPRIATENESS

Though planning may have this area zoned for a certain density, it may be too high for the area. This is apparent through what I call DENSITY CONTRAST. What I mean by this is the contrast between the existing density and the proposed and planned density. The existing density I would estimate at four (4) houses per acre. It looks just fine in reality. The proposed density is 28 "units," which I estimate to prorate to 14 houses per acre. This is more than three times the density of the existing context. It does not look good, even in plan view. It is too tight and dense. It creeps over valuable horizontal grassland and ruins the proportion, beauty, and impact the meadow has in its entirety. And, judging from the neighbors' instinctual unanimous rejection of the development, untrained eyes can recognize zoning density that is too tight, even in plan view. This is another one of those COMMON SENSE studies. You don't need code to know 28 units is too dense. If you were to prorate the existing 4 houses per acre to this site, assuming it to be two acres, then you would revise the density to be six to eight total residences for the development, and the common house would be included in that 6 to 8 number.

Another dimension of zoning appropriateness is NEIGHBOR APPROVAL. While per code, R-1 maximum density of 14 residences per acre may be on the books as appropriate for the area, we should look also to neighbors. Their sense of the matter is of importance. What I note here is that most all the neighbors in the two neighborhoods are against the development, in large part to the high density in relation to existing. The issue at hand is this: code allows this density and most neighbors are against it. Which is more important: neighbors or code? Which has more weight? Since many neighbors are against it, I believe more weight should be given to the neighbors. After all, this is their neighborhood. Their pulse defines their space. How dare anyone come in and strong-arm a vividly different project-density under the shirt-tail of city code? The code is a guideline to serve residents, not a law to enforce upon unwilling serfs. The proposed density is so much greater than the existing surrounding environs and also the voice of most neighbors. This is compelling.

Observing the state of this place brings even another dynamic that would be good study to modify existing city code. Density should be ranked in hierarchy to existing conditions. Some places higher density is more appropriate. While we want to reuse spaces and infill existing developed spaces to keep growing population within the urban growth boundary, at the same time new-development-density needs to be commensurate with the surrounding density and natural conditions of the environment. What we have here is a relatively undeveloped riparian forest (bike path only), spacious remnant farmland (assuming from the remnant fruit trees and exotic pasture grasses). Yes, it is an "undeveloped" lot, but it is part of the continuum of the quiet rural riparian landscape here experienced. And it is surrounded by relatively low density that has been established this way for decades. Here is not the place to juxtapose density that is 3.5 times greater than the surrounding environment, even though the books say R-1.

A better place for this maximum 14 per acre density would be downtown Eugene, where you can stack up units in a multi-story building that blends with the cityscape. Same proposed density, two different environments. You have to "prorate" zoning density according to the current, established environment, not just because a zoning map defines the particular area to be a final number. This dynamic has not been

adequately addressed. I believe it will only be sufficiently confronted until approved density is similar to the established density of the surrounding environment and its natural, non-human-made features.

This is one of the first co-housing projects. Don't get too enthusiastic. You're like a kid in a candy store. Develop it, but do it well. Be conservative. Make density low. Blend with neighbors and environment. Set a good example. Build upon that. Future co-housing developments can use this project as a model if it develops in density-harmony as its surrounding environment. Denser co-housing projects can go in the city center and places where density is already dense.

OLD-NEW CONTRAST

All of the existing residences look seasoned-in. They're not all old, but they look similar. They are in scale age-wise to the maturity and size of their landscaping. They fit with the casual loose gravel drive that is their road into their residences. No lines are rigid and straight. There are no concrete curbs. There is no black hot-mix asphalt with reflective plastic-paint foglines. There are no concrete sidewalks. The road is not wide. It is quaint and lovely. Now, if you contrast this to what will be built right next to this charming old-fashioned neighborhood - brand new, with sharp straight edges (house walls, concrete walks, asphalt drive, brand new chainlink fence, landscape beds, street trees and plants installed in a formula-driven on-center fashion), all tall, wide, and tight, then you are going to have a vivid contrast between what exists here and what was just built. And it is permanent. Why bother with all that trauma? Don't approve it. Revise accordingly, to BLEND new with old, to MINIMIZE contrast, and I am sure you will garner approval from the neighbors more readily.

FILL-CUT CONTRAST

The gentleman whom I spoke with gave me a quick tour of the site. He told me there would be four feet of gravel fill to make the development level. This creates a fill-cut contrast. The built contrasts with the existing grade in a most repulsive way. I charge you, this will be most obvious. It will be the constant eyesore that whimpers and cries and yells and screams continuously for attention. You will not be able to ignore it. The design MUST be revised to remove these kinds of elevation arguments. It is more than being clever, it is more than being responsible, it is more than being creative. You are going to have to do some soul-searching to find the right design solution that makes sense, and it must be as much as compelling as the repulsiveness of inches to feet of fill. Fill-cut contrast not allowed. Revise.

HOUSE SCALE, SPACING, AND VIEWS BETWEEN

The houses themselves. Scale should be in keeping with surrounding houses. Cottage-like or whatever, one story in height. Small. Groups of small. Groups not too wide. Spacing should be proportional to the scale of the houses or groups of houses, and to the generous horizontal plane of the field, and the great height of the Cottonwood wall. Spacing should be enough to provide liberal views through open landscaping, unimpeded, to the great Riparian Forest. My intuitive sense says the distance between houses should be equal to or greater than the width of house or group of houses.

RHYTHM OF GROUPS OF HOUSES

All houses, as a single unit, should respond to the context. Often the layout is established to cram in the maximum number of units per acre. Sometimes time is a constraint. Whatever the reason, the units and administrative house look like a big blob in plan view. There is no seeming rhythm or sense, or relationship to this place. Revisions are called for here, too. When density is lowered from 14 to 4, or whatever lower number is decided upon, then the houses or groups of houses should be moved about in plan view to establish a pleasing rhythm and relationship to everything else. Even entry drives and ancillary buildings should be part of this rhythm. I am not sold on a row of separate garages. It's like a pic-a-dilly mix 'n match. Revise the drawing. Have some fun. Make it sing. Make the neighbors cheer. You can do it. Make it beautiful. Get the beauty into it.

HOUSE APPEARANCE - PERSPECTIVE

Show houses in perspective, the way people see it when they go on a walk. Don't fill the background with fake stuff. Use a photorealistic background. Show exterior materials and colors and textures.

SONIC QUALITIES

Yes, even a study in what we hear. The sonic qualities of this place. For instance, I was impressed with the quietness. Quietness was a sound. It was absence of sound. It was beautiful. And there was the sound of the river, increasing as I became nearer and nearer. What a delightful purling sound. As refreshing as clean scent was the sound of moving water en masse. Can you dream in your design and revisions how to embrace, encourage, and fortify these sounds, and minimize obnoxious human-generated noises? Can you make it a reality? Start by studying it. Nothing will happen to further sound-pleasantness unless you study it.

FRESHNESS/PERFUME

Scent is also a study that should be done. Without any cost to me, given freely, a beautiful gift, were the lovely bouquets of fragrance that wafted about. First of all, on the walk through the quaint wooden gate, down a soil path, was the lovely perfume of California Incense Cedar - those tall old trees, a piquant resinous sweet odor. Very centering and attention-getting, though subliminal. And then, crossing the threshold of the hummocks down onto the bike path and right to the edge of the furious fall-rain-fed river, that most wonderful smell of duff. Whatever it is, Cottonwood sap, falling Bigleaf Maple leaves, saturated clay soil, they all conspired to make that delicately sweet smell that intoxicates, in your internal person, that cotton candy sweetness that is the singing of the trees to your nose. You might say, what the hell does that have to do with houses?!!! You might think nothing. I think everything. Houses should not get in the way of that dance. I don't believe any of the existing houses are fighting too badly with it.

I have reservations that a dam of tall impassable buildings could indeed block the flow. Go to sleep and dream. Stop thinking about money. Stop thinking about density. Stop thinking about formula-driven code and regulation. Put that all aside. Become a child again. Give yourself the freedom to be free, to play, to let your spirit have joy. Go down there, in dream, in reality. Open your mind. Open your nose. Come back to the design studio and revise accordingly. I am sure you will come up with some profound revelations.

BIRDSONG

I could have put this with sonic qualities, but I didn't. I don't want to. It is different. It is not so much sonic, and it is not so much a study of birds. But what we need to ask ourselves is, will the birds want to live here? I mean, will they want to live in or near the houses that are proposed to be built? Will they choose to associate with the residents? You know they're smarter and more intuitive and social than we give them credit. Their presence or absence is telling to what they think of us. Do we need to wait until it's all built to find out the verdict? I don't think so. I believe we have the capacity to know if they'll be attracted or repelled, their propensity to engage and be part of our world as long as we do our part to respect them, at the very least. We respect them when we think about them, are conscious of them, listen to their conversations and song, consider them our equals and not better than them. Most of this more than likely is subconscious, but we must will in our conscious to honor them, before the subconscious follows into reality.

If you don't think the birds are as important a consideration as the pressure per square foot of finished concrete is, then your design is not going to be right. Feed the birds, tuppence a bag. Turn your talker off and your ears on. Go out and spend some time in the hinterland of that backyard meadow and riparian forest. You will soon hear chickadee-dee-dee and later, peee-yerrrr and later, kak kak kak kak, then later to your surprise, overhead, ho-onk ho-onk ho-onk, ho-onk. You might start understanding it. Your spirit certainly will start comprehending. I am sure you will come back to the drawing board with some amazing design ideas. Your friends are waiting for you.

ACROSS RIVER STUDY

What about the aesthetics happening the other side of the river? Those high-rise apartments going up? Those vertical walls of plywood? The scale, the height? The clabbering noise of the hammers and construction? What do you think of it? Does it set well with you? Does it blend? Is it in scale spatially,

sonically, ecologically? How does it come out from the above study-parameters? Don't you think a study across the river would be a good study?

BIKE-PEDESTRIAN-DOG CORRIDORS

As a final suggested study, go to that 12-foot-wide strip of black asphalt running parallel to the Willamette River. Spend an hour, better two or three. Better a day, or even two. Get to know that alley. Talk with the passers-by. Try to understand the bikers. See if you can pet a dog or two. Ask for its name. Is the dog friendly or hostile? Is this the dog's fault or yours? Now, be quiet and meditate. Separate yourself. Think about the relationship of this space to the existing built space. It's at peace. It balances. It works. Think about the relationship of this space to the proposed built space. Can you believe with all your heart that the exact same relationship will result? If there is inner conflict you want to ignore, reason out, fight, why do it? There's no harm in accepting the flow. Listen to what you are getting. It's as valid as your AutoCAD commands. You can even understand what the dog is saying through her or his spirit and body and face and tail. You will understand. Will you respond?

TAYLOR Becky G

From: j h <scarab808@hotmail.com>
Sent: Tuesday, October 15, 2013 10:53 PM
To: TAYLOR Becky G
Subject: Oakleigh Cohousing PDT Rebuttal Response

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

Hi Becky,

Thanks for the emails you sent me and for the link to the uploaded testimony site. I read that there was a deadline for submitting response comments by Wednesday, Oct. 15 at 5:00pm. Below is my submission I would like to add to the rebuttal.

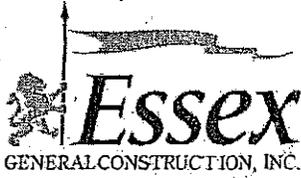
Oakleigh Meadow Hearings Official:

I don't live in the area in question, but am very concerned about the negative impact of this project. The bike trails are very important to me personally and I don't want to see their natural beauty ruined by housing or business developments. I believe that the Oakleigh Meadow Cohousing project would be a detriment to the community and the natural environment and should not be realized.

Sincerely,

Jennifer Holst
1582 Hackamore Way
Eugene, OR 97401

Rec'd 10/10/13
PT.R-13



October 8, 2013

Becky Taylor
Associate Planner
City of Eugene

Re: Oakleigh Meadow Cohousing

Dear Becky:

I am writing to you in support of Oakleigh Meadow Cohousing (OMC). As a 30 year resident of Eugene and president of Essex General Construction, I've been involved in construction projects in Eugene and the surrounding area since 1975. Many of the buildings Essex has constructed since 2000 are multi-family housing, including market-rate, affordable and student housing. These include two LEED Platinum and two LEED Gold developments. This experience has made it essential that I understand the City's codes and its overall planning vision, as expressed in Envision Eugene. Additionally, I've also read extensively about cohousing, and reviewed OMC's plans.

I believe that OMC epitomizes the type of development encouraged by Envision Eugene, by utilizing land *within* the urban growth boundary. Additionally, people living in this community can easily access alternative modes of transportation, based on their proximity to the bike path and a major bus line. The site is also within easy walking distance of an elementary school, and neighborhood businesses. These transportation attributes will lessen the residents' contribution to greenhouse gas emissions, something we all support. The density of this development is less than what the site could potentially accommodate based on City codes, and its design will enhance the surrounding neighborhood.

I fully support OMC and encourage the City of Eugene to do the same. If you have any questions, please contact me anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Texter".

Jon Texter
Essex General Construction, Inc

PT-1

Rec'd 10/9/13

Neighbor Report Recommending Denial of Land Use Applications
PDT 13-0001 and WG 13-0001



October 9, 2013

RECEIVED

OCT 09 2013

CITY OF EUGENE
BUILDING & PERMIT SVCS

Neighbor Report Recommending Denial of Land Use Application
PDT 13-0001 and WG 13-0001

Application File Name (Number):

Oakleigh Meadow Cohousing (PDT 13-1) and (WG 13-1)

Applicant's Request:

Tentative Planned Unit Development and Willamette Greenway Permit approval for a 28-unit cohousing development.

Applicant

Oakleigh Meadow LLC (OMC)

Subject Property/Location:

Tax Lot 5500 of Assessor's Map 17-04-24-24 and Tax Lot 400 of Assessor's Map 17-04-24-13;
Located at the east terminus of Oakleigh Lane.

Prepared by: Oakleigh and McClure Neighbors

Lead Authors – Bryn Thoms, John Fenn, Lara Bovilsky, Terrence Killian, Lauren Regan

Supporting Authors - Sandy Thoms, Shawn Johnson, Maj Hutchinson, Anne Love, Tammy Crafton, Cecelia Baxter-Heintz, Jill Bushelman, Rich Dambrov, Rachel Stedman, Scott Stedman, Jamil Jona, Karen Fleener-Gould, Lisa Gilman.

The following residents of the Oakleigh Area neighborhood endorse the recommendations of this document:

108 Oakleigh Ln Fonda Holcomb
109 Oakleigh Ln Simon and Laurie Trautman
110 Oakleigh Ln (downstairs) Loretta and James Bradley; James Richardson
110 Oakleigh Ln (upstairs) Cindy Colman and Jack Poe
111 Oakleigh Ln John Fenn and Lisa Gilman
112 Oakleigh Ln Tim and Jen
113 Oakleigh Ln Shawn Johnson
114 Oakleigh Ln Maj and Ethan Hutchinson
115 Oakleigh Ln Olive Rossman
116 Oakleigh Ln Lara Bovilsky and Terrence Killian
117 Oakleigh Ln Tammy and Terry Crafton
119 Oakleigh Ln Rich Dambrov and Jackie Marlette
121 Oakleigh Ln – vacant
123 Oakleigh Ln Karen Fleener-Gould and Scott Gould
130 Oakleigh Ln Michelle Schmidt and Dave Edwards
131 Oakleigh Ln Rachel and Scott Stedman
132 Oakleigh Ln Lorraine Thompson, Ben Barrow, Myrtle Borden, and Mark Carmichael

133 Oakleigh Ln Anne and Terry Love
135 Oakleigh Ln Bryn and Sandy Thoms
160 Oakleigh Ln Lauren Regan

101 McClure Ln Sam Lochen
103 McClure Ln Daneen K. Justice
105 McClure Ln Judy Scott
106 McClure Ln John and Kathleen Wilt
108 McClure Ln Josh Erickson and Gary Flores
111 McClure Ln Jesse Thomas
113 McClure Ln Jill and Bruce Bushelman, and Morgan Sims Bushelman
114 McClure Ln Sabine Wilke
116 McClure Ln Matt Walker and Lisa Chin
118 McClure Ln Paul Heintz and Cecilia Baxter
119 McClure Ln Jake and Molly Beckwith
122 McClure Ln Eric M. Sparks
126 McClure Ln David Cutting
127 McClure Ln Tony Town
128 McClure Ln Dean Nussbaum

100 % of the residents on Oakleigh Lane and 75% of the residents on McClure Lane do not support the OMC project as it is proposed in the PDT 13-1 and WG 13-1 applications.

Additional Opposition

107 Hansen Ln Rick Rubin
395 Hawthorne Ave. Tom and Barbara Sims
440 W. 1st Ave Metal Building Structures, Inc. (97401)
Bruce Bushelman, President
David Weber, Vice President
1800 Silvan St Brandon Bushelman (97403)
901 River Rd at McClure Ln Lonches To Go
Margarita Hiceh
Arturo Gaona
552 W. 11th Ave Azul Bahlstrom-Eckman

Introduction

This report presents reasons supporting our contention that the proposed Planned Unit Development land use application (PDT 13-1) and associated Willamette Greenway permit application (WG 13-1) should not be approved. The general points of opposition are directly tied to the density and size. If the size of the proposed development were reduced, many of the concerns from the neighborhood would be partially alleviated. Depending on the amount of reduction, neighbors could potentially once again begin to support the project. Figure 1 presents the location of the site. Figure 2 presents a satellite image of the project and surrounding properties.

This report was predominantly prepared by Bryn Thoms (135 Oakeligh Lane) with assistance from the lead authors presented above. The supporting authors, along with the lead authors have prepared letters of opposition, email correspondence citing code and applicability, collected photos and neighborhood data, posted signs in the community, prepared articles for local media, contacted community and organization leaders, attended neighborhood meetings and mediation sessions with OMC, planned, strategized, offered emotional and social support. The neighborhood group is reasonable, empathetic, strong, and have become very coordinated. They have also shown solid attempts to work with OMC and have concerns about the financial well-being of the people involved.

It should also be pointed out that much of the argument and story presented by OMC is based on the idea that society needs community within an assumed bleak wasteland of suburban sprawl and concrete. A common talking point presented by OMC is the notion that in our society we can't go next door to our neighbor for cup of sugar. This is a line pulled directly from Chuck Durrett's cohousing book and it continues to be presented to the public as an attempt to persuade the public that the neighborhood needs cohousing. OMC has somehow forgotten that the neighborhood already has community and is stronger and tighter now, more than they ever have been. The OMC proposal has actually caused a significant rift between the landowners and many of the neighbors. The neighbors do not necessarily need nor want more community in the form of a large and dense condominium complex forced into the area. We already borrow cups of sugar, watch each other's kids, take care of each other's dogs, and have dinners with each other.

The cohousing lifestyle has a strong hold on the applicant and the land owner. Something that is often forgotten by the applicant is that the lifestyle of cohousing does not run with the land and that the property could be transferred to another owner uninterested in cohousing or the cohousing lifestyle could simply go away. This would leave a disruptive condominium complex in the quiet neighborhood. The neighborhood strongly urges the Hearings Official to look beyond the lifestyle arguments presented by OMC and focus on the applicable code and rules, thus basing the decision on land use, both current and future.

This report is broken down into individual sections, which presents the concerns of the neighborhood as they apply to appropriate code, metropolitan plans, and State rules. The neighborhood strongly believes many of these rules and plans have been grossly abused by the applicant. In addition, the neighborhood also has concerns that City planning staff and management all too often allow "infill" to rise above the equally important aspects of The Metro Plan, "retain neighborhood character" and "create open space".

Lead Author Credentials –

Bryn Thoms, RG – Mr. Thoms is a Registered Geologist with the State of Oregon (#1805) and has worked in the Environmental Cleanup Industry for 22 years. He has a BS in Geology from Oregon State University, worked for an environmental consulting firm for 7 years and Oregon Department of Environmental Quality (DEQ) for 15 years. At DEQ, Mr. Thoms oversees the cleanup of soil and groundwater contamination, interprets Oregon Administrative Rules with regards to completion of cleanups, the adequacy of consultant's work, prepares liability documentation in support of Oregon Department of Justice cleanup orders, and works with large corporations building agreements to conduct high priority cleanup. He is also proficient at preparing staff reports that support DEQ's decisions regarding cleanup of hazardous substances and the protection of human health and the environment.

John Fenn, PhD. - Mr. Fenn holds a doctoral degree in Folklore and Ethnomusicology from Indiana University, and is an Assistant Professor in the Arts and Administration Program at the University of

Oregon. Within this position he has pursued community-based arts and culture work in and around Eugene, including working with faculty and staff in the Department of Architecture and the Department of Planning, Public Policy and Management on projects associated with the UO Sustainable Cities Initiative.

Lara Bovilsky, PhD. - Ms. Bovilsky is Associate Professor and Director of Graduate Studies in the English Department at the University of Oregon. Her work as an administrator involves, among other things, helping communities flourish and work together, and maximizing the mutual benefit of interest groups with competing needs and different levels of institutional power.

Terrence S. Killian, LMSW- Mr. Killian is Vice President of Trillium Family Services, Oregon's largest children's mental health provider. He is a Licensed Master of Social Work, and operates Trillium's Children's Farm Home facility in Corvallis, a 300-acre residential mental health campus for behaviorally disordered and mentally ill children. In his work, Mr. Killian daily works with state regulatory agencies to interpret and enact Oregon Administrative Rules. In addition, he has for several years been involved with the remodeling and building of new residential facilities, requiring a thorough understanding of large construction projects and project management.

Maj Hutchinson, BA,BS. Ms. Hutchinson is a graduate student in Special Education at the University of Oregon. She founded and ran a community and youth development nonprofit organization, LEAD. She worked collaboratively with disparate groups to create a truly representative community teen center downtown, Nuestro Lugar that provided bilingual services to hundreds of youth and families. Ms. Hutchinson is an experienced diversity trainer and community organizer of 15 years.

Neighborhood Character

The character of Oakleigh Lane (as with McClure Lane) is overwhelmingly that of detached single-family homes set on deep lots. With regards to both footprint of buildings and value of units, the proposed OMC development disrupts the existing character of both streets and, therefore, the larger neighborhood. Data and discussion that follows pertains mostly to Oakleigh Lane given the more immediate and direct impact the OMC development would have on that street, but comparisons with data from McClure bear similar results (Table 1).

The largest house on Oakleigh Lane has a footprint of approximately 1700 sq. ft., with a livable space of 2116 sq. ft.; it is a two-story structure, of which there are only four total (out of twenty units on the street). The smallest house on Oakleigh Lane has both footprint and liveable area of 772 sq. ft. The average size of housing (livable space) on the street across all units, single and double story, is 1368 sq. ft.

The 28 proposed housing units in the OMC development are spread across 7 buildings, with the large "common house" comprising an 8th building. The footprints of these 7 buildings range from 3600 sq. ft. to 1750 sq. ft., with the smallest roughly equaling the footprint of the largest extant structure on Oakleigh. Since all of the OMC buildings are two-story, the livable space is double the footprint, thus ranging from 7200 sq. ft. to 3500 sq. ft. Compared with the houses already on Oakleigh Lane, the absolute size of the proposed OMC residential buildings drastically disrupts the physical character of the neighborhood. This comparison does not account for the "common house" in the OMC proposal which appears to be approximately 4000 sq.ft. (though is not accounted for in any visible way on the site plans with regards to actual size). Similar imbalance in relative building sizes results when compared with houses on McClure Lane, as illustrated via Table 1.

Character incompatibility between the proposed OMC development and the housing already in the neighborhood can also be seen with regards to relative values (prices) of property and houses. Currently available estimates put the average value of a house on Oakleigh at \$177,028, with average value on McClure being \$208,774. The highest appraisal value on Oakleigh (as of September 2013) is \$232,300, and the highest on McClure is \$287,087. In contrast, the average per-unit price for housing in the proposed OMC development is approximately \$283,570. The lowest priced unit in the most recent OMC scenario is approximately \$200,000 (2br/1bth) while the highest price is upwards of \$360,000 (4br/3bth). This range is well beyond the housing values on the two adjacent streets, presenting a financial disparity that further disrupts the character of the neighborhood. The more than \$100,000 difference between average value of a house on Oakleigh, and average value/price of a unit in OMC, more than adequately illustrates this claim.

The average setback for buildings on Oakleigh Lane is 35 ft from the ROW. This is significantly different than the proposed setback for Building 1 which is proposed to be located within 1 foot of the new north property line (City Staff Report recommended 33 ft ROW width pushing the new prop line 13 feet south of the existing). This report recommends a full 45 ft ROW for the whole portion of Oakleigh lane that abuts the project site. By keeping Building 1 where it is, it would end up being in the ROW.

EC 9.8320 (13) "The proposed development shall be reasonably compatible and harmonious with adjacent and nearby land uses."

Across the factors of physical size, economic value, and setbacks, the proposed OMC development represents a significant shift in the existing character and rhythm of the neighborhood of Oakleigh Lane and McClure Lane. This shift is neither reasonably "compatible" nor "harmonious" with the immediate and adjacent land use, and, as such, we propose that the OMC development fails to meet City of Eugene PUD code section 9.8320(13) and the PUD application should be denied.

In addition, a letter with attachments (Appendix A) was prepared early in the public comment period which illustrates the difference between 3 cohousing projects in California created by McCamat&Durrett (architect for OMC) and the proposed OMC project and how they relate to the surrounding land use. The surrounding land use in the three projects from California is clearly quite different than surrounding land use for the proposed OMC project. Those projects in California may have been more compatible and harmonious to the surrounding land use, but this is not the case for the OMC project.

Traffic

The argument about traffic has probably been the most discussed among the neighborhood. Early discussion with planning staff regarding the classification of Oakleigh Lane has created a lot of concern and doubt from the neighbors about the City's understanding of Oakleigh Lane. There are numerous letters of opposition regarding the impact that the new development would have on traffic safety on Oakleigh Lane. The neighborhood presented this argument at the Hearing with the main point being that Oakleigh Lane and McClure lane, as well as several other dead-end roads in the area are unique and should not be classified as a low volume residential road, as the City has done in their staff report.

Oakleigh lane is about 1/4 mile long, dead-ends at the east end, has a 20 ft wide right-of-way (ROW), has 20 ft width or less of pavement, and is situated between the Willamette River (and Greenway) on the east and River Road on the west. River Road (RR) is a 4 lane main arterial with a center turn lane and 40 mile per hour speed limit. There are no street connections to other roads on Oakleigh Lane, thus the only way in and the only way out is through the intersection at RR and Oakleigh Lane. There is no traffic signal at the intersection of Oakleigh Lane and RR and there is a commercial district at the west end of Oakleigh that adds additional traffic to the intersection of Oakleigh and RR.

The City's staff report is in error regarding the designation of Oakleigh Lane as a low volume residential road based on the City's perception that there are 25 residential lots on Oakleigh Lane. Currently, Oakleigh Lane has 23 residential tax lots and 20 existing residential units (Figure 3). Excerpt is presented below (from Page 12, 4th paragraph).

Pursuant to EC 9.6850 Dedication of Public Ways, as a condition of any development, the City may require dedication of public ways for bicycle and/or pedestrian use as well as for streets and alleys, provided the City makes findings to demonstrate consistency with constitutional requirements. The public ways for streets to be dedicated to the public by the applicant shall conform to the adopted right-of-way map and EC Table 9.6870. EC 9.6870 Street Width confirms that the required right-of-way width for Oakleigh Lane is 45 feet, based on the street functioning as a Low-Volume Residential Street. Public Works staff confirms that there are currently 25 residential tax lots along Oakleigh Lane, and with the addition of 29 dwelling units proposed by the subject development, the Average Daily Traffic (ADT) would be greater than 500 trips per day, which is within the expected 250-750 ADT range for low-volume streets.

By definition, a road that serves less than 25 residential lots is considered an access lane according to Eugene Arterial & Collector Street Plan (ACSP, November, 1999) adopted by the City as Resolution No. 4608 and Ordinance No. 20181 (excerpt presented in Appendix B). The ACSP defines the access lane as having less than 250 ADT. If the Institute of Transportation Engineer (ITE) Trip Generation Manual models the number of ADT per day for single family detached dwellings as 10 ADT, then Oakleigh lane currently has 200 ADT at the intersection of Oakleigh and RR. Page 15, last two paragraphs of the Staff Report states that the proposed development would increase the ADT on Oakleigh by 164. The anticipated ADT for the intersection of Oakleigh and RR would then be 364, which significantly exceeds the Access Lane ADT maximum of 250. Appendix C presents photos of Oakleigh Lane and photos of RR area low volume residential roads.

To add, per Lane Code 15.010(35)(e)(v) a Local Access Road is defined as follows:

(v) Local Access Road. A Public Road that is not a County road, state highway, or federal road. Pursuant to ORS 368, the County and its officers, employees and/or agents, is not liable for failure to improve Local Access Roads and is not liable to keep Local Access Roads in repair. The County shall spend County moneys on Local Access Roads only if it determines that the work is an emergency or if:

(aa) the Director recommends the expenditure; and

(bb) the public use of the road justifies the expenditure proposed; and

(cc) the Board enacts an order or resolution authorizing the work and designating the work to be either a single project or a continuing program.

A portion of Oakleigh Lane remains in Lane County jurisdiction and is referred to by the County as an access road. A portion of the road is in City jurisdiction. The City Public Works Department referred to Oakleigh lane during a conversation with Bryn Thoms on August 25th, 2013, as a local access road and even Steven Ochs, city planner referred to Oakleigh Lane as a local access road during a conversation with Bryn Thoms on about August 26th, 2013. This suggests that the road should be classified as an access road and should have a limit of 250 ADT. In addition, the lane is longer than 400 feet which is the

maximum length for a cul-de-sac and the lane is longer than 600 feet which is the maximum block length between street connections. (EC references below)

9.6820 Cul-de-Sacs or Emergency Vehicle Turnarounds.

- (1) Except for streets that are less than 150 feet long and streets that will be extended in the future, all streets that terminate shall be designed as a cul-de-sac bulb or an emergency vehicle turnaround.
- (2) If a street will be extended in the future, a temporary easement shall be provided and an emergency vehicle turnaround shall be constructed.
- (3) There shall be no cul-de-sacs more than **400 feet long** from the centerline of the intersecting street to the radius point of the cul-de-sac bulb.

9.6810 Block Length. Block length for local streets shall not exceed 600 feet, unless an exception is granted based on one or more of the following:

- (1) Physical conditions preclude a block length 600 feet or less. Such conditions may include, but are not limited to, topography or the existence of natural resource areas such as wetlands, ponds, streams, channels, rivers, lakes or upland wildlife habitat area, or a resource on the National Wetland Inventory or under protection by state or federal law.
- (2) Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a block length 600 feet or less, considering the potential for redevelopment.
- (3) An existing public street or streets terminating at the boundary of the development site have a block length exceeding 600 feet, or are situated such that the extension of the street(s) into the development site would create a block length exceeding 600 feet. In such cases, the block length shall be as close to 600 feet as practicable.
- (4) As part of a Type II or Type III process, the developer demonstrates that a strict application of the 600-foot requirement would result in a street network that is no more beneficial to vehicular, pedestrian or bicycle traffic than the proposed street network and that the proposed street network will accommodate necessary emergency access.

As an aside, No. 4 above is not applicable because the developer/applicant has not shown that the proposed development (with only one access point) would be more beneficial than incorporating additional street connections on Oakleigh or McClure.

In order to maintain safety and provide the proper ROW for a low density residential road, the City would need a 45 ft ROW. If the City were to create the full 45 ft ROW for all of Oakleigh Lane, the front yard setbacks of 18 feet for garages and 10 feet from houses, would be out of conformity with City's R-1 standards for most of the lots on Oakleigh. The cost to the City to purchase the land for the ROW would be significant as well as the cost to the abutting property owners for full improvements (curbs, gutters, sidewalks) at close to \$14,000 per 100 ft lineal feet of property abutting Oakleigh Lane. This should not be considered minimal impact, nor should it be considered safe. Also, doubling the number of ADT to an already undersized road will significantly reduce safety and is not a minimal impact.

9.8320 Tentative Planned Unit Development Approval Criteria- General

- (12) The proposed development shall have minimal off-site impacts, including such impacts as **traffic**, noise, stormwater runoff and environmental quality.

The decrease in safety would be significant and not minimal. In order to upgrade the lane to proper low volume residential standards, would not be minimal.

Currently, the wait to get onto RR or get off RR onto Oakleigh can be up to 2 or minutes during peak traffic hours. The increased traffic from the proposed development at the very least would increase the wait times by 1.5 times at the intersection of RR and Oakleigh. It would also add to the hurriedness and difficulty to get onto RR, decreasing safety.

EC 9.8320 Tentative Planned Unit Development Approval Criteria- General

- (5) The PUD provides safe and adequate transportation systems through compliance with the following:
 - (a) EC 9.6800 through EC 9.6875 Standards for Streets, Alleys, and Other Public Ways (not subject to modifications set forth in subsection (11) below).

Adding an additional 29 cars to the peak hours will only increase the wait time more and will reduce the safety with regards to getting on and off RR. This will reduce the level of service and the safety significantly. The applicant has not shown that there will be adequate transportation systems off site. The City staff report unfortunately underestimates the effect of the increase in traffic, and the addition of 29 units worth of cars to Oakleigh Lane will be more than minimally impact Oakleigh Lane.

In summary based on the several articles of evidence and arguments above, the PUD application should be denied.

Net Density

The following section presents the basis for the net density calculations which are summarized in Table 2 and detailed in the calculation notes in Appendix D. The applicant stated in much of the preliminary outreach and also most recently in follow-up outreach during the public comment period that the maximum allowable density for the project site (TL 400 and TL 5500) is 32 units. This is based on the gross maximum allowable density for the 2.3 acre project site and the R-1 maximum allowable density of 14 units/acre. Public easements, access ways used by the public, or right of ways were not removed from the gross acreage to calculate the maximum allowable net density in the PDT application. The applicant has proposed 28 units, but has left out the common house as a unit. The common house is proposed to have a bedroom, a bathroom, and a kitchen and thus is defined as a unit. The total proposed number of units for the OMC project is 29.

Excerpts from EC 9.2751 are presented below.

9.2751 Special Development Standards for Table 9.2750.

• Density.

- (b) *For purposes of this section, "net density" is the number of dwelling units per acre of land in actual residential use and reserved for the exclusive use of the residents in the development, such as common open space or recreation facilities.*
- (c) *For purposes of calculating net density:*
 - 1. *The acreage of land considered part of the residential use shall exclude public and private streets and alleys, public parks, and other public facilities.*

2. *In calculating the minimum net density required for a specific lot or development site, the planning director shall round down to the previous whole number.*
3. *In calculating the maximum net density allowed for a specific lot or development site the planning director shall round up to the next whole number only for:*
 - a. *A lot or development site that is 13,500 square feet or more in area;*
 - b. *A lot or development site that is not abutting the boundary of, or directly across an alley from land zoned R-1; and*
 - c. *Fractions of .75 or above.**In all other circumstances, the planning director shall round down to the previous whole number.*

Per EC 9.2751 (1) (c) (1) the acreage considered part of the residential use shall exclude public and private streets and alleys, and other public facilities. According to the code, the following areas on the site should be excluded from the gross acreage for the net density calculation:

- Sanitary sewer easement (20 ft wide) on east property line. Property line runs down middle of the easement so the easement on the property is 10 feet.
- The EWEB water easement (see below) for the connection of the new 6 inch water main in McClure to the one in Oakleigh Lane which will cross the OMC project site (referenced in the EWEB referral letter, but not presented in the application). The anticipated water line easement would go under the access street in the west portion of the property and likely run along the south property boundary to the gravel alley on the west side of 131 McClure. It could go a different route, but this seemed most appropriate based on the site plan.
- Access road width outside of the EWEB water line (another 8 feet to make 22 ft width)
- Fire and Garbage turnaround, which should be defined as a public facility because it's used by for public uses, just like a public utility.
- New Oakleigh lane ROW of 22.5 ft for the whole distance of Oakleigh abutting the OMC property. See Street Connectivity Section of this report.
- Adee and Connelly property removal from the gross acreage (see site plan A1.1). The City states that this portion was already removed from the gross density before the PUD application. According to the PUD application Site Plan Sheet A1.1 the property line just north of the existing shop building is presented as pending a property line adjustment. This portion of the gross area should be removed from the useable density.
- Bike path ROW along north property line

The EWEB letter refers to the need for a Public Utility Easement (PUE) of 14 feet in width for water line looping when not adjacent to the ROW. Water line looping is required per EWEB policy and for Eugene Fire Department requirements. Since there is no public ROW that crosses the OMC property, then there will have to be a water line easement of 14 ft in width across the OMC property, therefore at a minimum the PUE should cross the OMC property from the end of the Oakleigh Lane to the end of McClure Lane. For this net density calculation the PUE easement would be assumed to go under the west access road and then follow the south property line to the gravel "alley" on 131 McClure, which would also require a PUE on that tax lot. This configuration appears to be the least complicating and have the least impact on building movement or unit reductions. However, the applicant could modify the plan significantly in order to incorporate the 14 ft easement, which could throw off areas that have been suggested by the City to meet code.

Based on the information above, a total of 0.51 acres should be removed from the total gross net density of 2.34 acres. Table 2 presents the lengths, widths, and acreage of each of the areas to be removed which were scaled off full-sized plans (24"x36" sheet) at 1"=20 feet. The total net acreage for the unit density calculation is 1.83 acres. Maximum number of units allowable on the OMC project property is 26 (1.83 x 14 = 25.7). EC 9,2751 (1)(c)(3) states to round up when the lot is greater than 13,500 square feet.

With regards to street connectivity and the potential of having to connect Oakleigh Lane and McClure Lane with a low volume residential road (45 ft ROW), assuming that the EWEB water line easement, access road, and the street connection ROW were all overlapping, the additional width beyond the access way would be 23 ft (access is 22 ft), together equals 45 ft. Additional acreage to be removed would be (320 ft by 23 ft) which would be about 0.17 acres. This would bring the net density down to 1.66 useable acres which make the max allowable number of units 23. Ironically, 23 units on 2.3 gross acres is 10 units per acre which is the definition of low density residential in the Metro Plan.

Metro Plan - Residential (Page II-G-3)

This category is expressed in gross acre density ranges. Using gross acres, approximately 32 percent of the area is available for auxiliary uses, such as streets, elementary and junior high schools, neighborhood parks, other public facilities, neighborhood commercial services, and churches not actually shown on the Metro Plan Diagram. Such auxiliary uses shall be allowed within residential designations if compatible with refinement plans, zoning ordinances, and other local controls for allowed uses in residential neighborhoods. The division into low, medium, and high densities is consistent with that depicted on the Metro Plan Diagram. In other words:

- *Low density residential—Through 10 units per gross acre*
- *Medium density residential—Over 10 through 20 units per gross acre*
- *High density residential—Over 20 units per gross acre*

The ratio of 14 units per acre in low density zones is very uncommon in Eugene, most likely because 32% or so of the gross density is required for public infrastructure. It's quite clear that both the applicant and the City of Eugene Staff Report misrepresented the maximum allowable number of units. With regards to outreach, the applicant adamantly misrepresented the maximum allowable number of units by continually presenting that "they could have had more units than 28", which is absolutely inaccurate and wrong—bending hard rules and code in favor of emotional appeal to the value of co-housing and "infill."

Based on the information above, the application should be denied because the applicant did not provide enough evidence to do a proper net density calculation. The buildings may have to be shifted significantly or units will need to be reduced in order to fulfill the net density requirements. There is not enough evidence to show that the application complies with EC 9.2751 or with the Metro Plan.

Outreach

The PUD application (which is a Type III land use application per EC) presents a long list of outreach activities that OMC performed as part of the PUD application process. Statewide Planning Goal 1 presents public outreach goals that try to be attained during land use decisions. The Statewide Planning Goal is reiterated and refined in the Metro Plan Policy K as presented below.

METRO PLAN – SPECIFIC ELEMENTS: (K) CITIZEN INVOLVEMENT ELEMENT

(Goal) Continue to develop, maintain, and refine programs and procedures that maximize the opportunity for meaningful, ongoing citizen involvement in the community's planning and planning implementation processes consistent with mandatory statewide planning standards.

(Policy K.3) Improve and maintain local mechanisms that provide the opportunity for residents and property owners in existing residential areas to participate in the implementation of policies in the Metro Plan that may affect the character of those areas.

Additionally, the City's PUD application also has more detailed policies that support the intent of the Metro Plan policy. The applicant is supposed to perform an initial public meeting early in the process in order to address concerns from the neighborhood surrounding the proposed development and to provide the opportunity for residents and property owners,...to participate in the implementation of policies in the Metro Plan that affect the character of those areas. The more detailed intent of the meeting and follow-up outreach prior to the 30-day public comment period is to see what the neighborhood's concerns are and to address them appropriately. The terms "meaningful involvement" and "participate in the implementation" would be defined as interactive participation.

The simplest way to look at this is that if the PUD provides flexibility to the prescriptive R-1 standards then the applicant should be asking what the neighbors think about it. Also the applicant should make a solid attempt to provide some modifications to satisfy the neighbors. This doesn't mean that the neighbors should be able to stop infill or dramatically alter the designs for development on private property. It does mean though that the proposal may need to be modified to some degree to satisfy or partly satisfy the surrounding neighborhood, which would generally support compatibility with the surrounding neighborhood. The applicant did not conduct interactive participation or meaningful involvement, because there have been no modifications to the proposal based on the neighborhood's concerns.

A summary of outreach events that occurred since February 2013 which also includes a summary of mediation between OMC and the neighborhood, is presented as testimony by Sandy Thoms (135 Oakleigh) in Appendix E. Also in the Appendix is the original outreach notice to the neighbors for the February "public meeting". The color figure of the site plan shows much more green in the area of Building 1 with a greater setback from Oakleigh lane. It also shows text that offers the public the opportunity to help shape the proposed development. Each of the misleading pieces of that document are circled in red in the appendix material. The applicant modified the site plan for the application by actually pushing Building closer to Oakleigh Lane and by increasing the density from the original outreach site plan. The applicant was misleading and misrepresented to the public the true application.

The goals of public participation as presented in the Metro plan and as part of the PUD application policies were not reached and actually they fell far short of meaningful involvement with no participation in the implementation. The PUD application should be denied and the applicant should have to begin again with proper and meaningful outreach with real concessions for the neighborhood.

Fill/Floodplain

The application has no information regarding fill below the 100 yr floodplain, base flood elevation (BFE). Building 2, 4, and 7 will require the grade to be brought up to above 401 ft above mean sea level (amsl). Based on some rough calculations, about 2500 cubic yards of fill will be required to bring the grade to BFE. There has been no discussion of this in the application. The City Staff Report conditions the recommendation to approve the final PUD with some form of agreement that the grade will be brought to BFE or higher.

Building 2's eastern edge is located directly on the west side of the sanitary sewer easement. The grade beneath the east edge of the building must be raised 3 to 4 feet. With a standard geotechnical slope that would support the building, the fill would be required to be placed on the easement. If and when the City needs to repair the sewer, would the building need to have temporary shoring to support the building during excavation of the sewer? If so, who would pay for it? The City of Eugene or the applicant? This may appear to be a somewhat minimal burden on the City, but it shows yet another area where the applicant has pushed the development to the limits and beyond. If this setback encroachment is added to the rest of the setback encroachments the cumulative effect is not minimal. In addition, movement of the garages off the west property line 5 feet to comply with the safety setback, would push the whole project 5 ft further out into the floodplain and Building 2 would be partially in the sewer easement. This is not acceptable to the City.

In order to get about 2500 cubic yards of fill to the site, it will take about 125 to 150 trucks (and trailer). As pointed out in the traffic section, Oakleigh is not designed to take the excess traffic, let alone the weight from that many dump trucks. If repairs to the surface of Oakleigh are needed, who will pay for that? Construction implementation will not be a minimal impact to the neighborhood. There is not enough evidence to show how the project will comply with Eugene City Code.

Greenway

OMC is applying for a Willamette Greenway permit (EC 9.8800) for a Land Use Change for the whole project site (TL 5500 and TL 400) for the proposed PUD.

The Hearings Official should reject this permit application based on its incompatibility with principles of area development laid out in the Lower River Road Concept Plan and with the guidelines laid out in the EC 9.8800, presented in and the intent of Statewide Planning Goal 15.

Incompatibilities with the Lower River Road Concept Plan

The **Lower River Road Concept Plan** was prepared by the City of Eugene in extensive consultation with a Community Advisory Committee, specially formed for that purpose in 2007. The Lower River Road Concept Plan was acknowledged by the Eugene Planning Commission on June 22, 2009. The plan establishes an approach to balancing conservation, mixed use development (including some medium and high-density development), and improved transit in the Lower River Road area.

The Concept Plan offers several principles that the OMC PUD. First, the OMC PUD asks for housing density at the maximum allowable density on the site at the very end of Oakleigh Lane – as far as it is possible to be from River Road, and as close as it is possible to get to the river and to publicly-owned Greenway lands (the lot includes privately-owned Greenway land).

But the Concept Plan states that “Higher density development will be clustered toward the road, and gardens, orchards, and lower density development will be located along the river edge of development zones” (pp. 7-8). Here, the OMC PUD inverts the priorities of the Concept Plan.

Second, the OMC PUD plans to develop multi-family units in 7 separate buildings, while the Concept Plan states that for the residential areas outside of the commercial zones (including Oakleigh meadow), i.e. “R-1 Zoned Areas along River Road... The development goal for these areas is to preserve and reinforce the single family character of existing R-1 zoned properties” (p. 28). Here again, the OMC PUD does not follow the priorities and goals of the Concept Plan.

Oakleigh Lane is an prime example of the single-family character of the Lower River Road area; as described elsewhere in this document, nearly all the homes on Oakleigh Lane are single-family homes. A single building (130-132 Oakleigh) is a rental property with just 2 apartments. The OMC project, with its many multi-family properties, is out of character with the street in a manner particularly discouraged by the Concept Plan.

Street Connectivity Exemption

The applicant presented a flag lot type of development for TL 200, which is the vacant property directly abutting the north property boundary of TL 400 of the OMC project. The applicant is asking for an exception to the street connectivity standards. Per EC 9.6815, the applicant shall present a street connectivity study which is supposed to show that the development will not hinder adequate access/street service to undeveloped land within a quarter mile of the development site. See below.

9.6815 Connectivity for Streets.

(2) Street Connectivity Standards.

- (g) In the context of a Type II or Type III land use decision, the city shall grant an exception to the standards in subsections (2)(b), (c) or (d) if the applicant demonstrates that any proposed exceptions are consistent with either subsection 1. or 2. below:
 - 1. The applicant has provided to the city, at his or her expense, a local street connection study that demonstrates:
 - a. That the proposed street system meets the intent of street connectivity provisions of this land use code as expressed in EC 9.6815(1); and
 - b. How undeveloped or partially developed properties within a quarter mile can be adequately served by alternative street layouts.

The applicant's street connectivity study prepared by Access Engineering, dated August 6, 2013 presents flag lots in a shadow plat of TL 200, with access to the property coming in from the southwest corner of TL 200 off of Oakleigh lane. The attempt of the shadow plat was to show that the development and access is not hindered by the existing Oakleigh ROW width of 20 feet. Thus allowing for the OMC project to increase the number of units and push the northern property setbacks. Essentially the applicant is proposing to put Building 1, 22 feet south of the existing north property line or the south edge of the

existing 20 ft ROW. In addition, Building 1 is proposed to be placed within 16 feet of the existing asphalt surface. To summarize, the applicant is trying to squeeze as many units into the project site as possible. This does preclude TL 200 from having adequate access for future development.

The street connectivity study presents a future access road along the west side of TL 200 for three flag lots. TL 200 is about 1 acre in size and zoned R-1, so effectively a development on TL 200 could have 14 units, especially if we ignore the sanitary sewer easement. Essentially the current owner or future owner of TL 200 could place approximately 12 units on TL 200, not simply three lots following standard prescriptive R-1 standards (building size and proper setbacks) as is presented in the shadow plat of the street connectivity study for OMC project. It should be kept in mind, that if the OMC application is approved with limited conditions, as the City Staff Report has recommended, then TL 200 should be able to follow the same Planned Unit Development process and develop the lot with potentially 14 units per acre.

To add to this, TL 5400 and TL 2800 (133 E Hilliard) are all owned by the same owner of TL 200, thus the 3 tax lots could be pulled into a much larger PUD and effectively place 22 to 23 units (total acreage 1.7) on the project site as well as connect E Hilliard to Oakleigh Lane. The most cost effective and least effect on the Greenway and 100 yr floodplain of the Willamette River, is to place the connector road on top of the sanitary sewer easement that runs north-south in the eastern portion of the property which is below base flood elevation. In order to connect the streets with limited consumption of net useable acreage, a full 45 ft. ROW should be dedicated all the way to the east end of the existing Oakleigh Lane ROW. The connector street would have to do a dog-leg into TL 200, and most of the cedar trees "claimed" for tree preservation by the OMC applicant would have to be removed, but allowing for the full 45 ft ROW, would significantly decrease the consumption of useable acreage on TL 200 and TL 5400.

The street connectivity exemption should not be approved, and the application should be denied, because the exemption study and proposed 33 ft ROW does not allow for TL 200 to be developed to the maximum extent possible.

West Property Line

The garages proposed for the west property line are not in compliance with EC setback requirements. The applicant has proposed to put the garages west wall directly on the west property line and there is no easement on the neighboring property. The owners of the property have stated to the City that they do not plan to provide an easement, thus the garages will have to be moved off the property line by 5 feet. This is conditioned in the Staff Report. If the garages have to move by 5 feet, this would push the whole project 5 feet further east into the floodplain, pushing Building 2 over the 20 feet wide sewer easement on the east. Structures are not allowed to be placed on top of the City sewer easement, thus a unit or 2 may have to be removed, or the buildings will need to be rearranged to comply. This could change the whole site plan and could be significant enough to suggest that the other portions of the project area may not comply. This is too significant of a change to the plan to accept as it is and the PUD application should be denied.

Screening

The applicant has not proposed screening on any of the property boundaries. Per EC 9.8320 (3) the applicant needs to show how the buildings will be screened from the neighboring properties. The staff

report did not require screening in the conditions other than screening around the garbage and recycling area.

9.8320 Tentative Planned Unit Development Approval Criteria- General.

- (3) *The PUD will provide adequate screening from surrounding properties including, but not limited to, anticipated building locations, bulk, and height.***

The bulk and mass of the 28 ft tall by 80 ft long townhouses is far from being compatible or harmonious with the neighboring single family detached dwellings. The applicant suggests that the small porches on the buildings will continue the rhythm of the lane. As presented in the Neighborhood Character section above, the buildings in the proposed development will be grossly oversized in comparison to the neighboring properties. In addition, the density of the buildings or the closeness (10 feet apart in some cases) will be significantly tighter and more dense than buildings in the surrounding neighborhood. There should be screening.

The applicant proposes no screening on the east property boundary which abutts the public land associated with City's West Bank Park of the Willamette River. The applicant is proposing to use the cottonwoods located about 120 feet east of the east property line as screening. However, the cottonwoods are located on City property and they may screen the development from the bike path to the river, but they do not screen the view of the development from the open meadow on public land. Figure 2 presents the location of the meadow. A well worn path is presented on the satellite image in Figure 2 which is located on public land near the west property line of the public land. Public use of the meadow on the public land is quite evident. The City's Staff Report Vicinity Map shows property lines shifted east with the underlain air photo by about 5 feet, which is a common artifact of GIS layering. In order to comply with EC 9.8320 (3) and the Willamette Greenway permit with regards to retaining the scenic qualities of the Greenway, screening should be proposed on the east side of the OMC property and it should be on the OMC land, not on public land.

No screening is proposed along the north side of the development, which is proposed to include a 13 ft bicycle path ROW. The applicant has not specifically stated that the mature cedar trees on TL 200 will be used as screening, yet there is no screening proposed between the north wall of Building 2 the north property line. The mature cedar trees may be removed for construction of a road to access TL 200 during development in the future, thus they should not be considered screening for the OMC development. The health of the cedar trees may also be diminished from the construction of the OMC development which may require removal of some of the trees. OMC should not get the benefit of uses screening on other properties so that they don't have to put screening on their property. No screening is proposed for Building 1 which is located within 1 foot from the proposed north property line (widened ROW). A one foot landscape strip leaves little to no room for screening. This is impractical and likely won't provide enough room for adequate screening.

Limited screening on the west property line is proposed on the neighboring property to the west to screen the concrete wall which is proposed as a fire wall of the garage structures and proposed to be placed directly on to the property line. The City conditioned approval with the requirement for OMC to retain an easement on the neighboring property to allow for a 10 ft spacing between the garage wall and future structures on the west property TL 100. The property owners of TL 100 have stated that they do not wish to allow an easement. The garages might be moved to the east before final PUD approval. If so there is still no screening proposed for the west property line. A concrete wall about 365 ft long by about 8 ft tall is not compatible nor is it harmonious with the surrounding neighborhood.

The south property line is similar to the east in that the buildings are pushed to the maximum extent like the other buildings on the three other property lines and encroach on the required 5 ft setback, requiring easements to be attained on the neighboring properties to the south.

Tree Preservation

The applicant has claimed the 25 or so mature cedar trees on TL 200 for preservation. See excerpt from application below.

Findings: The property hosts a diverse but isolated series of small groups of very young fruit and fir trees with some scattered mature trees. The 2.3-acre property has approximately 135 existing trees of various groupings. The PUD proposes to remove only four (4) city-classified trees, each measuring eight inches or more in diameter at their respective DBH. The more mature trees, including a row of large Cedars along the north property line, were selected for preservation. No significant trees will be harmed or removed. A Tree Removal Plan is provided with this application as provided by the Project Landscape Architect. Please refer to the attached comprehensive proposed landscape plans. Specific work shall be approved by a licensed arborist prior to

EC 9.8320 (4) (b) Tree Preservation, presents several articles of code that discuss what types of trees should be preserved and the intent of the code is to have the applicant preserve trees on their project property, not on neighboring properties. There are 2 of the mature cedars that have a significant lean to the south. Those two trees will have to come down before Building 2 is constructed because the cost will be much lower if the trees can be brought down in one fell cut. With a building below, the trees will need to be taking down piece meal so as to not damage any buildings. This increases the cost significantly.

In addition, as presented in the Street Connectivity section, most of the trees will be removed in order for TL 200 to be developed at its full potential. This will likely happen in the future if this PUD is approved. It has been pointed out in many of the opposition letters that this PUD will be precedent-setting and will encourage other undeveloped properties to be developed in the area. With that in mind, TL 200 will very likely be developed in the future with the most density as possible, which would very likely include removal of all or most of the trees. For this reason, the applicant should not be selecting trees on neighboring properties to preserve because they may not be there in the future. Once again the applicant is putting the burden of trying to meet city code on the neighboring properties.

The applicant states above that no significant trees will be harmed yet earlier in the paragraph they propose to remove only 4 city-classified trees, each measuring eight inches or more in diameter at their respective DBH (diameter at breast height). This is a contradictory statement. A significant tree per EC below is the same as the city-classified trees that are to be removed. This just shows that the applicant presents misleading arguments and this erodes the validity of the application.

EC Definitions

Significant Tree. *A living, standing tree having a trunk with a minimum cumulative*

diameter breast height of 8 inches, or, when there are multiple trunks, having a minimum cumulative diameter breast height of 8 inches, considering the 2 largest trunks measured at 4.5 feet above mean ground level at the base of the trunk or trunks.

Solar Setback

The following information presents a proper solar setback calculation. The applicant provided an improperly calculated solar setback calculation in public comment dated September 17, 2013. The horizontal setback was presented as the distance from the current north property line to a point at grade directly beneath the ridge of Building 1. There are two problems with that calculation.

- The roof pitch is less than 5/12 (per elevations sheet A3.1 of application), thus according to Eugene City Code (EC) Solar Setback Definition (EC 9.05) for shade point, the eave or more accurately, the north facing dormer-style ridge located on the north wall of Unit 5 of Building 1 is the proper shade point. The effective pitch from the dormer ridge to the ridge of Building 1 ridge is still less than 5/12. Also the dormer ridge would cast the longest shadow at the azimuth on the winter solstice and the dormer is greater than 3 feet wide (shade point definition). The applicant stated that the ridge of Building 1 is the Shade point, which is inaccurate. Shade point definition is presented below. Ridgelines and eaves of Buildings 1 and 2 are oriented almost directly east-west.
- The property line used in the setback measurement is the existing north property line, yet with the approval of the Planned Unit Development, the right-of-way (ROW) of Oakleigh Lane will be widened to 45 feet (22.5 feet each side of the centerline). The centerline will be the current north property line of tax lot 400 (map 17 04 24 13) because the full 20 foot ROW of Oakleigh Lane was partitioned out of the original Oakleigh plat. Additional information regarding street connectivity and diminished value of TL 200 due to anything less than a 45 foot ROW extending to end of the existing Oakleigh street ROW, will be presented in follow-up public testimony.

Attached is the applicant's email with redline revisions indicating the above mistakes.

The shade point [SPH] (dormer on north wall) is 22.5 feet above existing grade according to A3.1 (see attached excerpt). $N > 90$ feet so $N = 90$, thus:

$$SSB = (2.5 \times SPH) + (N/2) - 82.5 \text{ or}$$

$$SSB = (2.5 \times 22.5) + (90/2) - 82.5 \text{ or}$$

$$SSB = 56.25 + 45 - 82.5 \text{ or}$$

SSB = 18.75 feet (It should be noted that a follow-up calculation was presented by the applicant which takes into account the 3 ft subtraction of the SPH due to the north-south trending ridge of the dormer on the north wall, see below)

The proper setback from the existing north property line is (22.5 feet [ROW width] + 18.75 feet [setback to shade point] + 2 feet [eave depth from wall] = 43.25 feet). Thus the distance from the existing north property line to the north wall of proposed Building 1 (at the dormer) should be 43.25 feet.

Building 2 setback should follow the same calculation for solar setback, yet the ROW width would be different. EC 9:2790 (4)(b) Existing off-site shade would apply to TL 200 (Map 17 04 24 13) because of the large cedar trees located at the southern edge of the lot, if the trees were to remain. However, if the proposed PUD is approved, the same type of PUD would be possible on TL 200, which would likely consist of an access road along the south property line. The cedar trees would need to be removed for the most appropriate street access. The value of the neighboring property, TL 200, will be diminished by the increased shade from Building 2, if the solar setback was not applied. Even if an access road was not continued eastward from the end of Oakleigh Lane, several of the cedar trees will likely need to be removed because of a southerly lean and potentially may need to be removed due to illness or from distress from the proposed construction of the OMC development.

Building 2 should have a setback from the North Property line of 18.75 feet to the shade point (dormer-type ridge line on north wall of Unit 10) which would put the north wall of Building 2 (at the dormer) at 20.75 feet south of the property line between TL 200 and TL 400. The PUD application presents a public access path along the north of TL 400 which would provide access to the public land east of TL 400. The City of Eugene has stated on Page 2 of the Public Works Referral response that the proposed bike path connector will require ROW dedication, 13 feet in width. If the bike path were to be City ROW, then the new north property line of TL 400 would be 13 feet south of the existing north property line. This would put the north wall (at the dormer) of Building 2 at 33.75 feet south of the existing property line, (13 feet [ROW width] + 18.75 feet [setback] + 2 feet [eave depth from wall] = 33.75 feet).

Shade point definition from EC 9.05

Shade Point. The part of a building that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 22.6 degrees and an azimuth ranging from 30 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of 3 feet or less, a chimney, utility pole or wire. The height of the shade point shall be measured from the shade point to lowest grade directly below the shade point. If the shade point is located at the north end of the ridgeline of a building oriented within 45 degrees of the true north-south line, the shade point may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of the true east-west line with a pitch that is flatter than 5 feet (vertical) in 12 feet (horizontal), the shade point will be the eave of the roof. If such a roof has a pitch that is 5 feet in 12 feet or steeper, the shade point will be the peak of the roof. (See Figure 9.2795(2) Shade Point Height (SPH) Measurement, Figure 9.2795(2)(a) R-1 Solar Setback Calculation, and Figure 9.2795(2)(b) R-2 Solar Setback Calculation.)

A follow-up letter to the City was provided by the applicant on September 27, 2013 which attempted to properly calculate the solar setback. The calculation was done more accurately. However, the future property line was not used. The future north property line should be 22.5 feet south of the existing property line according to the street connectivity section of this report, so the setback distance should be measured from the new north property line not the existing one as the applicant has done in the follow-up letter to the City. The solar setback from the north property line should be 12.7 feet as calculated in the follow-up letter from Will Dixon which includes the 3 ft SPH subtraction associated with the north-south trending ridge of the dormer on the north wall. Following this setback from the new property line, this would push Building 1 (north wall) another 14 feet south of its proposed location. If Buildings 1 and 2 were moved the proper distance from the north property line to comply with solar setbacks, this would reduce the bulk and mass of the buildings along the north property line, it would allow for more screening such as trees, and which would show a little bit of compatibility with the surrounding neighborhood (see Neighborhood Character section above).

There is no reason to exempt the solar setbacks, so the neighborhood urges the City planning staff and Hearings Official to require the proper solar setbacks along the north property line. This could significantly alter the site plan. Buildings may have to be moved or units reduced which could make the

application even more out of compliance with City code. Because of this, the application should be denied.

Conclusions

As presented in this report, there have been numerous inaccuracies presented both by the applicant and the City. Additional inaccuracies and comments on the City Staff Report are presented as pdf notes in Appendix F. Much of this report was presented in public testimony during the Public Hearing on October 2, 2013. The presentation prepared by Bryn Thoms is also included in this document in Appendix G. The applicant has presented misleading arguments along with inaccuracies, which warrants denial of the both the PDT and the WG applications. There are several aspects of the applications that do not meet Eugene City code or the Metro Plan Policies as presented in this report. Also, the applicant has not provided enough evidence to show how this proposal meets Eugene City Code or the Metro Plan Policies.

The neighborhood recommends denial of the applications based on the information provided in this report as well as the information provided in the numerous letters of opposition.

Attachments

Figure 1 – Site Location

Figure 2 – Site Map and Surrounding Neighborhood

Figure 3 – Oakleigh Area Residential Lots

Table 1 – Neighborhood Character – Existing Building and Lot Information

Table 2 – Net Density Summary

Appendix A – Letter Regarding Land Use

Appendix B – Arterial and Collector Street Plan and Adopted Ordinance

Appendix C – Photos of Oakleigh and McClure and Nearby Low Volume Roads

Appendix D – Net Density Calculations

Appendix E – Outreach Summary and Initial Public Meeting Notice

Appendix F – City Staff Report with PDF(Adobe) notes of opposition

Appendix G – Presentation of Opposition for Hearing

Figure 1 - Site Location

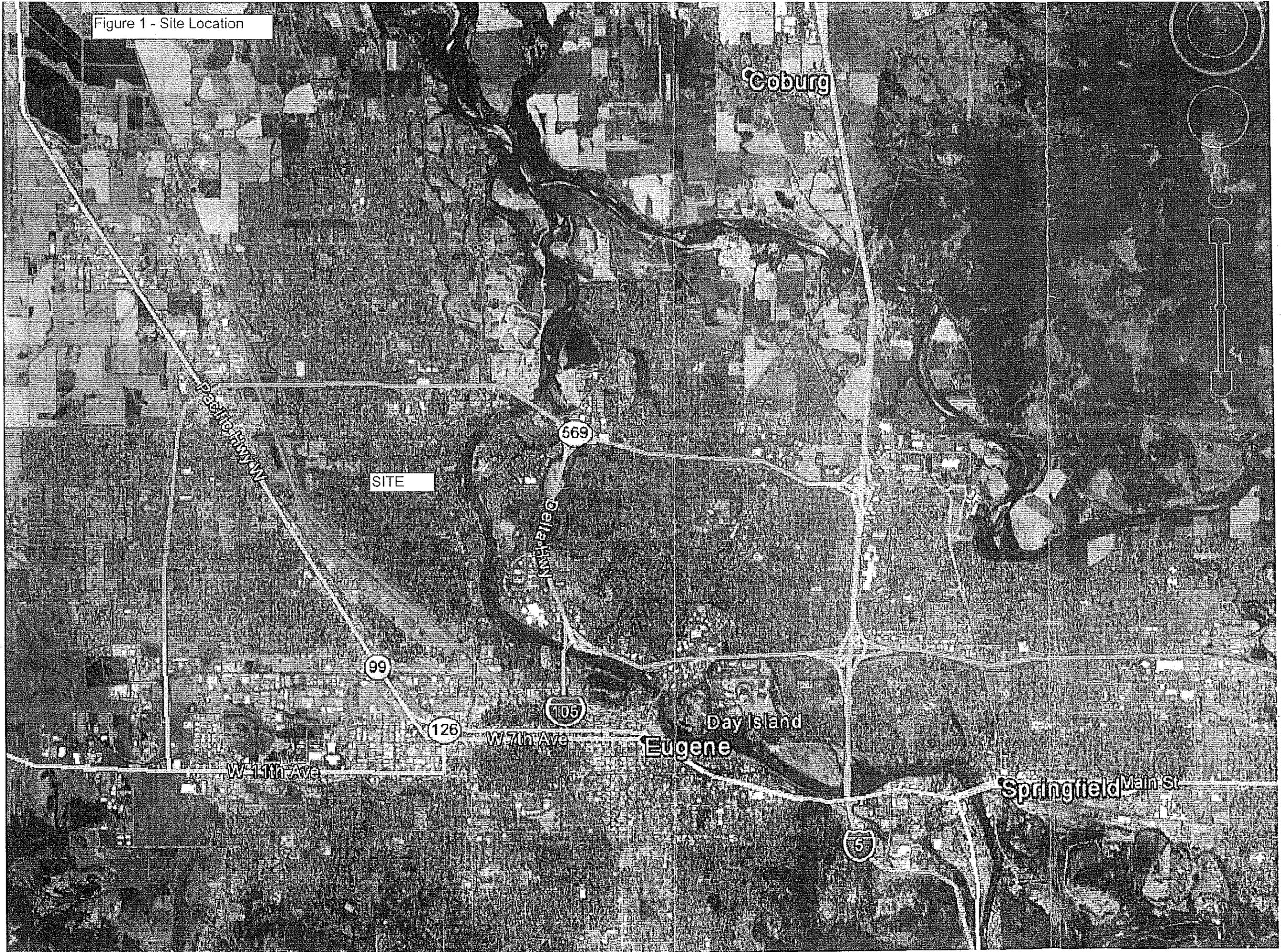


Figure 2 - Site Map and Surrounding Neighborhood



E Hilliard Ln

Oakleigh Ln

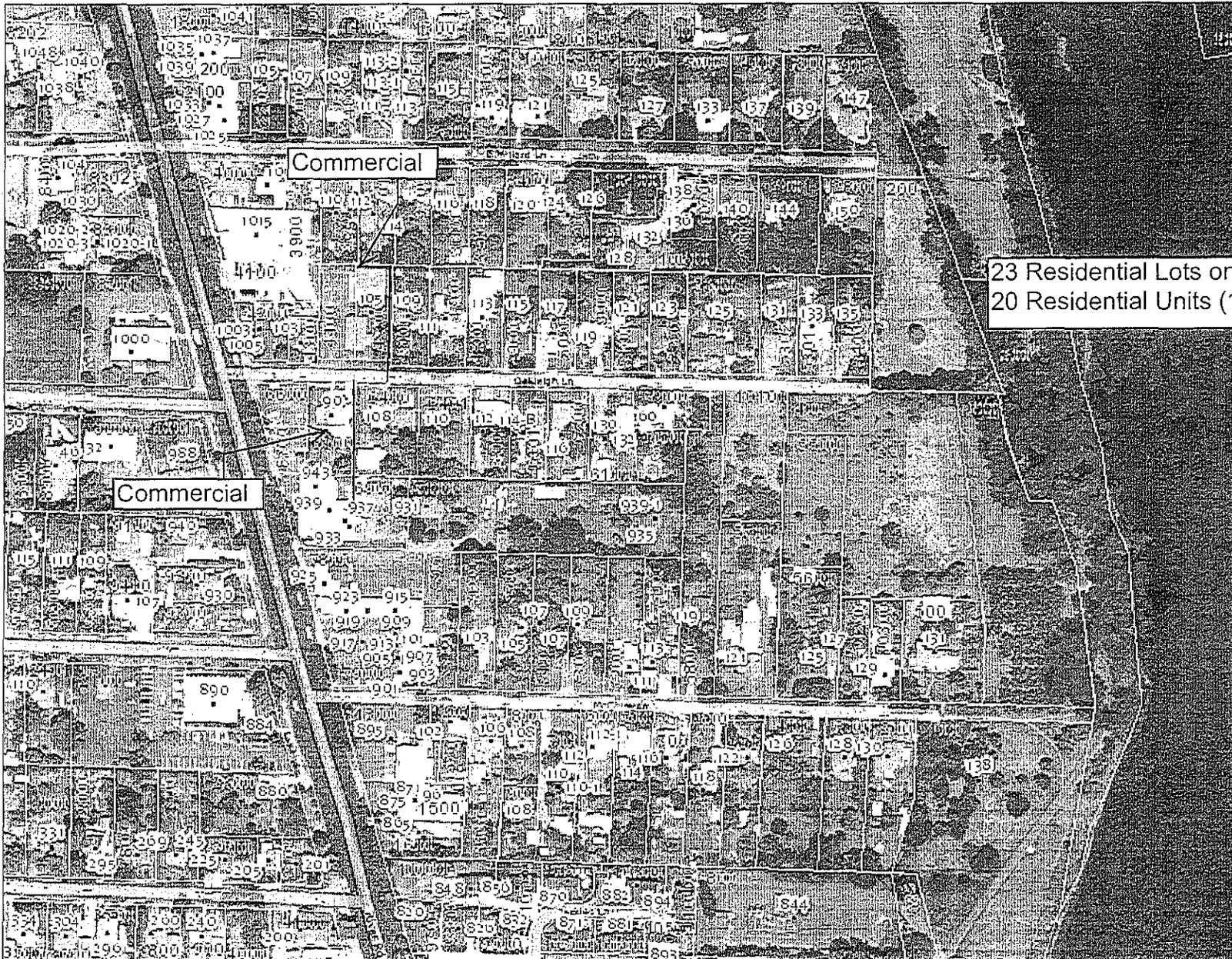
East Property Line

north-south path on public land

SITE

Elkay Dr

Figure 3 - Oakleigh Lane Residential Lots



Legend

□ Oregon Counties

23 Residential Lots on Oakleigh Lane,
20 Residential Units (19 houses, 1 duplex)

1:2,880



Notes

0.1 0 0.05 0.1 Miles

NAD_1983_HAC StatePlane_Oregon_South_FIPS_3602_Feet_Intl
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Neighborhood Character Data

Address	Value (\$)	Config (bed/bath)	Lot size (sq.ft.)	Lot Value (\$/sq.ft.)	House size (sq ft)	House value (\$/sq.ft.)	Setback (ft)
OAKLEIGH LN							
108	\$208,635.00	3bd/1bth	15680	\$13.31	1508	\$138.35	30
109	\$147,449.00	1bd/2bth	9900	\$14.89	942	\$156.53	65
110	\$206,517.00	4bd/3bth	11760	\$17.56	1612	\$128.11	35
111	\$171,568.00	3bd/2bth	9900	\$17.33	1479	\$116.00	57
112	\$153,645.00	2bd/1bth	9583	\$16.03	1358	\$113.14	22
113	\$224,383.00	3bd/2bth	9900	\$22.66	1470	\$152.64	80
114	\$137,467.00	2bd/2bth	8940	\$15.38	1536	\$89.50	22
115	\$149,265.00	2bd/2bth	9900	\$15.08	772	\$193.35	30
116	\$221,503.00	3bd/2bth	10430	\$21.24	1923	\$115.19	21
117	\$179,054.00	2bd/1bth	9900	\$18.09	984	\$181.97	28
119	\$169,190.00	3bd/1.5bth	9900	\$17.09	1420	\$119.15	27
121	\$130,476.00	2bd/1bth	9900	\$13.18	804	\$162.28	41
123	\$182,645.00	3bd/2bth	9900	\$18.45	1622	\$112.60	30
125	\$206,817.00	3bd/1bth	19620	\$10.54	1557	\$132.83	35
130	\$154,964.00	2bd/2bth	10728	\$14.44	1364	\$113.61	25
131	\$158,788.00	3bd/1bth	9900	\$16.04	1134	\$140.02	27
133	\$158,172.00	3bd/1bth	9900	\$15.98	1104	\$143.27	49
135	\$232,303.00	2bd/2bth	9900	\$23.46	2116	\$109.78	21
160	\$170,706.00	3bd/1bth	9000	\$18.97	1299	\$131.41	25
Avg	\$177,028.79		10,770.58	\$16.83	1,368.63	\$134.20	35.26
MCCLURE LN							
101	\$143,263.00	2bd/1bth	8160	\$17.56	1050	\$136.44	
102	\$98,000.00	1bd/1bth	3776	\$25.95	560	\$175.00	
103	\$155,657.00	2bd/2bth	13504	\$11.53	1123	\$138.61	
105	\$163,838.00	5bd/1bth	13504	\$12.13	1454	\$112.68	
106	\$144,842.00	2bd/1bth	15246	\$9.50	816	\$177.50	
107	\$161,199.00	4bd/2bth	13504	\$11.94	1300	\$124.00	
109	\$122,635.00	2bd/1bth	13504	\$9.08	576	\$212.91	
110	\$197,529.00	3bd/2bth	15246	\$12.96	1424	\$138.71	
111	\$141,394.00	2bd/1bth	13504	\$10.47	1048	\$134.92	
112	\$208,843.00	4bd/3bth	15246	\$13.70	1955	\$106.83	
113	\$246,488.00	4bd/3bth	13504	\$18.25	2450	\$100.61	
114	\$156,691.00	2bd/1bth	15682	\$9.99	1104	\$141.93	
116	\$262,777.00	4bd/3bth	15246	\$17.24	2600	\$101.07	
118	\$146,257.00	2bd/1bth	15246	\$9.59	1032	\$141.72	
119	\$148,020.00	2bd/2bth	27007	\$5.48	772	\$191.74	
121	\$228,184.00	6bd/1.5bth	29185	\$7.82	1284	\$177.71	
122	\$145,000.00	2bd/1bth	14375	\$10.09	884	\$164.03	
125	\$199,908.00	4bd/2bth	21780	\$9.18	1315	\$152.02	
126	\$241,334.00	2bd/2bth	25700	\$9.39	1575	\$153.23	
127	\$200,776.00	4bd/2bth	8500	\$23.62	1804	\$111.29	
128	\$228,243.00	4bd/2bth	17860	\$12.78	1726	\$132.24	
129	\$244,389.00	3bd/3bth	8840	\$27.65	2625	\$93.10	
130	\$255,000.00	2bd/2bth	16117	\$15.82	1528	\$166.88	
131	\$287,087.00	3bd3bth	22651	\$12.67	2472	\$116.14	
Avg	\$208,774.44		17,527.69	\$13.36	1,635.88	\$127.62	

Information drawn from Zillow (Sept 2013), with setback calculated from Google Earth. Accuracy limited to data available from those two sources.

Table 2
Net Density Areas to be Removed

665

Area Name	length (ft)	width (ft)	area (ft ²)	additional (ft ²)	Ext area (ft ²)	Comment
Sanitary sewer easement on east property line	320	10	3200	-	3200	
EWEB water line under access lane (for looping)	340	14	4760	-	4760	
Easement on south side of property for water line Looping	180	14	2520	-	2520	
Additional area of access road greater than EWEB water line easem	340	8	2720	-	2720	Water line easement plus 8 feet equals width of access lane
Fire and garbage turnaround	48	21	1008	400	1408	plus "ears" in additional, see notes
Oakleigh Lane new ROW (22.5 ft from centerline)	140	22.5	3150	-	3150	
Adee Connelly property removal for existing shop (plan sheet A1.1)	123.5	22	2717	-	2717	
Bike path ROW along north property line	125	13	1625	-	1625	

Total area (ft ²) of public easements, facilities, right-of-ways, and property to be removed					22100 (ft ²)	
Total acreage of public easements, facilities, right-of-ways, and property to be removed					0.51 acres	
Total gross acreage of TL 400 and TL 5500					2.34 acres	
Total useable acreage for net density calculation	2.34	-	0.51	=	1.83 acres	

R-1 Max allowable density is 14 units/acre						
Max allowable units for the PDT 13-1 project area	1.83	x	14	=	25.7	EC 9.2751 (1)(c)(3) states that you round up to whole units, when the lot size is greater than 13,500 ft ² 26 max allowable units

Note -
 * EWEB referral letter dated 8/27/13 states that the new water lines servicing McClure and Oakleigh will need to be "looped", connected across the project lots.
 It assumed that the access road and the south property line area would be the most appropriate area for the easement which would connect to gravel drive on west side of the parcel 131 McClure.
 This calculation assumes that the parcel in the southwest corner of TL 5500 will extend to the south property of TL 400 as part of the pending or completed transaction.

Appendix A – Comparison to Other Cohousing Projects

September 17, 2013

City of Eugene
Planning and Development Department
attn: Becky Taylor, Associate Planner
99 West 10th Avenue
Eugene, OR 97401

Re: Preliminary Information in Opposition to the Proposed Land Use Change for the Oakleigh Meadow Cohousing Project - Application PDT 13-00001.

Dear Ms. Taylor:

The following letter presents information regarding the inequitable comparison of three cohousing projects from California, recently publicized in letters of support for the public comment record. In addition, this letter presents reasons why The City of Eugene (City), and the Hearings Official should not be persuaded to approve this project simply because of the predominant emphasis on a lifestyle choice (e.g. cohousing) presented in the application.

Inequitable Comparison of the California Projects

Oakleigh Meadow Cohousing (OMC) is proposed as a 28 unit, 7 townhouse condominium complex on 2.3 acres of land situated wholly within the Willamette Greenway at the east end of a dead end lane (Oakleigh) in a 1950s single-family-detached-home neighborhood. The area is predominantly zoned as R-1 (low density residential) with a maximum allowable density of 14 units per acre. Figure 1 presents a Google satellite image and the City's zoning map for the proposed project location with surrounding neighborhood. The Satellite image shows very little asphalt or concrete, moderate amount of space between buildings, detached middle income homes, access on a dead-end unimproved lane, and significant open space and vegetation associated with the riparian zone of the Willamette River.

The three projects used for comparison are the Nevada City Cohousing project, Doyle Street/Emeryville, Cohousing project, and the Wolf Creek Cohousing Project. These projects were referenced in letters of support uploaded to the City's application webpage on September 10, 2013. On the attached figures the red circle denotes the approximate project locations. Scales are not consistent, but each of the images was presented with north at the top of the page.

Ms. Becky Taylor
Oakleigh Meadow Cohousing Project

Figure 2 presents the Nevada City project which is zoned as R-2 (medium density) as well as most of the conterminous parcels. The access to the project site is off of a main arterial which is very close to a state highway. The satellite image shows quite a bit of undeveloped land around the project site.

Figure 3 presents the Doyle Street/Emeryville Cohousing project located on the east side of San Francisco Bay. The satellite image presents significant asphalt/concrete and very dense housing as well as a very large office/mixed use complex immediately west across Doyle street. Doyle Street is located to the west of the project location and it provides access to the north off a main thoroughfare as well as connection to collector streets in the neighborhood to the east. There are no low density residential zones in Emeryville. The Project is located in a medium density residential zone.

Figure 4 presents the Wolf Creek Cohousing project in the southern portion of Grass Valley California. The satellite image shows a significant amount of asphalt/concrete and large buildings associated with the neighboring commercial zone (C-2). The project is located within R-3 and has a moderate buffer of undeveloped land between the project site and the neighboring low density residential to the south. Also, the project location has a decent access off of a short arterial that feeds a major highway.

In summary, the projects referenced in the letters of support for the OMC project are not comparable to the Oakleigh Lane neighborhood/area. The main inequities are existing land use, zoning, neighborhood character, and access.

Lifestyle vs Land Use

The letters of support for the OMC project are well focused on one theme, cohousing. Because of that, there has been little opposition from anyone who lives far from the project location. OMC has done a great job marketing the project as being sustainable, green, neighbor-friendly, and supported by the surrounding neighborhood, when in fact, the majority of the surrounding neighborhood opposes the project because of its size, poor fit with neighborhood character, and concerns with traffic on a one-lane dead-end road. The OMC application relies on the term "cohousing" and the associated perceived sustainability that cohousing provides. The problem with this is that the application fails to adequately address actual issues of land use, such as traffic increase/safety, neighborhood character, open space in the Greenway, green construction, construction duration, and potential decrease in property value, as well as several other factors.

Based on a review of other Planned Unit Developments in Eugene, there is always opposition from the neighbors. It should be no surprise to OMC that there would be opposition. Ironically, a supporting factor for OMC that seems to be forgotten is that the neighborhood generally supported the project when it was small. That's not the case anymore, due to the size.

I suspect that if the OMC proposal did not have cohousing as part of the theme, the same supporters of OMC would be fighting it because it would simply be another condominium complex, which is proven with every PUD. To add, there is nothing that institutionally binds OMC or future land owner to be a

Ms. Becky Taylor
Oakleigh Meadow Cohousing Project

cohousing community, thus the applicant's continual use of "cohousing" in the application, is irrelevant when it comes to future land use of the property. This project could easily be owned by a non-cohousing organization in the future. Once again, this is about land use, not lifestyle. I urge the City and the Hearings Official to be mindful of this when reviewing the application and supporting documentation.

Sincerely,



Bryn Thoms, Oakleigh Lane Resident

Encl: Figures 1 through 4

Figure 1 - OMC Project Area Satellite Image and Zoning

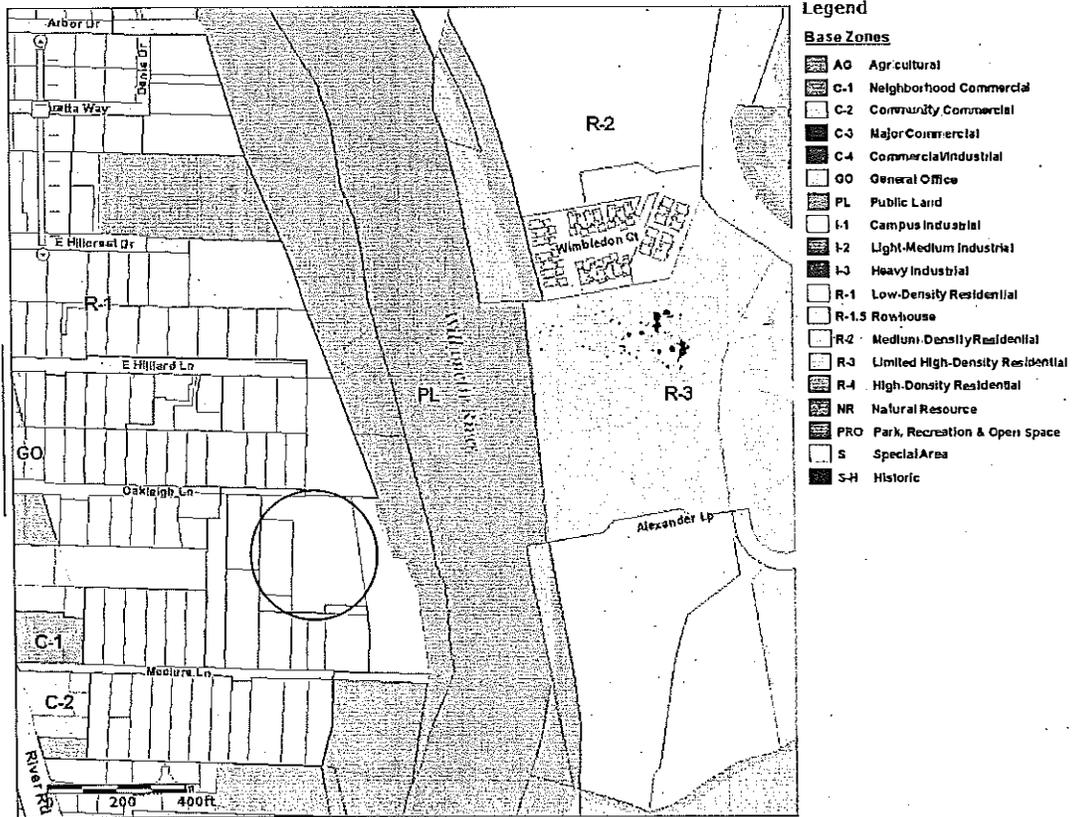


Figure 2 - Nevada City Cohousing Satellite Image and Zoning

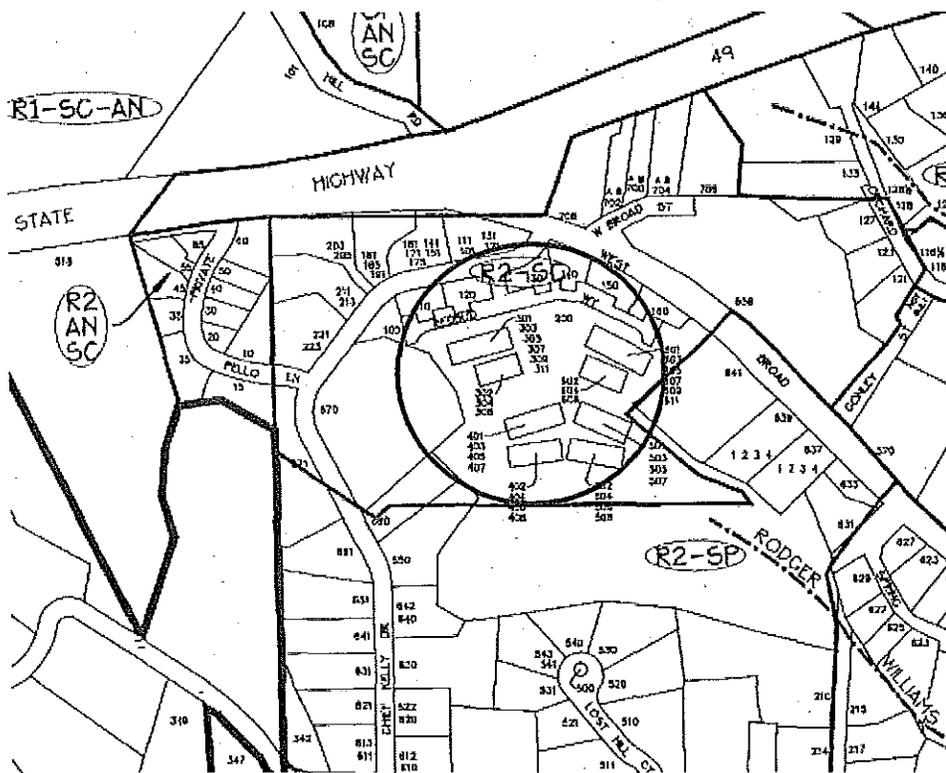
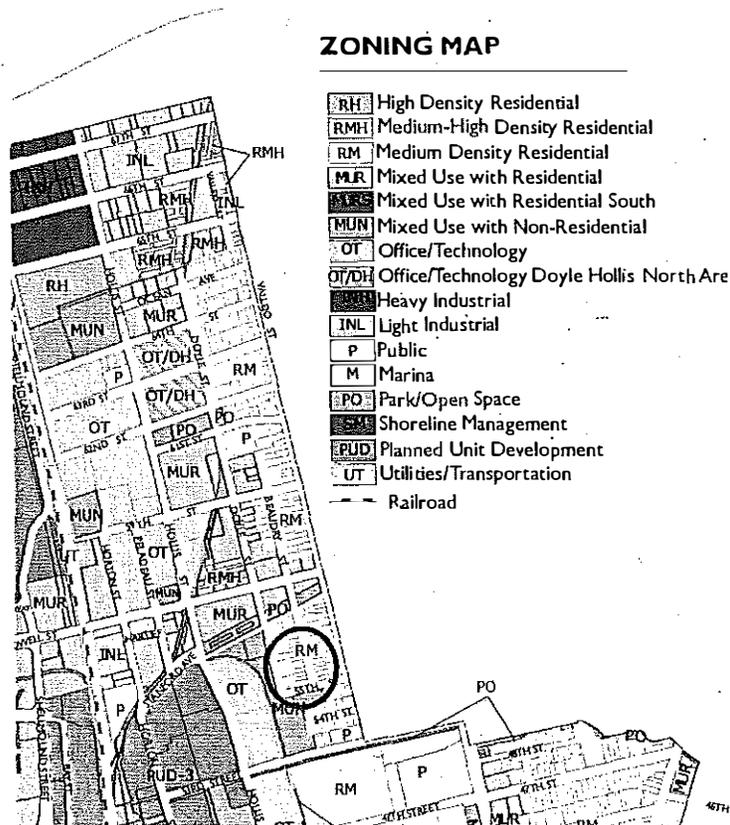
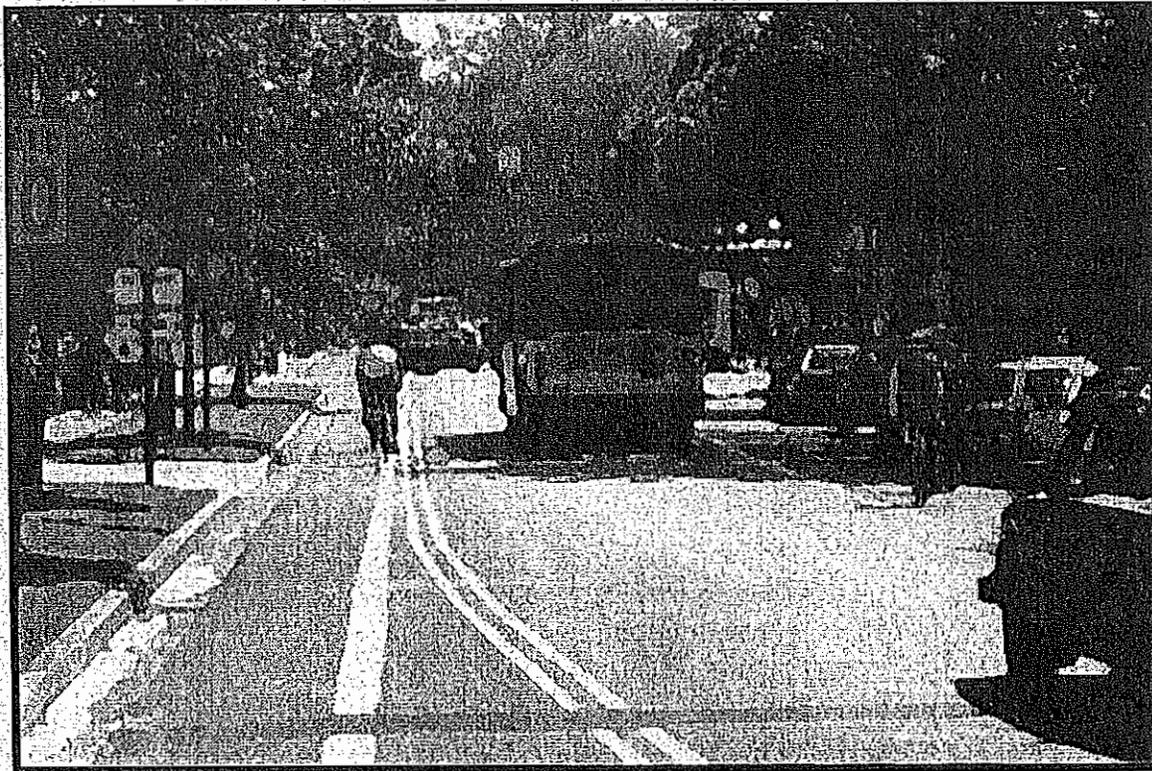


Figure 3 - Emeryville Cohousing Satellite Image and Zoning



Appendix B – Arterial & Collector Street Plan and Adopted Ordinance

Eugene Arterial & Collector Street Plan



November 1999



City of Eugene
Transportation

RESOLUTION NO. 4608

A RESOLUTION ADOPTING REVISED DESIGN STANDARDS AND GUIDELINES FOR EUGENE STREETS, SIDEWALKS, BIKEWAYS AND ACCESS WAYS, AND REPEALING RESOLUTION NO. 4500.

The City Council of the City of Eugene finds that:

A. On July 29, 1996, the City Council adopted Resolution No. 4500 amending and readopting the June, 1993 Design Standards for Eugene Streets, Sidewalks, Bikeways and Access Ways.

B. As part of the Eugene Arterial and Collector Street Plan, the Eugene Planning Commission has recommended new design standards for arterial and collector streets. The entire design standards document has been reformatted and a street lighting design standard has also been added for both local streets and arterial and collector streets. Those standards are set forth in Exhibit A hereto and are also contained within the Eugene Arterial and Collector Street Plan.

C. The revised Design Standards and Guidelines for Eugene Streets, Sidewalks, Bikeways and Access Ways attached as Exhibit A hereto as approved and recommended by the Eugene Planning Commission, should be adopted, Resolution No. 4500 and the Design Standards adopted therein should be repealed, and the design standards for local streets amended, all as set forth in the attached Exhibit A.

NOW, THEREFORE,

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

Section 1. Resolution No. 4500, and the June, 1993 Design Standards for Eugene Streets, Sidewalks, Bikeways, and Access Ways adopted therein is hereby repealed, as of the effective date of this Resolution.

Section 2. The revised Design Standards and Guidelines for Eugene Streets, Sidewalks, Bikeways and Access Ways attached as Exhibit A hereto are hereby adopted, as of the effective date of this Resolution, as the City's mandatory design standards and its advisory guidelines for arterial, collector and local streets. The guidelines in Exhibit A for implementation of those design standards are advisory only, and have no legal or binding effect. These Design Standards and Guidelines are also set forth in the Eugene Arterial and Collector Street Plan, and portions are reflected in the Eugene Local Street Plan. In the event any conflict exists with the Standards and Guidelines in Exhibit A and the Standards and Guidelines in the Eugene Arterial and Collector Street Plan or the

Eugene Local Street Plan, the Standards and Guidelines in Exhibit A hereto control. Subsequent amendments to Exhibit A may be made as authorized in Section 7.085 of the Eugene Code, 1971, following the rule making procedures of Section 2.019 of the Eugene Code, 1971, with notification to the City Council at the same time that public notice is given.

Section 3. This Resolution, and the Design Standards and Guidelines adopted herein shall become effective upon the effective date of Ordinance No. 20181.

Section 4. In addition to the findings set forth above, the Eugene Arterial and Collector Street Plan adopted as findings in support of Ordinance No. 20181 is incorporated by reference as additional findings in support hereof.

The foregoing Resolution is adopted the 22nd day of November, 1999.



City Recorder

Exhibit A

Design Standards and Guidelines For Eugene Streets, Sidewalks, Bikeways and Accessways

November 1999

LOCAL STREETS

Local streets are the framework around which communities are built. Although the primary function of local streets is to provide access to properties fronting on the street, to a great extent, they also determine the form and character of cities and neighborhoods. The pattern and design of local streets help shape neighborhood image and identity, and can influence whether or not an area feels safe. Local streets can also influence the degree of communication neighbors have with one another, the extent to which residents use alternate modes of transportation, and the population's general feelings of well-being and comfort related to their immediate environment.

The design and appearance of local streets should convey this purpose through the use of relatively narrow widths, short lengths, frequent connections with other streets, and alignments which encourage slow traffic speeds and discourage through traffic.

Table 2 contains a summary of typical widths for local street elements such as right-of-way, pavement, sidewalks and plant strip areas, and traffic volume thresholds.

Local Street Standards

Table 2

Type of Street	R.O.W. Width	Paving Width			(Setback) ^(A) Sidewalks	Planting Strips ^(B)	Average Daily Traffic (ADT)
		No Parking	Parking One Side	Parking Two Sides			
1-way Alley ^(C)	20'	12'			None	None	NA
2-way Alley ^(C)	20'	16'			None	None	NA
Access Lane ^(D)	40'		21' (7/14)		1 @ 6'	7' and 6'	<250
Access Lane ^(D)	55'			28' (7/14/7)	2 @ 6'	2 @ 7'-6"	ADT
Low-Volume Res. ^(D)	45'	20'(10/10)			2 @ 6'	2 @ 6'-6"	250
Low-Volume Res. ^(D)	45'		21'(7/14)		2 @ 6'	2 @ 6'-0"	to 750
Low-Volume Res. ^(D)	55'			28'(7/14/7)	2 @ 6'	2 @ 7'-6"	ADT
Med.-Volume Res. ^(D)	50'	20'(10/10)			2 @ 6'	2 @ 9'-0"	>750
Med.-Volume Res. ^(D)	55'		27'(7/10/10)		2 @ 6'	2 @ 8'-0"	ADT
Med.-Volume Res. ^(D)	60'			34'(7/10/10/7)	2 @ 6'	2 @ 7'-0"	
Commercial/Industrial	55'-70'		30'-44'		Curbside/ Setback	2 @ 6'-0" Min.	NA

A. Setback sidewalk dimension includes a 5' paved walk and 1' strip behind the walk. For curbside sidewalks, the sidewalk dimension includes a 5' paved walk and 6" curb (5'-6" total); the 1' strip behind the walk is added to the planting strip dimension.

B. Planting strip dimension includes 6" curb. For curbside sidewalks, an additional 6" would be added to the planting strip dimension.

C. In addition to the ROW width, alleys require a minimum setback of 2' on each side for a minimum 24' backup clearance.

D. Additional parking to accommodate occasional high parking demand may be provided in congregate parking areas such as parking bays.

Local Street Sub-Classifications

Local streets are divided into several sub-classifications:

- Alleys
- Access Lanes
- Low Volume Residential Streets
- Medium-Volume Residential Streets
- Commercial-Industrial Streets

Alleys: Alleys are streets that provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities.

Access Lanes: These streets are designed for primary access to a limited number of properties. On this street type, the residential environment is dominant and traffic is subservient. Access Lanes can be constructed as cul-de-sacs, loop streets, or short streets connecting two other streets. Access lanes generally serve 25 or fewer homes and traffic volumes are less than 250 Average Daily Traffic (ADT).

Low-Volume Residential Streets: These streets are designed for primary access to individual residential property as well as access to adjacent streets. As with the Access Lane, the residential environment is dominant. Traffic volumes are relatively low (250-750 ADT).

Medium-Volume Residential Streets: These streets are designed for primary access to individual residential property and to connect streets of lower and higher function and access the major street network. These streets are designed to accommodate higher traffic volumes (750-1,500 ADT).

Commercial/Industrial Streets: These streets are designed for primary access to commercial and industrial properties and to connect to the major street network. They are designed to accommodate higher traffic volumes and freight.

Local Street Design Standards

The typical design elements found in a local street right-of-way are: sidewalk and planting strip areas, parking lanes, vehicle traffic lanes, parking lanes, drainage and curbs, planting strips, sidewalks, utilities, street lighting, and occasionally a center median. The standards in paragraphs A-M below apply to both new and existing unimproved local streets, unless otherwise stated.

A. Vehicle Lanes

1) Two 10' vehicle traffic lanes are required on local residential streets when traffic volumes are expected to exceed 750 vehicles per day.

2) On local residential streets with traffic volumes less than 750 vehicles per day, a single 14' traffic lane may be permitted for both directions of vehicular travel. The single traffic lane is intended to create a "queuing street", such that when opposing vehicles meet, one of the vehicles must yield by pulling into a vacant portion of the adjacent parking lane. This queuing effect has been found to be an effective and safe method to reduce speeds and non-local traffic.

3) Two 12' wide vehicle traffic lanes are required on local commercial and industrial streets.

4) In special circumstances, such as where a local street intersects with a collector or arterial street, additional width may be required for safe turning movements.

B. Medians

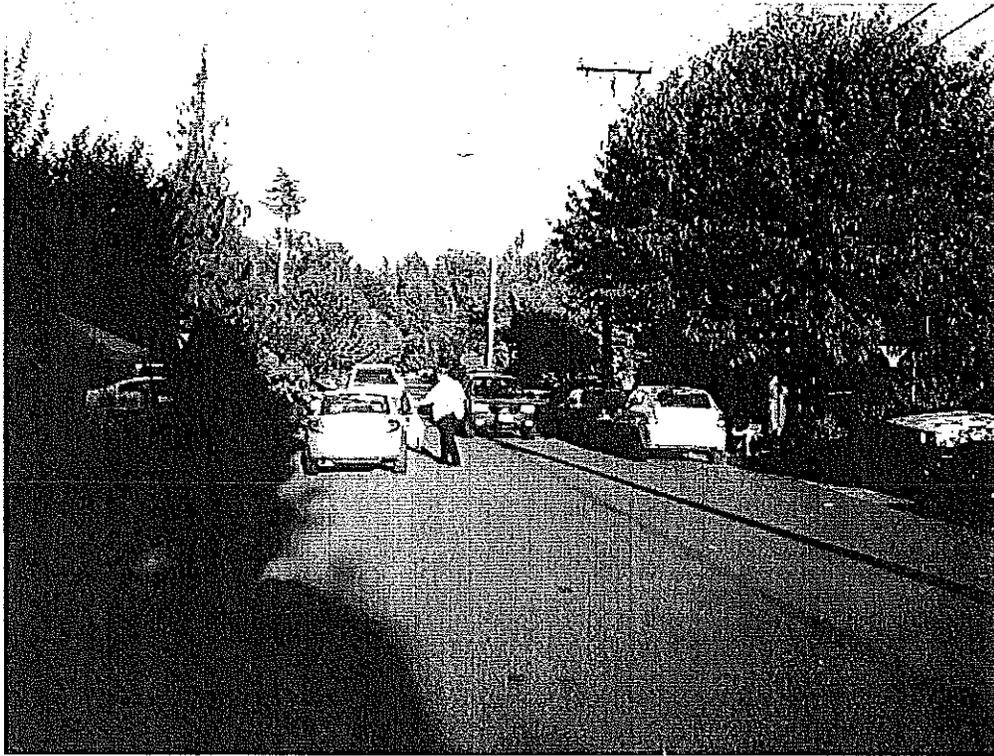
1) Center medians are a design option for Low-Volume and Medium-Volume Residential Streets, but the street design must ensure the minimum 14' clear lane needed for fire apparatus.

2) Medians shall be landscaped with groundcover, trees, and shrubs less than 3' in height.

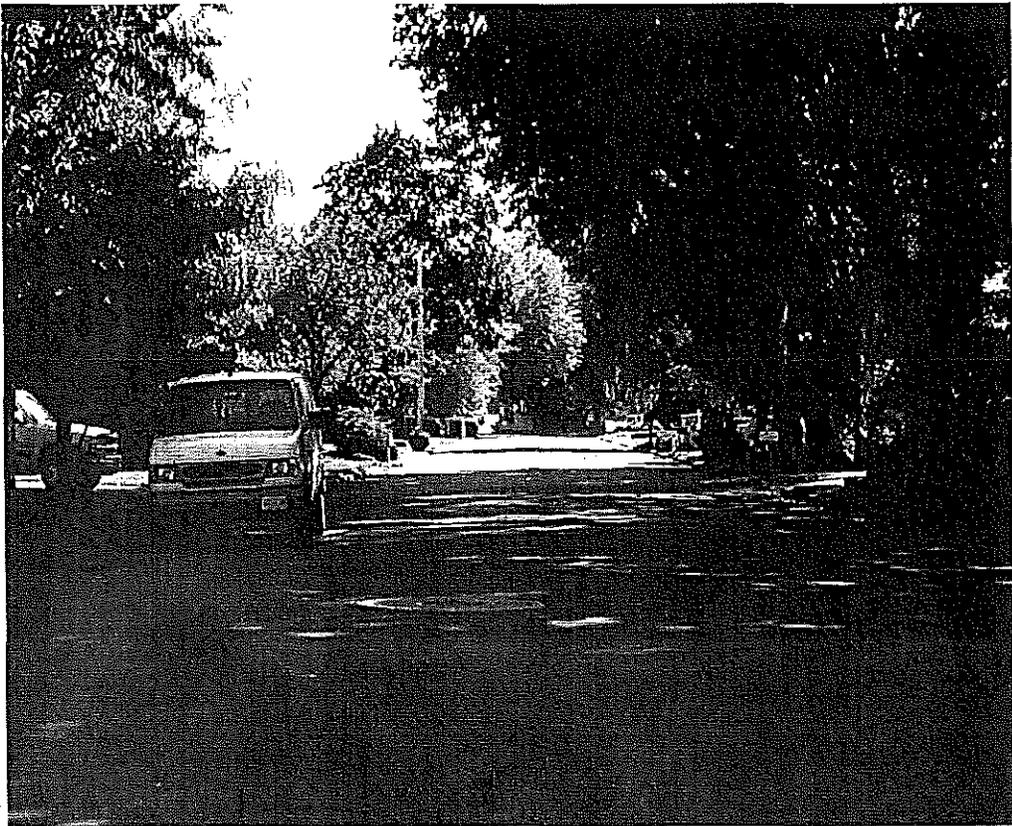
Appendix C – Photos of Oakleigh and McClure and Low Volume Roads

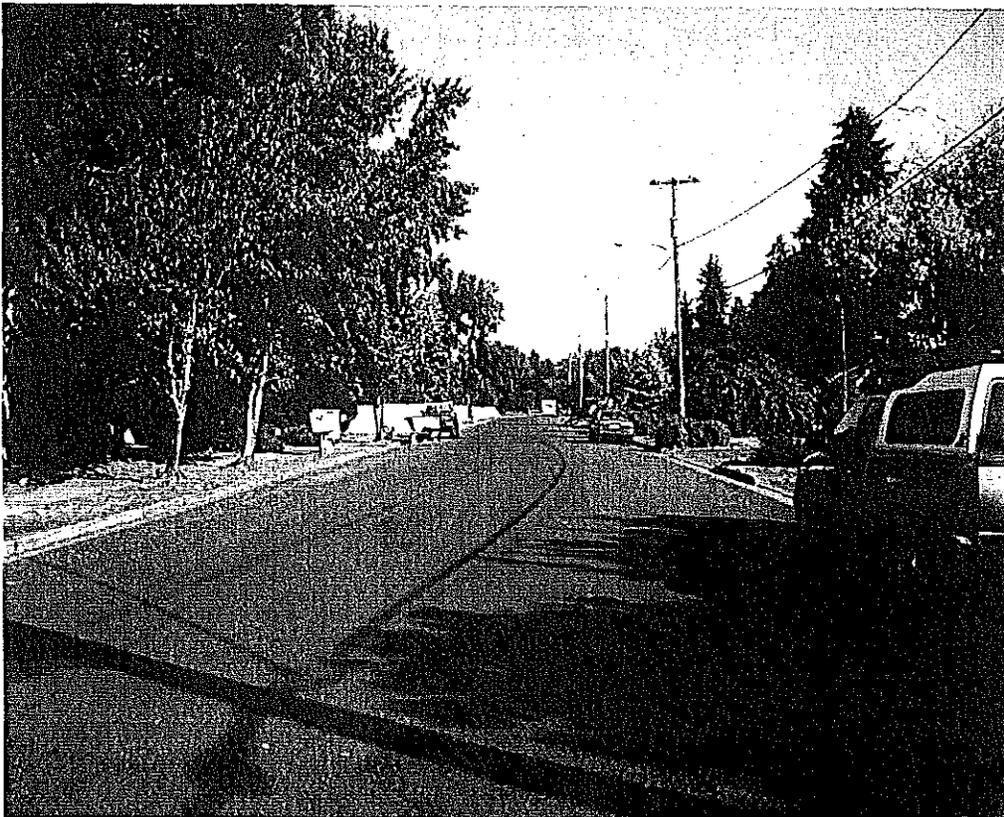
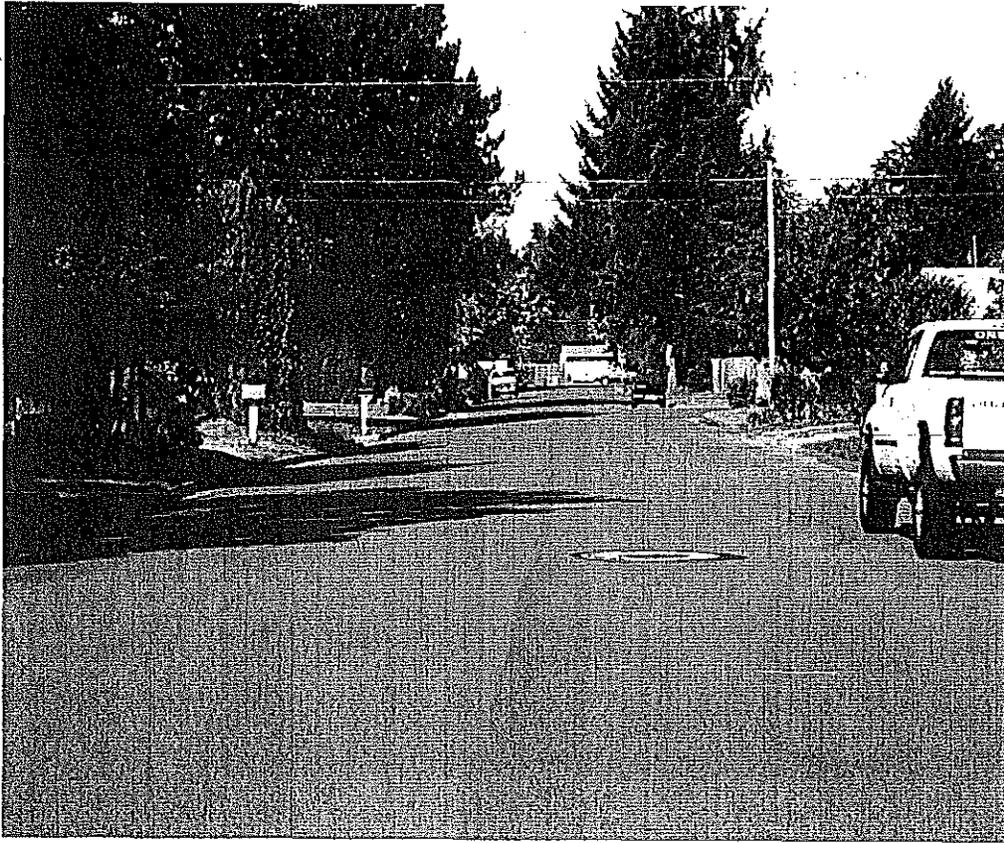
Oakleigh Lane Photos

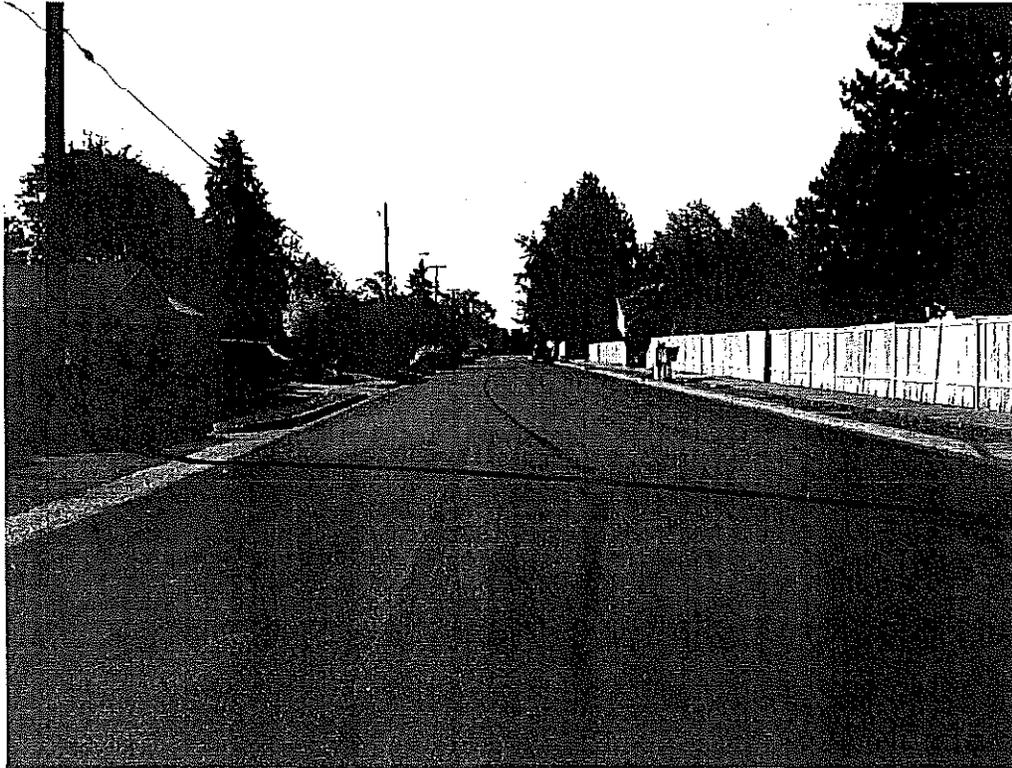




RR Area Low Volume Residential Roads







Appendix D – Net Density Calculations

Net Density Calculation

1/4

Public Easement, Eynon Thomas 9/7/13

43560 ft²/acre

West Side Interceptor (72") sewer Easement

length - 320'

width - 10' 1/2 of sewer easement

total = 320 x 10 = 3200 ft. / 43560

= 0.074 acres

Access lane (EWETB water line - looped from Oakeigh →

length - 340'

McClure

width - 14'

total = 340 x 14 = 4760 ft. / 43560

= 0.110 acres

Easement on south side of property

length - 180'

width - 14'

total - 180 x 14 = 2520 ft. / 43560

= 0.060 acres

2/4

Net Density Calculations Addition of Street/Alley/ Fire turnaround

- Access road on west side prop.
Water easement already in calc
at 14' wide x 340'
Pavement width = 22' - 14' = 8'

$$340' \times 8' = 2720 \text{ ft.}^2 / 43560 \text{ ft.}^2/\text{acre} = 0.062 \text{ acres}$$

- Fire turnaround
length = 48'
width = 21'

$$\text{subtotal} = 48 \times 21 = 1008 \text{ ft.}^2 / 43560 = 0.023 \text{ acres}$$

$$\text{Fire turnaround "ears"} = (20' \times 20')^{\frac{1}{2}} \times 2 = 400 / 2 \times 2$$



$$= 400 \text{ ft.}^2 / 43560 = 0.009 \text{ acres}$$

- Oakleigh Lane New ROW (22.5' South of current Prop line)

$$\begin{aligned} \text{length} &= 140 \text{ ft.} \\ \text{width} &= 22.5 \text{ ft.} \\ \text{total} &= 3150 \text{ ft.}^2 / 43560 \\ &= 0.072 \text{ acres} \end{aligned}$$

total this page = 0.163

Net Density Calculations

3/4

Adee / Connelly Property Removal
in SE corner of project site

$$\begin{aligned} \text{length} &= 123.48' \\ \text{width} &= 22.0' \\ \text{total} &= 2716 / 43560 \\ &= 0.0624 \text{ acres} \end{aligned}$$

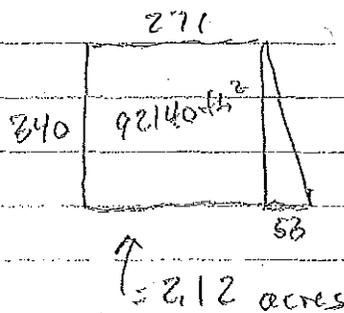
- David Campbell Parcel to add back in?

$$\text{West Prop line} = 120 + 120 + 100 = 340'$$

$$\text{North Prop line} = 120 + 120 + 31 = 271'$$

$$\text{South Prop line} = 120 + 120 + 87 = 327$$

$$\text{NP} - \text{SP} = 327 - 271 = 56 \text{ for triangle}$$



$$\begin{aligned} \text{Triangle: } & (56 \times 340) / 2 \\ & = 0.22 \text{ acres} \end{aligned}$$

$$\begin{aligned} \text{Total parcel acreage} \\ & = 2.34 \end{aligned}$$

4/4

Net Density Calculations

- Bike Path Easement (North)

length: 125'

width: 13'

$$= 1625 \text{ ft}^2 / 43560$$

$$= \underline{0.037} \text{ acres}$$

Total acreage of public use.

$$= 0.074 + 0.110 + 0.060 + 0.052 +$$

$$0.023 + 0.009 + 0.072 + 0.0624 +$$

$$0.037 \text{ acres}$$

$$= \underline{0.5094} \text{ acres}$$

Ec 9.2751(1)(c) round down.

$$\text{Total} = 2.34$$

$$\text{Remove} = 0.5094$$

$$\boxed{= 1.83 \text{ acres of useable density}}$$

$$1.83 \times 14 \text{ units/acre} = 25.6$$

$$\text{round down} = \underline{25} \text{ units}$$

Appendix E – Outreach Summary and Initial Public Meeting Notice

Summary of Outreach Performed by OMC for PDT 13-1 and WG 13-1 application

Prepared by Sandy Thoms, October 7, 2013

Marketing is NOT Outreach!

2 years of marketing, but NO OUTREACH – outreach without any actions is not outreach.

Oakleigh Meadow Cohousing (OMC) has submitted a long list of what they are calling outreach. OMC is listing every one of their marketing events and calling it outreach. Movie viewings, Easter egg hunts, ice cream socials, Christmas tree cuttings, home shows, etc. are NOT opportunities for neighbors to speak up and address concerns. In fact, they hid behind family gatherings to make it so uncomfortable to ask any difficult questions that almost all neighbors stopped coming to their events anymore.

OMC held one required meeting, which was actually an open house, at the River Road annex in February. They sent fliers to the neighborhood saying they **would like input from the neighbors to address concerns and use this information to shape the development.** OMC managed to turn this, too, into a marketing event. I was greeted upon entering with being asked if I would like to see the drawings of what the units would look like, invited to have a cookie. I expected to be walking into a meeting with rows of chairs for the neighbors, a flip chart for writing down questions, and an opportunity to ask the tough questions. Nothing like this happened. More pretty pictures of the buildings and the creation of an awkward atmosphere for asking difficult question.

I had gone to this meeting determined to ask these questions, as was my neighbor who had come with me and was angry at the non-meeting atmosphere. Despite the uncomfortable atmosphere, we started asking questions about our concerns regarding the traffic, the size of the development, the huge impact on the neighbors/environment, the ability to financially complete this once you get this land use change through, and got instantly defensive and non-factual answers. The following are a few of the answers I was given.

- “We are going have 29 bicycles on the street, not 29 cars”
- “We don’t know the financial answers, we are trusting our professionals for that”
- “We don’t know if the city will approve this much traffic. We’ll just have to wait for the hearing.”
- “You just have to understand, we will be different!” – In a forceful tone, I would like to add!
- “You will have to wait for the hearing for answers to that question.” This was the answer to most of my questions.

- "We don't know the answers to that at this time"

I finally asked if they could at least write down our questions and get back to us with answers. One of the OMC members pulled out a scrap of paper from her purse and jotted down a few things.

Neither I nor my neighbor was ever contacted again with answers to our questions, nor were there any follow ups with any of the neighbors over the concerns raised. In the past 30 days and talking to other neighbors, they all had similar situations at this annex "meeting".

The site plans started being submitted to the city a short 2 months after this meeting at the annex with no changes to address the concerns raised and no follow up with the neighbors! This was just another thing to check off of their required list of "to do" items before they could submit. They did not care what we had to say and they **changed absolutely nothing to address our concerns.**

In the past 30 days, we have been told by some of the members of OMC that Chuck Durrett and Katie McCammett, the California architect/mentor and Financial adviser of this project, told the OMC group that they should ignore the neighbor's concerns, and that this always happens. They told OMC the neighbors will like you once you are here. This shows exactly why our questions and concerns were completely ignored and that **NOT ONE** thing brought up by neighbors was put into consideration when developing this plan.

In addition, in the past 30 days, OMC offered to do some mediation with our group. We got hopeful and participated in 2 informal and 2 formal mediations sessions with a paid mediator. Splitting the cost with OMC – over \$200 out of the neighborhoods pocket. However, we were hopeful that OMC was finally going to listen to our concerns.

Unfortunately, after 4 meetings and countless hours of conversations and wasted time, OMC informed us that they would be making **no concessions and everything was moving forward as planned.** Once again, there was no respect for the neighborhood or any consideration given to our very real concerns. Just wasted time and money.

NEIGHBORHOOD/APPLICANT MEETING NOTICE

INVITATION to NEIGHBORHOOD-APPLICANT MEETING

Dear Neighbor:

You are cordially invited to attend a meeting to discuss a proposed project located at the end of Oakleigh Ln on the south side of the road, in the River Road Community Organization (RRCO) area. The proposal tentatively includes a 28-unit cohousing development with common house.

As the applicants preparing this proposal, we invite you to attend a meeting with us and other neighbors to review our plans, share information, and identify issues regarding the proposal. A copy of a preliminary plan of the proposal is included on the reverse side of this page.

WHAT: Meeting to review a preliminary proposal for Oakleigh Meadow CoHousing (OMC)

WHO: OMC members, property owners and residents in the surrounding area, and the neighborhood association.

WHEN: Feb 16th, 2013; 1:00pm-4:00pm

WHERE: River Road Annex, 1055 River Rd., Eugene, OR

No applications for this proposal have been submitted to the City yet. Your comments and input into the proposal at this early stage will be valuable in helping us to identify issues and shape the proposal. We hope you can attend.

For more information, please feel free to contact the OMC Project Manager, Willard C. Dixon, AIA, by telephone at 541.689.3548 (office) or via email at wcd@willardcdixon.com.

Oakleigh Lane

R.O.W. 22.5' FROM CENTERLINE

PRIVATE HOMES (TYP.)

INFORMAL BIKE SHEDS TYP.

FRONT PORCHES TYP.

GATHERING NODE

GATHERING NODE

BACKYARDS

BACKYARDS

GARDEN

WALKWAY

GARDEN

COMMON HOUSE

COMMON PATIO

GARDENS

APPROX. FLOODPLAIN LINE

INFORMAL BIKE STORAGE

EXISTING ASH CLUSTER

COURTYARD

GATHERING NODE

PRIVATE HOMES (TYP.)

BACKYARDS

BIKE ENTRY

EXISTING SHED FOR BIKE BARN & WORKSHOP

17-04-24-24 TL. NO. 10200

17-04-24-24 TL. NO. 10300

PROPERTY LINE P.L. PLANNING PROPERTY LINE ADJUSTMENT APPLICATION

PRELIMINARY
as per OMC group
Site Design Workshop
July 2012

Appendix F – City Staff Report with PDF (Adobe) Notes of Opposition



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TENTATIVE PLANNED UNIT DEVELOPMENT AND WILLAMETTE GREENWAY PERMIT STAFF REPORT

Application File Name (Number):

Oakleigh Meadow Cohousing (PDT 13-1) and (WG 13-1)

Applicant's Request:

Tentative Planned Unit Development and Willamette Greenway Permit approval for a 28-unit cohousing development.

Applicant

Oakleigh Meadow LLC

Subject Property/Location:

Tax Lot 5500 of Assessor's Map 17-04-24-24 and Tax Lot 400 of Assessor's Map 17-04-24-13;
Located at the east terminus of Oakleigh Lane

Relevant Dates:

Applications submitted on June 18, 2013; supplemental application materials submitted on August 12, 2013; application deemed complete on August 12, 2013; public hearing scheduled for October 2, 2013

Applicant's Representative:

Will Dixon, AIA (541-689-3548)

Lead City Staff:

Becky Taylor, Associate Planner, Eugene Planning Division, Phone: (541) 682-5437

Purpose of Staff Report

The Eugene Code (EC) requires City staff to prepare a written report concerning an application for tentative Planned Unit Development (PUD) and Willamette Greenway (WG) permit. In accordance with EC 9.7320, the staff report must be printed and available prior to the public hearing regarding this request to allow the applicant and citizens an opportunity to learn more about it and to review the staff analysis of the application. The staff report provides only preliminary information and recommendations.

The Hearings Official will consider additional public testimony and other materials presented at the public hearing before making a decision on the application(s). Pursuant to EC 9.7330, the Hearings

Summary of Comments on Appendix F - Staff Report Bryn
Thoms Review.pdf

This page contains no comments

Official's written decision on the application is made within 15 days from the close of the public record, following the public hearing. The quasi-judicial hearing procedures applicable to this request are described at EC 9.7065 through EC 9.7095.

Site Characteristics

The subject property consists of 2.3 acres in two tax lots that are considered one development site under the current ownership. The property was recently annexed (see City File A 13-1) and is zoned R-1 Low-Density Residential. The east boundary of the subject property abuts undeveloped City parkland that contains Goal 5 Water Resources associated with the Willamette River, which borders the City property farther to the east. Otherwise, the surrounding properties primarily consist of single-family dwellings on individual lots or undeveloped lots that have potential for future residential development (i.e. at the north end of Oakleigh Lane and abutting the west boundary of the subject property.) Refer to Attachment A for a vicinity map.

Oakleigh Lane terminates near the midpoint of the northern boundary of the subject property, which will provide sole access to the development. Instead of extending the street along the entire length of the property, the applicant requests an exception to the street connectivity standards. To support the exception, the applicant has submitted a conceptual development plan for the undeveloped property to the north, to show how it could be further divided without necessitating an extension of Oakleigh Lane. Issues regarding Oakleigh Lane are addressed under approval criterion EC 9.8320(5).

Regarding the undeveloped property to the west, the applicant proposes a "green wall" as a buffer between the garages, recycling structure, vehicle use and parking areas abutting the west property boundary. EC 9.6420 requires vehicle uses areas to be setback seven feet from property lines with a landscape buffer. EC 9.2750 requires structures to be setback five feet from interior property lines or ten feet between buildings. The applicant seeks modifications to these code standards through the PUD process. Staff notes that if the Hearings Official approves the applicant's request, EC 9.2751(7) still requires the applicant to obtain an easement from the abutting property owner. Staff's recommendations are provided under approval criterion EC 9.8320(11)(k), in the following evaluation.

Summary of Land Use Applications

The applicant's proposal includes two concurrent land use applications which are summarized below. The following evaluation is also based on the most recent application materials submitted on August 12, 2013.

Tentative PUD – The applicant requests tentative Planned Unit Development (PUD) approval for the creation of a cohousing residential facility, with 28 dwelling units within seven buildings arranged around a community building. Staff notes that the community building includes bedrooms and a kitchen; therefore, it is also considered a dwelling unit included in the residential density of the subject property. The applicant indicates that the dwelling units will be divided as condominiums for private ownership, whereas the land and community building will be commonly owned and managed by a homeowners association. Refer to the applicant's materials for more information about their request. (Reduced plans, for pages that are referenced in this staff report, are provided as Attachment D.)