

MINUTES

Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

January 20, 2015  
5:30 p.m.

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

Mayor Piercy called the January 20, 2015, City Council work session to order.

**A. WORK SESSION: Multi-Unit Property Tax Exemption (MUPTE) Program Revisions**

**MOTION:** Councilor Clark, seconded by Councilor Poling, moved to amend the proposed ordinance to provide that the two standing neighborhood representatives on the panel would be selected by the neighborhood associations, and the two representatives from the MUPTE-impacted neighborhood would be selected by the impacted neighborhood association.

Council discussion:

- Proposal would allow for livability concerns to be communicated directly to council.
- More information about certified payroll, criteria, and how it works requested.
- Concern expressed that other advisory groups do not allow outside entities to select panelists.
- Impacted neighborhoods need a voice; would provide one more check that would help.
- Some rules on how neighborhoods select the representatives needed.
- Proposal would minimize potential controversy and conflict with neighborhoods and associations, allowing greater trust and transparency.

**MOTION TO SUBSTITUTE AND VOTE:** Councilor Zelenka, seconded by Councilor Syrett, moved to substitute the motion to amend the ordinance to provide that the two at-large neighborhood representatives on the MUPTE review panel be nominated by the Mayor, based on recommendations received from neighborhood association boards, and the two additional neighborhood representatives (if the panel is reviewing a MUPTE application) be nominated by the Mayor, based on recommendations received from the board of the neighborhood association where the MUPTE project would be constructed. All panel members will be appointed by the city manager. In addition to other duties of the review panel, the panel also will be charged with reviewing and advising the city manager on individual projects' compliance with applicable requirements prior to approval, mid-way through construction, and upon completion of construction. The city manager will annually provide the information from that review panel (about compliance during and after construction) to the council as appropriate during a project and as part of the annual review of the MUPTE program. **FAILED 2:6**, Councilors Brown, Taylor, Poling, Clark, Evans and Pryor opposed.

**VOTE ON ORIGINAL MOTION: PASSED 8:0**

**MOTION:** Councilor Brown, seconded by Councilor Clark, moved to amend the ordinance so that the purpose and approval criteria ensure that projects receiving a tax exemption construct at least fifty percent (50%) of the dwelling units as workforce and/or affordable housing that shall be available as such for a minimum of ten years.

- 1. To be counted towards the 50% requirement, the cost of a dwelling unit must be no more than thirty percent (30%) of the Area Median Income (AMI)
- 2. In lieu of providing the required number of units that meet the criterion in Section (1), the owner of an approved MUPTE project shall make an annual payment to the City in the amount calculated as follows:
  - \* A. A payment as calculated in Section (2.b.) shall be made for a sufficient number of dwelling units, such that the number of dwelling units that meet the criterion in Section (1) plus the number of dwelling units for which an “in lieu of” payment is made is at least 50% of the dwelling units in the development.
  - \* B. For each dwelling unit for which an “in lieu of” payment is made, the “in lieu of” payment shall equal the difference between the annual rental or ownership costs of the dwelling unit and 30% of the AMI.
- 3. The City shall allocate all funds received from the provision in Section (2) to workforce and affordable programs within Eugene.

Council discussion:

- Workforce housing is needed and will help build public trust.
- 50% requirement might turn MUPTE program into an unusable tool.
- More analysis from staff on the impacts of this proposal is needed.
- Proposal represents a complete change of the MUPTE program; concerned that program might be rendered useless.
- MUPTE should focus on enhancing public benefit for a public subsidy.

**MOTION TO TABLE AND VOTE:** Councilor Clark, seconded by Councilor Evans, moved to table the motion until the next work session. **PASSED 5:4**, Councilors Brown, Taylor, Zelenka, and Poling opposed. Mayor broke the tie in favor.

The work session adjourned at 6:56 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

## MINUTES

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**January 20, 2015  
7:30 p.m.**

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

Mayor Piercy opened the January 20, 2015, City Council public hearing.

**1. PUBLIC HEARING: An Ordinance Concerning Public Passenger Vehicle Services  
Licensure and Fares and Amending Section 3.345 of the Eugene Code, 1971.**

1. Jim Conlan – said public safety should be priority one.
2. Montika Bunner – said Uber should follow same rules as other local companies.
3. Andrew Graham – said unlicensed companies should not operate; supported changes.
4. Tracy Cooke – said local taxi companies should be supported.
5. Jennifer Ley – supported rideshare concept as it helps prevent impaired drivers.
6. David Bowden – supported Uber but same rules and regulations should apply.
7. Jeff White – said competition is good but a level playing field is needed.
8. Denise Gueld – said everyone should follow the same rules.
9. James D. Reed – said ridesharing is an option for those who rely solely on services.
10. Gary Gilliland – said regulations make for a safe and honorable system.
11. Ron Thompson – said rules for operating effective and efficiently are needed for all.
12. Ethan Holub – said there is no room for a company that doesn't have to follow the rules.
13. Charles Hare – voiced concern that illegal drivers are still on the street.
14. Bruce Orton – suggested raising fees on Uber, make them follow the rules.
15. Peter Prior – said Uber is safe and fosters good relationships with businesses.
16. Jay Mayarnik – was concerned that unlicensed drivers are still operating.
17. Ricardo Acosta – said Uber is useful, especially for college students.
18. Erik Groomer – asked council to take a serious look at changes and regulations
19. Charles Hibberd – said Uber is a good idea; taxis are old antiquated.
20. Brooke Steger – said Uber supports regulations and public safety but T&Cs are different.
21. Rod Minarik – said people love Uber; find a way to regulate Uber so it is successful.
22. Thom Alberti – spoke in support of new changes; check drivers for mental issues.
23. Brenda Laird – said Uber has benefited her; helps keep people safe.
24. Dale Wing – said Uber has been helpful to him and his family; supported changes.
25. Thomas Pettus-Czar – said he supports any effort for safe transportation.
26. Mike Charlton – supported Uber; drivers are professional and cars well-maintained.
27. Ned Christensen – said Uber is superior to taxis; new technology is needed.
28. Sandeep Kini – said riders love ease of use of Uber; promotes entrepreneurship.
29. Jeremy Tucci – said Uber is not rideshare; same rules and regulations should apply.
30. Riley Terhar – said Uber concept threatens status quo taxi companies.
31. Edward McGlone – said additional transportation services needed.

Council discussion:

- Council's appropriate role is to make public safe and create a level playing field for all.
- Proposal is about following rules and regulations; fairness.

- Ordinance attempts to address emergence of new technologies.

**2. PUBLIC HEARING: Envision Eugene Urban Growth Boundary Preliminary Recommendation for Jobs, Parks, Schools and Homes.**

1. Brent McLean – said hard work from staff is admired immensely; time to act is now.
2. Craig Shelby – opposed to proposed expansion in the Bloomberg area.
3. Mike Reeder – asked for reevaluation of Willow Creek area.
4. Pete Miller – said Willow Creek area should be reconsidered; less money than Bloomberg.
5. Colin McArthur – said Willow Creek area provides unique, complete community.
6. Steve Faust – said Willow Creek area is legally viable to be included in UGB.
7. Arnold Cogan – said Willow Creek is superior to other areas and should be reconsidered.
8. Mia Nelson – said the 55/45 housing mix is outdated and needs to be updated.
9. Susan Tavakolian – said the housing mix formula shouldn't be revisited; midcourse review.
10. Kendall Blake – said Clear Lake Road area needs smart decisions on what goes there.
11. Bill Kloos – asked council to take a closer look and Eugene Sand and Gravel property.
12. Bon Cattoche – said McMartin Lane residents are opposed to expansion in this area.
13. Richard Freund – asked council to reject recommendation of Gimpl Hill area.
14. John Brown – asked council to consider the Eugene Sand and Gravel property.
15. Mark Robinowitz – said protecting farm lands should be the highest priority.
16. Howie Bonnett – said it's time to implement 7<sup>th</sup> pillar of Envision Eugene; sprawl is bad.
17. Brittany Quick-Warner – said the Chamber supports UGB expansion by the airport.
18. Paul Orum – said changes in the UGB should acknowledge and reaffirm the parks plan.
19. Bill Blix – said the Bloomberg-area expansion is insensitive and shows lack of foresight.
20. Adam Jones – opposed expansion in the Bloomberg area.
21. Teresa Bishow – requested further consideration of the UGB to South of 30<sup>th</sup> Avenue.
22. Larry Nathan – supported UGB expansion in Lane Community College area.
23. Dawn Lesley – asked for special attention on how we protect agricultural and wetlands.
24. Wayne Eckertson – opposed the proposed UGB expansion in the Gimpl Hill area.
25. Kevin Matthews – supported rural residents and farmers who don't want sprawl.
26. Joel Iboa – said a deeper look at job inequity in the City in and West Eugene is needed.
27. Jan Spencer – said the expansion of the UGB is land use on autopilot.
28. Lisa Arkin – opposed expansion of industrial lands in West Eugene.

Council discussion:

- An inventory of brownfields is needed.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder