

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Adoption of Resolution 5128 Annexing Land to the City of Eugene
(Southwest Corner of River Road and River Loop 2, and Identified as Assessor's Map
17-04-02-31, Tax Lot 1500)(Wolf - A 14-8)

Meeting Date: February 23, 2015
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2D
Staff Contact: Steve Nystrom
Contact Telephone Number: 541/682-8385

ISSUE STATEMENT

This item is a request to annex roughly 33 acres of vacant land adjacent to the west side of River Road, north of Irvington Road and southwest of River Loop 2. It is located within the Urban Growth Boundary (UGB) and is surrounded on all sides by the City limits. The portion of the property closest to River Road is zoned R-1/WR/UL Low-Density Residential with Water Resources and Urbanizable Land Overlays, while the majority of the property is zoned AG/WR/UL Agricultural with Water Resources and Urbanizable Land Overlays. The Metro Plan and the River Road / Santa Clara Urban Facilities Plan designate the subject property for low density residential use. Plans for future development of the site are not included as part of this annexation application, but the applicant intends on filing subsequent zone change and subdivision applications for low-density residential development following annexation.

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, and no written testimony has been received as of this date. Referral comments

were provided by affected agencies including City of Eugene Public Works and 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 River Road Santa Clara Urban Facilities 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 be approved.

SUGGESTED MOTION

Move to adopt Resolution No. 5128, 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: Map of Annexation Request
 - Exhibit B: Legal Description
 - Exhibit C: Planning Director Findings and Recommendation
- C. Application Materials for Annexation Request

FOR MORE INFORMATION

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