

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**October 21, 2015
12:00 p.m.**

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Mayor Piercy opened the October 21, 2015 city council work session.

A. WORK SESSION: South Willamette Special Area Zone

Planning Director Robin Hostick and Section Manager Terri Harding gave a PowerPoint presentation on the South Willamette Special Area Zone proposal and how it relates to Envision Eugene, citywide planning goals and directives, key elements of the proposal, and the Planning Commission process.

Council discussion:

- Appreciate all efforts by staff, Planning Commission, and public on this issue.
- Council should communicate clearly its intention to protect livability of neighborhoods.
- More time will be needed to consider all ideas and suggestions.
- Setbacks and building heights are important to consider for application across the city.
- Not seeking growth but growth will happen; this plan can help protect neighborhoods.
- Need to see a traffic impact and parking analysis for this area; affordability study needed.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Brown, moved to direct the City Manager to:

- 1) Reschedule the public hearing on the South Willamette Special Area Zone to January 19, 2016.
- 2) Engage the affected neighbors and property owners and bring back revised zoning and plan amendments for public hearing on January 19th that will accomplish the following:
 - a) Does not change the plan designation or rezone any property currently zoned R-1 or immediately adjacent to a property zoned R-1, unless none of the adjacent properties have an existing single-family home or duplex and the owner agrees to the rezoning; b) ensures that use and development standards for all properties that are not zoned R-1 will protect R-1 property residents' livability, including: i) Protecting residents' visual privacy in their homes and backyards, especially from significant intrusion from occupants of structures that are two or more stories; and ii) protecting residents' from significant negative impacts from structures that block solar access or reasonable sight lines; and iii) protecting residents' from significant negative impacts arising from vehicle use and loading.
- 3) Follow the direction above with respect to all future planning and proposals for the new comprehensive plan, code and plan amendments on (previously identified by staff) transit corridors that may impact R-1 properties.

PASSED 5:3, councilors Zelenka, Syrett, and Pryor opposed.

Council discussion:

- Council needs to protect livability of people's homes and neighborhoods.
- Proposal is a fundamental baseline requirement that sets clear standard for all of Eugene.
- South Willamette Plan is better for newer development rather than in established areas.
- Process for disposition of motion is flawed; more staff input is needed on this issue
- Suggest postponing public hearing for more time.

The meeting adjourned at 1:24 p.m.

Respectfully submitted,

/s/ Chuck Crockett

Chuck Crockett
Deputy City Recorder