

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of Resolution Annexing Land to the City of Eugene (Van Slyke, John and Payung - A 14-2)

Meeting Date: July 28, 2014
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2D
Staff Contact: Becky Taylor
Contact Telephone Number: 541/682-5437

ISSUE STATEMENT

This item is a request to annex 4.85 acres of land located at 4010 County Farm Road, on the north side of County Farm Road, between Fox Meadow Road and Coburg Road. The urban growth boundary abuts the north and the northern portion of the west property lines. The adjacent lands to the south are within the City limits.

The property is currently developed with a house and accessory structures and is zoned C-1/UL Neighborhood Commercial with the Urbanizable Land overlay. The applicant states that these structures have been in commercial use in the past, including Coburg Koi and Garden, Towne and Country Store, wedding events associated with the Country Inn (next door) and a candy store. The older house on the subject property has been used for residential purposes. Both buildings are currently vacant.

The Metro Plan and Willakenzie Area Refinement Plan designate the subject property for commercial uses. Following annexation, the applicant proposes to rezone the property from C-1 Neighborhood Commercial to GO General Office, which is one of four commercial categories and is intended to provide a transition between residential and commercial uses.

BACKGROUND

In December 2007, the City Council adopted an ordinance 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, and no written testimony has been received. Referral comments were provided by affected agencies including City of Eugene Public Works and 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. Given the findings of compliance and lack of testimony received, a public hearing is not recommended in this instance.

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 Willakenzie Area Refinement Plan is the refinement plan applicable to the subject properties. The policies applicable to this request are addressed in the Planning Director's findings and recommendation (Exhibit C to Attachment B).

COUNCIL OPTIONS

City Council may consider the following 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 is approved.

SUGGESTED MOTION

Move to adopt Resolution 5112, which approves the proposed annexation request consistent with the applicable approval criteria.

ATTACHMENTS

- A. Map of Annexation Request
- B. Draft Annexation Resolution with Exhibits A through C
 - Exhibit A: Legal Description
 - Exhibit B: Map of Annexation Request
 - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request
- D. Eugene-Springfield Metropolitan Area General Plan Boundaries

FOR MORE INFORMATION

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