

MINUTES

Eugene City Council Meeting Eugene, Oregon 97401

May 22, 2023
7:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Councilor Groves opened the May 22, 2023, meeting of the Eugene City Council in a hybrid in-person and virtual format at 101 W. 10th Avenue, Suite 114, Eugene, OR 97401.

1. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance to the Flag was led by Councilor Groves, in honor of Memorial Day on May 29th.

2. CEREMONIAL MATTERS

Councilor Groves read a proclamation for Public Works Week.

3. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Keating – noted that Saturday was Armed Forces Day; noted his appreciation for those who are serving and those who have served previously; noted that May 22nd is Harvey Milk Day.

4. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- April 24, 2023 Work Session
- April 24, 2023 Meeting
- May 10, 2023 Work Session

B. Approval of City Council Tentative Agenda

C. Initiation of Mims House Zone Change Application to Establish a Special Historic Zone (S-H)

D. Approval of Resources for Housing Affordable To Low- and Moderate-Income Persons

MOTION: Councilor Keating, seconded by Councilor Zelenka, moved to approve the items on Consent Calendar 1.

Council Discussion:

- Councilor Semple – pulled Item 4D, Approval of Resources for Housing Affordable To Low- and Moderate-Income Persons, from the Consent Calendar and requested that it be discussed after Public Forum.

VOTE: 8:0 PASSED

5. PUBLIC FORUM

1. Bill O'Brien – spoke about community issues around drug use.
2. Gerilyn VanPykeren – spoke about the need for safe and sanctioned camp sites.
3. Don Heady – spoke in favor of affordable housing.
4. Levi Mason – spoke against the Grant Street Grow Homes proposal.
5. Shea Hardy – spoke against the Grant Street Grow Homes proposal.
6. Dylan Lamar – spoke in favor the Grant Street Grow Homes proposal
7. Todd Boyle – spoke in favor of increasing affordable housing.
8. Vi Jaqua – spoke in favor of funding for Greenhill.
9. Renee Watts – spoke in favor of funding for Greenhill.
10. Zoe Anton – spoke in favor of affordable housing and middle housing.
11. Randy Prince – spoke in favor of camping enforcement.
12. Sheena Pensotti – spoke about her struggles with mental illness.
13. Stefan Strek –in favor of affordable housing, a vacancy tax, and Greenhill funding.

6. ACTION: An Ordinance Concerning The Industrial Pretreatment Program; Repealing Sections 6.501, 6.506, 6.511, 6.516, 6.521, 6.526, 6.531, 6.536, 6.541, 6.546, 6.551, 6.556, 6.561, 6.566, 6.571, 6.576, 6.581, 6.586, 6.591 And 6.596 Of The Eugene Code, 1971; Adding Sections 6.550, 6.552, 6.554, 6.556, 6.560, 6.562, 6.564, 6.566, 6.568, 6.570, 6.572, 6.574, 6.576, 6.578, 6.580, 6.582 And 6.584 To May 22, 2023 Meeting That Code; And Providing For An Immediate Effective Date.

MOTION AND VOTE: Councilor Keating, seconded by Councilor Zelenka, moved to approve An Ordinance Concerning The Industrial Pretreatment Program; Repealing Sections 6.501, 6.506, 6.511, 6.516, 6.521, 6.526, 6.531, 6.536, 6.541, 6.546, 6.551, 6.556, 6.561, 6.566, 6.571, 6.576, 6.581, 6.586, 6.591 And 6.596 Of The Eugene Code, 1971; Adding Sections 6.550, 6.552, 6.554, 6.556, 6.560, 6.562, 6.564, 6.566, 6.568, 6.570, 6.572, 6.574, 6.576, 6.578, 6.580, 6.582 And 6.584 To That Code; And Providing For An Immediate Effective Date

VOTE: 8:0 PASSED

7. ACTION: 1059 Willamette Redevelopment – Timeline Update

MOTION: Councilor Keating, seconded by Councilor Zelenka, moved to approve the revised terms in Attachment A and to authorize the City Manager to enter into a real property transfer agreement consistent with the revised terms included in Attachment A.

Council Discussion:

- Councilor Zelenka – asked how the availability of financing for developers is determined.

VOTE: 8:0 PASSED

8. CONSENT CALENDAR 1 – Item pulled for discussion.

D. Approval of Resources for Housing Affordable To Low- and Moderate-Income Persons

City Manager Medary introduced Laura Hammond, Housing Analyst with Planning and Development.

Council Discussion:

- Councilor Groves – asked how the project will affect parking and congestion on Grant Street; noted that while the State has allowed parking regulation changes, it is up to the City to commit project funding.
- Councilor Evans – noted that Council had previously voted 7:1 to oppose House Bill 2001 because of its effects on local R1 zoning, home rule, and parking congestion; noted a need for a more refined planning process for affordable housing developments.
- Councilor Semple – noted that she had visited the Grant Street neighborhood; spoke to the characteristics and factors affecting potential parking congestion; noted that opponents of the project live on Grant Street and those in favor do not; noted her support for funding the project.
- Councilor Yeh – noted her support for the project because of the community’s need for affordable housing.
- Councilor Keating – asked how the City defines transit corridor; asked if there are changes at the State level that effect the City’s current parking incentives; asked how the frequent transit corridor map is created; stated his disappointment that the City has less capability to prevent congestion or to provide off-street parking incentives than previously hoped.
- Councilor Zelenka – asked if the parking requirements regarding the distance from a transit line in the Climate Friendly and Equitable Communities Act supersede the City’s; noted that increased density without parking causes livability issues; stated that a retroactive application of rules to the Grant Street Grow Homes project would be unfair; asked for examples of unincentivized affordable housing built in the City the last two years; noted that subsidies are the City’s most effective mechanism to create affordable housing.
- Councilor Clark – stated that the City is working against the market and preventing it from naturally creating affordable housing.
- Councilor Leech – stated her support for the Grant Street Grow Homes project; noted that she understands the neighborhood’s concerns.
- Councilor Groves – noted that while the developers have followed City rules, he understands the concerns about parking congestion; noted that local mass transit is not at the level where most people will choose to not have a car; believes the issues of livability and housing density are in conflict; noted support for development that balances parking issues.
- Councilor Evans – stated his support for the project; noted that House Bill 2001 was not well thought out in terms of density and parking congestion; noted that while he served on the Board of Lane Transit District, they prioritized building better transportation on heavily travelled transit corridors; stated that poorly planned housing density leads to livability issues.
- Councilor Zelenka – noted that “market failure” refers to when the market does not create the desired public goods; reminded Council that the City has a 20-year supply of buildable land and low Systems Development Charges; suggested that the Construction Excise Tax be raised from a half a percent to one percent.

- Councilor Semple – noted that the Grant Street neighborhood looks densely built, but the lots have large backyards; noted that Council is looking at providing funding for three projects and the Grant Street project provides the fewest units.

MOTION AND VOTE: Councilor Keating, seconded by Councilor Zelenka, moved to approve the use of \$321,528 of Affordable Housing Trust Funds for Grant Street Grow Homes by Cultivate Inc, \$383,434 of Affordable Housing Trust Funds for Bridges on Broadway by Homes for Good, and \$552,650 of Affordable Housing Trust Funds for The Coleman by Homes for Good.

VOTE: 8:0 PASSED

Councilor Groves adjourned the meeting at 9:01 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

Link to the webcast of this City Council meeting [here](#).