

MINUTES

Eugene City Council
McNutt Room--City Hall

May 24, 1995
11:30 a.m.

COUNCILORS PRESENT: Nancy Nathanson, Tim Laue, Shawn Boles, Pat Farr, Barbara Keller, Laurie Swanson Gribskov, Jim Torrey.

COUNCILORS ABSENT: Kevin Hornbuckle.

The adjourned meeting of May 22, 1995, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

Mayor Bascom introduced two Roosevelt Middle School students present to observe the council meeting.

I. APPROVAL OF THE ORDER OF THE AGENDA

Mayor Bascom indicated that Councilor Hornbuckle has asked that Item III (Broadway-Charnelton Site Plan) be postponed to next week. The agenda was modified accordingly.

Ms. Nathanson moved, seconded by Mr. Laue, to approve the order of the agenda, as amended. The motion passed unanimously, 7:0.

II. ITEMS FROM THE MAYOR, CITY COUNCIL, AND CITY MANAGER

A. Hyundai Factory

Ms. Swanson Gribskov expressed excitement and apprehension at Hyundai's impending move to Eugene.

Ms. Nathanson noted the site was in both her's and Mr. Farr's wards and encouraged the Planning Commission to review the zoning code for that area carefully during its Zoning Code Review process to help shape in a more specific and direct way what is happening in west Eugene. She added that that area was also appropriate for review by the Land Use Measures Task Force of TransPlan.

Mr. Boles also welcomed Hyundai with "mixed emotions," noting that it would add roughly one-third of the total value of existing plant and equipment in the community and create 1,000 jobs. He asked the council to reflect on the consequences of this decision and pose questions to be forwarded to the City

Manager.

Mr. Torrey said that previous councilors and staff (going back ten years) who worked hard to package the City in such a way that it is now attracting business should be officially thanked. He said the Metropolitan Partnership also deserved acknowledgment.

Mr. Laue said he has argued that the most valuable thing in this community that deserves protection is quality of life and enhancing the labor force because that is what attracts new firms and helps develop local firms. He congratulated this and previous councils.

B. Doctorate

Ms. Swanson Gribkov announced completion of work toward her doctorate degree.

C. Village Project

Mr. Farr reported on last evening's meeting of the Village Project, a Children First Project. He said the group identified four strategies to work on: strengthen families, strengthen neighborhoods, strengthen schools, and strengthen recreational activities. Information will be included in the council's May 25 packet.

D. Fire Redeployment Work Session

Ms. Nathanson announced a workshop on the Fire Redeployment Plan at the Public Works (PW) facility on Roosevelt Boulevard this evening and at the Sheldon Community Center tomorrow evening.

E. Expenditure of Development Charges

Mr. Boles asked Ms. Nathanson to explain her quote in The Register-Guard regarding expenditure of development charges, at the end of this agenda item, time permitting. He said his understanding was that system development charges (SDCs) were marked against expansion plans that are in adopted plans, and not available to the council to spend as it saw fit.

F. Veterans of Foreign Wars

Mr. Torrey said the council would consider the May 22 request from the Veterans of Foreign Wars only after receiving clarification about its leadership. Mayor Bascom confirmed the council's decision to hold a work session on the issue once that has been received.

G. Willamette Street Reopening

Ms. Keller asked to discuss the opening of Willamette Street further, at the end of this agenda item, time permitting. She asked the council to consider holding a work session on the street design from 19th to 7th avenues.

H. Ropes Challenge Course

Mr. Laue said he challenged Jim Johnson, Library, Recreation, and Cultural Services (LRCS) Director, to a race at the Ropes Challenge Course. He commended LRCS for developing that course, which is accessible to people with disabilities.

I. Contingency Fund Request

Mr. Laue asked for council consensus to allow the local team of the U-13 Division of the Amateur Athletic Union headed for the national finals to submit a contingency fund request. The council did not give consent. Mr. Farr suggested the group contact Jerry's Home Improvement Center for support.

J. Waste Management

Mayor Bascom said she continues to work with the waste management planning group, adding that the group's plan will be forwarded to the County Board of Commissioners for approval in about three weeks.

K. Willow Creek Special Area Study

City Manager Mike Gleason recalled that the Willow Creek Special Area Study was conducted 13 years ago and a major issue before the group was whether to continue to develop along the I-5 corridor, deciding that it was the wrong strategy so the development basin proposal was shifted to the Willow Creek area. After the plan was adopted, the council committed to the Special Area Study. He said planners planned for ultimate development in the area to accommodate 20,000 residents and 1,700 employees. He noted that wetlands were also addressed in the plan, leading to a commitment in the capital improvement plan (CIP) of funding for infrastructure in the area.

There being sufficient time, the council considered issues flagged for discussion.

G. Willamette Street Reopening (Continued)

Ms. Keller asked the council to schedule a work session on the Willamette Street reopening design from 7th through 19th Avenues before the council's summer break.

Ms. Nathanson said two council committees addressed the issue and wondered how far the design committee had gone. Mr. Laue, who chaired that committee, said due to the short time line the group did not develop design information for that area, although it did discuss the possibility of the council reviewing the street from 10th to 19th Avenues. He said he supported the suggestion to hold a work session.

Mr. Boles said the appropriate approach would be to address that within the council's work plan addressing the downtown area.

Mr. Gleason said staff was concerned about resources, adding that engineering staff was involved in other projects including Irving Street in Santa Clara, the Northwest Expressway in River Road, Highway 99, and Beltline Road.

Ms. Swanson Gribkov recalled that the council moved forward with the election with the understanding that the design would be revisited. She, nonetheless, expressed concern with additional costs.

Mr. Torrey urged the council to get the bid out early to avoid rising construction costs. He supported holding a work session on the issue.

Ms. Keller said staff indicated that the bid would go out in late fall. She said she would have preferred to address the issue within a comprehensive downtown plan, but at this point, the discussion should be limited to Willamette Street from 7th through 19th Avenues, due to time constraints.

Ms. Nathanson moved, seconded by Mr. Boles, to extend discussion time by six minutes; taking the time from Item VI. The motion passed unanimously, 7:0.

Ms. Nathanson said there were two areas to consider, form and function. She said the information on function, including the two-way option, could be addressed in writing. However, form has to do with design and that concept should be discussed by the council. She wondered if it were possible to separate the two parts of the discussion to avoid delaying the bid.

Mr. Laue recalled that the committee on design allowed for maximum flexibility with regard to function. He added that streetlights and trees were included in the committee's recommendation.

Mr. Boles supported Ms. Nathanson's suggestion for receiving a written report on function and wondered if design details could be called out now for consideration by a committee.

The issue was referred to council officers to schedule a work session.

III. COUNCIL CONTINGENCY REQUEST. LOW-INCOME HOUSING--WILLAKENZIE

Richie Weinman, Planning and Development Department staff, said this was a request for the Willakenzie Housing Project, a Housing Authority project, and representatives were in the audience to answer questions. He described the project, which will provide 25 units of very low-income housing, and indicated that the land use issues have finally been worked out and the project can likely get underway this summer. Mr. Weinman asked the council to approve a contingency fund request to cover the project's permit fees, noting that it was a part of the original intergovernmental agreement.

Ms. Nathanson moved, seconded by Mr. Laue, to direct the City Manager to enter into a contract for services needed to facilitate providing rental housing for 25 very low-income households and

authorizing the expenditure of up to \$89,400 from the Contingency Fund to cover the cost of the contract.

Ms. Swanson Gribkov expressed support for the motion and flagged for further discussion a standing budget line item for this purpose.

Ms. Nathanson agreed with Ms. Swanson Gribkov that there should be a line item in the budget for these types of requests.

Mayor Bascom noted that there were six sources of funding for the project, and this would be the seventh. She said this was the City's second contribution, noting that the initial contribution was the land and staff resources.

Mr. Boles agreed that the council should find a separate set of funds to use at the council's discretion and discouraged councilors from referring to the process as "waiving fees."

Mr. Farr agreed and expressed support.

Mr. Torrey said this item had produced the most negative reaction from the public, identifying it as a NIMBY (not-in-my-backyard) issue--something he said the council will have to resolve, given its desire to increase low-income housing units as part of its goals.

Ms. Keller reminded the council that this was a reaffirmation of the council's previous commitment to the project, which had been delayed due to the NIMBY phenomena.

The motion passed unanimously, 7:0

V. WORK SESSION: COUNCIL GOALS, CONTINUED FROM MAY 22

The council continued this agenda item from May 22.

Mr. Laue recalled that the council left off with Working Target 9, beginning with the Housing goal.

Housing

9--There is a 10 percent reduction in the percentage of households below median income which spend more than 30 percent of their household income on housing and utilities.

Addressing a question from Ms. Swanson Gribkov, staff indicated baseline information was forthcoming from the State. Staff added that this was a very ambitious goal, given the current funding levels.

In response to a question from Mayor Bascom, Mr. Boles said his understanding was that a new revenue stream would be dedicated to the housing needs ladder of priorities identified by Mr. Weinman, not specifically to low-income

housing.

Ms. Swanson Gribkov ascertained that there would be an opportunity to review the percentage after adopting the goal.

There was consensual support for the target.

10--12 percent of all housing and 12 percent of new housing offer subsidized shelter for low- and very-low-income households.

Staff said information had been received that showed that the 12 percent figure for all housing would be unrealistic, a goal of 6,300 units. The current level is about 2,600 or about five percent. On new housing, 12 percent is a reasonable target.

Mr. Torrey wondered how the goal would be implemented, and if it is realistic to leverage funding to net that percent. Staff responded that it would interpret council direction to keep up effort both on new construction and on existing housing.

Mr. Boles said he was comfortable with reducing the target for all housing to 6 percent and retaining the 12 percent for new housing. He asked the council to give the City a chance at meeting the target. Mr. Torrey confirmed that the council would have an opportunity to change the target and review the work program proposed by staff at the trimester session.

There was consensual support for the 6 percent for all housing and 12 percent for new construction.

Ms. Nathanson wondered if at some point, an optimal level would be achieved and the percentages would change. Mr. Boles said that was the case, with changes possible each time the goal was reviewed.

Transportation

11--a 30 percent increase over 1994 of Eugene employees receiving subsidized bus passes.

Terry Smith, Public Works, said the general thrust of the CCWR was for staff to pick a number that represented 90 percent of Lane Transit District's (LTD) capacity. Staff has learned that the ratio of passes distributed to passes used is 10 to 1. At 90 percent capacity, there needs to be an additional 1,000 employees downtown in order to meet the target. Given that, the target is ambitious and the chance of success is small.

Ms. Keller said she hoped to count more than just employees and asked that the percentage remain 90, specifically targeting Lane Community College (LCC) and high school students.

Ms. Nathanson favored extending the target area, specifically Valley River Center (VRC). She said employers should be consulted for suggestions on how

to structure other programs, not necessarily only single-car occupancy.

Ms. Swanson Gribkov agreed that the area should be extended, adding that 30 percent seemed like a huge number for a two-year time frame.

Mr. Torrey said 30 percent is a reasonable figure, given the number of high school students in the area.

Mr. Farr said bus routes do not meet the needs of some communities, specifically in the Bethel-Danebo area. He suggested that the council work with LTD to reconfigure routes, including every school. In response to a question from Mr. Farr, Mr. Boles said other organizations subsidizing bus passes are the City, the University, and Sacred Heart General Hospital. Mr. Farr said there should also be a way of having vehicle drivers subsidize bus riders.

Mr. Boles suggested that councilors limit discussion to decisions on targets, leaving the details to staff.

Ms. Nathanson clarified that increasing bus passes by 30 percent netted about a 3 percent increase in new ridership.

There was consensual approval to expand the target to include a broader group than city employees and to maintain the 30 percent increase.

12--A 2 percent increase in Eugeneans' total trips are taken by means other than a single-occupancy vehicle.

Mr. Smith noted that 2 percent is a very ambitious target because the size of Eugene's work force has a strong influence on the percentage and employment continues to increase. Keeping that number from declining, he added, would be an ambitious goal for the next two years. He said that this and one or two other goals were unique because the ability to meet the target depends on the role the council wishes to play in TransPlan. The working target gives staff the message that the council wishes a large role in TransPlan.

Mr. Boles said the council may wish to change its ambitious goal once staff produces the work plan.

Ms. Swanson Gribkov said it was her understanding that the council's highest priority was public safety and suggested a 1 percent increase target.

Mayor Bascom questioned the 41 percent figure. Mr. Smith said the figure is based on LCOG's spring household survey, explaining that 41 percent of the total trips are by non-SOV (single occupancy vehicle) modes, including bicycle, motorcycle, or multi-occupancy vehicle.

Ms. Keller confirmed that the figure included people telecommuting to work. She said the goal generates other discussions, including the location here of industries that rely on employees commuting to work, e.g., Hyundai.

There was consensual support for the 2 percent increase.

Ms. Nathanson asked that language be added to more accurately reflect the change in trips, as suggested by Mr. Farr.

13--Pedestrian and bicycle facilities.

Ms. Keller clarified that (c) referred to existing bike paths, not the total planned.

Addressing a question from Mr. Torrey, Mr. Smith said that the target was a little more aggressive than the current CIP.

Ms. Swanson Gribkov wondered how the goal fit into the TransPlan. Mr. Smith said that TransPlan, in most cases, has adopted many of these subsystem master plans as elements so in adopting this, the council is carrying out the current version of the TransPlan.

Ms. Keller expressed concern about how these targets impact other funding priorities, especially since sidewalks will depend on support from property owners and there is very little outside funding for bicycle facilities. Mr. Boles replied that impacts cannot be revealed until the target is set and a work plan developed.

There was consensual support for the target.

14--The percentage of housing units within the Eugene Urban Growth Boundary which are within 1/4 mile of the following services (listed in a through g) meet these targets.

Mr. Boles said additional information on all housing is needed to set a target so the council may wish to simply consider the target for new construction.

Ms. Childs said there are about 10,000 developed residential acres in about 16.5 square miles. Assuming the 1/4 mile distance target, there would need to be about three or four of these facilities within each of those quarter miles. As an example, there would need to be 50 to 64 public information terminals--a fairly ambitious target, considering that only one currently exists.

Ms. Keller agreed that it was too ambitious, given the council's goal for low-income housing. She suggested imbedding some of these in other goals.

Mr. Torrey agreed with Ms. Keller.

Ms. Swanson Gribkov suggested deleting the target, saying there was too much included.

Ms. Nathanson agreed, adding that if it were retained, she would suggest changing the language to take into consideration the community's topography.

Mr. Boles said this was an Oregon benchmark that has been given much attention

in the Portland area. He suggested setting the target as a way of finding out what is out there. To let go of this, he added, lets go of the council's commitment to compact urban growth, minimization of SOVs, and nodal development--a clear focus of the TransPlan. He said he could support dropping the "all housing" part of the target.

Mr. Farr agreed that it was a good idea but could not see how it could be accomplished.

Mayor Bascom suggested applying the target to new housing only, and reducing the categories to which it applied.

Ms. Swanson Gribkov said that given the amount of time spent during discussion, it may be an indication that the concept is premature.

Ms. Keller suggested postponing this until the TransPlan Update is completed.

Mr. Boles noted that the goal pointed to several "bubbles" in the causal relationship diagram so it was a major nexus the council was "throwing out." He suggested addressing it at the strategy level.

The majority on the council chose to drop the target.

Land Use

15--Housing units per acre meet specific targets for low, medium, and high densities.

Ms. Childs noted that the unit per acre numbers were based on the existing Metro Plan targets. She said the council might consider a slightly higher target for new housing than for all housing.

Ms. Keller said if there were to be an increase, it would have to occur in new housing and wondered how many units, at what density, would be needed to make that change; and, is it realistic. Ms. Childs said this is the type of measure that does not show a significant difference on a quarterly basis. Ms. Keller wonder if it would be better to set the target for any new housing; at some point, the effect would be an increase in the density of all housing.

Mr. Boles supported the suggestion to drop the all housing category.

Ms. Swanson Gribkov deferred to her colleagues, adding she was concerned that the target was consistent with adopted plans. Ms. Childs confirmed that it was consistent with the Metro Plan.

Ms. Nathanson expressed concern that conversions are difficult to track, adding she was inclined to keep the all-housing category because it also encourages redevelopment.

In response to a question from Mr. Torrey, Ms. Childs said she could produce some recommended levels for new housing. Mr. Torrey said he was inclined to

postpone a decision until that information was received. Mr. Boles reiterated that these were simply working targets that could later be adjusted, suggesting using staff's recommendations for both categories.

There was consensual support for Mr. Boles suggestion.

16--There is no net loss of wetlands.

Mr. Boles stated his intention of revisiting the quality of those wetlands at the next trimester session.

There was consensual support for the target.

17--Acres of developed and undeveloped parks per 1,000 population meet the Eugene Parks and Recreation Plan target for each neighborhood.

Ms. Childs noted this was a revenue issue.

Ms. Nathanson requested an interpretation of the percentages in acreage. Ms. Childs said the information would be provided.

Ms. Swanson Gribkov said the target was too ambitious, adding she believed parks were addressed by the council earlier and that purchasing parks was not a part of that presentation.

Ms. Keller said this was an Oregon benchmark and it reflected how far behind the City was in meeting the need. She noted that Hyundai was locating in the area most needing parks and expressed concern that the land bank was disappearing. She added that acquiring parkland did not mean that development had to occur now.

Staff indicated that this goal is partly replicated in #14, having to do with public assets, which was voted down.

Mayor Bascom agreed that the council at least needed to acquire the land before it all disappeared, adding she did not agree with the category of metropolitan park.

Mr. Torrey suggested changing the target to: "develop a plan to meet a target for. . .," filling in the blank.

Ms. Childs said staff would produce the number of acres needed to meet this goal at the next meeting.

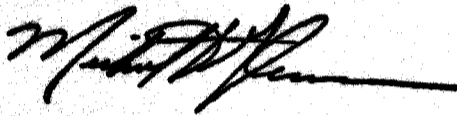
Ms. Nathanson said the council previously adopted guidelines and criteria for assessing the value of some park projects over others as funds become available, adding that a separate project would be convening a committee to recommend options for acquiring parkland.

Mayor Bascom said the council would complete its work on goals on May 31.

Mr. Laue noted there were four targets that have not been resolved: #1 in public safety; #8 in government; and #17 and #18 in land use. He added that the trimester work session may be postponed. The next step, he said, would be to make decisions about priorities and work plans in terms of priorities, allocating resources accordingly.

The meeting adjourned at 1:32 p.m.

Respectfully submitted,



Micheal Gleason
City Manager

(Recorded by Yolanda Paule)
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