

COUNCIL ORDINANCE NUMBER 20449

COUNCIL BILL NUMBER 5013

**AN ORDINANCE ESTABLISHING THE JEFFERSON-
WESTSIDE SPECIAL AREA ZONE (S-JW); APPLYING THAT
ZONE TO SPECIFIC PROPERTIES; AMENDING THE
JEFFERSON-FAR WEST REFINEMENT PLAN; AMENDING
THE WESTSIDE NEIGHBORHOOD PLAN; AMENDING
SECTIONS 9.0500, 9.2161, 9.2170, 9.2171, 9.8030 AND 9.8865
OF THE EUGENE CODE, 1971; AND ADDING SECTIONS
9.3600, 9.3605, 9.3615, 9.3625, 9.3626, 9.3630, 9.3631 AND
9.3640 TO THAT CODE**

ADOPTED: December 14, 2009

SIGNED: December 16, 2009

PASSED: 8/0

REJECTED:

OPPOSED:

ABSENT:

EFFECTIVE: January 16, 2010

ORDINANCE NO. 20449

AN ORDINANCE ESTABLISHING THE JEFFERSON-WESTSIDE SPECIAL AREA ZONE (S-JW); APPLYING THAT ZONE TO SPECIFIC PROPERTIES; AMENDING THE JEFFERSON-FAR WEST REFINEMENT PLAN; AMENDING THE WESTSIDE NEIGHBORHOOD PLAN; AMENDING SECTIONS 9.0500, 9.2161, 9.2170, 9.2171, 9.8030 AND 9.8865 OF THE EUGENE CODE, 1971; AND ADDING SECTIONS 9.3600, 9.3605, 9.3615, 9.3625, 9.3626, 9.3630, 9.3631 AND 9.3640 TO THAT CODE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 9.0500 of the Eugene Code, 1971, is amended by adding the definitions of “Driveway,” “Lot and Parcel,” “Lot Line,” “Residential Building,” and Street-Fronting Lot” and amending the definition for “Interior Lot Line” to provide as follows:

9.0500 **Definitions.** As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

Driveway. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, a surface area that is intended, prepared, or used for vehicle access to and about a lot.

Interior Lot Line. Any lot or parcel line that is not a front lot line. **(See Figure 9.0500 Lot Lines, Lot Frontage, Lot Width, Lot Depth.)** For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, any portion of a lot line that does not abut a street or alley.

Lot and Parcel. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, “lot” and “parcel” are used interchangeably in all cases, and both terms mean a “Legal Lot,” as defined in EC 9.0500.

Lot Line. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, unless more specifically defined in those standards, a lot line is single lot line segment, or continuous series of connected lot line segments. (See EC 9.3631(1)(c).)

Residential Building. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, a building that contains one or more dwellings.

Street-Fronting Lot. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, a lot or parcel that abuts a street for at least the minimum frontage length applicable to the lot as specified at EC 9.3630.

Section 2. Subsection (6) of Section 9.2161 of the Eugene Code, 1971, is amended to provide as follows:

9.2161 Special Use Limitations for Table 9.2160.

- (6) Residential Use Limitation in C-1 and C-2.** Except for the Downtown Plan Area, residential dwellings are allowed in the C-1 and C-2 zones if the ground floor of the structure is used for commercial or non-residential purposes according to Table 9.2161 Commercial Uses Requirements in Mixed-Use Residential Developments. Within the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, residential dwellings are allowed in C-1 and C-2 zones and are not required to use the ground floor of the structure for commercial or non-residential purposes. For lots zoned C-1 within the S-JW Jefferson Westside Special Area Zone boundaries as shown on Figure 9.3605, the maximum number of dwellings per lot is specified at EC 9.3625(8) and 9.3626(1).

Section 3. The “Minimum Front Yard Setback” entry, “Maximum Front Yard Setback” entry and “Minimum Interior Yard Setback” entry on Table 9.2170 of Section 9.2170 of the Eugene Code, 1971, are amended to provide:

9.2170 Commercial Zone Development Standards - General.

Table 9.2170 Commercial Zone Development Standards (See EC 9.2171 Special Development Standards for Table 9.2170.)					
	C-1	C-2	C-3	C-4	GO
Minimum Front Yard Setback (4) (17)	10 feet	0 feet	0 feet	10 feet	10 feet
Maximum Front Yard Setback (5) (17)	15 feet	15 feet	15 feet	None	15 feet
Minimum Interior Yard Setback (4) (6) (7) (16)	0 feet to 10 feet (6)	0 feet to 10 feet (6)	0 feet	0 feet to 10 feet (6)	0 feet to 10 feet (6)

Section 4. Section 9.2171 of the Eugene Code, 1971, is amended by renumbering subsection (16) to (17), and adding a new subsection (16) to provide:

9.2171 Special Commercial Zone Development Standards for Table 9.2170.

- (16)** For lots zoned C-1 within the S-JW Jefferson Westside Special Area Zone boundaries as shown on Figure 9.3605, setbacks from all portions of interior lot lines (as that term is defined for purposes of the S-JW Special Area Zone) shall be at least 10 feet from the interior lot line. In addition, at a point that is 20 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from that lot line.
- (17) Adjustments.** Except for the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, adjustments to the minimum and maximum

front yard setbacks in this section may be made, based on criteria at EC 9.8030(2) Setback Standards Adjustment. Within the Downtown Plan Area, adjustments to the minimum and maximum front yard setbacks in this section may be made, based on the criteria at EC 9.8030(16).

Section 5. Sections 9.3600, 9.3605, 9.3615, 9.3625, 9.3626, 9.3630, 9.3631, and 9.3640 of the Eugene Code, 1971, are added to provide:

S-JW Jefferson Westside Special Area Zone

- 9.3600** **Purpose of S-JW Jefferson Westside Special Area Zone.** The overarching purpose of the S-JW zone is to prevent residential infill that would significantly diminish, and to encourage residential infill that would enhance the stability, quality, positive character, livability and natural resources of the encompassed residential areas. More specifically, the purposes of this zone include:
- (1)** Contribute to maintaining and strengthening a high quality urban core environment with compatible commercial and residential development so that people of a variety of incomes and household compositions will desire to live close to the city center and will be able to afford to do so.
 - (2)** Protect and maintain these healthy, established, residential areas by ensuring compatible design for residential infill development in terms of lot patterns; uses; development intensity; building mass, scale, orientation and setbacks; open space; impacts of vehicle ownership and use; and other elements.
 - (3)** Reinforce and complement positive development patterns identified through a community process conducted by the City-chartered neighborhood association that encompasses the S-JW zone.
 - (4)** Accommodate future growth without eroding the areas' residential character and livability.
 - (5)** Promote stability of the neighborhood community by maintaining a balanced mix of single-dwelling, duplex, and multi-dwelling residential development that contributes positively to the predominant residential patterns that arose as the neighborhood was built out. Prevent destabilization that would result from major residential redevelopment.
 - (6)** Limit the density and intensity of permitted development to a level of development that does not fundamentally replace the essential character of the encompassed area (i.e., by redevelopment).
 - (7)** Support the encompassed areas as transition areas between higher intensity residential and commercial land uses adjacent to the S-JW areas (e.g., along W. 13th Avenue and Willamette Streets to the north and east of the Jefferson neighborhood portion of the S-JW area) and lower intensity residential areas adjacent to S-JW areas (e.g., the R-1 zoned areas to the east and south of the Jefferson portion of the S-JW area), in terms of density; building mass, scale, setbacks and facades; open space; and other elements.
 - (8)** Promote a safe, hospitable and attractive environment for pedestrians and bicyclists, including individuals of all ages and abilities, particularly by establishing development standards that do not allow automobile use to reach levels that create hazards or disincentives to pedestrian and bicycle use on local streets and alleys;

- (9) Promote public safety by fostering a strong visual and social connection among living areas of dwellings that are close to one another, and between the living areas of dwellings and the public realm;
- (10) Provide for a range of dwelling types, tenures, density, sizes and costs, including by encouraging the preservation of existing small lots and small, relatively lower-cost, single-dwelling, detached homes, as well as by encouraging new, smaller and relatively lower-cost, detached, single-dwellings and duplexes;
- (11) Implement clear and objective standards that support the above purposes, while allowing for alternative discretionary standards to provide additional flexibility for compatible residential development.

9.3605 S-JW Jefferson Westside Special Area Zone Siting Requirements. In addition to the approval criteria at EC 9.8865 Zone Change Approval Criteria, to receive the S-JW Jefferson Westside Special Area Zone, the site must be included within the boundaries of the Jefferson Westside Special Area Zone depicted on Figure 9.3605 S-JW Jefferson Westside Special Area Zone boundaries.

9.3615 S-JW Jefferson Westside Special Area Zone Land Use and Permit Requirements and Special Use Limitations. The land use and permit requirements and special use limitations applicable in the S-JW Jefferson Westside Special Area Zone shall be those set out at EC 9.2740 and EC 9.2741 for uses in the R-2 zone, except the following uses listed on Table EC 9.2740 are prohibited in the S-JW Jefferson Westside Special Area Zone:

- (1) Correctional Facilities.
- (2) C-1 Neighborhood Commercial Zone permitted uses, unless such a use is specifically listed in another row on Table 9.2740 as an allowable use under the "R-2" column.

9.3625 S-JW Jefferson Westside Special Area Zone Development Standards.

(1) Application of Standards and Adjustment.

- (a) Application of Standards. In addition to the special use limitations in EC 9.3615 and the development standards in EC 9.3625 to 9.3640 and EC 9.5000 to 9.5850, the General Standards for All Development in EC 9.6000 through 9.6885 apply within this zone. In the event of a conflict between those general development standards and the development standards in EC 9.3625 to 9.3640, the provisions of EC 9.3625 to 9.3640 shall control.
- (b) Adjustment. The development standards in subsections EC 9.3625(6) regarding driveway width and EC 9.3625(3)(a)2.b regarding primary vehicle access may be adjusted in accordance with EC 9.8030(26). For sites zoned S-JW Special Area Zone, these are the only standards that may be adjusted.

(2) Roof Form.

- (a) All roof surfaces on residential buildings, other than as provided for porches and dormers in subsections (b) and (c) below, shall have a minimum slope of 6 inches vertically for every 12 inches horizontally, except:
 - 1. A lesser roof pitch is permitted so long as the pitch is no less than the median roof pitch of all residential buildings located on those S-JW lots located within 300 feet of the subject lot. For purposes

of determining the median roof pitch, each residential building's roof pitch shall be considered the roof pitch of the building's largest contiguous roof area.

2. For a residential building that contains the only dwelling on a lot, a lesser roof pitch is permitted for up to 1,000 square feet of roof surface, so long as the area(s) of lesser pitch are no more than 15 feet above grade at any point.
- (b) Residential building porches are not required to have a sloped roof if the porch is:
1. Less than 100 square feet; or
 2. Located on a street-fronting lot that is not an alley access only lot and is on the rear (i.e., side opposite a street) of the residential building closest to the street.
- (c) Residential building dormers are not required to have a sloped roof if the dormer is:
1. Less than 10' wide, as measured at sidewalls or maximum roof opening, whichever is greater; or
 2. Located on a street-fronting lot that is not an alley access only lot and is on the rear (i.e., side opposite a street) of the residential building closest to the street.
- (d) Roof surfaces on garages and other buildings that are not residential buildings in the following categories shall have a minimum slope of 6 inches vertically for every 12 inches horizontally:
1. Buildings with over 200 square feet of floor area; and
 2. Buildings with over 100 square feet of floor area that have any part of the building over 12 feet high, as measured from grade.
- (3) Alley development standards.**
- (a) Primary Vehicle Access. For the purposes of this section, "primary vehicle access" means the primary means by which inhabitants take vehicular access to a dwelling or on-site parking space(s) provided for a dwelling. Primary vehicle access is determined as follows:
1. On an alley access only lot, every dwelling's primary vehicle access is the alley.
 2. On a lot that is not an alley access only lot and that, consistent with access standards in the EC, could take vehicular access from an alley, a dwelling's primary vehicle access is:
 - a. The street, when there is only one dwelling on the lot.
 - b. When there are multiple dwellings on the lot, for each on-site parking space that complies with the standards applicable in the S-JW special area zone and that can only be accessed and exited via a street (i.e., cannot use the alley for entry or exit), one dwelling is considered to take primary vehicle access from the street. The remainder of the dwellings shall be considered to take primary vehicle access from the alley.

If there are one or more dwellings with the alley as primary vehicle access, the dwelling(s) closest to the alley shall be considered to have primary access from the alley. In cases where multiple dwellings are equidistant from the alley and not all of them take primary access from the alley, the property owner may designate which dwellings take primary

access from the alley. The provisions in this subsection (3)(a)2.b. may be adjusted based on the criteria of EC 9.8030(26)(2).

3. On all lots not addressed in 1. or 2., above, all dwellings' primary vehicle access is the street.
- (b) No more than one dwelling on the same development site may take primary vehicle access from an alley unless the site also abuts a street that the alley intersects.
- (c) On any lot that contains one or more dwellings whose primary vehicle access is an alley, there must be at least an undivided 400 square-foot open space area (not including buildings, parking or driveways) abutting the alley. Except as provided in 4., below, the open space area:
 1. shall abut the alley for at least 25% of the length of the lot line abutting the alley;
 2. shall be a minimum of 10 feet in depth for the entire extent that the open space area abuts the alley; and
 3. may include areas that are within setbacks.
 4. The open space required in this subsection (c) may be placed behind parallel parking abutting the alley.
- (d) For a dwelling whose primary vehicle access is an alley:
 1. The dwelling may not have more than three bedrooms.
 2. If the dwelling is in the residential building closest to the alley, then the dwelling shall include a main entrance that is visible from the alley (**see Figure 9.3625(3)(d)2.**) and meets one of the following conditions:
 - a. Faces the alley;
 - b. Faces the side of the lot and meets all the following conditions:
 - (1) The entrance opening is not more than 8 feet from the building façade facing the alley and nearest the alley;
 - (2) The entrance includes a covered porch of at least 30 square feet;
 - (3) The porch abuts both the façade containing the entrance and a façade facing the alley; or
 - c. Faces the side of the lot and meets all the following conditions:
 - (1) The entrance opening is no more than 8 feet from the building façade facing the alley and nearest the alley.
 - (2) The entrance provides direct resident access to a head-in parking area on the same side of building.
 - (3) The entrance includes a covered porch of at least 20 square feet.
 - (4) The façade facing the alley includes windows that total at least 8 feet wide when measured at 5' above the floor of the first story and that have a minimum area of at least 20 square feet.
 3. One on-site parking space, accessible from the alley, per dwelling is required.

(4) Main Entrances.

- (a) Except as provided in (c), below, on a street-fronting lot that is not an alley access only lot, the residential building closest to the street shall include a main entrance that meets one of the following conditions:
 - 1. Faces the street; or
 - 2. Faces the side of the lot and meets all the following conditions:
 - a. The main entrance opening is not more than 8 feet from the building façade facing the street and nearest the street;
 - b. The main entrance includes a covered porch of at least 30 square feet;
 - c. The porch abuts both the façade containing the main entrance and a façade facing the street.
- (b) Except as provided in (c), below, on corner lots with more than one residential building, all residential buildings shall include a main entrance that meets the requirements of subsection (a).
- (c) Notwithstanding (a) and (b), above, where three or more dwellings have ground-level entrances on two or more sides of a common courtyard that is open to a street for at least 20 feet, the dwellings' main entrances may face the courtyard. **(See Figure 9.3625(4)(c))**
- (5) Garage Door Standards.**
 - (a) Except for a garage accessed from an alley, only one garage door, with maximum width of 9 feet and maximum height of 8 feet, is allowed within 30 feet of any portion of a lot line that abuts a street.
 - (b) For a garage accessed from an alley, one garage door 18 feet wide and 8 feet high or 2 garage doors 9 feet wide and 8 feet high, are permitted.
- (6) Driveway Standards.** In lieu of any conflicting standards in EC 7.410 Driveways – Curb cut, the following standards shall apply:
 - (a) Street Access Driveway Curb Cuts and Width. Driveways that are accessed from a street must meet all the following requirements:
 - 1. Except as provided in (7), below, a lot shall have no more than one curb cut on each street that the lot abuts.
 - 2. The maximum curb cut width is limited to 14 feet where the driveway abuts the street, and the driveway must taper to no more than 12 feet within 3 feet of the street curb or edge.
 - 3. The maximum driveway width for a driveway that accesses a single-car garage is 12 feet.
 - 4. No portion of a driveway or parking area shall be wider than 12 feet within 30 feet of any portion of a lot line that abuts a street.
 - 5. For a driveway or parking area located within five feet of an existing driveway or parking area on an adjacent property under common ownership or within the same development site, the maximum total width of the two driveways and/or parking areas is 18 feet within 30 feet of any portion of a lot line that abuts a street.
 - 6. The full width of impermeable surfaces and surfaces with permeable paved surfaces (such as parking areas or walkways) that are within one foot of a driveway shall be included in calculating the driveway width except that one private walkway, no wider than 4 feet within 5 feet of the driveway, may terminate at the driveway. **(See Figure 9.3625(6)(a)6.)**
 - 7. Exception. For a duplex where both main entrances face the same street and the lot is not on the corner of two streets or the corner of a street and an alley, two curb cuts and driveways are allowed

as long as both curb cuts and driveways meet all of the following conditions:

- a. There must be at least 30 feet between the two curb cuts;
- b. Each curb cut must be at least 5 feet from any curb cut on an adjacent lot;
- c. The maximum curb cut width is limited to 11 feet where the driveway abuts the street, and the driveway must taper to no more than 9 feet within 3 feet of the street curb or edge; and
- d. No portion of a driveway or parking area shall be wider than 9 feet within 30 feet of any portion of a lot line that abuts a street.

(See Figure 9.3625(6)(a)7.).

- (b) Alley-Access Driveway Width. The maximum driveway and/or parking area width is 18 feet within 30 feet of any portion of a lot line that abuts the alley.
- (c) Adjustment. The driveway width standards in this subsection (6) may be adjusted based on the criteria of EC 9.8030(26)(1).

(7) Parking Standards.

- (a) Except as provided in (3)(d)3. above, each dwelling shall have one on-street or on-site vehicle parking space for every three bedrooms, rounded up to the next whole number (i.e. a four-bedroom dwelling must have at least two parking spaces). For purposes of this subsection, each uninterrupted twenty feet of lot line that abuts a street right-of-away where parking is legal within the entirety of that twenty feet shall count as one on-street parking space. The twenty feet may not include any portion of a curb cut.
- (b) No portion of a vehicle parking area may be located in the area defined by the Street Setback minimum standard (i.e., from which structures, other than permitted intrusions, are excluded) or between the street and the residential building façade that faces, and is closest to, the street.

(See Figure 9.3625(7)(b)).

- (8) The following Table 9.3625 sets forth the S-JW Special Area Zone development standards, subject to the special development standards in EC 9.3626.

Table 9.3625 S-JW Jefferson Westside Special Area Zone Development Standards (See EC 9.3626 Special Development Standards for Table 9.3625.)	
Density(1)	
Minimum Dwellings Per Lot	
Lots less than 13,500 Square Feet	--
Lots 13,500 square feet and larger	1 dwelling per lot for every 6,750 square feet (fractional values are rounded down to the nearest whole number)
Maximum Dwellings Per Lot(1)	
Alley Access Only Lot	1 dwelling per lot
Lots less than 2,250 square feet	No additional dwellings after [date of adoption]
Lots between 2,250 and 4,499 square feet	1 dwelling per lot
Lots between 4,500 and 8,999 square feet	2 dwellings per lot

Table 9.3625 S-JW Jefferson Westside Special Area Zone Development Standards (See EC 9.3626 Special Development Standards for Table 9.3625.)	
Lots 9,000 square feet and larger	1 dwelling per lot for every 4,500 square feet (fractional values are rounded down to the nearest whole number)
Maximum Building Height (2) (9)	
Minimum Building Setbacks (3) (4) (5) (9)	
Maximum Lot Coverage (6) (7)	50%
Maximum Vehicle Use Area (6)	20%
Common and Private Open Space (7)	
Fences (8)	
(Maximum Height Within Interior Yard Setbacks)	6 feet
(Maximum Height within Front Yard Setbacks)	42 inches

9.3626 Special Development Standards for Table 9.3625.

- (1) Density.** For purposes of determining the maximum allowable dwellings on a lot:
- (a) A dwelling with five or fewer bedrooms that is the only dwelling on a street-abutting lot that is at least 4,500 square feet shall be counted as one dwelling.
 - (b) Two dwellings that together have a total of six or fewer bedrooms, and that are the only dwellings located on a street-fronting lot that is at least 4,500 square feet, and where at least one residential building on the lot has a front facade that faces a street and is within the street maximum setback, shall be counted as two dwellings.
 - (c) For cases not covered by sections (a) and (b), above, the dwelling count shall be the sum of the dwelling counts calculated under the following subsections:
 - 1. The total dwelling count for all dwellings with three or fewer bedrooms shall be the number of dwellings,
 - 2. The total dwelling count for all dwellings with four or more bedrooms shall be the total number of bedrooms in these dwellings divided by three. Fractional dwelling counts resulting from this calculation shall be rounded up to the next whole number, e.g. a total of seven bedrooms counts as three dwellings.
 - (d) Dwelling counts shall be recalculated as part of the City's consideration of any new development proposing to increase the number of dwellings or bedrooms on a lot. The proposed change shall not be permitted unless the new dwelling count will comply with all applicable standards in this section.
 - (e) In addition to the Maximum Dwellings Per Lot allowed by Table 9.3625, one additional dwelling may be established on a lot that is between 9,000 square feet and 12,499 square feet, and up to two additional dwellings may be established on a lot that is 13,500 square feet or larger, so long as:
 - 1. No residential building on the lot has more than two dwellings;
 - 2. No dwelling on the lot has more than three bedrooms; and
 - 3. No dwelling added to the lot after December 14, 2009, or that is on a lot that has more than the number of dwellings allowed on the lot by Table 9.3625 has more than 800 square feet of living

- area or any point (other than chimney) higher than 18 feet.
- (f) Multi-lot developments. A multi-lot development site is treated as one area for calculating allowable dwellings. (I.e., allowable dwellings are not the sum of individual lots' allowable dwellings). A multi-lot development site cannot include an alley access only lot or a lot less than 4,500 square feet.
- (2) Building Height. (See Figure 9.3626(2)(3)(4)).**
- (a) Residential buildings.
1. On a street-fronting lot that is not an alley access only lot, the maximum height of any part of a residential building within 60 feet of the lot line abutting the street is:
 - a. For any section of a roof that has at least a 6:12 pitch (i.e. a slope of 6 inches vertically for every 12 inches horizontally) for the entire roof section: 30 feet.
 - b. Otherwise: 18 feet.
 - c. For a lot that meets the definition of "Street-fronting lot" with respect to more than one street, the 60 foot distance shall be measured from the shortest lot line that meets the requirements under the definition of "Street-fronting lot."
 2. The maximum height of any part of a residential building not covered under subsection 1., above, is 18 feet.
 3. Chimneys on residential buildings may exceed the maximum height limits by no more than 5 feet.
- (See Figure 9.3626(2)(a)).**
- (b) The maximum height of any part of a garage or building that is not a residential building is 15 feet.
- (c) The height of any part of a structure shall be measured as its vertical distance above grade.
- (3) Alley and Street Setbacks. (See Figure 9.3626(2)(3)(4)).**
- (a) Alley minimum setback. Except as provided under subsection (a)1., below, all buildings shall be set back a minimum of the distance specified in subsections 1. and 2., below, from any portion of a lot line that abuts an alley and from any alley right-of-way easement, whichever would result in a greater setback distance.
1. Residential buildings: 5 feet. All intrusions allowed by EC 9.6745 ("Setbacks-Intrusions Permitted") and not explicitly prohibited by other provisions applicable in the S-JW Special Area Zone are allowed but no intrusion may penetrate more than two feet into the setback.
 2. Other structures: 2 feet. No intrusions are allowed.
- (b) Street setback.
1. Residential buildings.
 - a. Minimum setback shall be:
 - (1) 15 feet from any portion of a lot line that abuts a street and from any street right-of-way easement, whichever would result in a greater setback distance; or
 - (2) The average setback distance to the widest portion of the front facades of the two nearest residential buildings, one on each adjacent property on the side of the subject property, that face the same street, but not less than 10 feet; or

- (3) Where there are not two dwellings as described in (2), above, one half the sum of 15 feet plus the setback distance to the widest portion of the front facade of the nearest residential building on a different property that faces the same street, but not less than 10 feet
 - (4) All intrusions allowed by EC 9.6745 ("Setbacks-Intrusions Permitted") and not explicitly prohibited by other provisions applicable in the S-JW Special Area Zone are allowed. No intrusion may penetrate closer than 10 feet from any portion of a lot line that abuts a street and from any street right-of-way easement.
 - b. Maximum setback on a street-fronting lot that is not an alley access only lot:
 - (1) At least one residential building on the lot must have at least 25 feet or 100 per cent, whichever is less, of its main facade width located within 30 feet of the portion(s) of a lot line that abuts the street or the easement that the main facade faces.
 - (2) The maximum front yard setback can be increased to one of the following measurements, but to no more than 35 feet:
 - (A) The average setback distance to the widest portion of the front facades of the two nearest residential buildings, one on each adjacent property on the side of the subject property, that face the same street; or
 - (B) Where there are not two such dwellings as described in (A), one half the sum of 30 feet plus the setback distance to the widest portion of the front facade of the nearest residential building on a different property that faces the same street.
 - (3) On a corner lot (i.e., a lot that has abuts two intersecting streets), the street minimum setback requirement may be reduced to 10 feet for no more than a 30-foot extent of one residential building on one of the streets, when that residential building meets the following conditions:
 - (A) The residential building has a main entrance that meets the requirements in EC 9.3625(4) with respect to a different street and complies with the 15 foot minimum street setback requirement with respect to that street; and
 - (B) No dwelling in the residential building has a main entrance within the extent of the façade to which the 10 foot setback applies.
- 2. Garages and buildings that are not residential buildings shall meet the following minimum setback requirements:
 - a. 21 feet from any portion of a lot line that abuts a street and from any street right-of-way; and
 - b. On all lots except alley access only lots: 6 feet behind the street-facing façade, other than the façade of an attached

garage, that is furthest from the street of the residential building closest to the street that the garage or non-residential building faces.

- (c) Special setback provisions may also apply, see EC 9.6750 Special Setback Standards.

(4) Interior Yard Setbacks. (See Figure 9.3626(2)(3)(4)). For purposes of this subsection, “generally parallel” shall mean within 30 degrees of parallel, and the term “generally perpendicular” shall mean within 30 degrees of perpendicular. Except as provided in subsections (c) through (f) of this subsection:

- (a) For a street-fronting lot that is not an alley access only lot, for any portion of an interior lot line that is located within 60 feet of a lot line abutting a street and generally perpendicular to the side of the lot along which the interior lot line lies: The setback shall be at least 5 feet from the interior lot line and a minimum of 10 feet from structures on other lots. In addition, at a point that is 12 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from the lot line. **(See Figure 9.3626(4)(a)(b)).**
- (b) Setbacks from all other portions of interior lot lines, not covered in subsection (a), shall be at least 5 feet from the interior lot line and a minimum of 10 feet from structures on other lots. In addition, at a point that is 8 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from the lot line. **(See Figure 9.3626(4)(a)(b)).**
- (c) All intrusions allowed by EC 9.6745 (“Setbacks-Intrusions Permitted”) and not explicitly prohibited by other provisions applicable in the S-JW Special Area Zone are allowed, except that:
 - 1. The maximum extent of allowable intrusions into the sloped portion of a setback shall be measured horizontally from the sloped plane of the setback.
 - 2. No wall or surface of a building that is an intrusion allowed under EC 9.6745(2) and that is over 20 square feet shall be closer than 10 feet to any residential building’s wall or surface that is over 20 square feet on an adjacent property.
- (d) On a street-fronting lot that is not an alley access only lot, a residential building with a main roof that is gabled or hipped and has a ridgeline generally parallel to a lot line abutting the street may have a single gable or hipped portion on each side of the building intrude into the sloped portion of the interior yard setback, as long as the entire intrusion is within 60 feet of the respective lot line abutting the street and the maximum width of the part of the building that penetrates the sloped setback is 35 feet.
- (e) A residential building may have a maximum of 4 dormers, with a maximum of 2 dormers per side of the roof, that intrude into the sloped portion of an interior yard setback, as long as each dormer that intrudes on the setback meets all the following requirements:
 - 1. Has at least 4 square feet of window(s) in the end (face) wall.
 - 2. Has a minimum setback of 7 feet from interior lot lines and is a minimum of 10 feet from structures on other lots.

3. Maximum width.
 - a. There is no maximum width for a dormer that has an end (face) wall that does not face a street and is setback at least 30 feet from the nearest lot line segment the end wall faces.
 - b. The maximum width for all other dormers that intrude into the setback is 10 feet measured between the sidewalls or maximum roof opening, whichever is greater.
 4. The dormer's sidewalls (if any) are setback a minimum of 2 feet from the nearest generally parallel outer wall of the building to which the dormer is attached.
- (f) Exceptions.
1. Structures may intrude into the sloped portion of any interior yard setback as long as the lot owner secures and records in the office of the Lane County Recorder a maintenance access easement adjacent to intrusive side of the structure. The easement shall provide a 5-foot wide access the entire length of the intrusion and 5 feet beyond both ends, and require a 10-foot separation between buildings on separate lots. The easement shall be on a form provided by the city, shall be approved by city staff, and be subject to review and payment of a fee set by the city manager.
 2. Structures may intrude into an interior yard setback arising from a lot line between an alley access only lot and the lot between the alley access only lot and the street, as long as the property owner secures and records a maintenance access easement as described in 1, above.
- (g) Easements. Except where buildings abut or share a common wall, the owner of a lot or parcel with an interior yard of less than 5 feet from the adjacent property line must secure and record in the office of the Lane County Recorder a maintenance access easement adjacent to that side of the building. The easement shall provide a 5-foot wide access the entire length of the building and 5 feet beyond both ends, and require a 10-foot separation between buildings on separate lots. The easement shall be on a form provided by the city, shall be approved by city staff, and be subject to a review and payment of a fee set by the city manager. There shall be no projection of building features into this easement.
- (5) Window Setback above First Floor.** For purposes of this subsection, "generally parallel" shall mean within 30 degrees of parallel.
- (a) Except as provided in (b), windows above the first floor shall be setback a minimum of 10 feet from interior lot lines.
 - (b) Windows that are within 60 feet of a lot line abutting the street of a street-fronting lot that is not an alley access only lot, and that are in a gable or hipped end of a residential building with a main roof ridgeline generally parallel to the respective lot line abutting the street, are excluded from the setback requirement in (a), above.
- (6)** The maximum area covered by paved and unpaved vehicle use areas including but not limited to driveways, on-site parking and turnarounds, is 20 percent of the total development site area.
- (7) Common and Private Open Space. (See Figure 9.3626(7)).**

- (a) All developments of three or more dwellings (as calculated under EC 9.3626(1)) shall include common or private open space, or a combination thereof, that equals or exceeds the greater of the following two areas:
 - 1. 20% of the development site area.
 - 2. 25% of total living area.
 - (b) Any common open space intended to meet the requirements of this subsection (7) may include only those the areas listed under EC 9.5500(9)(a)(1) and (2). No indoor area may be counted as common open space.
 - 1. The minimum area for any common open space shall be 250 square feet.
 - 2. The boundaries of any area counted as common open space must be sufficient to encompass a square with 15 foot sides.
 - (c) Any private open space intended to meet the requirements of this subsection (7) shall be consistent with EC 9.5500(9)(b).
 - (d) An open space credit shall be allowed consistent with EC 9.5500(9)(c)2 for qualifying setback areas. The EC 9.5500(9)(c)1 credit for public parks is not allowed.
- (8) Fences.**
- (a) Types. The type of fence (including walls or screens) used is subject to specific requirements stated in the landscape standards beginning at EC 9.6200 Purpose of Landscape Standards. The standards apply to walls, fences, and screens of all types including open, solid, wood, metal, wire, masonry or other material. Use of barbed wire and electric fencing is regulated in EC 6.010(d) Fences.
 - (b) Location and Heights.
 - 1. Fences up to 42 inches in height are permitted within the required front yard setback. For corner lots or double frontage lots, a fence between 42 inches and 6 feet in height is permitted within one of the two front yard setbacks, so long as for corner lots, this fence cannot extend past a line created by an extension of the front wall of the dwelling. **(See Figure 9.2751(13)(b)1.)**
 - 2. Fences up to 6 feet in height are permitted within the required interior yard setback.
 - 3. The height of fences that are not located within the required setback areas is the same as the regular height limits of the zone.
 - 4. Fences must meet the standards in EC 9.6780 Vision Clearance Area.
- (9)** Maximum building height and minimum building setbacks may be modified with an approved planned unit development permit. (For planned unit development procedures refer to EC 9.7300 General Overview of Type III Application Procedures and for approval criteria refer to EC 9.8320 Tentative Planned Unit Development Approval Criteria - General).

9.3630 **S-JW Jefferson Westside Special Area Zone Lot Standards.** The following Table 9.3630 sets forth S-JW Jefferson Westside Special Area Zone lot standards, subject to the special standards in EC 9.3631.

Table 9.3630 S-JW Jefferson Westside Special Area Zone Lot Standards (See EC 9.3631 Special Standards for Table 9.3630.)	
Lot Area Minimum (1)	

Table 9.3630 S-JW Jefferson Westside Special Area Zone Lot Standards (See EC 9.3631 Special Standards for Table 9.3630.)	
Lots, except Small Lots, Alley Access Only Lots	4,500 square feet
Small Lots (2)	2,250 square feet or per Cluster Subdivision or PUD
Alley Access Only Lots (4)	2,250 square feet
Frontage Minimum (1)	
Interior Lot	45 feet
Corner Lot	45 feet
Lot Area Maximum (3)	13,500 square feet

9.3631 Special Standards for Table 9.3630.

- (1) (a) Lot frontage requirements may be met by a lot that abuts a street or an alley continuously for the required length indicated in Table 9.3630.
- (b) A lot must be of sufficient size and/or have sufficient on-street parking to meet applicable vehicle parking requirements under EC 9.3625(3)(b)4 or EC 9.3625(7) for one dwelling, or all existing dwellings on the lot at the time the lot is created, whichever is greater.
- (c) Rectilinear shape. A lot line segment is a portion of the boundary line of a lot that is bounded on each end by an angle and that contains no angles within the line segment. (The point at which a straight line intersects a curved line is considered an angle.)
 1. All lot line segments must be straight lines and intersect at right angles (90 degrees).
 2. Exceptions
 - a. Lot line segments may intersect at an angle between 85 and 95 degrees to the extent that will produce a lot with at least four sides and a lot boundary with fewer angles than could be accomplished using only right angles.
 - b. An angle between 45 and 135 degrees is allowed where a new lot line intersects a lot line segment that existed prior to December 14, 2009, and the existing lot line segment did not intersect both its adjoining lot line segments at right angles.
- (d) A lot's boundaries must be sufficient to fully encompass a rectangle of the following size:
 1. Alley access only lots: 45'x35'
 2. Other lots: 45'x45'

(See Figure 9.3631(1)(d)(e)).
- (e) Minimum interior lot dimension. **(See Figure 9.3631(1)(d)(e)).** The minimum distance between any two non-intersecting lot line segments is 35 feet when measured by a straight line that does not begin or end at an intersection of any two lot line segments and that lies entirely within the lot's boundaries.
- (f) The Property Line Adjustment provisions at EC 9.8400 through 9.8420 are available within the S-JW zone only for adjustment of a portion of a lot line that existed in its current location as of December 14, 2009. Such lot lines may be adjusted by up to 5 feet, measured perpendicularly from the lot line's current location, and consistent with all other applicable lot standards. A Property Line Adjustment allowed

- under this section may be up to 10 feet if the adjustment is necessary to accommodate an encroachment that existed as of December 14, 2009,.
- (g) A lot must have the capacity for vehicular access from an alley or street consistent with access standards in the EC.
 - (h) The creation of a new flag lot is prohibited in the S-JW Jefferson Westside Special Area Zone.
- (2) Other than an alley access only lot, a lot with an area of less than 4500 square feet:
- (a) May be created only if:
 1. The original lot from which the small lot is created abutted a street for at least a continuous 45 feet and was at least 6,750 square feet prior to the creation of the small lot; and
 2. Shall not have an existing dwelling that has more than three bedrooms.
 3. Only one "small lot" may be created from any portion of a lot that exists as of December 14, 2009.
 - (b) No new dwelling with more than three bedrooms is allowed on a small lot.
- (3) Exceptions to the maximum lot size shall be granted if any of the following is met:
- (a) Existing physical circumstances such as topographically constrained lands, conservation easements, existing buildings, or utility easements prevent the ability to further divide the lot.
 - (b) The lot exceeding the maximum lot size is intended to reserve a large lot for future land division with feasibility demonstrated by a conceptual buildout plan.
 - (c) The subdivision achieves a minimum density of 9 units per net acre.
 - (d) The exception will enable protection of natural resources.
- (4) An alley access only lot may be created only if:
- (a) The original lot from which the alley access only lot is created abuts a street for at least a continuous 45 feet and is at least 6,750 square feet prior to the creation of the alley access only lot;
 - (b) Only one alley access only lot may be created from any portion of a lot that exists as of December 14, 2009; and
 - (c) A new alley access only lot must include the entire portion of the original lot's lot line that abuts the alley.

9.3640 Non-conforming development.

- (1) Existing development that does not meet the lot coverage or open space requirements at EC Table 9.3625, 9.3626(6) or (7) must be brought into conformance with the lot coverage and open space standards in those code sections only when any additional dwelling is created or the number of bedrooms in any dwelling is increased to four or more. However, no development may increase the extent of non-conformance.
- (2) Existing development that does not meet the driveway or parking requirements at EC 9.3625(3), (6) or (7) must be brought into conformance with those driveway and parking standards only when:
 - (a) An additional dwelling is created on the lot;
 - (b) The number of bedrooms in any dwelling on the lot is increased to four or more; or

- (c) The proposed development would otherwise result in an increase in the extent of the existing driveway's or parking area's non-conformance.
- (3) A non-conforming driveway or parking area may be paved or re-paved to the extent of the driveway or parking area that existed as of December 14, 2009, without having to be brought into conformance.
- (4) Legally established buildings and uses conforming to the residential net density requirements in the R-2 zone on December 7, 1994 are exempt from EC 9.1210 to 9.1230 Legal Nonconforming Situations, pertaining to nonconforming uses. This exemption is limited to development sites in the S-JW Jefferson Westside Special Area Zone on which residential buildings and uses existed, or in which a development permit or land use application was pending, on December 7, 1994. If such a building which is nonconforming as to minimum density is destroyed by fire or other causes beyond the control of the owner, the development site may be redeveloped with the previous number of dwelling unit(s) if completely rebuilt within 5 years. If not completely rebuilt within 5 years, the development site is subject to the density standards for the S-JW Jefferson Westside Special Area Zone.

Section 6. Subsection (26) of Section 9.8030 of the Eugene Code, 1971, is added to provide:

- 9.8030** **Adjustment Review - Approval Criteria.** The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria.
- (26) S-JW Jefferson Westside Special Area Zone.** The following standards applicable within the S-JW Jefferson Westside Special Area Zone may be adjusted upon a finding that the adjustment is consistent with the following criteria.
- (1) Driveway width.** An additional two feet of width is allowed for any portion of a driveway that takes access from a street based on the following criteria:
 - (a) The additional driveway width is necessary to avoid an unsafe condition, to comply with the requirements of EC 9.6420 (Parking Area Standards) or to provide reasonable maneuvering room around an obstacle that cannot be practicably relocated to a different location that would not create a driveway obstacle; and
 - (b) The additional area allowed under this adjustment is the minimum necessary to accomplish the objective under (1)(a), above.
 - (2) Means of primary vehicle access.** A dwelling considered to have its primary vehicle access from the alley, according to EC 9.3625(3)(a)2.b., may be considered to have its primary vehicle access from the street if the applicant demonstrates that physical conditions or code standards preclude the establishment of vehicle parking on any part of the lot that could be accessed from the alley.

Section 7. Subsection (4) of Section 9.8865 of the Eugene Code, 1971, is amended by adding a new subsection (k) and relettering the subsequent subsections to provide:

9.8865 Zone Change Approval Criteria. Approval of a zone change application, including the designation of an overlay zone, shall not be approved unless it meets all of the following criteria:

- (4) The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:
- (a) EC 9.2150 Commercial Zone Siting Requirements.
 - (b) EC 9.2430 Industrial Zone Siting Requirements.
 - (c) EC 9.2510 Natural Resource Zone Siting Requirements.
 - (d) EC 9.2610 Park, Recreation, and Open Space Siting Requirements.
 - (e) EC 9.2681 Public Land Zone Siting Requirements.
 - (f) EC 9.2735 Residential Zone Siting Requirements.
 - (g) EC 9.3055 S-C Chambers Special Area Zone Siting Requirements.
 - (h) EC 9.3105 S-CN Chase Node Special Area Zone Siting Requirements.
 - (i) EC 9.3205 S-DW Downtown Westside Special Area Zone Siting Requirements.
 - (j) EC 9.3305 S-E Elmira Road Special Area Zone Siting Requirements.
 - (k) EC 9.3605 S-JW Jefferson Westside Special Area Zone Siting Requirements.
 - (l) EC 9.3705 S-RP Riverfront Park Special Area Zone Siting Requirements.
 - (m) EC 9.3805 S-RN Royal Node Special Area Zone Siting Requirements.
 - (n) EC 9.3905 S-W Whiteaker Special Area Zone Siting Requirements.
 - (o) EC 9.4205 /EC East Campus Overlay Zone Siting Requirements.
 - (p) EC 9.4715 /WP Waterside Protection Overlay Zone Siting Requirements.
 - (q) EC 9.4776 /WQ Water Quality Overlay Zone Siting Requirements (only for the purposes of adding the overlay zone. See EC 9.4786.).
 - (r) EC 9.4915 /WR Water Resources Conservation Overlay Zone Siting Requirements (only for the purposes of adding the overlay zone. See EC 9.4960.).
 - (s) EC 9.4815 /WB Wetland Buffer Overlay Zone Siting Requirements.
 - (t) An uncodified ordinance establishing a site specific S-H Historic Special Area Zone, a copy of which is maintained at the city's planning and development department.

Section 8. The Jefferson-Far West Refinement Plan is amended by adding the following policy under Area 16. East Medium-Density Residential Area:

Land Use Policies, Jefferson Area 16. East Medium Density Residential Area

This area shall be recognized as appropriate for application of the Special Area Zone-Jefferson-Westside (S-JW) as defined through the City's land use code. Within the S-JW boundaries set by the City Council, the S-JW zone shall be the only permissible zone. The S-JW zone is consistent with and implements the Medium Density Residential Metro & Refinement Plan designation within its boundaries.

Section 9. The Westside Neighborhood Plan is amended by adding the following Policy 5 to the Central Residential Area section of the Plan's Land Use Element:

Policy 5. The portion of the Central Residential Area that is east of Polk Street shall be recognized as appropriate for application of the Jefferson Westside Special Area Zone (S-JW) as defined through the City's land use code. Within the S-JW boundaries set by the City Council, the S-JW zone shall be the only permissible zone. The S-JW zone is consistent with and implements the Medium Density Residential Metro Plan and Refinement Plan designation.

Section 10. Figures 9.3605, 9.3625(3)(d)2., 9.3625(4)(c), 9.3625(6)(a)6., 9.3625(6)(a)7., 9.3625(7)(b), 9.3626(2)(a), 9.3626(2)(3)(4), 9.3626(4)(a)(b), 9.3626(7), 9.3631(1)(d)(e) as referenced in this Ordinance, are attached hereto as Exhibit A and shall be numerically incorporated in Chapter 9 of the Eugene Code, 1971.

Section 11. The Eugene Zoning Map is amended to remove the existing base zones from the properties identified on Exhibit C attached hereto and to replace those base zones with the S-JW Jefferson Westside Special Area Zone. Any overlay zones remain in place.

Section 12. The legislative findings attached as Exhibit B hereto are adopted in support of this Ordinance.

Section 13. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this
14th day of December, 2009



Acting City Recorder

Approved by the Mayor this
16th day of December, 2009

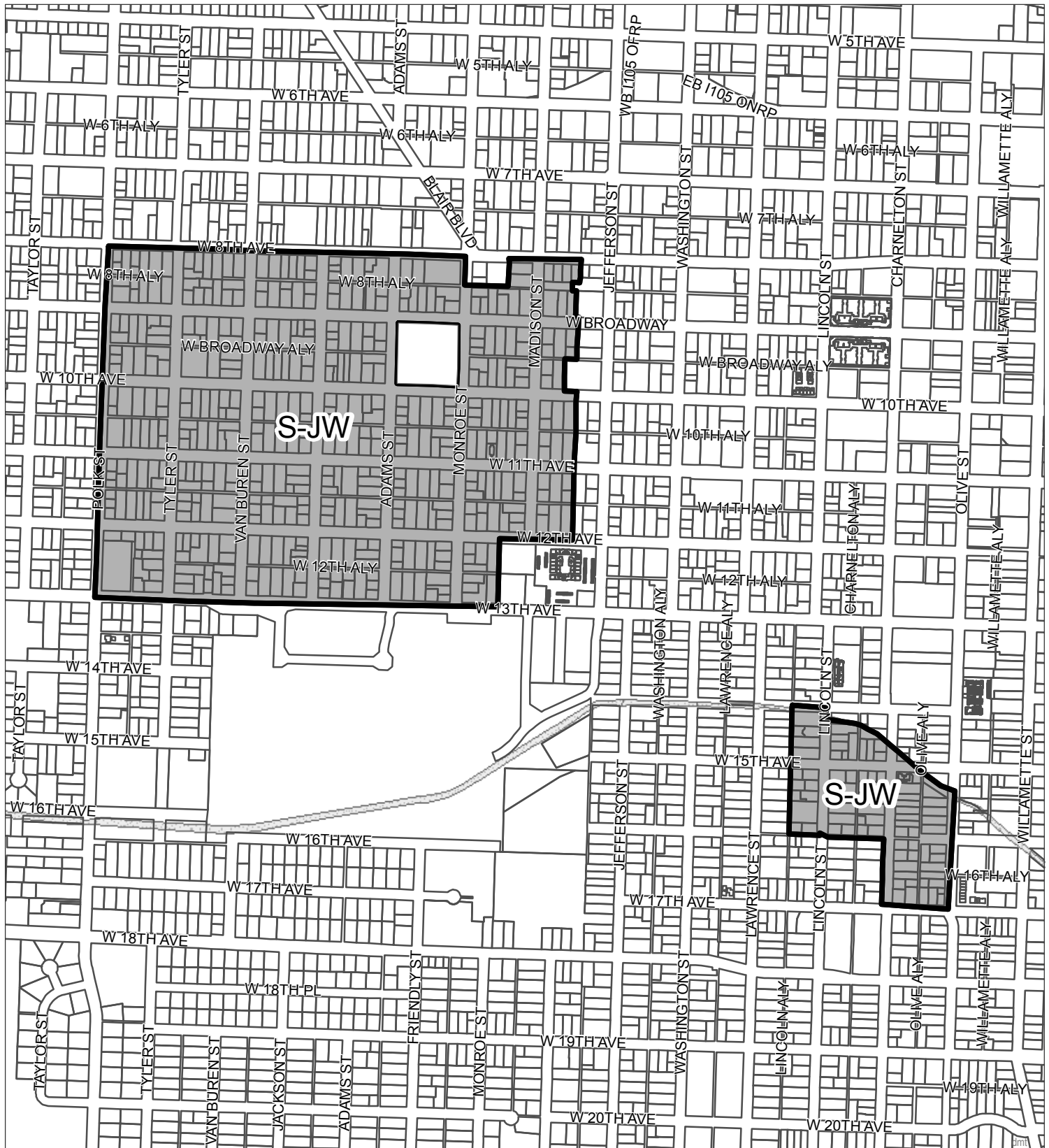


Mayor

Figure 9.3605

S-JW Jefferson Westside Special Area Zone Boundaries

EXHIBIT A-1



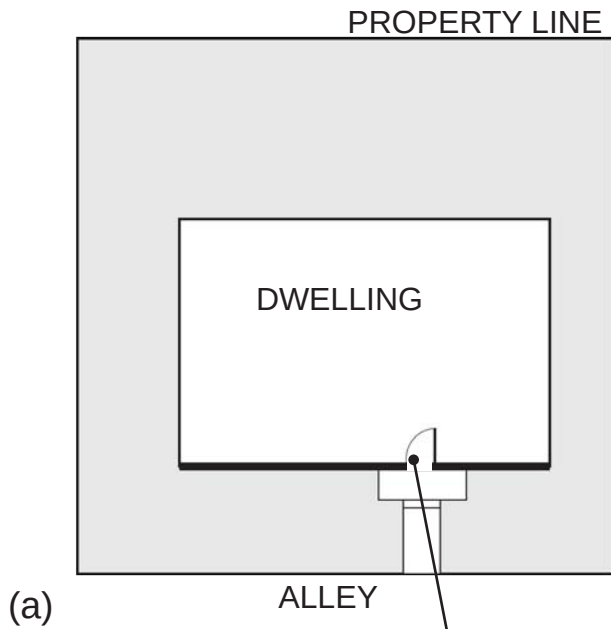
- Zone Boundaries
- Taxlots
- Water Body



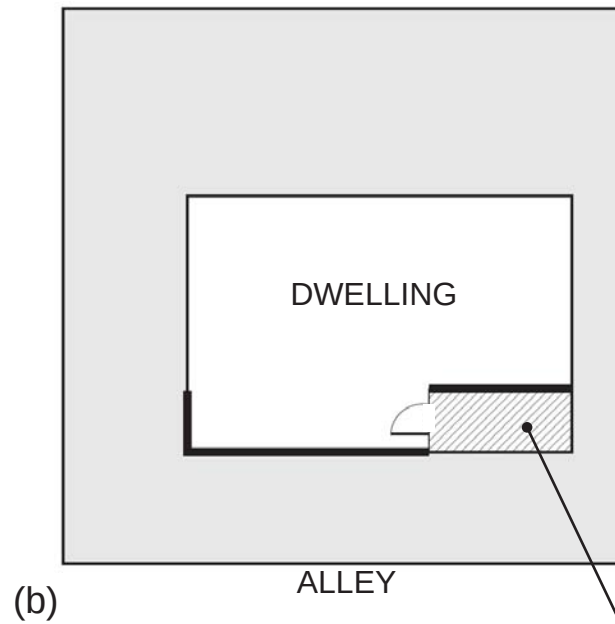
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Caution:
This map is based on imprecise
source data, subject to change,
and for general reference only.

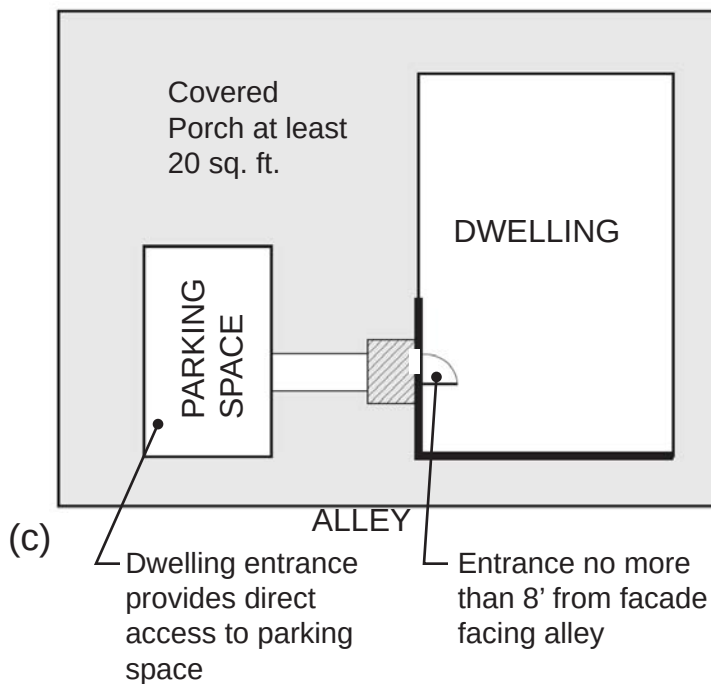
Alley Development Standards / Main Entrance Visibility 9.3625 (3)(d)2.



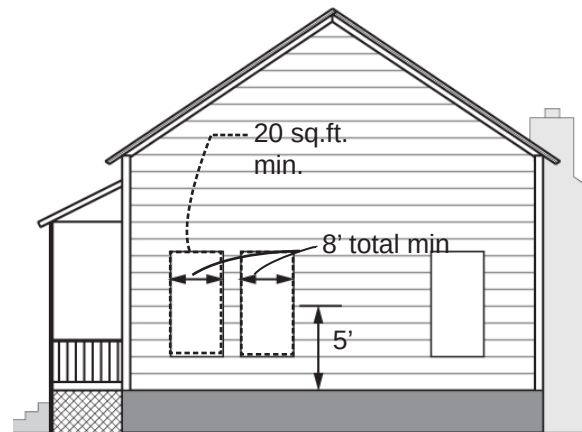
Entrance faces the alley.



Entrance faces the side of the lot and opens onto a **covered porch** with a minimum of 30 square feet between a wall facing the alley and the alley.



PLAN VIEW

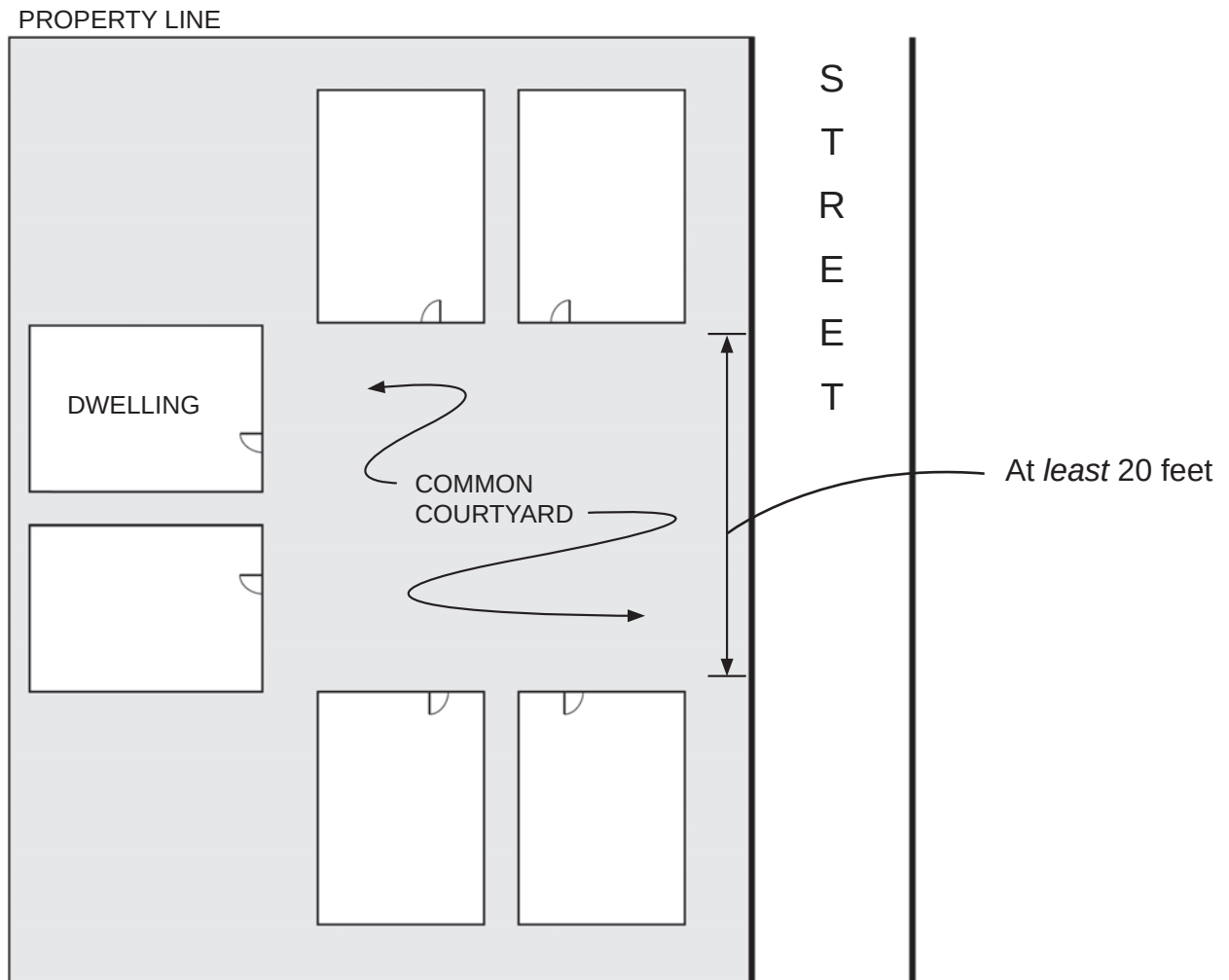


The facade facing the alley must include windows that total at least 8' in width, measured 5' above the floor of the first story, and that have a minimum area of at least 20 sq. ft.

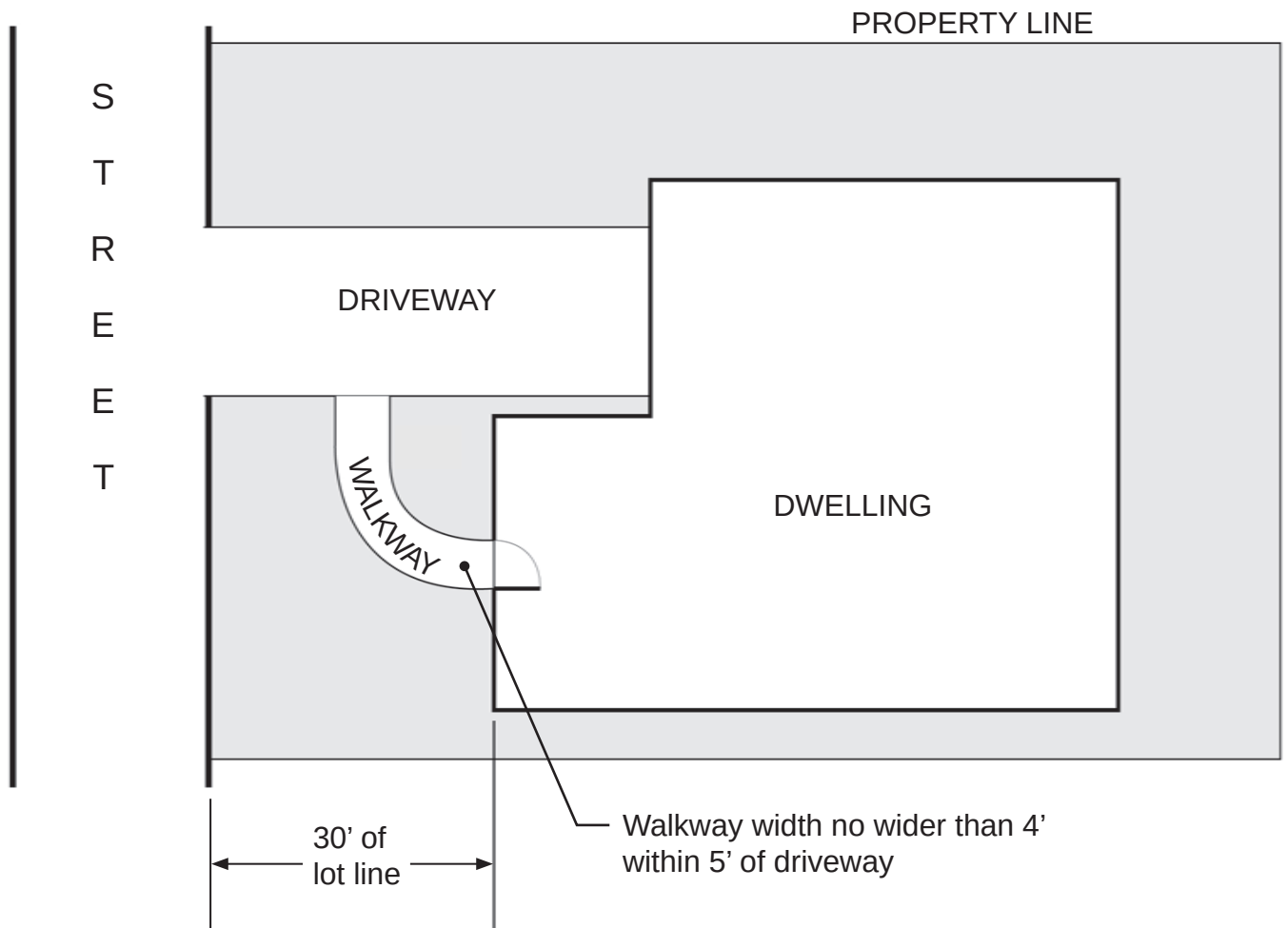
ELEVATION VIEW

Main Entrances 9.3625 (4)(c)

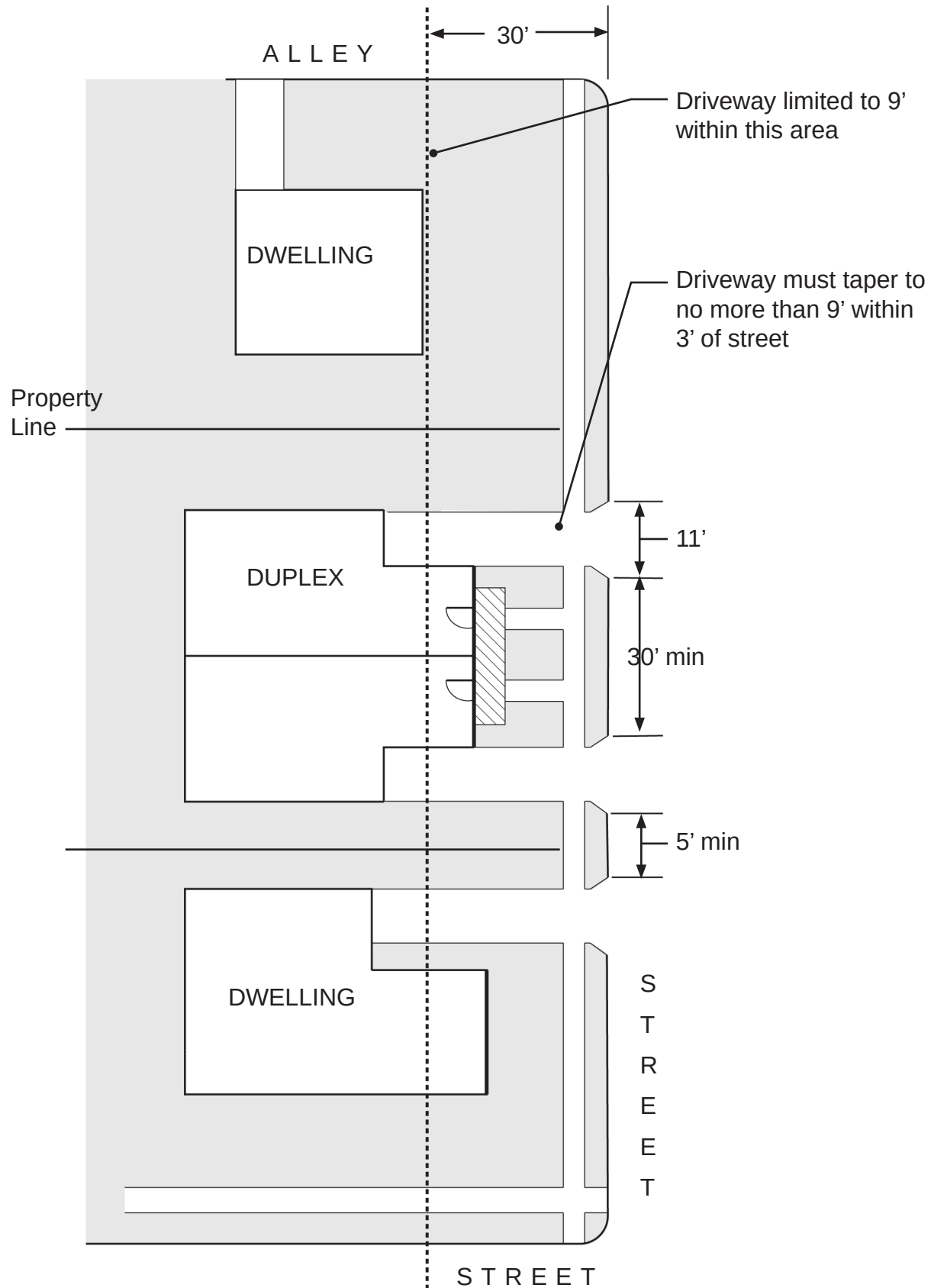
Where three or more dwellings have ground-level entrances on two or more sides of a common courtyard ***that is open to a street for at least 20 feet***, the dwellings' main entrances may face the courtyard.



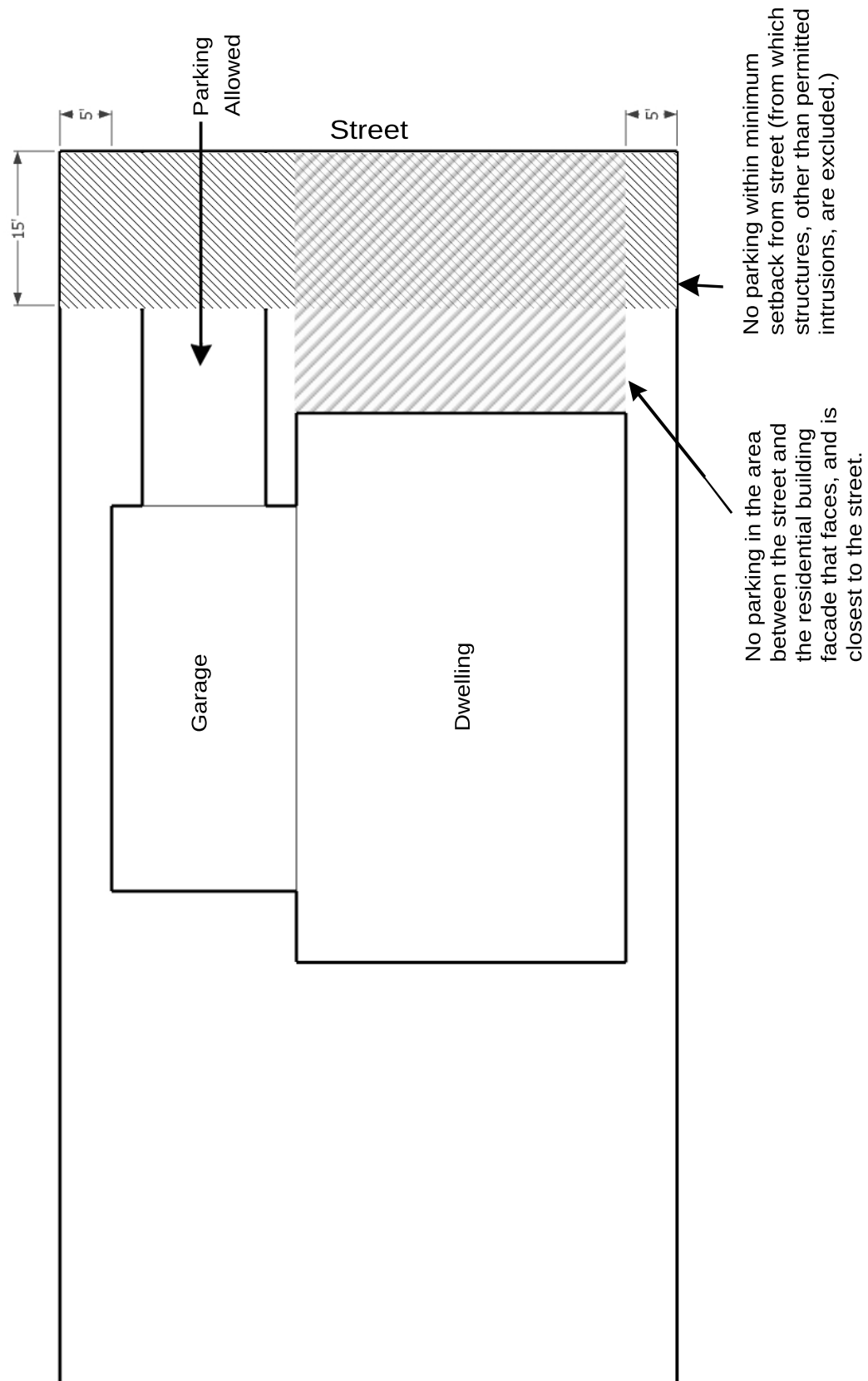
Driveway Standards 9.3625 (6)(a)6.



Driveway Curb-Cut *Exception* 9.3625(6)(a)7.

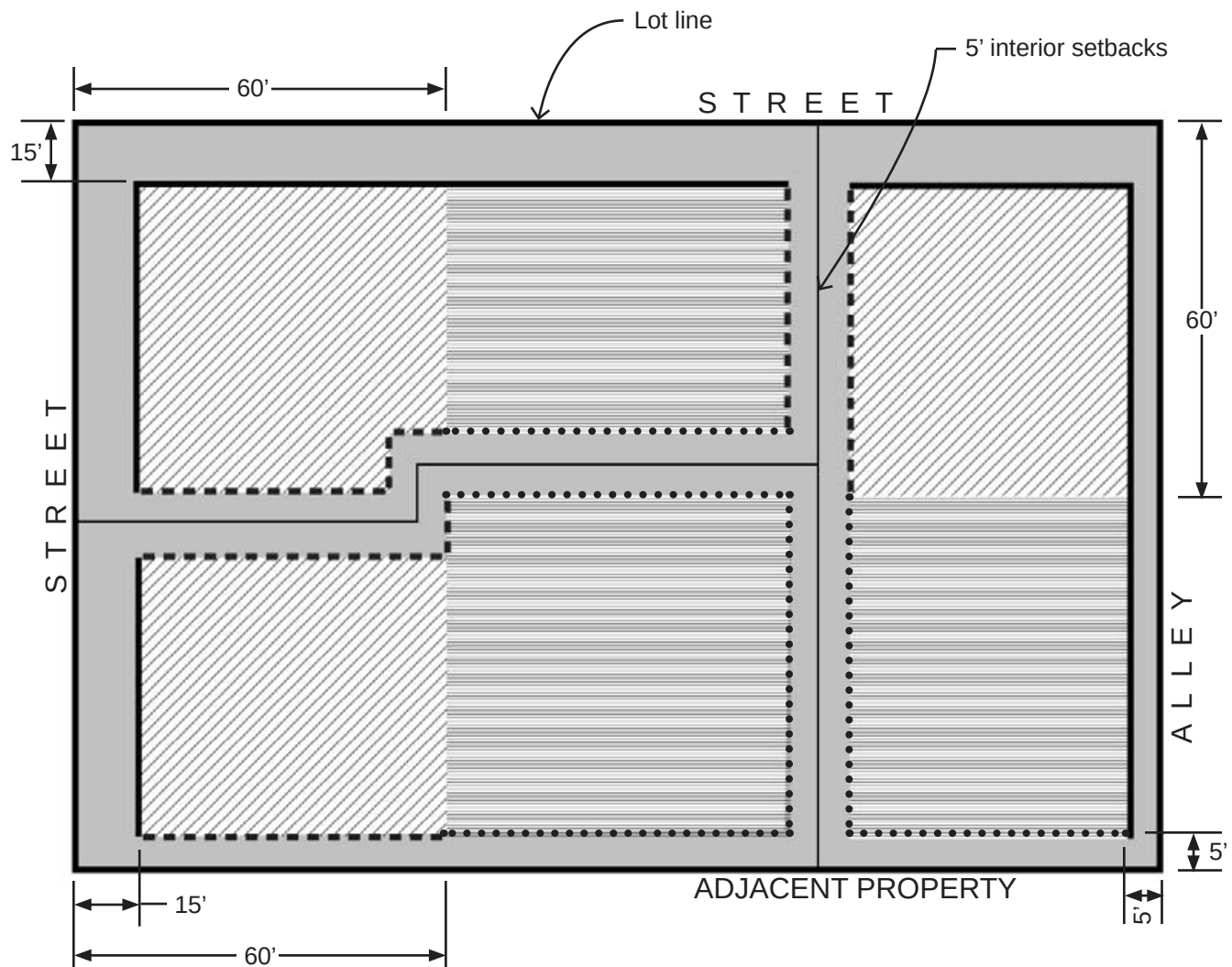


Vehicular (No) Parking Areas 9.3625 (7)(b)



Setbacks & Building Heights

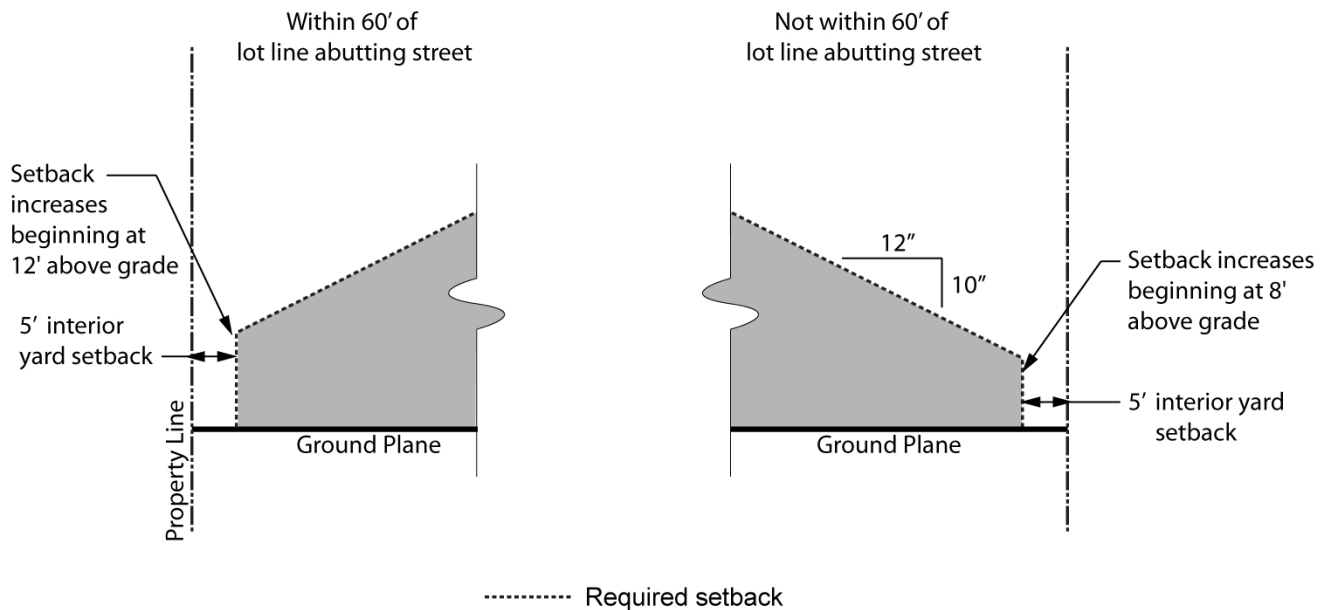
9.3626 (2)(3)(4)



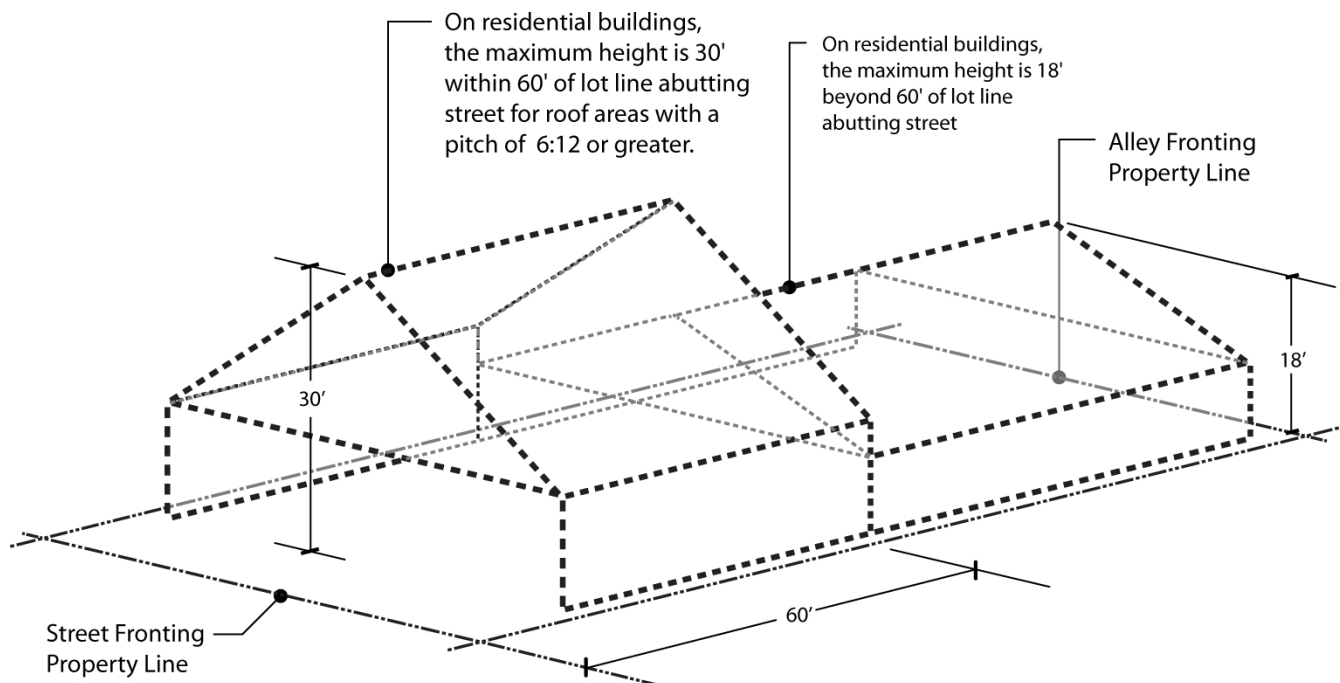
- Vertical setback (setback is specified distance for entire elevation)
- - - - Setback is specified distance to 12 feet above grade, then increases 12" for every additional 10" in height.
- Setback is specified distance to 8 feet above grade, then increases 12" for every additional 10" in height.

-  Setback area at grade
-  30 feet maximum building height
-  18 feet maximum building height

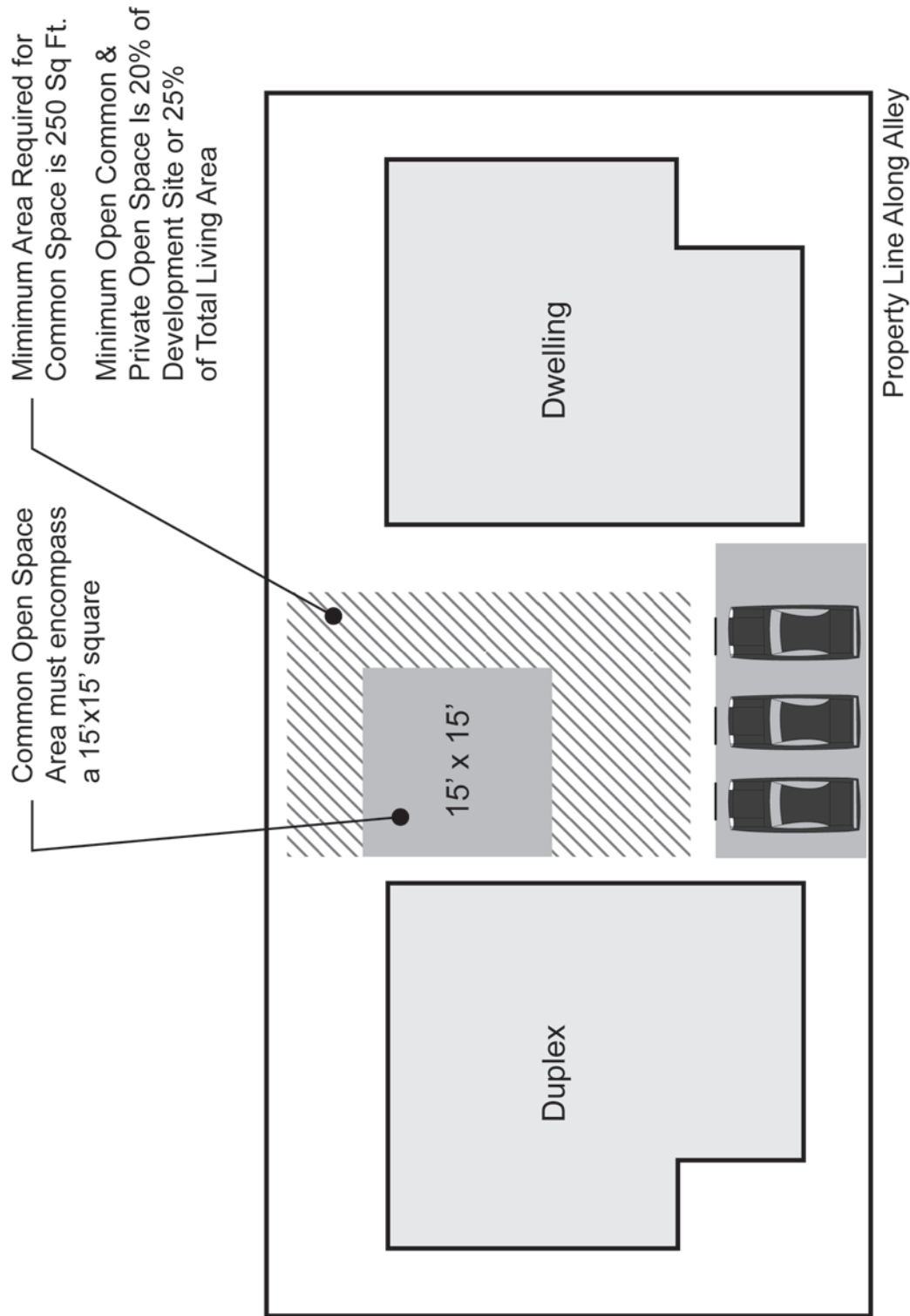
Setbacks Interior Yard 9.3626(4)(a)(b)



Building Height - Residential 9.3626 (2)(a)



Common Open Space 9.3626 (7)

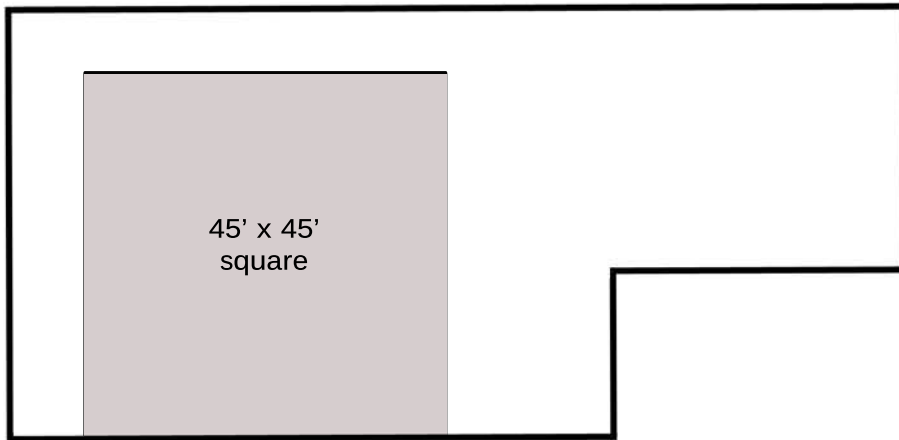


- Diagram Pertains to Developments of Three or More Dwellings

Lot Configuration

9.3631 (1)(d)(e)

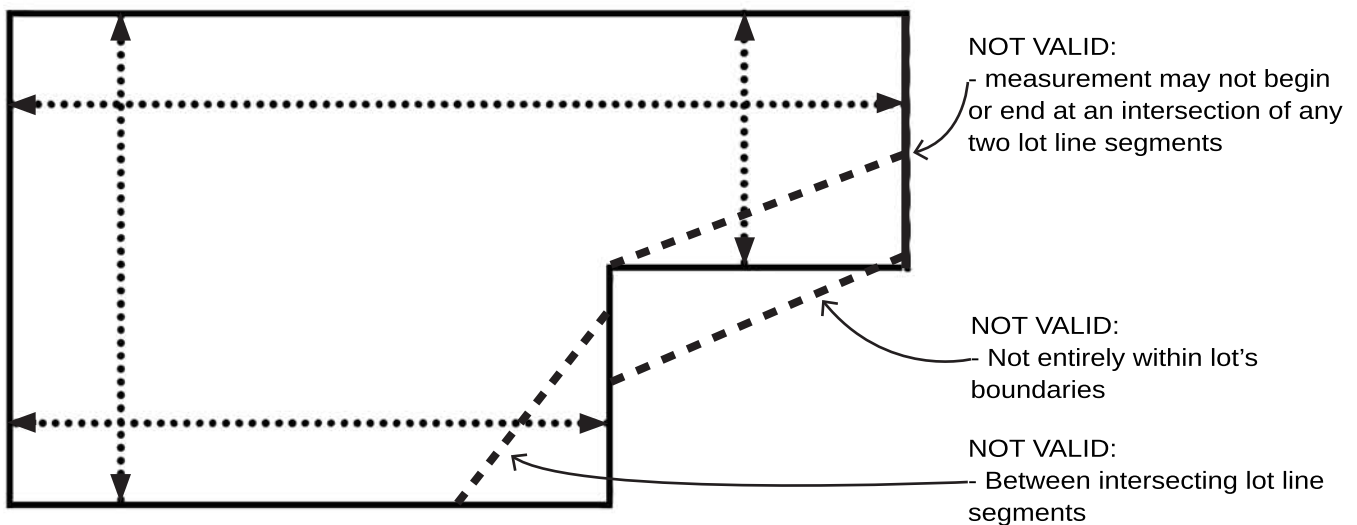
The boundaries of a lot that is not an alley-access-only lot must be sufficient to fully encompass a 45-foot square.



Boundaries of 45' x 45' square may be coincident with lot lines.

Minimum Interior Lot Dimension

The minimum distance between any two non-intersecting lot line segments is 35 feet when measured by a straight line that does not begin or end at an intersection of any two lot line segments and that lies entirely within the lot's boundaries.



..... The [dotted] lines represent measurements that must be at least 35'.

----- The [dashed] lines represent measurements that do not have to be at least 35' because they don't satisfy one of the required conditions (as noted).

EXHIBIT B

Draft Findings for CA 09-03, RA 09-02, Z 09-04 Special Area Zone – Jefferson-Westside

Establishment of the Special Area Zone

9.3020 Criteria for Establishment of an S Special Area Zone. Before adopting an ordinance adopting an S Special Area Zone, the city council shall find that the proposal is in compliance with the following criteria:

- 1) *The area to which the S Special Area Zone is being applied meets at least one of the following criteria:***
 - a. is identified in the Metro Plan or in a refinement plan as appropriate for nodal development or for a special range of uses or development that can best be achieved with the use of a special area zone, or***
 - b. Possesses distinctive buildings or natural features that require special consideration to ensure appropriate development, preservation, or rehabilitation. In order to be considered distinctive, it must be demonstrated that:***
 - i. The area is characterized by buildings that merit preservation in order to protect their special features; or***
 - ii. The area contains natural features that have been identified by the city as worthy of special treatment or preservation.***

The Metro Plan identifies both areas proposed for S-JW zoning as appropriate for medium density residential development. They are located adjacent to, but not within, areas planned for nodal development. The applicable refinement plans, Westside Neighborhood Plan and Jefferson-Far West refinement plan, designate these areas for medium density residential uses, as well.

The distinctive character of the buildings in the affected areas is well documented in the report “Neighborhood Character” authored by Jefferson Westside Neighbors. In addition, the areas are proximate to and very similar in character to the areas rezoned S-C (Chambers Special Area) in 2005, based on the report “Chambers Reconsidered: Promoting Compatible Development in a Mature Neighborhood.” In essence, the character of the affected areas is that of a pre-war, traditional gridded neighborhood, with detached single family houses and duplexes. Many of the structures are small bungalow style houses, sited on narrow, long lots with rear alley frontage. The structures and pattern of structures merit preservation that is not possible using existing zoning tools.

Information in the record documents the purpose of the proposed zone. Through detailed gathering of neighborhood opinion, the Jefferson Westside Neighbors produced a list of purpose statements that explain what the Special Area Zone is intended to achieve. Those statements are made part of the record and are incorporated herein by this reference.

- 2) ***An analysis of the area demonstrates how the uses and development standards of the S Special Area Zone ordinance will facilitate implementation of the planned use of the property or the preservation or rehabilitation of distinctive buildings or natural features of benefit to the community.***

The report “Neighborhood Character” by Jefferson Westside Neighbors documents and analyzes the character of the buildings and development pattern in the affected areas. The current zoning that implements the medium density residential designation is R-2, Medium-Density Residential. The R-2 zone does not do a good job of facilitating compatible infill development, in the particular areas affected by this proposal where the neighborhood is already mostly built out in a low-to-medium density, single family and duplex development pattern. The R-2 zone works well where it is applied to Greenfield sites such as those on Goodpasture Island Road in north Eugene. The need for this Special Area zone is to develop a zoning tool that recognizes the circumstances of accommodating medium density infill in this distinctive area in a way that preserves the character of the neighborhood.

The S-JW zone will facilitate implementation of medium density development, at the low end of the range specified in the Metro Plan, while preserving the distinctive buildings and development pattern of benefit to the neighborhood and city as a whole.

- 3) ***Except for areas zone S-H Historic Special Area Zone, the area to be classified S Special Area includes at least ½ acre in area.***

The areas proposed for S-JW zoning total approximately 50 acres, in compliance with this criterion.

- 4) ***The application of the zone to the properties proposed for inclusion in the S Special Area Zone and the required provisions of a special area zone ordinance are consistent with the criteria for approval of a zone change, according to EC 9.8865 Zone Change Approval Criteria.***

Compliance with the zone change criteria is outlined below.

EC 9.8865 Zone Change Criteria. *Approval of a zone change application, including the designation of an overlay zone, shall not be approved unless it meets all of the following criteria:*

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

As demonstrated below, the proposed change is consistent with the Metro Plan.

Applicable Metro Plan Policies

Residential Density Policy A-9:

Establish density ranges in local zoning and development regulations that are consistent with the broad density categories of this plan.

Medium density. Over 10 through 20 dwelling units per gross acre (could translate to over 14.28 units per net acre through 28.56 units per net acre depending on each jurisdictions implementation measures and land use and development codes.)

The proposed zone is consistent with the Metro Plan density range for Medium density Residential development. The zone will provide for a maximum density level of approximately 15 units per net acre (see detailed density analysis under Goal 10 findings, below, and in testimony submitted by Paul Conte, October 12th, 2009). This policy choice develops a new zone to implement a portion of the medium density refinement plan and Metro Plan designations, consistent with other policy direction established for the areas in each refinement plan, and through the Infill Compatibility Standards process.

Residential Density Policy A-10:

Promote higher residential density inside the urban growth boundary that utilizes existing infrastructure, improves the efficiency of public facilities and services, and conserves rural resource lands outside the urban growth boundary.

The proposed amendments are consistent with this policy. Infill and redevelopment projects allowed within this zone will utilize existing infrastructure, improve efficiency of public services and facilities, and conserve rural resource lands. The new zone promotes higher density by accommodating approximately 40% more units than currently exist.

Residential Density Policy A-13:

Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed in-fill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.

The proposal will provide opportunities for additional development while preserving the character of the existing neighborhoods, directly implementing this policy. The proposed standards facilitate effectively designed in-fill and redevelopment in a compatible way.

Residential Density Policy A-15:

Develop a wider range of zoning options such as new zoning districts, to fully utilize existing Metro Plan density ranges.

The proposed S-JW zone will provide a zoning tool specifically designed to implement the medium density Metro Plan designation for the affected areas. The city's range of zoning options will be broader upon its adoption.

Residential Housing Types and Tenure Policy A-17:

Provide opportunities for a full range of choice in housing type, density, size, cost, and location.

The proposed zone change will expand opportunities for a range of housing choices by providing

certainty about how new development will be designed. This certainty is likely to reduce opposition to new residential development and inspire further reinvestment in the neighborhood by owners and residents.

Residential Housing Types and Tenure Policy A-20:

Encourage home ownership of all housing types, particularly for low-income households.

This proposed zone facilitates low-income home ownership opportunities by allowing alley access lots and other small lots to be created and by promoting the construction of small homes. Smaller homes are typically more affordable than larger homes.

Residential Design and Mixed Use Policy A-23:

Reduce impacts of higher-density residential and mixed-use development on surrounding uses by considering site, landscape, and architectural design standards or guidelines in local zoning and development regulations.

The S-JW zone supports this policy by establishing development standards including limits on density, building heights, setbacks, window placement, parking, and alley development for additional construction. These standards will lessen the impacts of infill on surrounding uses, as compared to development currently allowed by the R-2 zone. The new regulations consider site, landscape, and architectural design elements as promoted by the above policy.

Residential Design and Mixed Use Policy A-24:

Consider adopting or modifying local zoning and development regulations to provide a discretionary design review process or clear and objective design standards, in order to address issues of compatibility, aesthetics, open space, and other community concerns.

The S-JW zone standards implement this policy by including clear and objective design criteria that address issues of compatibility, aesthetics, open space, and other community concerns, including pedestrian orientation and neighborhood character.

Transportation Policy F.3:

Provide for transit-supportive land use patterns and development, including higher intensity, transit-oriented development along major transit corridors and near transit stations, medium and high density residential development within ¼ mile of transit stations, major transit corridors, employment centers, and downtown areas; and development and redevelopment in designated areas that are or could be well served by existing or planned transit.

The proposed amendments support this policy. The affected areas are planned for medium density development, and are served by transit on West 8th, West 11th, West 13th and West 18th Avenues, Willamette, Olive, Jefferson, and Chambers Streets. The new zone provides greater certainty that new construction will blend in with existing development, thereby reducing neighborhood opposition to infill and supporting redevelopment of centrally located, transit accessible neighborhoods.

(2) *The proposed change is consistent with applicable adopted refinement plans. In the*

event of inconsistencies between these plans and the Metro Plan, the Metro Plan controls.

The proposed changes are consistent with and implement the applicable refinement plans, as discussed below.

Westside Neighborhood Plan Policies

Central Residential Area Policy 1.

The City shall continue to recognize this area as appropriate for medium density residential development and shall discourage non-residential uses. This policy applies to all portions of the Central Residential Area, even those properties abutting major arterials such as Chambers Street and West 11th Avenue.

The proposed zone responds, conforms to and implements the medium density plan designation. New residential design standards establish further certainty about the future character of the area.

Central Residential Area Policy 2.

The City shall encourage actions that will preserve existing residential structures, including rehabilitation, block planning, infilling, and shared housing.

The proposed zone will encourage preservation of existing residential structures, and addition of similar scale structures within the affected area, rather than lot consolidation and wholesale redevelopment. Infill development in this area will conform to new clear and objective design standards, including standards addressing dwellings per lot, roof form, setbacks, open space, and parking, providing greater certainty for both developers and neighbors about the future of the neighborhood.

Jefferson-Far West Refinement Plan Policies

Area 16. East Medium-Density Area Policies

This area shall be recognized as appropriate for medium-density residential development.

The proposed zone responds, conforms to and implements the medium density plan designation. New residential design standards establish further certainty about the future character of the area.

Area 16. East Medium-Density Area Policies

Efforts shall be made to preserve the existing residential structures by encouraging rehabilitation, infilling, or relocation of structures within the neighborhood.

The proposed zone will encourage preservation of existing residential structures, and addition of similar scale structures within the affected area, rather than lot consolidation and wholesale redevelopment. Infill development in this area will conform to new clear and objective design standards, including standards addressing dwellings per lot, roof form, setbacks, open space, and parking, providing greater certainty for both developers and neighbors about the future of the

neighborhood.

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

The uses and density proposed within the S-JW zone are currently allowed, and will continue to be served by all key urban facilities and services.

- (4) ***The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:***
(#) ***EC 9.3615 S-JW Jefferson Westside Special Area Zone Siting Requirements (proposed).***

EC 9.8865(4) does not currently include reference to siting requirements for the S-JW Special Area Zone, because that zone is being created as part of this action. See below for discussion of code amendment criteria to add reference to the S-JW zone to the code. The application of the S-JW zone to the proposed properties is consistent with the siting requirements proposed to be adopted for the special area zone.

Code Amendment

Eugene Code Section 9.8065 requires that the following approval criteria (in bold and *italics*) be applied to a code amendment:

- (1) ***The amendment is consistent with applicable statewide planning goals adopted by the Land Conservation and Development Commission.***

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

The City has acknowledged provisions for citizen involvement which ensure the opportunity for citizens to be involved in all phases of the planning process and set out requirements for such involvement. The process for adopting these amendments was consistent with the city's requirements and provided numerous additional opportunities for interested parties to participate in development of the amendments. Highlights are listed below.

- **Infill Compatibility Standards Project.** Project website (www.eugene-or/infill), project kickoff meeting, email newsletter updates to interested party list of nearly 400 people, three public workshops, focus group meetings with Chamber of Commerce, Homebuilders Association, Historic Review Board, Housing Policy Board, Sustainability Commission Land Use and Transportation Subcommittee, and low-income residents, infill tour with Opportunity Siting and ICS Task Teams, radio program discussion (KLCC Sundays at Noon), City Club presentation.
- **Multi-Dwelling Infill Committee of the ICS Task Team.** Substantial work with Jefferson

Westside Neighbors developing concepts for the special area zone and recommending a draft code proposal to the Task Team in early March 2009.

- **Infill Compatibility Standards Task Team.** Monthly meetings from November 2007-September 2009. Action taken to support the S-JW zone at the March 2009 meeting.
- **Heritage Area Working Group.** Implementation group consisting of a Planning Commissioner, Multi-Dwelling Committee member, Task Team member and staff members to refine the proposal and develop draft code language.
- **Jefferson Westside Neighbors.** Two “Plan Jam” workshops specifically on the special area zone, two extensive neighborhood newsletters sent to every address in the JWN, on-line surveys, development of *neighborhood character* and *infill impacts* documents, general membership meetings, executive board meeting discussions and deliberations, email newsletter updates to nearly 300 addresses, extensive website updates at www.jwneugene.org/infillstds, maps, photo examples of infill, participation in Opportunity Siting workshops to find good sites for higher density development, work sessions with ICS Task Team, Multi-Dwelling Committee, and Planning Commission.

The Planning Commission held a work session on the ICS recommendations pertaining to the Special Area Zone on September 14th, 2009. The public hearings scheduled for the Planning Commission and City Council are October 20th and November 16th, respectively.

Based on this information, the process followed is consistent with Statewide Planning Goal 1.

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

The Eugene Land Use Code specifies the procedure and criteria that are to be used in considering these amendments to the code. The record for these amendments includes substantial factual information about the nature of existing development in the affected areas. The Goal 2 coordination requirement is met when the City engages in an exchange, or invites such an exchange, between the City and any affected governmental unit. To comply with the Goal 2 coordination requirement, the City engaged in an exchange about the subject of these amendments with all of the affected governmental units. Specifically, the City provided notice of the proposed action and opportunity to comment to Lane County, Springfield and the Department of Land Conservation and Development.

There are no Goal 2 Exceptions required for these amendments. Therefore, the amendments are consistent with Statewide Planning Goal 2.

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

The amendments are for property located within the urban growth boundary and do not affect any land designated for agricultural use. Therefore, Statewide Planning Goal 3 does not apply.

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

These amendments are for property located within the urban growth boundary and do not affect any land designated for forest use. Therefore, Statewide Planning Goal 4 does not apply.

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

OAR 660-023-0250(3) provides: Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

- (a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;*
- (b) The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*
- (c) The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.*

These amendments do not create or amend the city's list of Goal 5 resources, do not amend a code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, do not allow new uses that could be conflicting uses with a significant Goal 5 resource site and do not amend the acknowledged UGB. Therefore, Statewide Planning Goal 5 does not apply.

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

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

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

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

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

including destination resorts.

Goal 8 ensures the provision of recreational facilities to Oregon citizens and is primarily concerned with the provision of those facilities in non-urban areas of the state. The code amendments do not affect the city's provisions for recreation areas, facilities or recreational opportunities. Therefore, Statewide Planning Goal 8 does not apply.

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

The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires cities to evaluate the supply and demand of commercial land relative to community economic objectives. The Eugene Commercial Land Study (October 1992) was adopted by the City of Eugene as a refinement of the Metro Plan, and complies with the requirements of Goal 9 and its Administrative Rule. The amendments do not impact the supply of industrial or commercial lands. Therefore, the amendments are consistent with Statewide Planning Goal 9.

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

Goal 10 requires that communities plan for and maintain an inventory of buildable residential land for needed housing units. The request to rezone the subject area from R-2 to S-JW does not impact the supply or availability of residential lands. As an initial matter, the uses allowed in the R-2 zone are the same as the uses allowed in the S-JW zone. Further, the subject property is not included in the documented supply of "buildable land" that is available for residential development as inventoried in the acknowledged 1999 Residential Lands Study.

To the extent that the 1999 Residential Lands Study relied on infill and redevelopment, substantial evidence in the record demonstrates that the proposal would not be inconsistent with that Study's expectations. In addition, it is reasonable to assume that development will occur within the planned medium density range following adoption of the amendments, based on the information outlined below.

Basic land use data

There are approximately 80 acres of residential land in the area encompassed by the proposed S-JW zone. All lots are designated Medium Density Residential on the Metro Plan and applicable refinement plan diagrams. Two of the lots are zoned C-1 (Neighborhood Commercial) and their zoning will not change. The other lots are zoned R-2 and are proposed to be rezoned to S-JW.

Information in the record shows there is currently an overall density of approximately 10 dwelling units per net acre in the S-JW area (Paul Conte, October 12th, 2009). Most of the affected lots contain a single dwelling; some contain duplexes and a small percentage contains multi-family development. The proposed S-JW standards provide for an overall potential density of approximately 15 dwelling units per net acre, according to analysis submitted into the record by Paul Conte and verified by city staff (October 12th, 2009). This figure implements

the medium density residential plan designation as described in Metro Plan Policy A9 (see findings above).

Staff prepared a density comparison map to graphically show the increase in dwellings allowed on each lot under the proposed standards. This map illustrates where additional development would be allowed, based on lot size; the total allowable increase in units is approximately 40% over what exists today.

Based on the findings above, the amendments are consistent with Statewide Planning Goal 10.

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

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

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

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

- (1) *Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility....*
- (2) *A plan or land use regulation amendment significantly affects a transportation facility if it:*
 - (a) *Changes the functional classification of an existing or planned transportation facility;*
 - (b) *Changes standards implementing a functional classification system;*
 - (c) *Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility;*
or
 - (d) *Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP*

The proposed amendments are consistent with Goal 12. They do not affect the provision of safe, convenient and economic transportation systems and do not significantly affect any transportation facilities. The S-JW zone will accommodate additional infill in an area well served by transportation infrastructure, facilitating the city's growth management strategies that encourage walkable, compact neighborhoods.

Goal 13 - Energy Conservation. To conserve energy.

Statewide Planning Goal 13 calls for land uses to be managed and controlled “so as to maximize the conservation of all forms of energy, based upon sound economic principles.” Goal 13 is directed at the development of local energy policies and implementing provisions and does not state requirements with respect to other types of land use decisions. It is not clear that the goal has any bearing on the proposed ordinance. There is no implementing rule that clarifies the requirements of Goal 13. To the extent that Goal 13 could be applied to the proposed changes, they are consistent with Goal 13 because it is reasonable to expect that future development under the ordinance will make efficient use of energy.

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

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

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

The amendments do not contain any changes that affect the regulation of areas within the Willamette River Greenway. Therefore, Statewide Planning Goal 15 does not apply.

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

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

(2) The amendment is consistent with applicable provisions of the Metro Plan and applicable adopted refinement plans.

See discussion of Metro Plan and applicable refinement plans, above. See also discussion of proposed refinement plan amendments, below.

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

See above for discussion of compliance with EC 9.3020.

EC 9.8424 Refinement Plan Amendment Approval Criteria. *The planning commission shall evaluate proposed refinement plan amendments based on the criteria set forth below, and forward a recommendation to the city council. The city council shall decide whether to act on the application. If the city council decides to act, it shall approve, approve with modifications or deny a proposed refinement plan amendment.*

Approval, or approval with modifications shall be based on compliance with the following criteria:

- (1) The refinement plan amendment is consistent with all of the following:***
 - (a) Statewide planning goals.***
 - (b) Applicable provisions of the Metro Plan.***
 - (c) Remaining portions of the refinement plan.***

The applicable refinement plans are proposed to be amended to include new policies referencing the proposed zone and its application. The proposed policy language is:

Jefferson-Far West Refinement Plan: Land Use Policies, Jefferson Area 16. East Medium Density Residential Area

This area shall be recognized as appropriate for application of the Special Area Zone-Jefferson-Westside (S-JW) as defined through the City's land use code. Within the S-JW boundaries set by the City Council, the S-JW zone shall be the only permissible zone. The S-JW zone is consistent with and implements the Medium Density Residential Metro & Refinement Plan designation within its boundaries.

Westside Neighborhood Plan: Land Use Element, Central Residential Area

Policy 5. The portion of the Central Residential Area that is east of Polk Street shall be recognized as appropriate for application of the Jefferson Westside Special Area Zone (S-JW) as defined through the City's land use code. Within the S-JW boundaries set by the City Council, the S-JW zone shall be the only permissible zone. The S-JW zone is consistent with and implements the Medium Density Residential Metro Plan and Refinement Plan designation.

See above for discussion of the amendments' compliance with statewide planning goals, Metro Plan policies, and refinement plan policies. Most notably, the amendments comply with the applicable Metro and Refinement Plan density ranges, in compliance with Metro Plan Policy A9.

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

The proposed refinement plan amendments address (e) above. The change in circumstances occurred as the city's new R-2 zone (adopted in 2001) began to result in infill development that

caused impacts on these neighborhoods that were unanticipated and unacceptable to many residents. Through the Infill Compatibility Standards process, these areas were determined to be priorities for developing standards to accommodate planned densities in ways that are compatible with existing neighborhood character.

Affected Tax Lots - S-JW Special Area Zone				
MAP & LOT #	Current ZONING	Current OVERLAY	Proposed ZONING	OWNER NAME
1704364100500	R-2		S-JW	RYAN SUSAN K
1704364100400	R-2		S-JW	HAMBLÉN MICHAEL K
1704364100100	R-2		S-JW	BECK GROVE LLC
1704364100200	R-2		S-JW	TRUE NORTH INVESTMENTS LLC
1704364100300	R-2		S-JW	TRUE NORTH INVESTMENTS LLC
1704364101700	R-2		S-JW	MICHAELS CHRISTOPHER & DEBRA
1704364101000	R-2		S-JW	WILLIAMS ALICE P TE
1704364101300	R-2		S-JW	LAUB JAMES D & SANDRA H
1704364101499	R-2		S-JW	RICHARDS GAIL A
1704364101600	R-2		S-JW	WAGNER JOHN L & JANE L
1704364100800	R-2		S-JW	ZAGORIN JANICE L
1704364101400	R-2		S-JW	BILLINGS LOUANN
1704364101500	R-2		S-JW	BILLINGS LOUANN
1703313202600	R-2		S-JW	JOHNS MICHAEL ALLMOND
1703313204800	R-2		S-JW	WILLIAMSON DOUGLAS & BETTY
1703312310400	R-2		S-JW	HUGH D STUMP TRUST
1703312310600	R-2		S-JW	GEITGEY DAVID L
1703312313400	R-2		S-JW	FIDRYCH TOM JR
1703312301100	R-2		S-JW	LOFTON SUSAN
1703312301200	R-2		S-JW	CONTY ORLANDO
1703312302900	R-2		S-JW	BODIN PAUL LOUIS
1703312300500	R-2		S-JW	GIBBONS JANE C
1703314312300	R-2		S-JW	MEYER KENNETH A
1703314306400	R-2		S-JW	WALKER GEORGE E
1703314306300	R-2		S-JW	KARLIK JOHN N
1703314311100	R-2		S-JW	PERRY ROBERT B
1703314315100	R-2		S-JW	G & T5 LLC
1703314307500	R-2		S-JW	SELF RANDALL HOWARD
1703314315200	R-2		S-JW	G & T5 LLC
1703314310700	R-2		S-JW	SCHILER MATT D & PAMELA A
1703314309900	R-2		S-JW	HAPPY TOM B & JANE B
1703314310500	R-2	WR	S-JW/WR	FREDERICK LINDA C
1703314310100	R-2		S-JW	WARREN MICHAEL JAY
1703314306900	R-2		S-JW	KEHRER MARGARET ANN & OTTE PAUL PHILLIP
1703314301100	R-2 (split zone)*	WR	S-JW/WR	CITY OF EUGENE
1703314301900	R-2		S-JW	KREITZ ANNETTE L
1703314302000	R-2		S-JW	WALKER GEORGE E
1703314301400	R-2 (split zone)*	WR	S-JW/WR	BURROWS PETER L & SONJA S
1703314302200	R-2		S-JW	WILLETT BRADFORD L & TONI W
1703314212300	R-2	WR	S-JW/WR	ROMTVEDT BRENDAN D
1703313206800	R-2		S-JW	MACKEY WILLIS R
1703313210000	R-2		S-JW	LANE COUNTY OWNED LANDS DEPT
1703313207100	R-2		S-JW	APPLEBY KEITH E
1703313209800	R-2		S-JW	LEUALLEN JACKIE L
1703313208400	R-2		S-JW	USHER TIMOTHY S & LAURA M
1703313208300	R-2		S-JW	RICE LESLIE M & MARILYN S
1703313208200	R-2		S-JW	GOLLY LIVING TRUST
1703313207000	R-2		S-JW	SHERIDAN JOHN & PAMELA
1703313206900	R-2		S-JW	AULD THOMAS D
1703313206700	R-2		S-JW	ANDERSON CATHERINE LEE
1703313206602	R-2		S-JW	GOLDEN DANA KATHRYN
1703313208100	R-2		S-JW	REYNAUD PATRICIA
1703313209300	R-2		S-JW	GRIBSKOV ERIK P & LAURA SWANSON
1703314311600	R-2		S-JW	BROADBENT BERRY A
1703314314800	R-2		S-JW	BARSTAD-BOOTH CAROLYN J

1703314314900	R-2	S-JW	ZVOCH KEITH
1703314311200	R-2	S-JW	WILSON EMMA RACHEL
1703314309500	R-2	S-JW	PESTER ROBYN M
1703314315000	R-2	S-JW	WATSON DONALD L
1703314307700	R-2	S-JW	WALTON BETSY DIANA
1703314307600	R-2	S-JW	FAST VIRGINIA
1703314309800	R-2	S-JW	HAPPY TOM B & JANE B
1703314310800	R-2	S-JW	BROWN PATRICK F
1703314315300	R-2	S-JW	RUBLE JEFFERY A
1703314310600	R-2	S-JW	DEASON DALE
1703313208000	R-2	S-JW	MOORE NICK A
1703313209200	R-2	S-JW	GERSTMANN JOEL S
1703313205900	R-2	S-JW	MORGAN PATRICK G
1703313206000	R-2	S-JW	TICKNOR MICHAEL C
1703313206100	R-2	S-JW	HAFNER NANCY J
1703313203400	R-2	S-JW	CHRISTIAN COLLETTE M
1703313104600	R-2	S-JW	MILLER GEORGE H JR & M K
1703313201100	R-2	S-JW	BELT ROBERT
1703313201200	R-2	S-JW	RHOADS SHIRLEY M TE
1703313203300	R-2	S-JW	CROWLEY RYANN N
1703313200900	R-2	S-JW	SNYDER THOMAS A & JOANNE B
1703313104400	R-2	S-JW	RAINWATER ROBERT
1703313202500	R-2	S-JW	TURNER PROPERTIES PTRSHP
1703313202400	R-2	S-JW	MCCANN AMY E
1703313204200	R-2	S-JW	ROEHL NICHOLAS & SUZANNE
1703312308500	R-2	S-JW	AARON JANA L
1703312308700	R-2	S-JW	CALCIANO FRANK E
1703312309500	R-2	S-JW	SV TRIO OREGON-11 LLC
1703312310300	R-2	S-JW	WADSWORTH LARK L & STEPHEN F RICH
1703312311400	R-2	S-JW	GIVENS JAMES WILLIAM
1703312312202	R-2	S-JW	HENDRICKSON SARAH S
1703312304300	R-2	S-JW	BURDICK MICHAEL J
1703312305502	R-2	S-JW	PITCAIRN FIRST FAMILY LLC
1703313104300	R-2	S-JW	INMAN STEVE S
1703313200100	R-2	S-JW	AMOS ALAN H & FRANCES P
1703313200300	R-2	S-JW	KUPPER ROBERT OLIVER
1703313200400	R-2	S-JW	TOWNSEND HUGH JENNINGS
1703313200500	R-2	S-JW	GEORGE F LOSCALZO REVOCABLE LIVING TR
1703313200600	R-2	S-JW	SHERWOOD MARTHA
1703313200700	R-2	S-JW	MILLET CHRISTINE
1703313201800	R-2	S-JW	ALBRECHT KURT RICHARD & ALISON VIRGINIA
1703313202200	R-2	S-JW	MAGNUS PETER D TE & HOWARD-MAGNUS ANNE M TE
1703313203500	R-2	S-JW	ABBOTT DAVID TYLER
1703313204100	R-2	S-JW	SMITH STEPHEN N
1703312310500	R-2	S-JW	MALOS JEFFREY C & VALERIE D
1703312407500	R-2	S-JW	ARCHIE & E DUGUID REV TRUST
1703312308600	R-2	S-JW	MAXWELL SANDRA E
1703312312100	R-2	S-JW	BAKER GEORGE F
1703312312201	R-2	S-JW	KENZIE KARI B
1703312407600	R-2	S-JW	EUGENE BIBLE COLLEGE TE
1703313201600	R-2	S-JW	MORRIS CAROLINE S
1703313201000	R-2	S-JW	SHERLOCK WILLIAM H & JENNIFER J
1703313203200	R-2	S-JW	FARRINGTON MARY H & PHILIP T
1703313203100	R-2	S-JW	WALSH RAYMOND J
1703312312500	R-2	S-JW	TREACY ELIZABETH F
1703312407700	R-2	S-JW	PACE ELIZABETH E
1703312313100	R-2	S-JW	RYAN JOHN
1703312309700	R-2	S-JW	BAHR DAVID A

1703312313000	R-2	S-JW	PETERSON SEAN
1703312407800	R-2	S-JW	O'DELL TIMOTHY & SONJA E JENSEN
1703312308900	R-2	S-JW	STROUT MEAGAN
1703312309200	R-2	S-JW	CRONKRIGHT TONYA A
1703312309900	R-2	S-JW	DOCHNAHL ANNIE G
1703312310800	R-2	S-JW	GOLDSTEIN MICHAEL B
1703312312400	R-2	S-JW	STEFANSEN SCOTT BRIAN & M C
1703312312800	R-2	S-JW	ADAMS JACK M
1703312312900	R-2	S-JW	WOHLBERG RICHARD M & MARLENE VARADAY
1703312308100	R-2	S-JW	JOYCE KATHARINE
1703312409400	R-2	S-JW	KLINE JOHN W
1703312308000	R-2	S-JW	WILLIAMS ANNE M
1703312307500	R-2	S-JW	JAMES GREGREY A & ELIZABETH M
1703312305200	R-2	S-JW	HEIKEN DOUG & MARILYN
1703312305100	R-2	S-JW	HANSON DONALD C
1703312409300	R-2	S-JW	LOCKHARD FRED L & SHERRYL K
1703312409500	R-2	S-JW	FOSS EMESE
1703312307900	R-2	S-JW	MONTGOMERY REBECCA S & THOMAS M
1703312307400	R-2	S-JW	LIVINGSTON JOHN E & BRYNA
1703312307100	R-2	S-JW	BARR KENNETH H & JEANNE S
1703312305000	R-2	S-JW	WILLIAMS GEORGE F & SUZANNE
1703312304700	R-2	S-JW	PAUL CYNTHIA & DON
1703312410002	R-2	S-JW	R EMESE FOSS TRUST
1703312409800	R-2	S-JW	LANG DAVID LEE
1703312409900	R-2	S-JW	WILSON GERALD A
1703312410001	R-2	S-JW	ENGLANDER JOSHUA S
1703312305501	R-2	S-JW	JOHNSON ANN L
1703312304900	R-2	S-JW	SV TRIO OREGON-11 LLC
1703312410300	R-2	S-JW	STONE JOHN F & KIMBERLY A
1703312410200	R-2	S-JW	PHILLIPS RANDALL B
1703312302100	R-2	S-JW	BURNS KEVIN E
1703312303001	R-2	S-JW	ANDERSON LAUREL E
1703312411200	R-2	S-JW	DAWSON DUSTIN A
1703312300200	R-2	S-JW	CHURCH OF THE NAZARENE
1703312303800	R-2	S-JW	KHASTEDAI GHANGUIR
1703312303700	R-2	S-JW	SARAH K THOMAS LIVING TRUST
1703312410800	R-2	S-JW	GARCIA CARMEN
1703312410900	R-2	S-JW	STEPEK FRANK JOSEPH
1703312411000	R-2	S-JW	ELLINGSON PETER D
1703312411100	R-2	S-JW	LEQUANG CRYSTAL
1703312302000	R-2	S-JW	EUGENE FIRST EVANGELICAL
1703312302600	R-2	S-JW	GIUDICI KIRK J
1703312303600	R-2	S-JW	BIXLER JOHN D
1703313204500	R-2	S-JW	SCHULTZ PAUL
1703313205000	R-2	S-JW	CALDWELL STUART D
1703313204900	R-2	S-JW	WILLIAMSON DOUGLAS A & B
1703313204400	R-2	S-JW	SCHULTZ PAUL & KRISTIN KING
1703312301700	R-2	S-JW	CHAMBLISS THOM
1703314314200	R-2	S-JW	JOHN NANGLE & DANIELE MCKAY LIVING TRUST
1703314313900	R-2	S-JW	MARY GAIL EVANS REVOCABLE TRUST
1703314312200	R-2	S-JW	WASIL GREGORY
1703314312100	R-2	S-JW	FIEDLER RITA WASIL
1703314311900	R-2	S-JW	KOTH DOUGLAS H
1703314314600	R-2	S-JW	ADAIR JOHN N JR & DEBBIE S
1703314314700	R-2	S-JW	MOYLAN CASSANDRA L TE
1703314309600	R-2	S-JW	SMITH STEPHEN G & KATHY A
1703314309700	R-2	S-JW	BAILEY DENNIS C & GWENDOLYN M
1703314311000	R-2	S-JW	BERGSUND SARA GAIL

1703314310900	R-2		S-JW	SWEEDEN GLORIA G
1703314306702	R-2		S-JW	GARCIA JESSE V
1703314307000	R-2		S-JW	SHAPIRO JUDITH G & IRA J
1703314306800	R-2		S-JW	BRAY MICHAEL P
1703314301500	R-2		S-JW	MANN NEAL L
1703314302400	R-2		S-JW	DAVIS WILLIAM RALPH & LUCILLE MARY
1703314301600	R-2		S-JW	NEWMAN ZELMA M TE
1703314302300	R-2		S-JW	DAVIS WILLIAM RALPH & LUCILLE MARY
1703314212600	R-2	WR	S-JW/WR	WOOLLEY STEVE L
1703313207200	R-2		S-JW	HABITAT FOR HUMANITY
1703313208700	R-2		S-JW	COLLINS KENNETH L
1703313206500	R-2		S-JW	REYNAUD PATRICIA G
1703313206400	R-2		S-JW	PONDER DAVID W & CONNOR MICHELLE S
1703313209700	R-2		S-JW	FNM PROPERTIES LLC
1703313209500	R-2		S-JW	ROBINSON JOHN H JR & JEAN E
1703313208500	R-2		S-JW	LESIK ROGER D
1703313207500	R-2		S-JW	NORBERG RONALD E
1703313207400	R-2		S-JW	HERSHISER JAMES B
1703314311700	R-2		S-JW	DAHL BRUCE A & RUTH T
1703314307400	R-2		S-JW	HARTLEY DENNIS K
1703314315400	R-2		S-JW	RUBLE JEFFERY A
1703314310000	R-2		S-JW	ATKINS PATRICIA A
1703313209000	R-2		S-JW	SYRIOS TRUST
1703313207300	R-2		S-JW	WOLFSTON ELIZABETH A
1703313207800	R-2		S-JW	HARTRY FAMILY TRUST
1703313207900	R-2		S-JW	BLACKWELL MICHELLE A
1703313205101	R-2		S-JW	HOF KEN P & LINDA G
1703313200200	R-2		S-JW	BROSHEAR SEAH L
1703313203700	R-2		S-JW	DELAURIER APRIL F
1703313208600	R-2		S-JW	GUARDIAN PROPERTIES LLC
1703313209600	R-2		S-JW	SPARKS SULWYN
1703312313300	R-2		S-JW	SWARINGEN ALICIA A
1703312309000	R-2		S-JW	MOORE BRYAN J
1703312309400	R-2		S-JW	RAZA SHANAZ
1703312312000	R-2		S-JW	COWLES MICHAEL C
1703312305400	R-2		S-JW	KANDIK TRICIA A
1703312306600	R-2		S-JW	LAIMON DEBORAH ELLEN
1703313104001	R-2		S-JW	KEMP CHARLES S
1703313104200	R-2		S-JW	SKILLERN INVESTMENTS LIMITED PARTNERSHIP
1703313202100	R-2		S-JW	PANKALLA MARK W
1703313203600	R-2		S-JW	HASCHEMEYER ANDREW OTIS
1703313203900	R-2		S-JW	LEAVITT JAMES B
1703313204000	R-2		S-JW	BRADLEY RAYMOND J
1703312407400	R-2		S-JW	SERVANT KING PROPERTIES LLC
1703313104800	R-2		S-JW	CALCIANO FRANK E
1703313104700	R-2		S-JW	THORIN PROPERTIES LTD PTRSHP
1703313201500	R-2		S-JW	O'NEILL JAMES C
1703313201400	R-2		S-JW	JUDY MARIE SENGEL LIVING TRUST
1703312313200	R-2		S-JW	CHESTER AARON & MITRA
1703312308400	R-2		S-JW	MILLER KEVIN J
1703312310100	R-2		S-JW	RUBIN HARRIET L
1703312308300	R-2		S-JW	MORBERG CLARK THOMAS
1703312311900	R-2		S-JW	HENDRICKSON SARAH S
1703312408000	R-2		S-JW	HODGES M CECIL TE
1703312407900	R-2		S-JW	HODGES M CECIL
1703312308200	R-2		S-JW	CLADD ENTERPRISES LLC
1703312308800	R-2		S-JW	MACKENZIE BETTY L
1703312309800	R-2		S-JW	PERRYMAN PAMELA J

1703312310200	R-2		S-JW	WIGNEY RICHARD E & PATRICIA A
1703312311700	R-2		S-JW	POTTER JOSEPH T & CYNTHIA J
1703312311800	R-2		S-JW	HAMMONS REBECCA L
1703312312300	R-2		S-JW	STEVENS THOMAS HALL
1703312307000	R-2		S-JW	MCCLURE LANNIE D & C J
1703312304501	R-2		S-JW	NYGARD ELAINA L
1703312306800	R-2		S-JW	DONAHUE FAMILY TRUST
1703312305301	R-2		S-JW	O'CONNOR KATHLEEN LOUISE
1703312304600	R-2		S-JW	BILLINGTON MARY L
1703312304200	R-2		S-JW	MCCORNACK KEVIN C
1703312307600	R-2		S-JW	BRENNER JEFFREY W & SUSAN J
1703312307200	R-2		S-JW	GORDON ALEXANDER H
1703312306500	R-2		S-JW	MOORE CAROLINE J
1703312305600	R-2		S-JW	WALL MARTIN F
1703312304800	R-2		S-JW	TILDESLEY ELIZABETH A
1703312301600	R-2		S-JW	FREMOUW SEAN F & LIVIA
1703312304000	R-2		S-JW	BJORNSTAD TIMOTHY & ELIZABETH
1703312300300	R-2		S-JW	WHISPERING FIR LLC
1703312300600	R-2		S-JW	GIBBONS JANE C
1703312301500	R-2		S-JW	EUGENE FIRST EVANGELICAL
1703312302200	R-2		S-JW	GRIFFIN TOMMY LEE & CHERYL P
1703312302800	R-2		S-JW	THORNTON IRENE J
1703312303000	R-2		S-JW	CARLSON GINGER L
1703312303300	R-2		S-JW	ANDERSON LAUREL E
1703312303900	R-2		S-JW	MAYER LYLE B 57%
1703312300100	R-2		S-JW	CHURCH OF THE NAZARENE
1703312311300	R-2		S-JW	TRUST DATED 05/14/1989
1703312407300	R-2		S-JW	CHEUVRONT TERESA H & DAVID A
1703312306700	R-2		S-JW	KEENE LIVING TRUST
1703314314100	R-2		S-JW	TRYK MARCELLUS A
1703314314000	R-2		S-JW	KRAMER ELIZABETH N
1703314312000	R-2		S-JW	TAYLOR SCOTT ALAN
1703314314300	R-2		S-JW	VANDEINSE RUFUS II
1703314314400	R-2		S-JW	HAGLUND LINN G & DEBRA M
1703314314500	R-2		S-JW	RICHARDSON MARK A
1703314311800	R-2		S-JW	NICHOLS NANCY DEAN
1703314311500	R-2		S-JW	CONTE MARIO D
1703314315500	R-2	WR	S-JW/WR	CITY OF EUGENE
1703314310300	R-2		S-JW	FLANDERS JOANNE TE
1703314310200	R-2		S-JW	JAMES TIM
1703314302100	R-2		S-JW	GROSS GARY D & ABBIE R
1703314301700	R-2		S-JW	SHAPIRO JACK TE
1703314301800	R-2		S-JW	VALENTINE JOSEPH R & SHIRLEY C
1703314212500	R-2		S-JW	GALLOWAY DINAH
1703314212400	R-2		S-JW	COATES LYNNE
1703314213100	R-2 (split zone)*	WR	S-JW/WR	CITY OF EUGENE
1703313208800	R-2		S-JW	HIRSCH BONNIE C
1703313206300	R-2		S-JW	HARTGENBUSH KELVIN & EDNA
1703313209400	R-2		S-JW	DIANTHA JANE HULL LIVING TRUST
1703313205600	R-2		S-JW	LOCKMAN REIDE JAN & M F
1703314309400	R-2		S-JW	SMITH STEPHEN G & KATHY A
1703313209100	R-2		S-JW	DRESCHER MARLENE R
1703313207600	R-2		S-JW	ESTHER M TERWILLIGER REVOCABLE TRUST
1703313207700	R-2		S-JW	MONTGOMERY FAMILY TRUST
1703313205400	R-2		S-JW	MORGAN PATRICK G
1703313206200	R-2		S-JW	SNYDER CHARLES R R & WHALEY SUZANNE B
1703313201701	R-2		S-JW	MCKIRDY SHENA L
1703313205300	R-2		S-JW	SHADE PATRICIA M

1703313202800	R-2		S-JW	THOMAS GINA C
1703313204600	R-2		S-JW	MILLER JENNIFER B
1703313201700	R-2		S-JW	WIRTH BETH NICOLE WILSON & COURTLAND A
1703313202700	R-2		S-JW	PERRIZO MARY A
1703313104002	R-2		S-JW	COLE HOWARD P & PATRICIA J
1703313204300	R-2		S-JW	WILDE PETER
1703313203800	R-2		S-JW	YATES LIVING TRUST
1703313201900	R-2		S-JW	WARD KRISTI H & JOHN R
1703313206601	R-2		S-JW	MCCOY MARY C
1703312309100	R-2		S-JW	THOMAS KIMYA S
1703312310700	R-2		S-JW	KIRCHMER KATHRYN L
1703312311100	R-2		S-JW	KOLESZAR IIONA E
1703312307800	R-2		S-JW	WOOLUM WILLIAM
1703313202000	R-2		S-JW	PANKALLA MARK W & ELIZABETH HYLAND
1703313202300	R-2		S-JW	ADAMS RICHARD C
1703312311200	R-2		S-JW	KOLESZAR ILONA E
1703313104500	R-2		S-JW	KLINGFORTH THOMAS J & PAMELA A
1703313201300	R-2		S-JW	RHOADS SHIRLEY M TE
1703313203000	R-2		S-JW	E F CAL INVESTMENTS
1703313202900	R-2		S-JW	THURMAN NAOMI
1703312312600	R-2		S-JW	KERLEE LYNN O & MARY E ETAL
1703312309600	R-2		S-JW	BLACKWELL KEITH R
1703312311600	R-2		S-JW	MENDOZA MARCIA A & MICHAEL T
1703312310000	R-2		S-JW	VERDOUW NANCY A
1703312309300	R-2		S-JW	PEASE MICHAEL R & SUSAN M 50%
1703312306900	R-2		S-JW	JEEBA PROPERTIES LLC
1703312304500	R-2		S-JW	PERRIZO MARY A
1703312304400	R-2		S-JW	OBO ENTERPRISES LLC
1703312307700	R-2		S-JW	PAINE JOHN G & SHERRY L
1703312307300	R-2		S-JW	ODELL MARILYN KUERZEL
1703312304100	R-2		S-JW	CYNTHIA D TURLEY TRUST
1703312302400	R-2		S-JW	MATTIACE JAMES J
1703312410100	R-2		S-JW	MJ II LLC
1703312300400	R-2		S-JW	CHURCH OF THE NAZARENE
1703312301000	R-2		S-JW	COHEN SUSAN F
1703312301800	R-2		S-JW	CASAS MARY
1703312302500	R-2		S-JW	BRONSON PATRICK G
1703312303400	R-2		S-JW	SUSAN ADELLE 1998 REVOCABLE TRUST
1703312301300	R-2		S-JW	EUGENE FIRST EVANGELICAL
1703312303500	R-2		S-JW	UHLER REBECCA L
1703314306701	R-2		S-JW	GRICE DENNIS J & LYNN E
1703314306500	R-2	20	S-JW	SKINNERS MARY BARBARA TE
1703314306600	R-2	20	S-JW	LE TOURNEAU II LLC
1703314306601	R-2	20	S-JW	EICHBERGER-OLSON FAMILY TRUST
1703313205200	R-2		S-JW	CATAMARAN TRADING LLC
1703312303200	R-2		S-JW	JACKSON SCOTT A 1-2
1703312303100	R-2		S-JW	JENSEN SANDRA L
1703312302700	R-2		S-JW	DICHIARA DONALD B
1703314311400	R-2		S-JW	ADAIR JOHN N JR & DEBBIE S
1703314311300	R-2		S-JW	ADAIR JOHN N JR & DEBBIE S
1704364101100	R-2		S-JW	LAUB JAMES D & SANDRA L HARDER
1704364101200	R-2		S-JW	LAUB JAMES D & SANDRA H
1704364100900	R-2		S-JW	MURRAY NORMAN E JR & M E
1703314212700	R-2 (split zoned)*	WR	S-JW/WR	CITY OF EUGENE
1704361411202	R-2		S-JW	BELLER AMY
1704361411700	R-2		S-JW	KELLEY BRUCE & LYNNE M EICHNER
1704361411500	R-2		S-JW	FOGELSON BENJAMIN
1704361411600	R-2		S-JW	DONNING MARK C

1704361412000	R-2	S-JW	WHITMAN VINCENT A
1704361412600	R-2	S-JW	ROBERTS MARK L
1704361412500	R-2	S-JW	PASTERNAK NIELS
1704361412100	R-2	S-JW	SHERMAN BETHANY M
1704361411900	R-2	S-JW	OR DEPT OF VETERANS AFFAIRS
1704361412400	R-2	S-JW	CARROLL PHILLIP G
1704361411800	R-2	S-JW	DEMBROW MARK G & MARI E
1704361402200	R-2	S-JW	CHERBAS ANGELA
1704361402300	R-2	S-JW	PYLE BEVERLY L
1704361402000	R-2	S-JW	GROSS JORDON X
1704361401700	R-2	S-JW	TOBY FINKELSTEIN REVOCABLE TRUST
1704361401600	R-2	S-JW	M DIANNE CUNNINGHAM TRUST
1704361402400	R-2	S-JW	DEMIRZA DEBRAH
1704361402700	R-2	S-JW	WARD JONATHAN M & SALLY A
1704361403000	R-2	S-JW	STEIN LISA
1704361402900	R-2	S-JW	BLACKBURN D KAYLENE
1704361403100	R-2	S-JW	OLSON WILLIAM D & JANA L
1704361403200	R-2	S-JW	WELCH MICHAEL
1704361402800	R-2	S-JW	PETERSON ALAN D
1704361402600	R-2	S-JW	SOUTH JOANNE C
1704361402500	R-2	S-JW	INMAN STEVEN S
1704361401800	R-2	S-JW	MAC NANCY J
1704361401900	R-2	S-JW	LATHAM CRAIG
1704361404300	R-2	S-JW	POTTERF JAMES LEE
1704361404101	R-2	S-JW	KOVASH TIMOTHY & JANE L
1704361404400	R-2	S-JW	SIGLOH ROCKEY & RITTA DREIER
1704361404200	R-2	S-JW	DREIER RITTA A
1704361404100	R-2	S-JW	SCHMALD HENRY G & MARCIA A
1704361403702	R-2	S-JW	HARDINGER CHARLES C & MARY E
1704361404001	R-2	S-JW	DINWOODIE CHRISTA
1704361403701	R-2	S-JW	YOKUM MARGARET R
1704361403800	R-2	S-JW	JEFFREY B GIBSON REV LVG TR
1704361403900	R-2	S-JW	EASTWOOD JEROME E
1704361403600	R-2	S-JW	BRETT MARCIA ANNE
1704361404700	R-2	S-JW	CANTOR ELLEN
1704361404800	R-2	S-JW	HOWARD PAUL V
1704361404900	R-2	S-JW	SHENKIN MORGAN L
1704361405100	R-2	S-JW	WINSOTT MARY CAROLYN
1704361405200	R-2	S-JW	HALLEY-DERIEUX SYLVIA A
1704361405400	R-2	S-JW	ASHCRAFT RESIDENTIAL TRUST
1704361405500	R-2	S-JW	BENNETT WILLIAM B
1704361405600	R-2	S-JW	SUPRIANO SUSAN J
1704361405000	R-2	S-JW	LEVINE BERNARD ROBERT
1704361405700	R-2	S-JW	VANECEK-YOUNG VICKI
1704361405800	R-2	S-JW	STELLAVATO SANDRA S
1704361406000	R-2	S-JW	SALTZ JULIA L
1704361405900	R-2	S-JW	COXE SAL M
1704361406100	R-2	S-JW	BROTHERS ROBERT PAUL & CARMIE M
1704361406200	R-2	S-JW	CROCKETT RANDOLPH TOD & BETSY BODINE
1704361406300	R-2	S-JW	TAYLOR MICHAEL D & BROOKE E
1704361406400	R-2	S-JW	KAUFFMAN ROSALIND
1704361406600	R-2	S-JW	BLACKMER TRILLIUM
1704361406900	R-2	S-JW	MARY E BRIGGS REVOCABLE LIVING TRUST
1704361407000	R-2	S-JW	WARREN JEREMY
1704361406700	R-2	S-JW	LOUGHARY KELLY M
1704361406800	R-2	S-JW	BRIGGS MARY E
1704361407100	R-2	S-JW	MITCHELL DOUGLAS S
1704361407200	R-2	S-JW	MEYER KENNETH A

1704361407300	R-2	S-JW	NELSON VICTORIA M
1704361407400	R-2	S-JW	FAITH BAPTIST CHURCH
1704361407600	R-2	S-JW	FAITH BAPTIST CHURCH
1704361407700	R-2	S-JW	THOMPSON CARY D
1704361407800	R-2	S-JW	BANK ROANNE L
1704361407900	R-2	S-JW	COMRADA NORMA JEANNE TE
1704361410300	R-2	S-JW	GRIFFITH DAVID L & CAROLE H
1704361410500	R-2	S-JW	ERICKSON 1991 FAMILY TRUST
1704361410600	R-2	S-JW	WAGGONER TERRENCE C
1704361410700	R-2	S-JW	SKILLERN INVESTMENTS
1704361410800	R-2	S-JW	BARBER JOSEPH M & TAMMI L
1704361409700	R-2	S-JW	LARSON LAURENE LEE
1704361410200	R-2	S-JW	EDDY ROBYN M & MATTHEW P
1704361409600	R-2	S-JW	NUNN SARAH A
1704361409800	R-2	S-JW	THURMOND JAMES C & BARBARA
1704361409900	R-2	S-JW	ANNE E BONINE LIVING TRUST
1704361410000	R-2	S-JW	CHRISTOPHER HECHT LIVING TRUST
1704361410100	R-2	S-JW	SCHER JUDITH L
1704361413201	R-2	S-JW	MORRISON JEFFREY
1704361413200	R-2	S-JW	TURNER PROPERTIES PTRSH
1704361413100	R-2	S-JW	BELLER AMY
1704361413000	R-2	S-JW	GORDON CHRISTINE CHALMERS
1704361412900	R-2	S-JW	MENDELL MARK J
1704361412700	R-2	S-JW	FLETCHER FAMILY REVOC TRUST
1704361412800	R-2	S-JW	BLACK DENISE L & SAMUEL G
1704361413300	R-2	S-JW	SKILLERN INVESTMENTS
1704361413500	R-2	S-JW	MCHENRY LAURENS C
1704361413600	R-2	S-JW	OVERTON BENJAMIN A
1704361413700	R-2	S-JW	NIDEVER JURETTA L
1704361413901	R-2	S-JW	FEKIN LYNN
1704361400200	R-2	S-JW	KELLY ALAN J
1704361400100	R-2	S-JW	HARRIMAN ALAN R
1704361409500	R-2	S-JW	CAMPBELL C DAVID TE
1704361409400	R-2	S-JW	THOMPSON CARY D
1704361409300	R-2	S-JW	BARWOOD TOBIAS K & JENNIFER D
1704361409200	R-2	S-JW	SCHEELEN ROBERT & DOLORES
1704361409100	R-2	S-JW	BREY HEATHER G & RYAN J
1704361409000	R-2	S-JW	HOSKING JOHN W
1704361408900	R-2	S-JW	WELCH BRADLEY S & MARJORIE R
1704361408800	R-2	S-JW	KAUFMAN JEREMY S
1704361408100	R-2	S-JW	MARIS ROBERT
1704361408700	R-2	S-JW	RAINES PATRICIA
1704361408600	R-2	S-JW	SUNDGRENZ EVANGELINA & GRENZSUND JOSHUA
1704361408500	R-2	S-JW	ZINNIKER MARK W & STACEY M
1704361408400	R-2	S-JW	SHEMDIN YASMIENE T
1704361408300	R-2	S-JW	ZINNIKER MARK W & STACEY M
1704361408200	R-2	S-JW	M DIANNE CUNNINGHAM TRUST
1704361408000	R-2	S-JW	TRUST AGREEMENT DATED DECEMBER 3 2004
1704361413800	R-2	S-JW	NIDEVER JURETTA L
1704361404500	R-2	S-JW	CONSTABLE RONALD J
1704361404600	R-2	S-JW	LACTERMAN LAWRENCE P
1704361400500	R-2	S-JW	PINSTRIPES PROPERTIES LLC
1704361400600	R-2	S-JW	PAPENHEIM JILL
1704361410400	R-2	S-JW	TURNER PROPERTIES PTRSH
1704361410900	R-2	S-JW	SKILLERN INVESTMENTS
1704361400400	R-2	S-JW	WOODS VANESSA
1704361403500	R-2	S-JW	WEILAND JACK L
1704361403400	R-2	S-JW	KNAUS ELLEN LLOYD

1704361411201	R-2	S-JW	TROX RANDALL & MARLA CARTMILL
1704361411000	R-2	S-JW	LYNCH JAMES D & ROBERTA M
1704361411100	R-2	S-JW	KIRKMAN KAREN R
1704361411300	R-2	S-JW	GARDEN HOLDINGS LLC
1704361411400	R-2	S-JW	GOTZMAN ROY A & DARLENE L
1704361412300	R-2	S-JW	CALKINS JAMES K
1704361412200	R-2	S-JW	PARKS GARY C
1704361401500	R-2	S-JW	LAWRENCE DEBRA K
1704361400900	R-2	S-JW	CUSTER GEORGE W & VIRGINIA S
1704361401400	R-2	S-JW	IVES COLIN H
1704361401300	R-2	S-JW	RUTHERFORD SUSAN L
1704361401000	R-2	S-JW	RIDGELY RAY LEROY & VERNA J
1704361400800	R-2	S-JW	CARROLL JONATHAN
1704361400700	R-2	S-JW	BRUNNER FAMILY REVOCABLE TRUST
1704361401200	R-2	S-JW	CHARLES & LINDA SPRAY TRUST
1704361400300	R-2	S-JW	WOOD TERRI
1704361401100	R-2	S-JW	KAREN BETH OLCH TRUST
1704364103700	R-2	S-JW	WESLEY FRED S & EUPHEMIA A
1704364103500	R-2	S-JW	ROEHL NICHOLAS F
1704364103400	R-2	S-JW	IWERSEN ROBERT W
1704364104300	R-2	S-JW	ELMENDORF JASON MATTHEW
1704364104200	R-2	S-JW	FERRIS SARA
1704364104100	R-2	S-JW	ALEXANDER DONALD B
1704364104700	R-2	S-JW	MCDONALD MICHAEL S & ANGELA
1704364104500	R-2	S-JW	DURRETT DIANE L
1704364104400	R-2	S-JW	YONG MEI Y
1704364105300	R-2	S-JW	BRINK LISA K
1704364105200	R-2	S-JW	HASS RUSSELL
1704364105000	R-2	S-JW	HUFF DANIEL
1704364105100	R-2	S-JW	SOULIA JEFF A
1704364103902	R-2	S-JW	GOLDEN DANA KATHRYN
1704364103800	R-2	S-JW	SWAGGART VEREAH J
1704364103901	R-2	S-JW	TREACY ELIZABETH F
1704364104000	R-2	S-JW	ERICKMAN IRENE M
1704364104800	R-2	S-JW	HOPPE LIVING TRUST
1704364104900	R-2	S-JW	12TH & WASHINGTON LLC
1704364102800	R-2	S-JW	LARSON LAURENE L
1704364102900	R-2	S-JW	MEYER FAMILY TRUST
1704364103100	R-2	S-JW	CONLIN THOMAS ENZELEY & CHARLOTTE B
1704364103200	R-2	S-JW	PICKERING RICHARD C
1704364103000	R-2	S-JW	ITZKOWITZ SANDRA L
1704364103300	R-2	S-JW	HASS KENDRA SUE
1704364102700	R-2	S-JW	SHRADER VESTALEE & JOSHUA W
1704364102600	R-2	S-JW	HAASE ROBERT W
1704364102500	R-2	S-JW	BROWN ELIZABETH A
1704364102400	R-2	S-JW	REBECCA S HOLBROOK REVOCABLE TRUST
1704364102000	R-2	S-JW	WAGNER RAY B & EDNA M
1704364101800	R-2	S-JW	PAZ DIANNA
1704364101900	R-2	S-JW	ENGILES ANITA EDWARDS
1704364102100	R-2	S-JW	RIKHOFF GREGORY SCOTT
1704364102200	R-2	S-JW	STAIRS DAVID C
1704364102300	R-2	S-JW	KOSTECHKI CALEB J & CODIE A
1704364102001	R-2	S-JW	PERRY DELLA S
1704364108600	R-2	S-JW	WESLEY FRED S & EUPHEMIA A
1704364108700	R-2	S-JW	GRAHAM DANIEL RICHARD & KATHLEEN MORRISON-GRAHAM
1704364108800	R-2	S-JW	CADARET ALISON T & DAVID P
1704364108900	R-2	S-JW	SHERMAN WILLIAM B
1704364109000	R-2	S-JW	ASHWILL BEVERLY JOAN

1704364109100	R-2	S-JW	BERG DON A
1704364109200	R-2	S-JW	NESBIT THOMAS
1704364109300	R-2	S-JW	BEAUCHAMP MARK S & MARY ANN
1704364109401	R-2	S-JW	LOOMIS CAMERON R
1704364109400	R-2	S-JW	HARMENING CHRISTOPHER D
1704364109500	R-2	S-JW	HUTCHINSON LLOYD R & V A
1704364109600	R-2	S-JW	CAULLEY LESLYE & JAMES M
1704364109700	R-2	S-JW	HOUSER INVESTMENTS 3 LLC
1704364109800	R-2	S-JW	MCKERROW MICHAEL J & JULIE A
1704364109900	R-2	S-JW	MILLAWAY ORION L & MAY
1704364107000	R-2	S-JW	BLASHAW NANCY E
1704364108203	R-2	S-JW	WOLLNEY KATE D
1704364108200	R-2	S-JW	BROWN JOANN VOSS
1704364107900	R-2	S-JW	WRIGHT DAVID E
1704364108000	R-2	S-JW	NUSSBAUM DEAN L & BONITA K
1704364107800	R-2	S-JW	ALBRICH LISA RENE
1704364108300	R-2	S-JW	CRIEGER R E
1704364107700	R-2	S-JW	WHITMAN ROBERT
1704364107100	R-2	S-JW	HEIDENREICH BRUCE A & LINDA A
1704364106900	R-2	S-JW	ADAMS JOHN R & MASAE KIUCHI
1704364106800	R-2	S-JW	MOSELEY BEN
1704364108400	R-2	S-JW	HALES FRANK E
1704364108500	R-2	S-JW	BARNETT SUSAN M
1704364107600	R-2	S-JW	FANJUL MICHAEL H
1704364107400	R-2	S-JW	NEWMAN DAVID R & CHRISTINA G
1704364107300	R-2	S-JW	KITCHIN ROBESON
1704364107200	R-2	S-JW	CARLIER DAVID GASTON
1704364105400	R-2	S-JW	MARSHALL PATRICIA A
1704364105500	R-2	S-JW	GREENE KARI M
1704364105700	R-2	S-JW	WILLIAM A & JOYCE A TEMPLE LIVING TRUST
1704364106200	R-2	S-JW	ASSN OF SEVEN DAY ADVENTIST
1704364105800	R-2	S-JW	GANSEN CHRISTINE H
1704364106000	R-2	S-JW	COREY NANCY L MORRIS
1704364106300	R-2	S-JW	WESTERN OR CONF ASSOC
1704364106400	R-2	S-JW	STARK DARBY G
1704364106500	R-2	S-JW	BARLEY ALECE FAY
1704364106700	R-2	S-JW	RUTH KOENIG REVOCABLE LIVING TRUST
1704364105600	R-2	S-JW	ASSN OF SEVEN DAY ADVENTIST
1704364105900	R-2	S-JW	BOWIE ROBERT WARD
1704364100700	R-2	S-JW	IANTORNO JOSEPH & MICHELLE
1704364100701	R-2	S-JW	TRUE NORTH INVESTMENTS LLC
1704364100600	R-2	S-JW	SMITH JUNE M
1704364106600	R-2	S-JW	THURESSON CHASS NEIL & ROSETTA F
1704364107500	R-2	S-JW	MCWHORTER DIANE
1703314380000	R-2	S-JW	BROLL WILLIAM F & E T
1703314307200	R-2	S-JW	THE 4 AT LINCOLN LLC
1703314307300	R-2	S-JW	IVERSON SHELLEY
1703314307100	R-2	S-JW	GLIDEWELL GAYLENE
1703313205500	R-2	S-JW	MACDONALD JOAN SIBYL
1703312310900	R-2	S-JW	GRAN ERIC R
1703312311500	R-2	S-JW	SPINNER CHARLES S
1703312311000	R-2	S-JW	LANE COUNTY
1703312309101	R-2	S-JW	THOMAS KIMYA S
1703314380001	R-2	S-JW	CORBIN DANA G
1703314380002	R-2	S-JW	LONDAHL KRIS
1703312409600	R-2 (split zone)*	S-JW	SHEPARD APARTMENTS INC
	* only R-2 zoned portion of split-zoned lots will be rezoned.		