



COUNCIL RESOLUTION NO. 5487

**RESOLUTION ANNEXING LAND TO THE CITY OF
EUGENE (ASSESSOR'S MAP 17-03-08-44, TAX LOT 00400,
LOCATED AT THE NORTHEAST CORNER OF MARJORIE
AVENUE AND DOWNING STREET)**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: May 11, 2026



RESOLUTION NO. 5487

**RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE
(ASSESSOR'S MAP 17-03-08-44, TAX LOT 00400, LOCATED AT THE
NORTHEAST CORNER OF MARJORIE AVENUE AND DOWNING
STREET)**

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on February 6, 2026, by Mari L. Berg Revocable Living Trust, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-03-08-44, Tax Lot 00400, 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 10, 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 May 11, 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:**

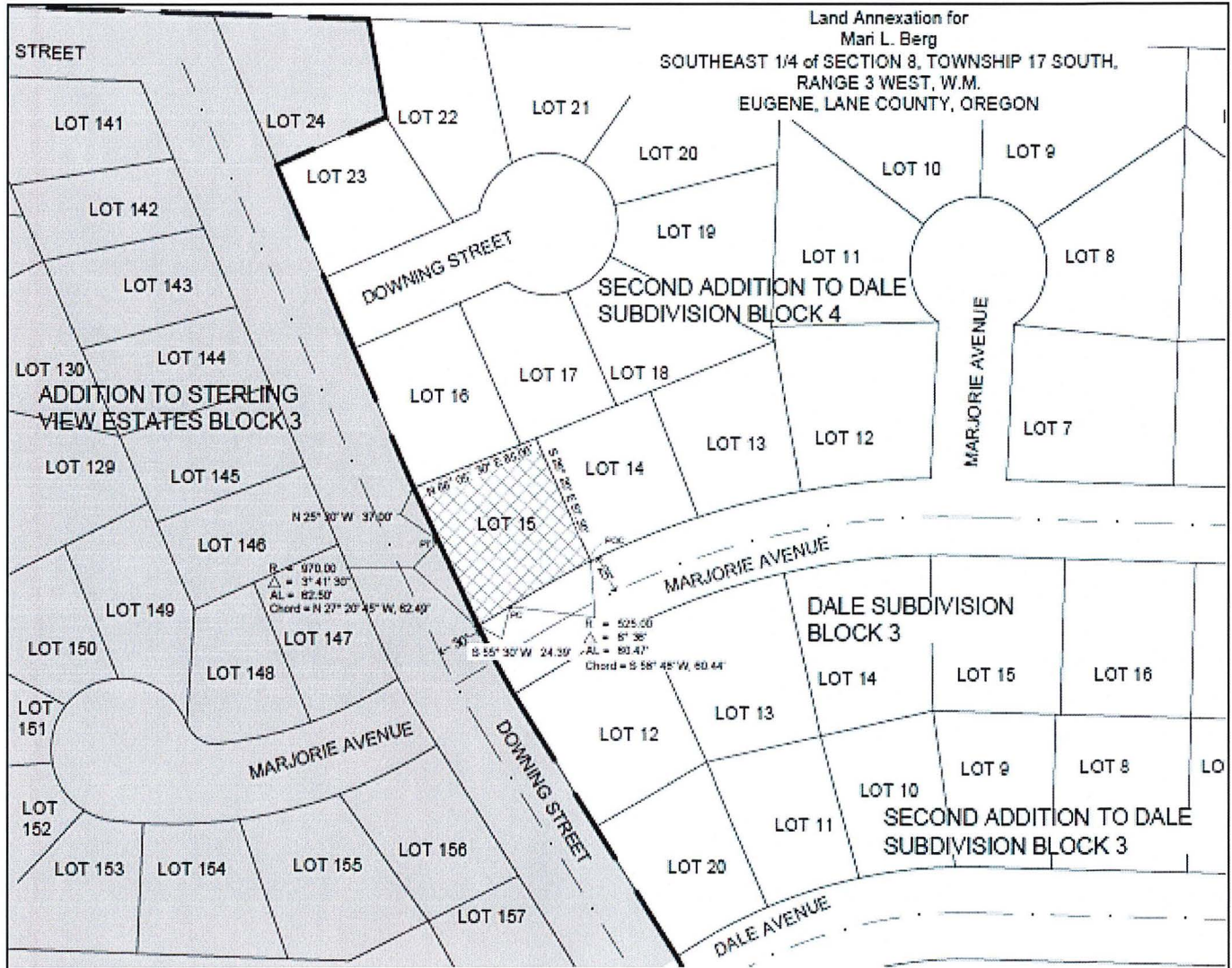
Section 1. Based on the above findings and the Planning Director's Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-03-08-44, Tax Lot 00400, which is more particularly described in the 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.



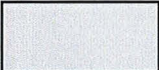
The foregoing Resolution adopted the 11th day of May, 2026.



City Recorder



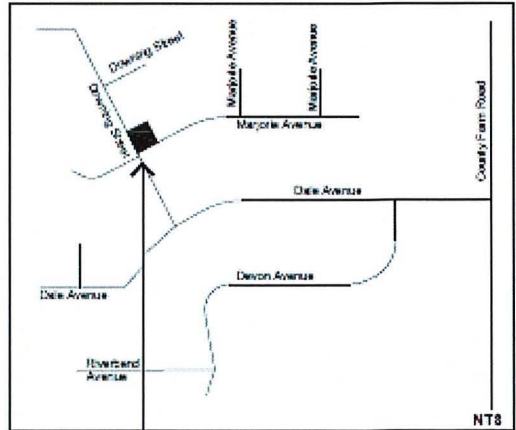
LEGEND

-  LAND TO BE ANNEXED
-  CITY LIMITS
-  EXISTING ANNEXED PROPERTY

NOTES

1. CITY LIMIT BOUNDARIES SHOWN PER CITY of EUGENE ON-LINE INTERACTIVE MAP (EUGMAPS-APP) FEBRUARY 2026.
2. SITE IS VACANT.
3. EASEMENTS OR OTHER RECORDED RESTRICTIONS ARE SHOWN, IF EXISTING, ON THE SITE.

VICINITY MAP

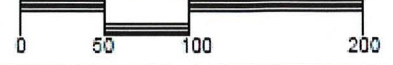


SUBJECT PROPERTY

MAP: 17 03 08 44 Tax Lot 00400

ANNEXATION SITE PLAN
Marjorie Avenue Annexation
 Marjorie Avenue, Eugene, OR 97408

Date: February 8, 2028
 Scale: 1" = 100' - 0"



Legal Description of Affected Property to be Annexed – Marjorie Avenue (A 26-03)

Exhibit B

Legal Description of Affected Territory to be Annexed

(Tax Lot #400)

Lot 15, Block 4, SECOND ADDITION TO DALE SUBDIVISION, as platted and recorded Book 52, Page 18, Lane County Oregon Plat Records, in Lane County, Oregon.

**Planning Director's Findings and Recommendation:
Annexation Request for Marjorie Avenue
(City File: A 26-03)**

APPLICATION DETAILS

Application Submitted: February 6, 2026

Applicant: Mari L. Berg Revocable Living Trust

Property Included in Annexation Request: Tax Lot 00400 of Assessor's Map
17-03-08-44

Zoning: AG Agricultural and /UL Urbanizable Land Overlay

Location: Northeast corner of Marjorie Avenue and Downing Street

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.

The subject property proposed for annexation is within the Urban Growth Boundary and is contiguous to city limits along the west boundary adjacent to Downing Street, consistent with subsection (a).

Based on these findings, this criterion is satisfied.

EC 9.7825(2): The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans

Several policies from the Eugene-Springfield Metropolitan Area General Plan (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 of the Metro Plan (in *italic* 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 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 the subject property 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 the Willakenzie Area Plan.

Based on these findings, this criterion is satisfied.

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.

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 Works confirms that the subject property is not currently connected to the public wastewater system. There is an existing 8-inch diameter public wastewater line in Downing Street, west of the subject property.

Stormwater: There is an existing 12-inch diameter public stormwater line in Downing Street to the west of the subject property. Soil maps indicate primarily Type C soils. No construction is proposed as part of this application and the site is already developed with a single-unit structure. Any future development or redevelopment will be subject to the City of Eugene Stormwater standards during the building permit process.

Transportation: The subject property fronts both Downing Street and Marjorie Avenue. Both Downing Street and Marjorie Avenue are public rights-of-way identified as local streets.

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) Water staff confirm 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.

Based on these findings, this criterion is satisfied.

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.