



**COUNCIL RESOLUTION NO. 5485**

**RESOLUTION ANNEXING LAND TO THE CITY OF  
EUGENE (ASSESSOR'S MAP 17-03-09-34, TAX LOTS 02900  
AND 03000, LOCATED at 3425 COBURG ROAD)**

**PASSED: 8:0**

**REJECTED:**

**OPPOSED:**

**ABSENT:**

**CONSIDERED: April 13, 2026**



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(ASSESSOR'S MAP 17-03-09-34, TAX LOTS 02900 AND 03000, LOCATED  
at 3425 COBURG ROAD)**

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

**A.** An annexation application was submitted on January 5, 2026, by Jeff Tunnell, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-03-09-34, Tax Lots 02900 and 03000, 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 March 13, 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, 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 April 13, 2026.

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

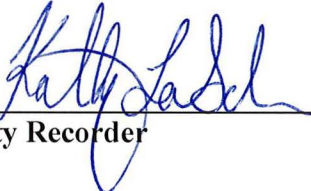
**NOW, THEREFORE,**

**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 17-03-09-34 Tax Lots 02900 and 03000, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

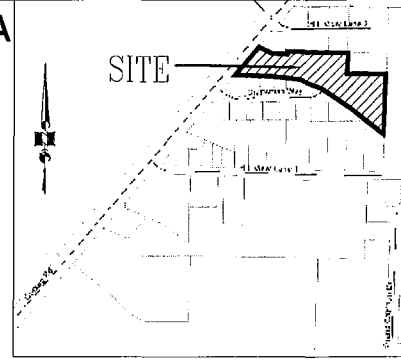
**Section 2.** This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential shall become effective in accordance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

**The foregoing Resolution adopted the 13<sup>th</sup> day of April, 2026.**

  
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City Recorder

**LAND ANNEXATION FOR  
JEFFREY A. AND COLLEEN C. TUNNELL  
TAX LOT 17-03-09-34-2900 & 3000  
SW 1/4 SECTION 9, T17S, R3W, W.M.  
LANE COUNTY, OREGON**

**Exhibit A**

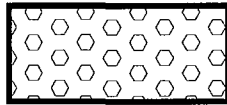


**VICINITY MAP**

NO SCALE

LINE TABLE		
COURSE #	LENGTH	BEARING
L1	30.26	N38°55'02"E
L2	74.18	S61°29'00"E
L3	77.00	N89°37'00"E
L4	12.50	N00°32'00"E
L5	301.30	N89°37'00"E
L6	100.00	S00°09'00"W
L7	200.00	N89°04'00"E
L8	296.32	S00°00'00"E
L9	388.26	N56°30'00"W
L10	104.00	N71°26'00"W
L11	146.00	N81°16'00"W
L12	194.13	S89°31'00"W
L13	156.75	N38°55'02"E

**LEGEND**



CITY LIMITS



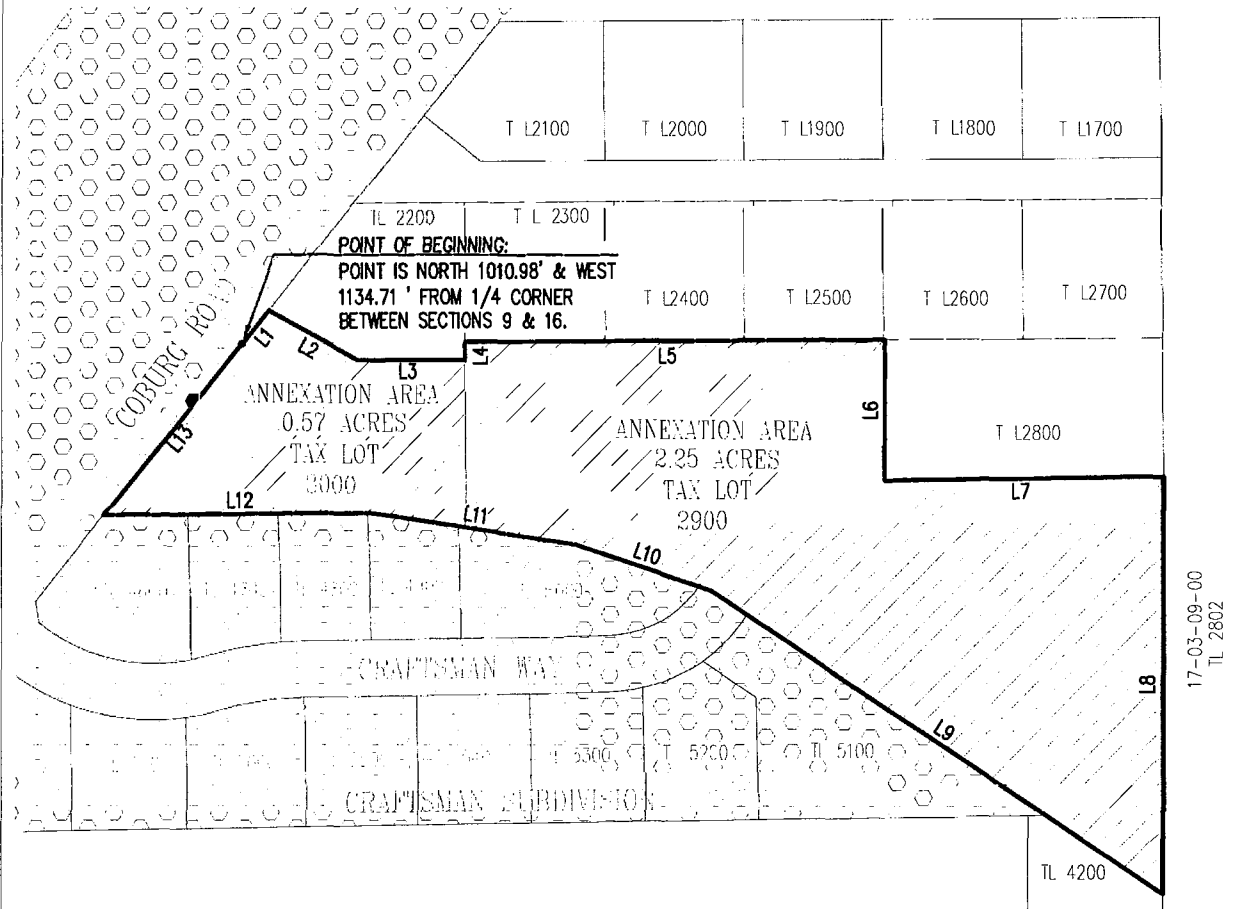
LAND TO BE ANNEXED

**GRAPHIC SCALE**



( IN FEET )

1 inch = 120 ft.



**Exhibit B**  
**Legal Description of Affected Territory to be Annexed**  
**(Tax Lots #2900 & 3000)**

A unit of land situated in the southwest  $\frac{1}{4}$  of Section 9, Township 17 South, Range 3 West of the Willamette Meridian in Lane County, Oregon and more particularly described as follows:

Beginning at a point on the Easterly right of way line of the County Road No. 1043, (Coburg Road), said point being North 1010.98 feet and West 1134.71 feet from the  $\frac{1}{4}$  corner between Sections 9 and 16, in Township 17 South, Range 3 West of the Willamette Meridian;

**Course #L1:** Thence North  $38^{\circ} 55' 02''$  East along the said Easterly line, 30.26 feet;

**Course #L2:** Thence South  $61^{\circ} 29'$  East 74.18 feet;

**Course #L3:** Thence North  $89^{\circ} 37'$  East 77.00 feet;

**Course #L4:** Thence North  $00^{\circ} 32'$  East 12.50 feet;

**Course #L5:** Thence North  $89^{\circ} 37'$  East 301.30 feet;

**Course #L6:** Thence South  $0^{\circ} 09'$  West 100.00 feet;

**Course #L7:** Thence North  $89^{\circ} 04'$  East 200.00 feet;

**Course #L8:** Thence South  $0^{\circ} 00'$  East 296.32 feet;

**Course #L9:** Thence North  $56^{\circ} 30'$  West 388.26 feet;

**Course #L10:** Thence North  $71^{\circ} 26'$  West 104.00 feet;

**Course #L11:** Thence North  $81^{\circ} 16'$  West 146.00 feet;

**Course #L12:** Thence South  $89^{\circ} 31'$  West 194.13 feet to the Easterly line of said County Road No. 1043;

**Course #L13:** Thence North  $38^{\circ} 55' 02''$  East 156.75 feet to the point of beginning, in Lane County, Oregon.



**Planning Director’s Findings and Recommendation:  
Annexation Request for 3425 Coburg Road  
(City File: A 26-01)**

<b>Application Submitted:</b> January 5, 2026
<b>Applicant:</b> Jeff Tunnell
<b>Property Included in Annexation Request:</b> Tax Lots 02900 and 03000 of Assessor’s Map 17-03-09-34
<b>Zoning:</b> R-1 Low-Density Residential and /UL Urbanizable Land Overlay
<b>Location:</b> 3425 Coburg 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>	
<p align="center"><b>(a) Contiguous to the city limits; or</b>  <b>(b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.</b></p>	
<b>Complies</b>	<b>Findings:</b> The subject property is within the Urban Growth Boundary and is contiguous to the City limits along its west and south boundary, consistent with subsection (a).
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<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>	<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> ):
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<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> <p><i>a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.</i></p> <p><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> <p><i>Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).</i></p>

*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, 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.

The Willakenzie Area Plan (WAP) is the adopted refinement plan for the subject property. The subject property is located within the WAP’s Unincorporated Subarea. The WAP designates the area for Low-Density Residential 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.

The proposed annexation does not conflict with any of the Land Use 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.

**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>Complies</b>	<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:
<input checked="" type="checkbox"/>	
<b>YES</b>	
<input type="checkbox"/>	
<b>NO</b>	
	<p><u>Wastewater</u> Public wastewater is available via an 8-inch diameter public wastewater line in Coburg Road, west of the subject property. Additionally, there is an existing 6-inch diameter public wastewater line to the south of the subject property within Craftsman Way. Any future development on the site will require connection to the public wastewater system during the building permit process.</p>

Stormwater

There is an existing 24-inch diameter public stormwater line within Coburg Road right-of-way, west of the subject property. Additionally, there is an existing public stormwater line within Craftsman Way, to the south of the subject property. Soil maps indicate primarily Type C/D soils.

In the event of future development, the applicant may be required to address all applicable stormwater management standards, including flood control, water quality, oil control, easements, and operation and maintenance. Future development will be subject to the City of Eugene Stormwater standards during the building permit process.

Transportation

The west boundary of Tax Lot 03000 fronts Coburg Road, a minor arterial city street. The south boundary of Tax lot 02900 fronts Craftsman Way, a local city street.

Solid Waste

Collection service is provided by private commercial haulers. Short Mountain Landfill is operated by Lane County and per the Lane County Solid Waste Management Plan (2019), receives solid waste generated within the City.

Water and Electric

Eugene Water and Electric Board (EWEB) confirms no objections to the annexation of the site.

Public Safety

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.

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.
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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.