

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Adoption of a Resolution Annexing Land to the City of Eugene (Krumdieck, Richard; A 16-1)

Meeting Date: May 9, 2016
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2D
Staff Contact: Nicholas R. Gioello
Contact Telephone Number: 541/682-5453

ISSUE STATEMENT

This item is a request to annex approximately 1.8 acres (78,663 square feet) of vacant land located at the southern terminus of Briars Street and the western terminus of Emily Lane and west of Calumet Way. The property is located within the Urban Growth Boundary (UGB), and is contiguous on the east and south to other properties within the City limits.

The property is zoned R-1/UL (Low Density Residential and Urbanizable Lands Overlays). The Metro Plan designates the subject property for Low Density Residential use. The applicable refinement plan is the River Road - Santa Clara Urban Facilities Plan, which also designates the property for Low Density Residential Use. Plans for future development of the site are not included as part of this annexation application.

BACKGROUND

In December 2007, the City Council adopted Ordinance No. 20400 establishing the procedures for annexation requests and amending Chapter 9 of the Eugene Code (EC) to include these procedures. These annexation procedures provide for the council to adopt a resolution approving, modifying and approving, or denying an application for annexation; or provide for the council to hold a public hearing before consideration of the annexation request.

Approval of annexation requests are based on the criteria at EC 9.7825 which require that (1) the land proposed to be annexed is within the City's Urban Growth Boundary (UGB) and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Draft findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C to the draft resolution (Attachment B).

Public notice for this annexation request was provided in accordance with Eugene Code requirements. Two neighbors provided written correspondence regarding the proposal. Both neighbors expressed

concerns with the potential effects of increased density and traffic when the property develops in the future. As the City Council is aware, annexation applications are the first step in preparing property for development. The question before the council at this stage is whether the subject property should be included in the city limits. Future development will require a subsequent land use application, such as a subdivision. That land use application will also require public notice and opportunity for public comment. Issues such as traffic, density and other potential impacts will be fully evaluated at that time. Based on this information, staff does not believe a public hearing is warranted.

Referral comments were provided by affected agencies including City of Eugene Public Works and the Eugene Water & Electric Board (EWEB). These referral comments confirm that the property can be provided with the minimum level of key urban services consistent with the approval criteria.

Additional background information regarding this request, including relevant application materials, is included for reference as Attachment C. A full copy of all materials in the record is also available at the Permit and Information Center located at 99 West 10th Avenue.

RELATED CITY POLICIES

The Metro Plan contains the policies that are related to this annexation request. The River Road - Santa Clara Urban Facilities Plan is the refinement plan applicable to the subject property. The policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B). In short, the proposal appears to meet all of the City's relevant policies concerning this annexation request.

COUNCIL OPTIONS

1. Adopt the draft resolution.
2. Adopt the draft resolution with specific modifications as determined by the City Council.
3. Deny the draft resolution.
4. Defer action until after the council holds a public hearing on the proposed annexation.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt the draft resolution by finding that the request complies with all applicable approval criteria, and that the annexation be approved.

SUGGESTED MOTION

Move to adopt Resolution 5151, which approves the proposed annexation request consistent with the applicable approval criteria.

ATTACHMENTS

- A. Vicinity Map
- B. Draft Annexation Resolution with Exhibits A through C
 - Exhibit A: Map of Annexation Request
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request
- D. City Council Resolution 4903

FOR MORE INFORMATION

Staff Contact: Nicholas R. Gioello
Telephone: 541/682-5453
Staff E-Mail: Nick.r.gioello@ci.eugene.or.us