



COUNCIL RESOLUTION NO. 5483

**RESOLUTION ANNEXING LAND TO THE CITY OF
EUGENE (ASSESSOR'S MAP 18-03-09-30, PORTION OF TAX
LOT 10501 AND LOCATED AT 1810 FIRLAND
BOULEVARD)**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: March 9, 2026



RESOLUTION NO. 5483

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 18-03-09-30, PORTION OF TAX LOT 10501 AND
LOCATED AT 1810 FIRLAND BOULEVARD)**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on December 16, 2025, by Kris and Kim Londahl Trust, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 18-03-09-30, a portion of Tax Lot 10501, 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 February 6, 2026, 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 and owners and occupants of properties located within 500 feet of the perimeter of the subject property. Notice was not mailed to the affected neighborhood association because there is no neighborhood group or community organization officially recognized by the city council that includes the area of the subject property. The property is located just outside the boundaries of the Southeast Neighbors neighborhood association. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on March 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 18-03-09-30, that portion of Tax Lot 10501, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

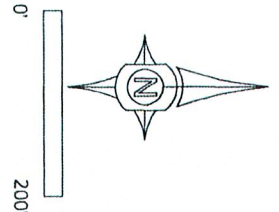
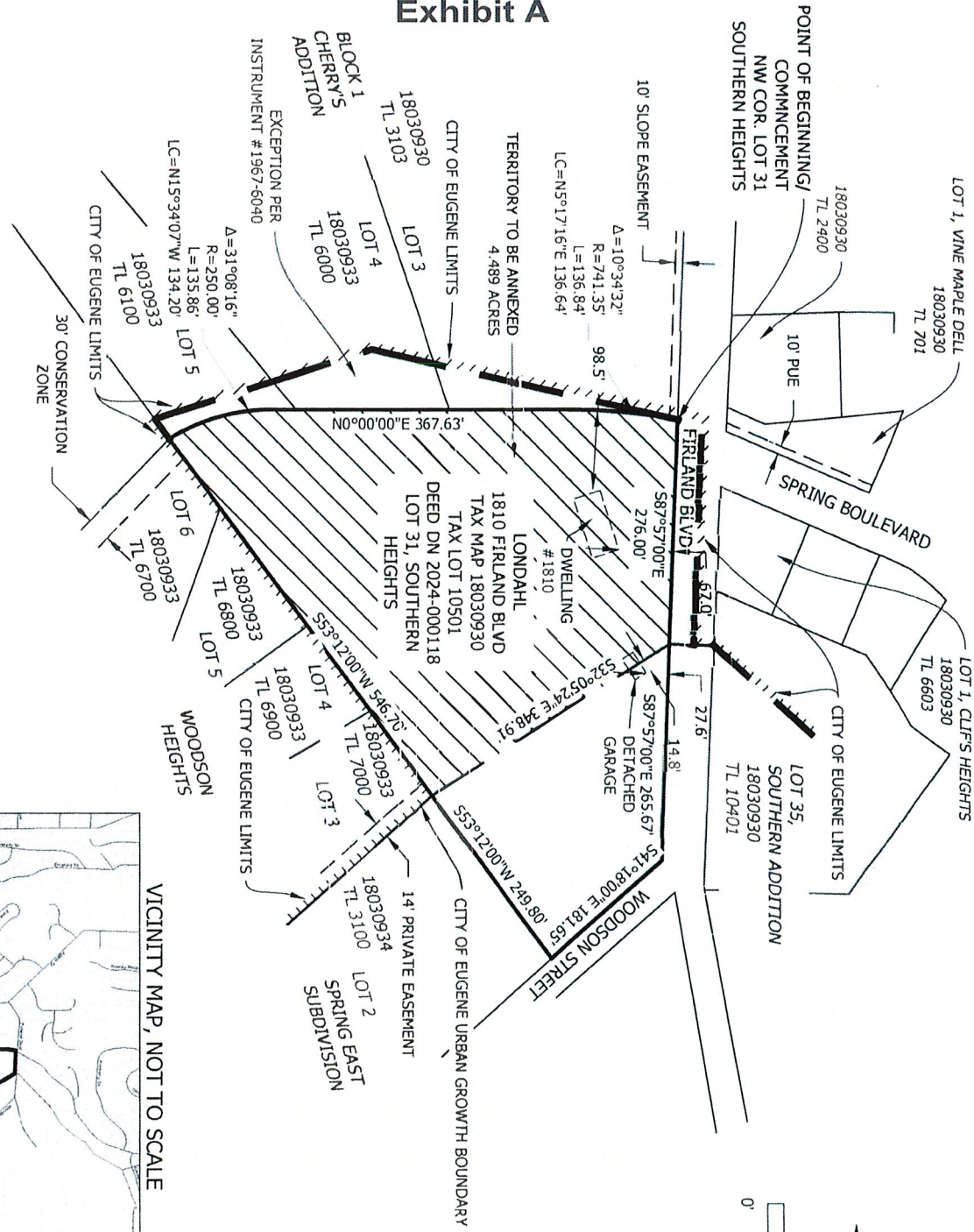
Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from AG Agricultural with /UL Urbanizable Land Overlay to AG Agricultural shall become effective in accordance with State law.

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

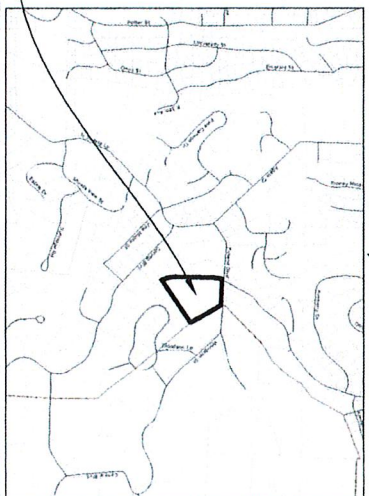


City Recorder

Exhibit A



Received
 JAN 16 2026
 City of Eugene
 Planning Division



Date 01/16/26
 Project # 25-209
 Drawn: KWL

ANNEXATION MAP
 LONDAHL
 T. 18 S., R. 3 W., SEC. 9, W.M.
 LANE COUNTY, OREGON

UDELL ENGINEERING & LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON,
 97355 541-451-5125

REGISTERED PROFESSIONAL LAND SURVEYOR
 Kyle Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2026

Exhibit B

LONDAHL ANNEXATION DESCRIPTION

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 31, SOUTHERN HEIGHTS; THENCE ALONG THE NORTH LINE OF LOT 31, SOUTH 87°57'00" EAST 276.00 FEET TO THE EASTERLY URBAN GROWTH BOUNDARY OF THE CITY OF EUGENE; THENCE SOUTH 32°05'24" EAST 348.91 FEET TO THE SOUTHERLY LINE OF SAID LOT 31; THENCE SOUTH 53°12'00" WEST 546.70 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN LANE COUNTY DEED DOCUMENT NO. 2024-000118; THENCE NORTHERLY 135.86 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF WHICH IS NORTH 15°34'07" WEST 134.20 FEET; THENCE NORTH 0°00'00" EAST 367.63 FEET; THENCE CONTINUING NORTHERLY A DISTANCE OF 136.84 FEET ALONG A 741.35 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH IS NORTH 5°17'16" EAST 136.64 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 4.489 ACRES, MORE OR LESS.

SOUTHERN HEIGHTS PLAT WAS USED AS A BASIS OF BEARINGS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kyle Latimer
Digitally signed by Kyle Latimer
DN: cn=kyle@udelleng.com, c=US, ou=Udell Engineering & Land Surveying, LLC, st=Oregon
SERIALNUMBER=MAS2024022733233
C=US
Date: 2025.12.08 10:43:01 -0500

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/2026

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366



**Planning Director’s Findings and Recommendation:
Annexation Request for 1810 Firland Boulevard
(City File: A 25-14)**

Application Submitted: December 16, 2025
Applicant: Kris and Kim Londahl Trust
Property Included in Annexation Request: Portion of Tax Lot 10501 of Assessor’s Map 18-03-09-30
Zoning: AG Agricultural and /UL Urbanizable Land Overlay
Location: 1810 Firland Boulevard
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.							
<table border="1"> <tr> <td align="center">Complies</td> <td></td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td align="center">YES</td> <td align="center">NO</td> </tr> </table>	Complies		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	NO	<p>Findings: The portion of the subject property proposed for annexation is within the Urban Growth Boundary and is contiguous to city limits along the southeast boundary, and is separated from the City limits by the public right-of-way of Firland Boulevard along its north boundary, consistent with subsections (a) and (b).</p>
Complies							
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
YES	NO						
EC 9.7825(2) The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans.							
<table border="1"> <tr> <td align="center">Complies</td> <td></td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td align="center">YES</td> <td align="center">NO</td> </tr> </table>	Complies		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	NO	<p>Findings: Several policies from the <u>Metro Plan</u> 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>):</p> <p><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></p> <ul style="list-style-type: none"> <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> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i></p>
Complies							
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
YES	NO						

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 South Hills Study is the adopted refinement plan for the subject property, however, there are no policies in the South Hills Study that would serve as approval criteria for the proposed 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 and South Hills Study.

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		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:
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
		<p><u>Wastewater</u></p> <p>The property is currently served by a septic system per Lane County Records. There is an 8-inch public wastewater line in Firland Boulevard to the north of subject property which can provide service for the property.</p> <p><u>Stormwater</u></p> <p>There is no piped public system adjacent to the subject property. The nearest piped public system is approximately 85 feet to the north of the subject property in Spring Boulevard. Soil maps indicate Type C and D soils. No construction is proposed as part of this application and the site is already developed with a single-unit structure. 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 fronts Firland Boulevard. This section of Firland Boulevard is a local access road, owned by Lane County Public Works. A facilities permit with Lane County may be required for any future development.</p> <p><u>Solid Waste</u> Collection service is provided by private firms. Regional disposal sites and service are 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.</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> <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 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.