



COUNCIL RESOLUTION NO. 5392

**RESOLUTION ANNEXING LAND TO THE CITY OF
EUGENE (ASSESSOR'S MAP 17-03-09-31, TAX LOT 01300
LOCATED AT 3633 COBURG ROAD).**

PASSED: 7:0

REJECTED:

OPPOSED:

ABSENT: Leech

CONSIDERED: December 11, 2023



RESOLUTION NO. 5392

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 17-03-09-31, TAX LOT 01300 LOCATED AT 3633
COBURG ROAD).**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on September 15, 2023, by Joseph Callis, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-03-09-31, Tax Lot 01300, to the City of Eugene.

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

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

D. On November 8, 2023, a notice containing the street address, the assessor's map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicant, owners and occupants of properties located within 500 feet of the perimeter of the subject property, and the Northeast Neighbors. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on December 11, 2023.

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


NOW, THEREFORE,

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

Section 1. Based on the above findings and the Planning Director's Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-03-09-31, Tax Lot 01300, which is more particularly described in the attached Exhibit A, is annexed to the City of Eugene.

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

The foregoing Resolution adopted the 11th day of December, 2023.



City Recorder

Exhibit A

LEGAL DESCRIPTION

Beginning at a point North 00°09' East 208.095 feet and 224.2 feet South 89°22' West of a point on the quarter Section line, 18.86 chains North 00°09' East from the quarter Section corner between Sections 9 and 16 in Township 17 South, Range 3 West of the Willamette Meridian; and running thence North 00°09' East 101.945 feet;

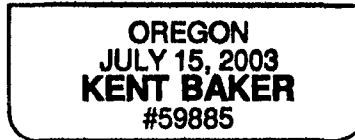
thence North 51°59' West 363.45 feet to the Easterly line of the County Road No. 1043;

thence along the Easterly line of County Road No. 1043 South 39°05' West 80.5 feet;

thence South 51°59' East 427.53 feet to the Point of Beginning, in Lane County, Oregon.



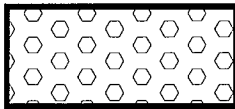
A handwritten signature in black ink, appearing to read "Kent Baker", written over the signature line of the stamp below.



RENEWS: 12-31-2023

OWNER: JOSEPH CALLIS
 LAND ANNEXATION FOR
 TAX LOT 17-03-09-31-1300
 SW1/4 SECTION 9, T17S, R3W, W.M.
 EUGENE, LANE COUNTY, OREGON

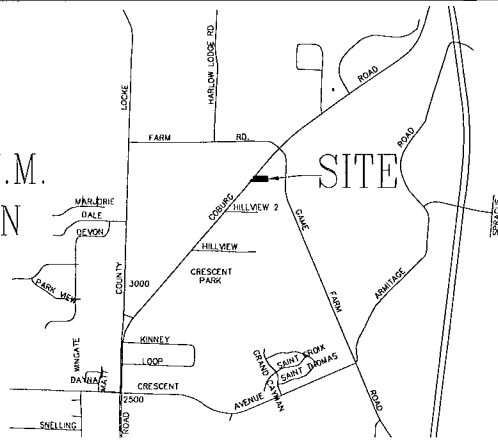
LEGEND



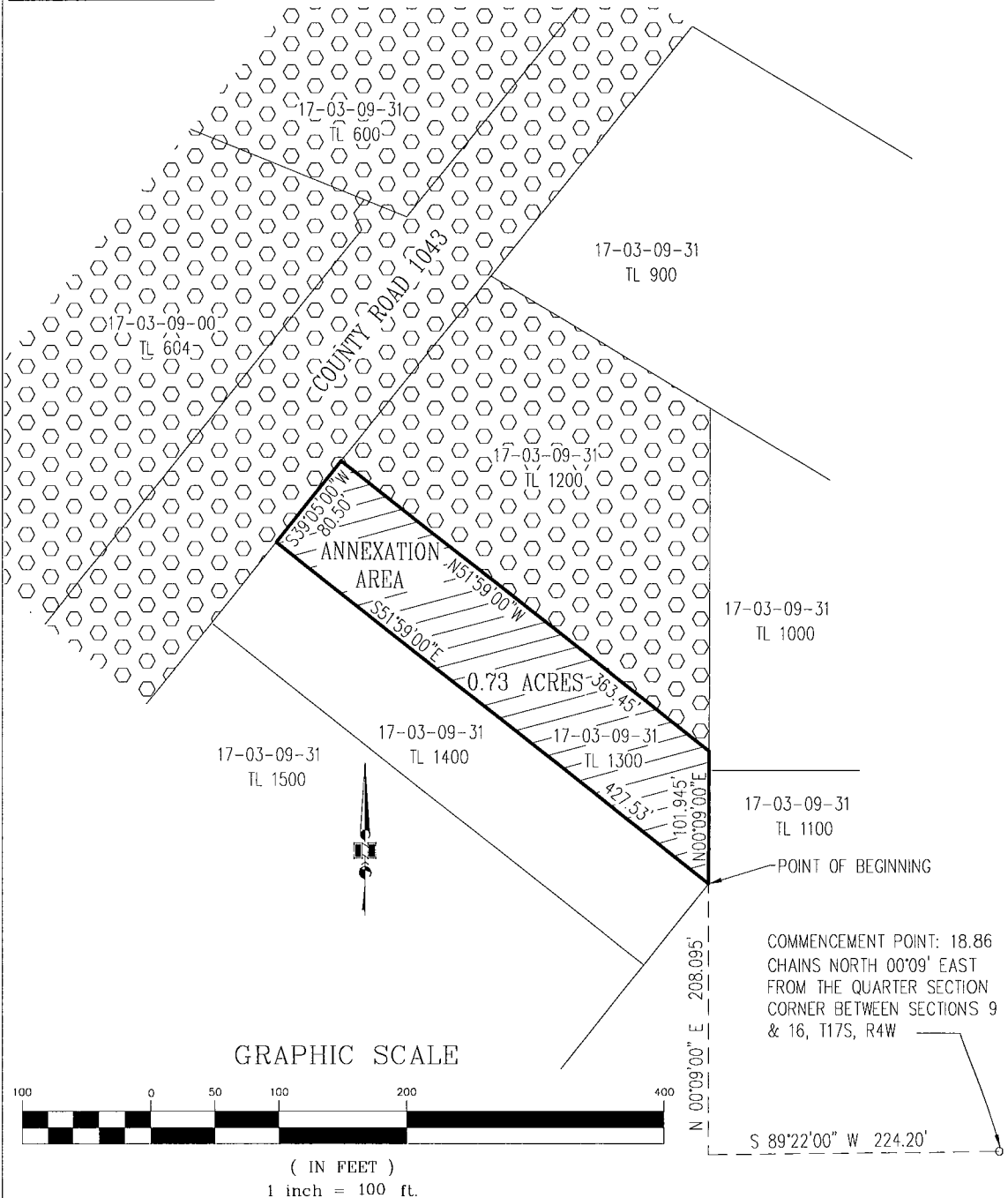
CITY LIMITS



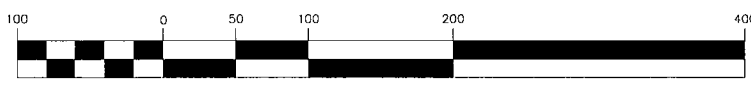
LAND TO BE ANNEXED



VICINITY MAP
 NO SCALE



GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

COMMENCEMENT POINT: 18.86
 CHAINS NORTH 00°09' EAST
 FROM THE QUARTER SECTION
 CORNER BETWEEN SECTIONS 9
 & 16, T17S, R4W

S 89°22'00" W 224.20'



**Planning Director’s Findings and Recommendation:
Annexation Request for 3633 Coburg Road
(City File: A 23-7)**

Application Submitted: September 15, 2023
Applicant: Joseph Callis
Property Included in Annexation Request: Tax Lot 01300 of Assessor’s Map 17-03-09-31
Zoning: R-1 Low-Density Residential with an /UL Urbanizable Land Overlay
Location: 3633 Coburg Road
Lead City Staff: Shawn Burgett, Associate Planner, City of Eugene Planning Division, 541-682-5485

EVALUATION:

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

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

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

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

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

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

Regarding applicable policies of the Willakenzie Area Plan (WAP), the subject property is within the Unincorporated subarea. The WAP designates this property as low density residential within the subarea. With regard to applicable policies of the WAP, none of the listed policies for this subarea appear to be directly applicable to the subject property. The proposed annexation does not conflict with any of the Land Use Policies or Residential Policies in the WAP. The “Public Facilities and Services Element” policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.

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

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

EC 9.7825(3) The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.

Complies



YES



NO

Findings: Consistent with this criterion, the proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:

Wastewater

The subject property is currently vacant (house was demolished). A public wastewater system is available within Coburg Road as verified by the City’s Public Works

Department. Based on the proximity to the service, service is available to the subject property.

Stormwater

At the time of future development of the property, treatment of stormwater will be evaluated for consistency with City of Eugene policies and plans for treatment. With a variety of options available to provide stormwater treatment, service can be provided in an orderly, efficient, and timely manner.

Transportation

The property has frontage on Coburg Road, which is a public street. In the event future development occurs, additional evaluation of access to the public street system will take place.

Solid Waste

Collection service is provided by private firms. Regional disposal sites are operated by Lane County.

Water and Electric

Eugene Water and Electric Board (EWEB) Water staff confirm that water and electric services are available to the property. Water and electric services can be extended to the subject property in accordance with EWEB policies and procedures.

Public Safety

Police protection can be extended to this site upon annexation consistent with service provision throughout the City. Fire protection will be provided by Eugene Springfield Fire. Emergency medical services are currently provided on a regional basis and will continue in the same manner upon annexation.

Parks and Recreation

Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Planning and Development Services

Planning and building permit services are provided for all properties located within the Urban Growth Boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.

Communications

A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.

Public Schools

The subject property is within Eugene School District and is within the district boundary of Gilham Elementary School, Cal Young Middle School, and Sheldon High School. As

		access to schools is evaluated on a district-wide basis, the property's location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.
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CONCLUSION:

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

INFORMATIONAL ITEMS:

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