COUNCIL RESOLUTION NO. 5455

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-04-12-30, TAX LOT 01000 LOCATED AT 301 AZALEA DRIVE)

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: September 8, 2025



RESOLUTION NO. 5455

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-04-12-30, TAX LOT 01000 LOCATED AT 301 AZALEA DRIVE)

The City Council of the City of Eugene finds that:

- **A.** An annexation application was submitted on May 30, 2025, by Brandon Colby, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-04-12-30, Tax Lot 01000, 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 August 8, 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 September 8, 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 17-04-12-30, Tax Lot 01000, 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 AG Agricultural with /UL Urbanizable Land Overlay to AG Agricultural shall become effective in accordance with State law.

The foregoing Resolution adopted the 8th day of September, 2025.

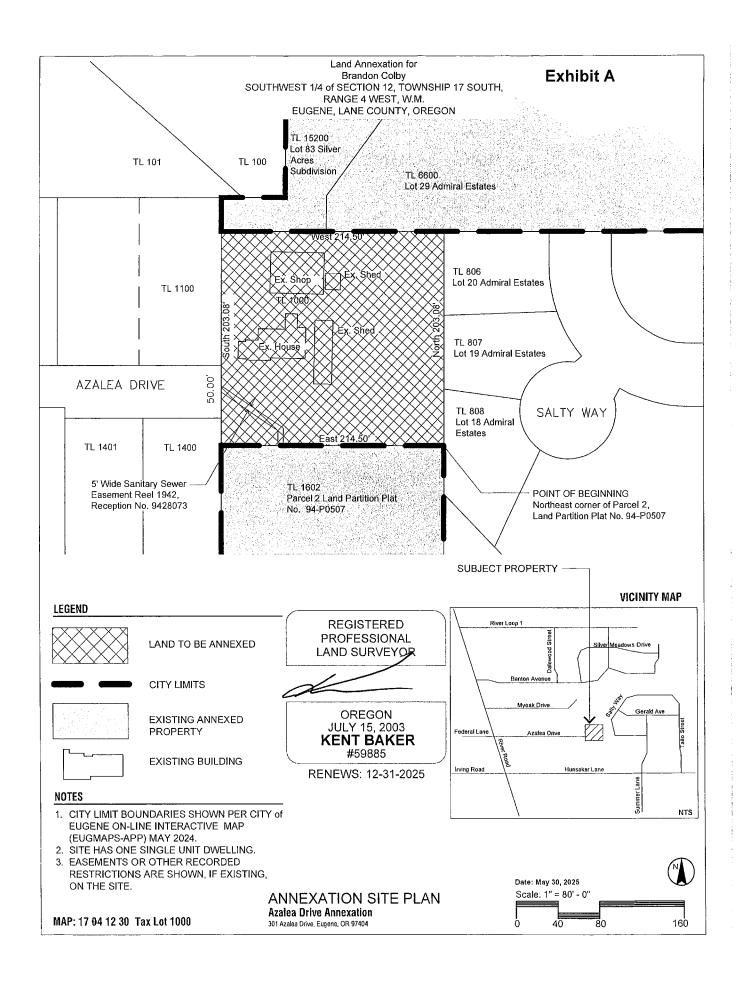


Exhibit B

LEGAL DESCRIPTION of AFFECTED TERRITORY TO BE ANNEXED

A unit of land located in the southwest 1/4 of Section 12, Township 17 South, Range 4 West of the Willamette Meridian, said unit of land being more particularly described as follows:

Beginning at the northeast corner of Parcel 2, Land Partition Plat No. 94-P0507, Lane County Plat Records, in Lane County, Oregon;

Thence North, 203.08 feet;

Thence West, 214.50 feet;

Thence South, 203.08 feet;

Thence East, 214.50 feet to the point of beginning, all in Lane County, Oregon



Planning Director's Findings and Recommendation: Annexation Request for Azelea Drive (City File: A 25-08)

Application Submitted: May 30, 2025		
Applicant: Brandon Colby		
Property Included in Annexation Request: Tax Lot 01000 of Assessor's Map 17-04-12-30		
Zoning: AG Agricultural with /UL Urbanizable Land Overlay		
Location: 301 Azalea Drive		
Lead City Staff: 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.

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.			
Complies		Findings: The subject property is within the Urban Growth Boundary and is contiguous to	
		City limits on its northern and southern borders, consistent with subsection (a).	
YES	NO		
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in			
any applicable refinement plans.			
Complies		Findings: 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	
YES	NO	provisions within the UGB, including the following policies from the Growth	
		Management section (in <i>italic</i> text):	
		Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:	
		a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.	
		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)	
		Policy 10. Annexation to a city through normal processes shall continue to be the	
		highest priority. (page II-C-5).	
		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. The property is zoned AG Agricultural with a /UL Urbanizable Land overlay. The current zoning of AG is intended to allow agricultural uses within the UGB until land is converted to urban use. Agricultural uses are considered interim uses until public facilities and services can be provided. In order for this property to further develop as residential property in the future, a zone change to R-1 Low Density Residential will be necessary. The /UL overlay will be automatically removed from the zoning following annexation approval.

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 <u>River Road - Santa Clara Neighborhood Plan</u> 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 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, RR/SC UFP refinement plan, and River Road – Santa Clara Neighborhood 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

Public wastewater is available via an 8-inch line located within Azelea Drive right-of-way, which is adjacent to the site. City records indicate the existing structure on the lot is connected to the service line.

Stormwater

Soil infiltration appears to be feasible. No mapped infiltration limiting factors are noted. Any discharge to the public system may require a facilities permit with Lane County. Any future development will be subject to the City of Eugene stormwater standards during the building permit process.

Transportation

The subject property has frontage on Azalea Drive which connects directly to River Road. Azalea Drive is a local access road that is owned by Lane County Public Works. Any future development of the site or alterations to the existing access connection may require a facilities permit from Lane County Transportation.

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 no objections to the annexation of the site as water and electric services for the subject property are in accordance with EWEB policies and procedures.

Public Safety

Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection will be provided by Eugene Springfield Fire. Emergency medical services are provided by Eugene Springfield Fire 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 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.

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 AG Agricultural 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.