

**COUNCIL RESOLUTION NO. 5443**

**RESOLUTION ANNEXING LAND TO THE CITY OF  
EUGENE (ASSESSOR'S MAP 17-04-11-12, TAX LOT 03902  
AND A PORTION OF TAX LOT 03900 AND LOCATED ON  
BLAZER AVENUE WEST OF RIVER ROAD)**

**PASSED: 7:0**

**REJECTED:**

**OPPOSED:**

**ABSENT: Zelenka**

**CONSIDERED: May 12, 2025**



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(ASSESSOR'S MAP 17-04-11-12, TAX LOT 03902 AND A PORTION OF  
TAX LOT 03900 AND LOCATED ON BLAZER AVENUE WEST OF  
RIVER ROAD)**

**The City Council of the City of Eugene finds that:**

**A.** An annexation application was submitted on February 4, 2025, by Messiah Lutheran Church, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-04-11-12, Tax Lot 03902 and a portion of Tax Lot 03900, to the City of Eugene.

**B.** The property proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property proposed to be annexed 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 April 11, 2025, 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 Santa Clara Community Organization. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on May 12, 2025.

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

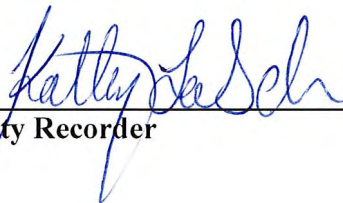
**NOW, THEREFORE,**

**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 17-04-11-12, Tax Lot 03902 and a portion of Tax Lot 03900, which is more particularly described in the attached Exhibit B, 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 R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

**The foregoing Resolution adopted the 12th day of May, 2025.**

  
\_\_\_\_\_  
City Recorder

MAP 17-04-11-12, TAX LOT 3902 & A PORTION OF TAX LOT 3900  
EUGENE, LANE COUNTY, OREGON

PARTITION M64-78

BLAZER AVENUE

S 89°53'00" E, 267.32'

TL 3901

PARCEL 1  
OF APPROVED  
PROPERTY LINE  
ADJUSTMENT  
LA 24-17

TL 3902

OF APPROVED  
PROPERTY LINE  
ADJUSTMENT  
LA 24-17

TL 3900

165.53'

EXISTING  
CHURCH

3280  
RIVER RD.

PARCEL 3  
OF LANE COUNTY  
MINOR PARTITION  
M64-78

- EXISTING SHED

— EXISTING SHED

ADD. TO PARCEL 1  
LPPN  
2023-P3123

TERRA

LINDA

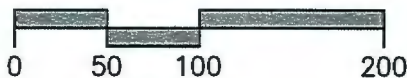
5  
HOLLYVIEW  
ESTATES

LOT 1  
WEDGEWOOD  
DRIVE

TL 5400



SCALE 1" = 100 FT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Michael Polvere

OREGON  
JULY 11, 2000  
MICHAEL R. DAHRENS  
60052

RENEWS: 12-31-2025

### LEGEND



CITY LIMITS



LAND TO BE  
ANNEXED

## NOTES

1. CITY LIMITS BOUNDARIES SHOWN ARE PER CITY OF EUGENE ONLINE INTERACTIVE GIS MAP (EUGMAPS) AS OF SEPTEMBER 24, 2024.
2. THE LAND TO BE ANNEXED AS SHOWN HEREON IS CURRENTLY VACANT.
3. NO EASEMENTS OR OTHER RESTRICTIONS ARE KNOWN TO EXIST ON THE SITE.



NORTH

A map of the area around the proposed site. The site is located at the intersection of Kinnel St and Cindy St. Surrounding streets include W Anchor Ave, E Anchor Ave, Terra Linda Ave, Blackfoot Ave, Knight Ave, Blazer Ave, Palace St, Ginkgo Way, Wisteria St, River Rd, Lobelia Ave, Zinnia St, Foxglove Ave, Chapel Dr, Ferndale Dr, and LP 1. The map also shows the River and various landmarks like the 'SITE' label and a 'W' symbol.

VICINITY MAP

NOT TO SCALE

2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

**JOB NO. 24-8145**

JANUARY 24, 2025



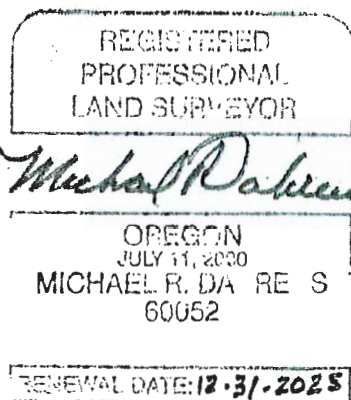
## Exhibit B

**Legal Description for the Annexation of a portion of the  
Messiah Lutheran Church Property to the City of Eugene  
NE 1/4 of SECTION 11, T17S, R4W, W.M.**

**Tax Lot 3902 & a Portion of Tax Lot 3900, Lane County Assessor's Map 17-04-11-12**

A tract of land lying in the Northeast One Quarter of Section 11, Township 17 South, Range 4 West of the Willamette Meridian, said tract being more particularly described as follows:

Beginning at a point which bears South 89°53'00" East, 106.67 feet from the 5/8 inch iron rod marking the Northwest corner of Parcel 1 of Minor Partition No. M64-78, recorded March 29, 1978, Reception No. 7820700, Lane County Deed Records, said point being on the South margin of Blazer Avenue (25.00 feet from the centerline thereof, when measured at right angles thereto); thence along said South margin South 89°53'00" East, 267.32 feet; thence leaving said South margin and running South 0°07'00" West, 165.53 feet; thence North 89°53'00" West, 267.32 feet; thence North 0°07'00" East, 165.53 feet to the Point of Beginning, in Lane County, Oregon.





**Planning Director's Findings and Recommendation:  
Annexation Request for Messiah Lutheran Church  
(City File: A 25-4)**

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| <b>Application Submitted:</b> February 4, 2025   |
| <b>Applicant:</b> Messiah Lutheran Church  |
| <b>Property Included in Annexation Request:</b> Tax Lot 03902 and a portion of Tax Lot 03900 of Assessor's Map 17-04-11-12 |
| <b>Zoning:</b> R-1 Low-Density Residential and /UL Urbanizable Land Overlay  |
| <b>Location:</b> South side of Blazer Avenue, west of River Road   |
| <b>Lead City Staff:</b> Nicholas Gioello, Associate Planner, City of Eugene Planning Division, 541-682-5453                |

**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.

|   |  |
|---|--|
| <b>EC 9.7825(1) The land proposed to be annexed is within the city's urban growth boundary and is:</b><br><b>(a) Contiguous to the city limits; or</b><br><b>(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.</b> |  |
| <b>Complies</b><br><input checked="checked" type="checkbox"/> YES<br><input type="checkbox"/> NO  | <b>Findings:</b> The subject property is within the Urban Growth Boundary and is contiguous to City limits on its southern border, consistent with subsection (a).   |
| <b>EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.</b>  |  |
| <b>Complies</b><br><input checked="checked" type="checkbox"/> YES<br><input type="checkbox"/> NO  | <b>Findings:</b> Several policies from the Metro Plan 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> ):<br><br><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><br><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i><br><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><br><br><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i> |

*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 River Road - Santa Clara Urban Facilities Plan (RR/SC UFP) is an adopted refinement plan for the subject property, which also designates the area for low density residential use, consistent with the subject property's existing R-1 Low-Density Residential zoning. The /UL overlay will be automatically removed from the property upon approval of the annexation.

Regarding applicable policies of the RR/SC UFP, the subject property is not located within a subarea. None of the general "Residential Land Use Policies" at Section 2.2 appear to be directly applicable to the subject request. The "Public Facilities and Services Element" policies of the RR/SC UFP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that property within the UGB will be annexed.

The River Road - Santa Clara Neighborhood Plan is the other more recently adopted refinement plan applicable to the subject property. While none of the goals or policies appear to serve as mandatory approval criteria for this annexation, the following policy is relevant to the annexation request:

*Policy 17.4 Annexation: Annexation of the River Road and Santa Clara areas will occur only through strict application of state laws and local policies (e.g., ability to extend key urban facilities and services in a timely manner). In each case, Eugene will make every reasonable attempt to provide for annexation only on a voluntary basis and according to prior individual property annexation agreements.*

As this annexation request is both served by key urban facilities (see below) and is a voluntary annexation, this policy is generally supportive of the request. Further, the Neighborhood Plan Goals focus on promoting additional housing infill, which this annexation will facilitate because of the expanded residential uses allowed on this property following annexation.

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

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|  |  | <p>9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.</p> <p>Based on the findings above, the proposal is consistent with the applicable policies of the <u>Metro Plan</u> and <u>RR/SC UFP</u> refinement plan, and <u>River Road – Santa Clara Neighborhood Plan</u> refinement plan.</p>   |
| <p><b>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.</b></p> |  |  |
| <p><b>Complies</b></p> <p><input checked="" type="checkbox"/> <b>YES</b></p> <p><input type="checkbox"/> <b>NO</b></p>   |  | <p><b>Findings:</b> 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:</p> <p><u>Wastewater</u><br/>Public wastewater is available via an 8-inch line located within Blazer Avenue right-of-way, which is adjacent to the site.</p> <p><u>Stormwater</u><br/>There is an existing 12-inch diameter stormwater line in River Road to the east. Soil maps indicate Type C soils exist on the site. No mapped infiltration limiting factors are noted. Any future development will be subject to the City of Eugene stormwater standards during the building permit process.</p> <p><u>Transportation</u><br/>The subject property has frontage on Blazer Avenue, a local access road under Lane County jurisdiction. This section of Blazer Avenue is paved and will provide access to the to the subject property. Any future development of the site may require a facilities permit from Lane County Transportation if Blazer Avenue is still under Lane County jurisdiction, or compliance with the City's applicable street standards for potential access to River Road.</p> <p><u>Solid Waste</u><br/>Collection service is provided by private firms. Regional disposal sites are operated by Lane County.</p> <p><u>Water and Electric</u><br/>Eugene Water and Electric Board (EWEB) Water staff confirm no objections to the annexation of the site as water and electric services for the subject property will be in accordance with EWEB policies and procedures.</p> <p><u>Public Safety</u><br/>Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection and emergency medical services will be provided by Eugene Springfield Fire.</p> |



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|  | <p><u>Parks and Recreation</u><br/>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.</p> <p><u>Planning and Development Services</u><br/>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.</p> <p><u>Communications</u><br/>A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><u>Public Schools</u><br/>The subject property is within Eugene School District 4J. 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.</p> |
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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 of R-1 Low-Density Residential 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.