

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON.

ORDER AND RESOLUTION
NO: 16-06-21-07

IN THE MATTER OF CO-SPONSORING
AND ADOPTING A RESOLUTION TO RE-
DESIGNATE THE WEST EUGENE
ENTERPRISE ZONE

WHEREAS, the Board of Commissioners and the Eugene City Council are jointly sponsoring an application for re-designation of an enterprise zone; and

WHEREAS, Lane County and the City of Eugene have formally advised and received consultation from the Oregon Business Development Department (OBDD) according to ORS 285C.078.; and

WHEREAS, The municipal corporations, school districts, special service districts, that receive operating revenue through the levying and ad valorem taxes on real and personal property in any area of this enterprise zone were sent notice on March 10, 2016, and invited to a public meeting on April 1, 2016 regarding its re-designation, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, This enterprise zone has a total area of 7.53 square miles; it meets other statutory limitations on size and configuration, and it is depicted on a drawn-to-scale map attached as Exhibit A, and its boundary is described in Exhibit B attached to this Resolution; and

WHEREAS, The proposed enterprise zone contains significant land that is designated for industrial use as indicated by the land use map(s) from Comprehensive Plan(s) acknowledged by the Lane Conservation and Development Commission, and included in the application, and such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, The City of Eugene shall fulfill its duties and implement provisions jointly with Lane County under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to continuing the appointment of the local enterprise zone manager, and to preparing a list or map of local publically owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS, Re-designation of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the state of Oregon Lane Conservation and Development Commission (LCDC); and

WHEREAS, the City of Eugene and Lane County are interested in re-designating the enterprise zone to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity. In accordance with ORS 285C.150, the City of Eugene has adopted Public Benefit Criteria applicable to eligible business firms seeking the enterprise zone tax exemption, with the intent to impose a public benefit contribution of up to twenty-five percent of the value of the tax exemption from eligible business firms based on tier conformance with specific job quality and other standards; and

WHEREAS, The City of Eugene and Lane County appreciate the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS and RESOLVES** as follows:

1. Under ORS 285C.065, the Board of County Commissioners does hereby re-designate an Oregon enterprise zone named "The West Eugene Enterprise Zone," jointly with the City of Eugene, the boundary and area which are described in attached Exhibits A and B.
2. The City Manager is authorized to submit documentation of this enterprise zone re-designation to the OBDD on behalf of the zone sponsors for purposes of a positive determination in favor of ORS 285C.074.
3. Re-designation of this enterprise zone takes effect on July 1, 2016 (or later, as so stipulated by OBDD in its determination pursuant to any revision and resubmission of documentation).
4. The City of Eugene commits to prepare, within six months of re-designation, a list or map of local lands and buildings owned by the stat or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to strive in making such real property available for lease or purchase by authorized business firms pursuant to ORS 285C.110.
5. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 21st day of June, 2016.



Faye Stewart, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

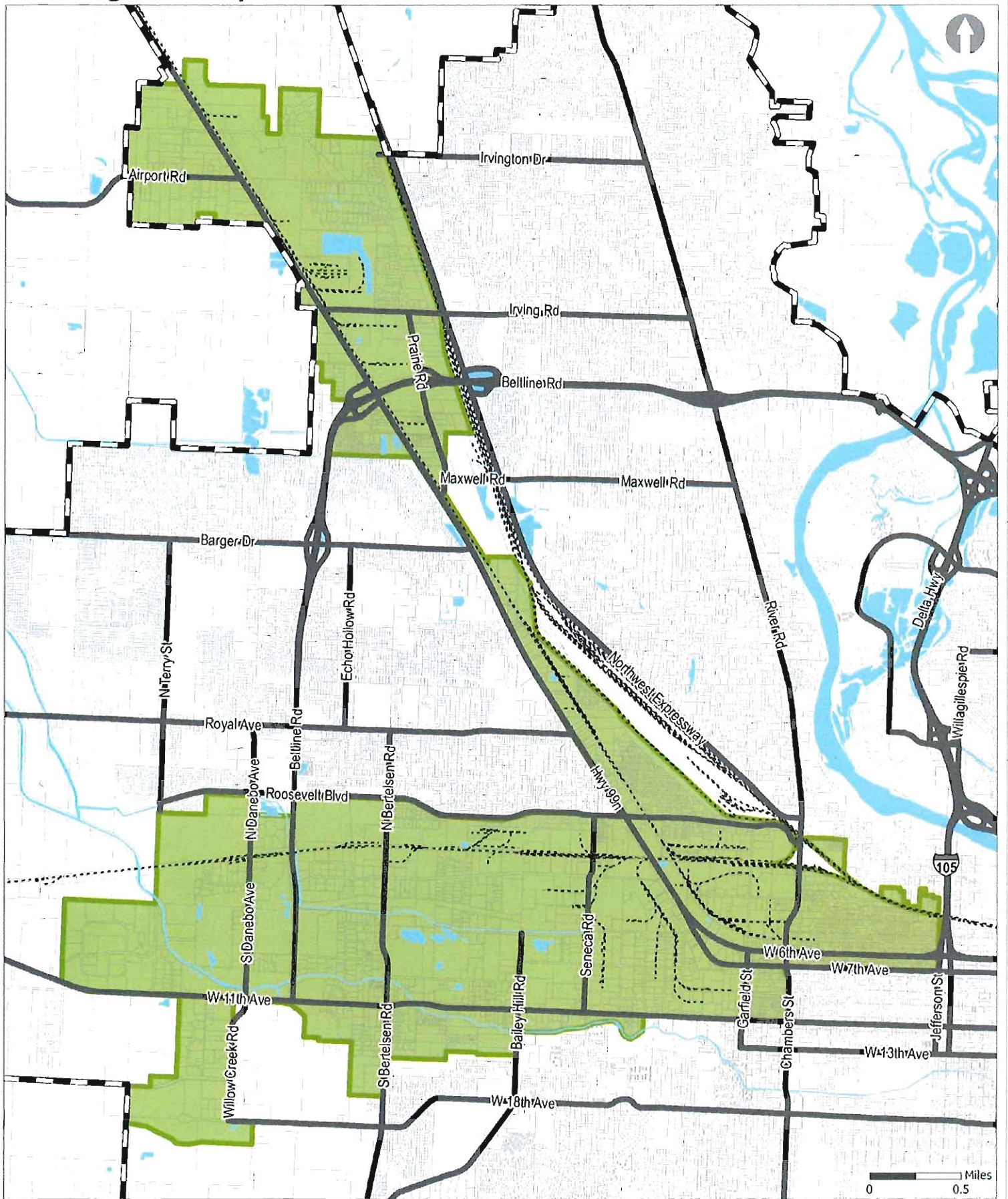
Date

6/8/16

LANE COUNTY OFFICE OF LEGAL COUNSEL

West Eugene Enterprise Zone

Exhibit A



- Eugene UGB
- West Eugene Enterprise Zone
- Railroads

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

West Eugene Enterprise Zone Description

A tract of land located in Sections 30 & 31 in Township 17 South, Range 3 West, Sections 3,4,5,8,9,10,15,16,22,23,25,26,27,28,32,33,34,35,36 in Township 17 South, Range 4 West, Sections 4 & 5 in Township 18 South, Range 4 West, all in the Willamette Meridian all in Eugene, Lane County, Oregon being more particularly described as follows;
Beginning at the centerline intersection of 7th street and Jefferson Street, North along the centerline of said Jefferson Street to the North right of way line of the Union Pacific Railroad; thence Northwesterly along said right of way line to a point of intersection with the extended westerly Right-of-Way line of Jefferson Street; thence North along said Right-of-Way line of Jefferson to the Northeast corner of Lot 8, Block6, Cheshire Addition to Eugene City as platted and recorded in Volume T, Page 605 Lane County Oregon Plat Records in Lane County, Oregon; thence West along the North line of lots 7 and 8, Block 6 of said Cheshire Addition to Eugene and along the North line of Lot 3, Block 4 of Rees' Addition to Eugene as platted and recorded in Volume W, page 397, Lane County Oregon Plat Records, in Lane County, Oregon to the West line of Lot 3, Block 4 of said Rees' Addition to Eugene; thence North along said west line of said Lot 3, Block 4 to the Northeast corner of said Lot 3; thence West along the North line of said Lot 3 and it's extension to the West Right-of-Way line of Madison Street; thence North along said Right-of-Way to the Northeast corner of Lot 1, Block 2 of said Rees' Addition to Eugene also being the South Right-of-Way line of First Street; thence West along said Right-of-Way line of First Street to the Northwest corner of Lot 1, Block 3 of Rees' Addition to Eugene as platted and record in Volume W, page 397, Lane County Oregon Plat Records, in Lane County, Oregon; thence South along the West line of Blocks 2 and 3 of said Rees' Addition to the Southwest corner of Lot 4 Block B of Mayhew Addition to Eugene City as platted and recorded in Volume W, page 57 Lane County Oregon Plat Records in Lane County, Oregon; thence West along the South line of Lot 3 of said Mayhew Addition to the East Right-of-Way line Monroe Street; thence South along said East Right-of-Way line to the centerline Union Pacific Railroad; thence Westerly along said railroad centerline to a point the intersects the easterly line when extended of the west boundary of said Mayhew Addition; thence leaving said railroad centerline and run North along the west boundary of said Mayhew Addition to a point on the South Right-of-Way line of Second Street; thence Westerly along said South Right-of-Way line to a point of intersection with the West Right-of-Way line of Adam Street; thence North along the East Right-of-Way line of said Adam Street to the Southeast corner of said Lot20, Block 3 of Riverwood Subdivision as platted and recorded in 9, page 21 Lane County Oregon Plat Records, in Lane County, Oregon; thence West along the south line of lots 20 and 19 to the Southwest corner of said Lot 19 of said Riverwood Subdivision; thence North along the west line of said Lot 19 to the northwest corner of said Lot 19 and also being the south Right-of-Way line of First Street; thence West along said south Right-of-Way line of said First Street to a point being 98 feet West of the centerline intersection of the vacated Jackson Street and said South Right-of-Way line of said First Street; thence leaving said South Right-of-Way line of First Street and run South to the centerline of the Union Pacific Railroad Right-of-Way; thence Westerly along the centerline of said Union Pacific Railroad Right-of-Way to a point that intersects the centerline of Polk Street to the north; thence leaving said railroad right of way line and running along said centerline of Polk Street, North to a point that if extended intersects the north plat boundary of Anderson Court as platted and recorded in Book 11, page 31, Lane

County Oregon Plat Records in Lane County, Oregon; thence leaving said centerline and running along said north boundary of Anderson Court to the Northwest corner of said Anderson Court; thence North 26.5 feet to a point being 300.3 feet north of the north right of way line of Cross Street; thence west running 300.3 feet parallel when measured perpendicularly to said north right of way line of said Cross Street to a point that intersects the west right of way line of said Union Pacific Railroad; thence running Southeasterly along said west right of way line of said Union Pacific Railroad to a point that intersects the centerline of the Coos Bay Branch line of the Union Pacific Railroad; thence westerly along said centerline of the Coos Bay Branch line of the Union Pacific Railroad 2500 feet more or less to a railroad frog; thence Northeasterly along the centerline of the railway connecting the Coos Bay Branch line to the Mainline of the Union Pacific Railroad to a point of intersection with the south boundary of the Union Pacific operating railroad property; thence along the westerly boundary of said Union Pacific operating railroad property Northwesterly to a point intersecting the north plat line of Kintrye subdivision as platting and recorded in Book 4, page 12 Lane County Oregon Plat Records in Lane County, Oregon; thence Westerly along said North plat boundary of Kintrye subdivision to the Northwest corner of said plat; thence continuing Westerly on the extension of the north plat boundary of Kintrye subdivision, 280.5 feet; thence South 185.85 feet more or less to the easterly right of way line of the Oregon Electric Railroad right of way; thence running along said easterly right of way line of the Oregon Electric Railroad right of way to a point that intersects the centerline of Prairie Road; thence leaving said railroad right of way and running North along the centerline of said Prairie Road also being the west line of the J. McCabe Donation Land Claim No. 46 to the Northeast corner of Lot 15 of the Oaks Subdivision as platted and recorded in Book 4, page 106 Lane County Oregon Plat Records in Lane County, Oregon; thence running East along South plat boundary of said Oaks subdivision to a point of intersection with the westerly boundary of the Union Pacific Railroad operating property; thence Northwesterly along said westerly boundary of the Union Pacific Railroad operating property 2500 feet; thence Northerly along the westerly side of a pave access road to a point of intersection with the centerline of Irving Road and the Westerly right of way line of the Union Pacific Railroad; thence along said westerly boundary of the Union Pacific Railroad to a point the intersects of extended the centerline of Enid Road and the westerly boundary of said Union Pacific Railroad right of way; thence leaving said right of way line and running along the extension and actual centerline of Enid Road to a point of intersection with the east boundary if extended Larane I subdivision as platted and recorded in File 75, Slides 700-703, Lane County Oregon Plat Records in Lane County, Oregon; thence along the east boundary of said Larane I subdivision to the Northeast corner of Lot 8 in said Larane I subdivision; thence Westerly along the north line of said Lot 8 and the centerline of Auction Way to the west boundary of said Larane I subdivision; thence Southerly along said west boundary of said Larane I subdivision and the west boundary of Warehouse City subdivision as platted and recorded in File 71, Slide 17, Lane County Oregon Plat Records in Lane County, Oregon to the centerline of said Enid Road; thence along the centerline of said Enid Road, West 355 feet; thence leaving said centerline, run North 466 feet; thence West 140 feet; thence North 854 feet to the east-west centerline of Section 4 in Township 17 South, Range 4 West of the Willamette Meridian; thence run along said centerline, West 1548 feet to a point being 1923.52 feet west of the center of said Section 4; thence leaving said east-west centerline of Section 4, North 34°27'13" West 87.61 feet; thence along a 305.19 foot radius curve to the right (the long chord of which bears North 17°39'00" West 176.29 feet) a distance of 178.84 feet; thence North 0°52'46" West 482.21 feet; thence North 89°44'16" West 622.43 feet to the west

line of said Section 4; thence South along said west line of Section 4 to the West one-quarter corner of said Section 4; thence West along the east-west centerline of Section 5 in Township 17 South, Range 4 West of the Willamette Meridian to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 5; thence South along the west line of said Northeast Quarter of the Southeast Quarter of said Section 5 to the Southwest corner of said Northeast Quarter of the Southeast Quarter of said Section 5; thence West to the Northwest corner of the east one-half of the Northeast quarter of the Southwest quarter of the Southeast Quarter; thence South along said West line and it's extension to the south right of way line of Airport Road; thence East along said south right of way line to the Northwest corner of Land Partition Plat No. 2002-P1526 as recorded in the Lane County Official Records; thence South along the west line of said Land Partition Plat No. 2002-P1526 to the Southwest corner of said Partition; thence East along the south boundary of said partition and it's extension to a point being 500 feet east of the east line of Section 8 in Township 17 South, Range 4 West of the Willamette Meridian; thence North 420 feet to a point the intersects if extended the North line of Parcel 3 of Land Partition Plat No. 99-P1268 as recorded in the Lane County Official Records; thence East along the north boundary of said Parcel 3 to the Northeast corner of said Parcel 3; thence South along the East boundary of said Parcel 3 to the Southeast corner of said Parcel 3, said corner also being on the South line of the North one-half of the Northwest Quarter of said Section 9; thence East along said South line to the intersection with the west right of way line of Pacific Highway 99; thence Southeasterly along said right of way line to a point that intersects the west line of the James Peck Sr. Donation Land Claim No. 50; thence leaving said right of way line and running South along said west line of the Peck DLC to a point that intersects the north right of way line of Clear Lake Road; thence East along said north right of way line of Clear Lake Road to the intersection if extended the centerline of Pitzer's Road; thence South along the centerline of said Pitzer's Road to a point the intersects if extended the centerline of Theona Drive; thence West along the centerline and extension of Theona Drive to the centerline intersection of Wilber Avenue; thence South along the centerline of Wilber Avenue to a point that intersects if extended the north line of Lot 36 of Irvingdale subdivision as platted and recorded in Book 12, Page 15 Lane County Oregon Plat Records in Lane County, Oregon; thence along said north line of Lot 36 to the Northeast corner of said Lot 36; thence South to the Southwest corner of Lot 8 of said Irvingdale subdivision; thence east along the south line and it's extension of said Lot 8 to a point that intersects the centerline of West Beltline Highway; thence Southwesterly along the centerline of West Beltline Highway to a point that intersects if extended the centerline of Jessen Drive; thence East along the centerline of said Jessen Drive to West right of way line of Pacific Highway 99; thence Southeasterly along said west right of way line of Pacific Highway 99 to the intersection with the centerline of Roosevelt Boulevard; thence West along said centerline of Roosevelt Boulevard to the centerline of West Beltline Highway; thence South along said centerline of West Beltline Highway to the east-west centerline of Section 28 in Township 17 South, Range 4 West of the Willamette Meridian; thence West along said centerline of Section 28 to the centerline of Danebo Avenue; thence North along said centerline of Danebo Avenue to the centerline of the A-1 Floodway Channel; thence West along the centerline of the A-1 Floodway Channel to the East boundary of Second Addition to Flatbush as platted and recorded in File 73, Slides 249-250 Lane County Oregon Plat Records in Lane County Oregon; thence South along said east boundary of Second Addition to Flatbush to the Southeast corner of said Second Addition to Flatbush; thence West along the south boundary of said Second Addition to Flatbush to the west line of Second 28 in Township 17 South, Range 4

West of the Willamette Meridian; thence South along said west line of Section 28 to the Southwest corner of said Section 28; thence West along the north line of Section 32 in Township 17 South, Range 4 West of the Willamette Meridian to North one-quarter corner of said Section 32; thence South along the north-south centerline of said Section 32 to the centerline of West 11th Avenue; thence Easterly along the centerline of said West 11th Avenue to the Northwest corner of Westec Business Park as platted and recorded in File 75, Slides 366-369; thence South along the west boundary of said Westec Business Park to the Southwest corner of said Westec Business Park and also being on the North line of Madrona Hills Business Park as platted and recorded in File 73, Slides 547-548 Lane County Oregon Plat Records in Lane County, Oregon; thence West along the north boundary of said Madrona Hills Business Park to the Northwest corner of Lot 1, Block 1 of said Madrona Hills Business Park; thence South along the west boundary of said Lot 1 to the north right of way line of Pitchford Avenue; thence along said north right of way line of Pitchford Avenue to the west boundary of said Madrona Hills Business Park; thence South along the west boundary of said Madrona Hills Business Park 1084 feet; thence South 82°15'13" East 354 feet; thence South 77°37'48" East 270 feet; thence South 62°41'36" East 386 feet; thence South 64°47'05" East 433 feet; thence South 41°42'28" East 164 feet; thence South 84°35'24" East 345 feet; thence North 79°43'39" East 358 feet; thence South 88°21'54" East 576 feet; thence South 87°31'18" East 905 feet to the west right of way line of Willow Creek Road; thence North along the west right of way line of said Willow Creek Road to the south right of way line of West 18th Avenue; thence West along the south right of way line of West 18th Avenue to the west right of way line of Willow Creek Road if extended; thence North along the west right of way line of Willow Creek Road point when measured opposite and perpendicularly from the Northwest corner of Parcel 3 of Land Partition Plat No. 94-P0477 in the Lane County Oregon Official Records; thence East to said Northwest corner of Parcel 3 of Land Partition Plat No. 94-P0477 in the Lane County Oregon Official Records, said point also being on the east right of way line of said Willow Creek Road; thence North along said east right of way line of Willow Creek Road and extended northerly to the Northwest corner of Parcel 1 of Land Partition Plat No. 2000-P1398 in the Lane County Oregon Official Records, said northwest corner also being on the south right of way line of West 11th Avenue; thence East along said south right of way line of West 11th Avenue to the intersection of the centerline of Willow Creek; thence Southeasterly along the centerline of said Willow Creek to the west line of Parcel 1 of Land Partition Plat No. 2001-P1494; thence following said west line of said Parcel 1 southerly to the Southwest corner of said Parcel 1; thence along the south boundary of said Land Partition Plat No. 2001-P1494 to the South Southeast corner of said Land Partition Plat No. 2001-P1494, said point also being on the south right of way line of 13th Avenue; thence East along the south right of way line of said 13th Avenue to a point that intersects the west easement line of the Eugene-Goshen power line easement; thence Southerly along said Eugene-Goshen power line easement to a point that intersects if extended the north line of Henry II Subdivision as platted and recorded in File 73, slide 734 Lane County Oregon Plat Records in Lane County, Oregon; thence East along the extension and actual north line of said Henry II Subdivision to the centerline of Bertelsen Road; thence North along said centerline of Bertelsen Road to a point that is south 469 feet from the intersection of Bertelsen Road and 13th Avenue; thence East to the centerline of Wallis Street; thence North along the centerline of Wallis street 250 feet; thence East 893 feet; thence South 49 feet; thence East 1123 feet to the centerline of Bailey Hill Road; thence North along the centerline of Bailey Hill Road to the centerline of the Amazon Creek; thence Easterly along the centerline of said Amazon Creek to a point that is when measured

perpendicularly is 375 feet east of the centerline of Oak Patch Road; thence North parallel to said Oak Patch Road to the centerline of West 11th Avenue; thence East to the centerline intersection of West 11th Avenue and Chambers Street; thence North along the centerline of said Chamber Street to the centerline intersection of Chambers Street and 7th Avenue; thence East along the centerline of said 7th Avenue to the centerline intersection of 7th Avenue and Jefferson Street, also being the point of beginning of the herein description and there ending, all in Eugene, Lane County, Oregon.