



COUNCIL RESOLUTION NO. 5477

**RESOLUTION ANNEXING LAND TO THE CITY OF
EUGENE (ASSESSOR'S MAP 17-03-16-23, TAX LOT 02800
AND LOCATED AT 3032 KINNEY LOOP)**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: February 9, 2026



RESOLUTION NO. 5477

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 17-03-16-23, TAX LOT 02800 AND LOCATED AT 3032
KINNEY LOOP)**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on November 12, 2025, by Daniel Christianson, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-03-16-23, Tax Lot 02800, 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 December 24, 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 Northeast Neighbors. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on February 9, 2026.

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 17-03-16-23, Tax Lot 02800, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

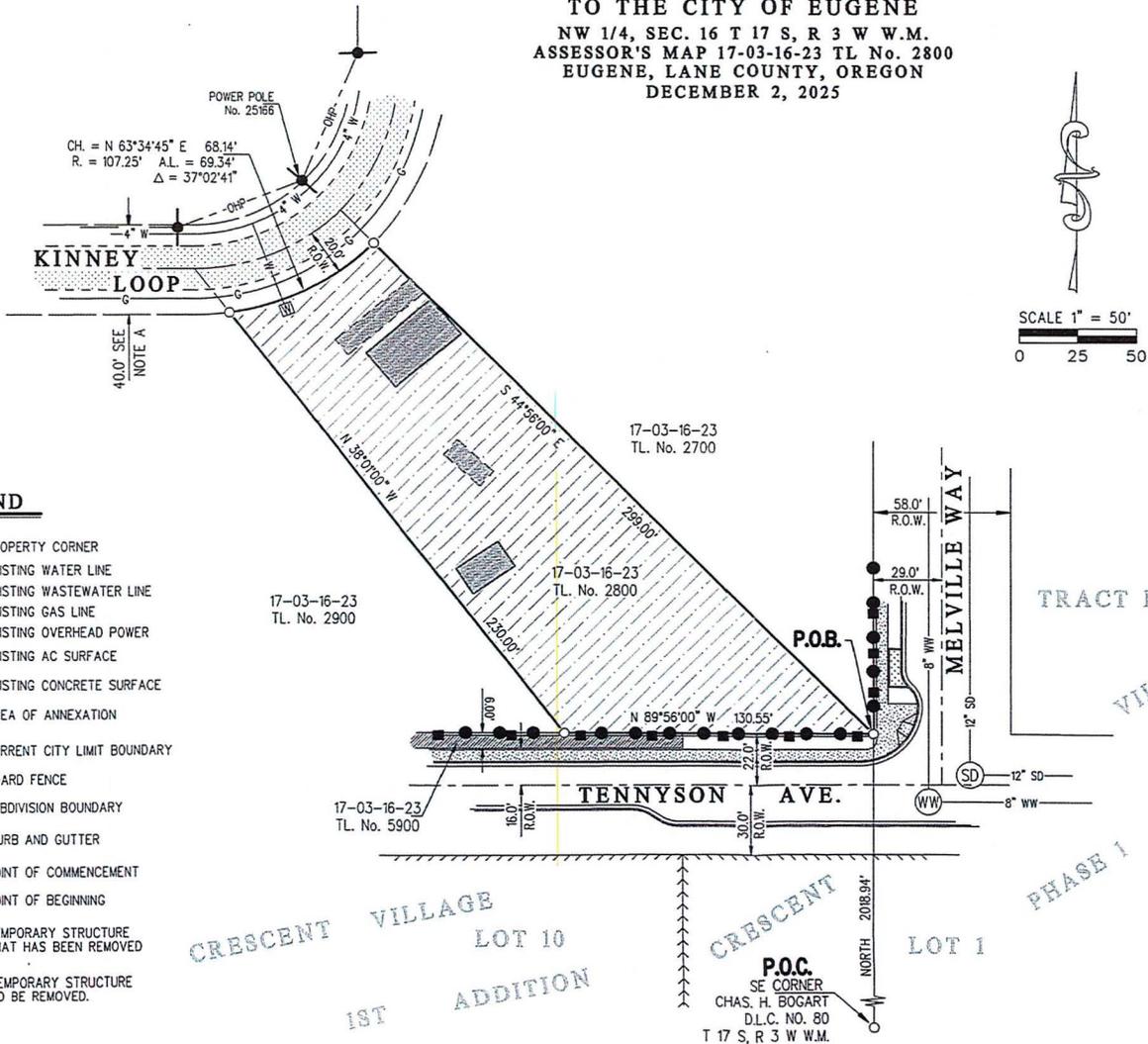
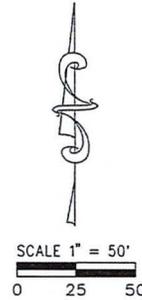
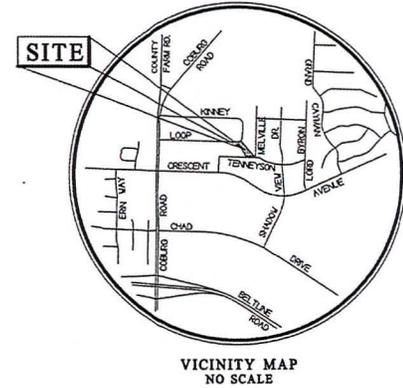
Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance with State law.

The foregoing Resolution adopted the 9th day of February, 2026.



City Recorder

**SITE PLAN
FOR
CHRISTIANSON ANNEXATION
TO THE CITY OF EUGENE**
NW 1/4, SEC. 16 T 17 S, R 3 W W.M.
ASSESSOR'S MAP 17-03-16-23 TL No. 2800
EUGENE, LANE COUNTY, OREGON
DECEMBER 2, 2025



- LEGEND**
- PROPERTY CORNER
 - W- EXISTING WATER LINE
 - WW- EXISTING WASTEWATER LINE
 - G- EXISTING GAS LINE
 - OHP- EXISTING OVERHEAD POWER
 - [Pattern] EXISTING AC SURFACE
 - [Pattern] EXISTING CONCRETE SURFACE
 - [Pattern] AREA OF ANNEXATION
 - CURRENT CITY LIMIT BOUNDARY
 - ■ ■ ■ ■ BOARD FENCE
 - SUBDIVISION BOUNDARY
 - ==== CURB AND GUTTER
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - [Pattern] TEMPORARY STRUCTURE THAT HAS BEEN REMOVED
 - [Pattern] TEMPORARY STRUCTURE TO BE REMOVED

- NOTE**
- A. 40.0' EASEMENT FOR ROAD PURPOSES AND OTHER PUBLIC USES AS IDENTIFIED IN THE DEED OF CONVEYANCE FOR THE SUBJECT PROPERTY.
 - B. NO OTHER EASEMENTS OF RECORD AFFECT THE SUBJECT PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jonathan A. Oakes

OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2026

AVERY LAND SURVEYING LLC
1140 Willagillespie Road Suite 43 Eugene OR. 97401
(541) 556-7526 • jon@averylandsurveying.com
Job No. 4938 • Dwg:4938-Site.gxd • 11-2025

CRESCENT VILLAGE LOT 10
1ST ADDITION

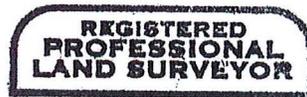
CRESCENT VILLAGE LOT 1
PHASE 1

TRACT B
VILLAGE

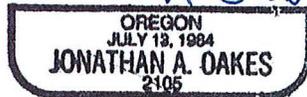
Legal Description
for
Christianson Annexation Application
Assessor's Map No. 17-03-16-23 TL No. 2800

Beginning at a point on the east boundary of the Chas. H. Bogart D.L.C. No. 80 in Township 17 South, Range 3 West of the Willamette Meridian, said point being NORTH 2018.94 feet from the southeast corner of the said Chas. H. Bogart D.L.C. No. 80; thence leaving said east boundary and running North 89°56'00" West 130.55 feet; thence North 38°01'00" West 230.00 feet to a point on the south margin of a 40.0 foot public road easement, 20.0 feet southerly of when measured at right angles to the centerline of the said public road easement; thence along the southerly margin of the said public road easement along the arc of a 107.25 foot radius curve left (the chord of which bears North 63°34'45" East 68.14 feet) a distance of 69.34 feet to a point on the westerly boundary of that certain tract of real property described in a Warranty Deed recorded June 7, 2019 Reception No. 2019-022442 Lane County Oregon Deeds and Records; thence leaving said southerly margin and running along the westerly boundary of the said last described tract South 44°56'00" East 299.00 feet to the point of beginning, all in Lane County Oregon.

Bearing used hereon are based on County Survey File No. 6360 on file in the office of the Lane County Surveyor.



Jonathan A. Oakes



Expires: DEC. 31, 2020



**Planning Director’s Findings and Recommendation:
Annexation Request for 3032 Kinney Loop
(City File: A 25-12)**

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| Application Submitted: November 12, 2025 |
| Applicant: Daniel Christianson |
| Property Included in Annexation Request: Tax Lot 02800 of Assessor’s Map 17-03-16-23 |
| Zoning: R-1 Low-Density Residential and /UL Urbanizable Land Overlay |
| Location: 3032 Kinney Loop |
| Lead City Staff: Gareth Warr, Associate Planner, City of Eugene Planning Division, 541-682-5485 |

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 southern boundary, consistent with subsection (a). |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> 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 provisions within the UGB, including the following policies from the Growth Management section (in <i>italic text</i>): |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| | <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> |
| | <i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i> |
| | <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> |
| | <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 Willakenzie Area Plan is the adopted refinement plan for the subject property and also designates the area for low density residential use. The property is currently zoned R-1 Low-Density Residential with a /UL Urbanizable Land overlay. The /UL overlay will be automatically removed from the property upon approval of the annexation.

Regarding applicable policies of the Willakenzie Area Plan (WAP), the subject property is within the Unincorporated Subarea. The WAP designates this property as low-density residential within the subarea, shown specifically on Inset Map C, and specifically remarks under the Unincorporated Subarea Policies and Proposed Actions, #7: “The City shall recognize the Kinney Loop subdivision as being appropriate for low-density residential land use.” With regard to applicable policies of the WAP, none of the listed policies for this subarea appear to be directly applicable to the subject property, nor annexation. The proposed annexation does not conflict with any of the Land Use Policies or Residential Policies in the WAP. The “Public Facilities and Services Element” policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.

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 and Willakenzie Area Plan refinement plan.

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| <p>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.</p> | |
| <p>Complies</p> <p><input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> NO</p> | <p>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:</p> <p><u>Wastewater</u> Public wastewater is available via an 8-inch diameter public wastewater line within the Tennyson Avenue and Melville Way right-of-way, east-adjacent to the site.</p> <p><u>Stormwater</u> There is an existing 12-inch diameter stormwater line in Tennyson Avenue south of the subject property. 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> The subject property's northern boundary has frontage on Kinney Loop, a Lane County-jurisdiction Local Access Road. The subject property's southern boundary has frontage on Tennyson Avenue, a Local Street that is owned and maintained by the City of Eugene. Compliance with applicable street standards will be evaluated at the time of any future redevelopment on the site.</p> <p><u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites and service is operated by Lane County.</p> <p><u>Water and Electric</u> 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.</p> <p><u>Public Safety</u> 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> <p><u>Parks and Recreation</u> 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> 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> |

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| | | <p><u>Communications</u> A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.</p> <p><u>Public Schools</u> 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.