

MINUTES

Eugene City Council Virtual Public Hearing Eugene, Oregon 97401

April 18, 2022
7:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Randy Groves

Councilors Absent: Greg Evans

Mayor Vinis opened the April 18, 2022, meeting of the Eugene City Council in a virtual format.

1. PUBLIC HEARING: An Ordinance Amending Section 4.990 of the Eugene Code, 1971, Adding a Penalty for the Willful Violation of Section 4.830 (Portion of Street Reserved for Vehicular Traffic) of that Code.

City Manager Sarah Medary provided background and introduced the topic.

Mayor Vinis opened the Public Hearing.

1. Bridget Butler - urged Council to reject the proposed penalty amendments to EC 4.990.
2. Brooklyn - said she has empathy for the unhoused in our community; opposed ordinance.
3. Nathan - expressed opposition to add fines and jail time.
4. Rachel Smith-Anderson - shared her family toured the Eugene Mission, neutral on issue.
5. Heather Marek - urged Council to reject the proposed amendments.
6. Susan Connelly - shared downtown has a problem with vehicles stored on streets.
7. McKenzie Ni Flainn - urged rejection of the ordinance; shared a story of elderly couple.
8. Lynn Porter - said the proposal is stupid, unconstitutional, and morally disgusting.
9. Jeff Wolfe - opposed criminalizing sleeping; said living on the streets is not by choice.
10. Eli Brown - asked Council to vote against the ordinance as it was recommended by EPD.
11. Julianne - asked Council to reject this amendment, noting she does homeless outreach.
12. Pamela Kittleson - said she does not support increasing fines and jail time.
13. Robyn Matsumoto - said criminalizing homelessness will not result in compliance.
14. Ashley - said she was unsure whether to call Eugene her home tonight; opposed ordinance.
15. Mike Lewis - said allowing current conditions has gone on far too long.
16. Gabriele Hayden - urged Council to reject the motion.
17. Sandra Shotridge - shared she has been homeless; unsure how this can be considered.
18. Nancy Forrest - shared she does street outreach with Carry if Forward, opposed motion.
19. Sarai Johnson - urged Council to reject the motion doubling fines and adding jail time.
20. Roger Jensen - said he runs street outreach and urged Council not to pass the amendment.
21. Tom Bruno - said he opposes the motion and shared a story about an RV fire.

Council Discussion:

- Councilor Keating - asked if a broken-down vehicle or trailer that has been converted into a habitat count as enforceable.
- Councilor Semple - stated this ordinance will not solve homelessness and she does not want tents, building construction and other belongings in the ; said she does not feel that increasing fines and adding jail time is the right way to mitigate the issue; stated she needs to think about this issue.
- Councilor Zelenka - asked what willful violation means and how someone would avoid getting an ordinance violation.
- Councilor Groves - asked whether a parked vehicle that is protruding into the travel lane would apply under this ordinance; stated this ordinance can mitigate safety hazards.
- Councilor Keating - stated judges have the authority to levy community service and a fine; said he has reservations about the focus on willful violation and he would like to see a community service component; asked why community service is not on the table and if it is possible to weave that into the conversation before the vote on the ordinance change.

Mayor Vinis closed the Public Hearing.

2. **PUBLIC HEARING: An Ordinance Concerning Middle Housing; Making a Text Amendment to the Eugene-Springfield Metropolitan Area General Plan; Replacing Variations of the Terms “One Family” and “Single Family” with “Single-Unit,” Replacing Variations of the Term “Two Family” with “Duplex,” Replacing Variations of the Term “Three Family” with “Triplex,” Replacing Variations of the Term “Four Family” with “Four Plex,” and Replacing Variations of the Terms “Multiple Family” and “Multi-Family” with “Multiple Unit” Throughout the Eugene Code; Amending Sections 9.0500, 9.2160, 9.2161, 9.2700, 9.2720, 9.2740, 9.2741, 9.2750, 9.2751, 9.2760, 9.2761, 9.2770, 9.2775, 9.2777, 9.2780, 9.3050, 9.3065, 9.3100, 9.3115, 9.3116, 9.3125, 9.3145, 9.3210, 9.3215, 9.3220, 9.3221, 9.3300, 9.3310, 9.3510, 9.3625, 9.3630, 9.3800, 9.3810, 9.3811, 9.3815, 9.3822, 9.3910, 9.3915, 9.6105, 9.610, 9.6420, 9.6650, 9.6703, 9.6730, 9.6740, 9.6745, 9.6775, 9.6792, 9.6793, 9.6795, 9.6885, 9.7000, 9.7015, 9.7020, 9.7025, 9.7030, 9.7055, 9.7230, 9.7600, 9.8005, 9.8030, 9.8085, 9.8205, 9.8210, 9.8215, 9.8220, 9.8325, 9.8423, 9.8505, 9.8510, 9.8515, 9.8520, 9.8705, 9.8710, 9.8810, 9.8865, and 9.9500 of the Eugene Code, 1971; Deleting Sections 9.2705, 9.2735, and 9.2737 of that Code; Adding Sections 9.550, 9.7640, 9.7641, 9.7642, 9.7643, 9.7644, 9.7900, 9.7905, 9.7910, 9.7915, 9.7920, 9.7925, 9.8191, 9.8192, 9.8193, 9.8194, 9.8195, 9.8196, 9.8197, 9.8198, and 9.8199 to that Code; and Providing an Effective Date.**

City Manager Sarah Medary provided background and introduced the topic.

Mayor Vinis opened the Public Hearing.

1. Ken Beeson - requested Council’s support for the Planning Commission proposal.
2. Dan Isaakson - stated the proposal is pro racial justice and pro affordable housing.

3. Mike McFarlane - discussed the urban tree canopy and unintended impacts.
4. Ted Coopman - said he opposed the approach, lacks data for more effective strategies.
5. Ralph McDonald - said SHNA would like large, healthy tree protection with HB 2001.
6. Nancy Meyer - shared a recent story in the *Register-Guard* about Eugene neighborhoods.
7. Katie Hall - shared the opportunity to own a duplex is limited, need housing for workforce.
8. Bandana Stressa - stressed the importance of addressing missing Middle Housing.
9. Kaarin Knudson- said the community needs housing and supported Middle Housing.
10. Julie Fahey - appreciated the innovative approach to encourage public engagement.
11. Gerry Menneghan - urged Council to implement the minimum requirements of HB 2001.
12. Sherry Schaefer - asked Council to support the proposed Middle Housing code.
13. Eric Lundberg - shared he is a big supporter of smaller housing such as Amazon Cottages.
14. Samantha Roberts - asked Council to support Planning Commission recommendations.
15. Charlcie Kaylor - said the League of Women Voters supports the Middle Housing code.
16. Susan Connelly - asked Council to slow down and make the Middle Housing code right.
17. Alan Hancock - stated Eugene is not the first City to consider reducing parking minimums.
18. Hillary Kittelson - stated 11 people wrote Council a letter posing four questions.
19. Pam Wooddell - asked Council to adopt Middle Housing code, not exceed the minimums.
20. Carmel Perez-Snyder - stated AARP supports the proposal from the Planning Commission.
21. Emily Fox – said she supports the minimal standards and not what the City is proposing.
22. Tom Bruno - said HB 2001 proposal lacks predictive analysis like parking.
23. Tim Morris - said Springfield-Eugene Tenant Association unanimously supports the code.
24. Barbara Braden - said three Middle Housing issues need to be fairly addressed.
25. Jose Martinez - shared the phases and involvement of the community review panel.
26. Paul Conte - asked whether this free market approach will make things better or worse.
27. Carolyn Jacobs – asked that the code be written to regulate vacation rentals.
28. Patty Hine - stated on behalf of 350 Eugene that climate policy is housing policy.
29. Lisa Fragala – said she supports the City of Eugene’s draft code on Middle Housing.
30. Michele Corlette - stated she does not believe she has been well-informed by the City.
31. Lawrence Siskind - said the amendment is in direct conflict with Oregon planning goals.
32. Dylan Lamar - shared the C Street Co-op is an example of how Middle Housing can work.
33. Jeanne Gunnar - asked if the City’s response to HB 2001 will result in affordable housing.
34. Jeremy Star - stated he strongly supports the Planning Commission’s proposal.
35. Debra McGee - shared her daughter’s struggle with finding affording housing.
36. Kari Parsons - supported compatible infill and said she hopes to build an ADU.
37. Jim Lettichan - opposed the amendments to HB 2001, as they will not accomplish goal.
38. Matt Purvis - urged Council to adopt the amendments necessary to conform with HB 2001.
39. Joann Shotola - shared her experience and asked the City to make it cheaper to build.
40. Sabra Marcroft - supported the proposed amendments from the Planning Commission.
41. Janice Gotchall - asked Council to adopt the minimum standards for now.
42. Lynn Porter - shared that up-zoning will incentivize affordable housing.
43. Karen Beckman – supported the code but it’s no guarantee to increase affordable housing.
44. Dennis Hebert - read an excerpt of a transcript concerning HB 2001 from Councilor Yeh.
45. Jill Baxter – said she supports HB 2001 yet questions the City’s extra code amendments.
46. Sadie Mae Palmatier - said she supports the Planning Commission’s recommendations.

47. Eliza Kashinsky - said she sees a clear articulation of what the community values in code.
48. Wyn Swafford - urged Council to adopt the Planning Commission's recommendations.
49. Miaya - shared City has a history of making important decisions without enough data.
50. Lauren Halett - said more affordable housing is needed; supported the PC recommendations.
51. Harry Sanger - stated the reality will be three-story behemoths towering over neighbors.
52. Gabriele Hayden - said denser middle housing can reduce local carbon footprints.
53. Rene Kane - opposed the proposed code because of the negative impact on neighborhoods.
54. Kathy Ging - shared that the new plan could impact the use of solar power on homes.
55. Mimi Stewart - stated she is leaving Seattle due to the negative impacts of up-zoning.
56. Mark Beach - stated he is against the proposal; supported minimum standards.
57. Mike Lewis - supported adopting minimum standards as they not yet proven.
58. Bill Aspegren - said the Middle Housing parking plan is unworkable.
59. Kay Rose - opposed the proposal and supported adopting minimum standards.
60. Sandy Sanders - stated she is opposed to the plan and enjoys a low-density environment.
61. Thomas Newman - supported affordable housing around EmX transit stations.
62. Julie Huelm - supported Middle Housing that is affordable with clear path to ownership.
63. Lark Wadsworth - supported adopting the minimum standards for HB 2001.
64. Sarai Johnson - urged Council to adopt the Planning Commission's recommendations.
65. Isaac Judd - supported the Planning Commission's proposal for Middle Housing.
66. Terry - noted the code changes are connected, so ensure short-term rentals are regulated.
67. Hope Vatcher - supported the DLDC model code because it is a middle ground to test.
68. Nir Pearlson - said to look towards the future and support the Commission's proposal.
69. Lina Houston-Davidson - supported adopting the minimum standards.
70. Charles Woodward - said other issues need attention; opposed the code change.
71. Suzanne Whitney - opposed the code amendments; supported nature, not lot coverage.
72. Cindy Allen - said HB 2001 is unprecedented and will create a housing monopoly.
73. Christopher Deal - supported the Middle Housing amendments recommended by staff.
74. Clay Neal - said Middle Housing provides additional opportunity for home ownership.
75. Alexis Biddle - supported the draft code amendments and direction for future growth.
76. Carlis Nixon - supported infill when it's well-regulated; code amendments are too radical.
77. David Barajas - said he supported the recommended code amendments.
78. Gary Heldt - said zone changes added to HB 2001 will have unintended consequences.
79. Steve Pringle - opposed the code amendments as they will not produce affordable housing.
80. Rachael Latimer - supported passing the minimum code and draft amendments later.
81. Barbara Miller - supported following state guidelines for code amendments.
82. Rachel Smith Anderson - said outreach was poor; supported minimum standards.
83. Steven Baker - said there is a serious housing shortage; supported minimum standards.
84. Tom Albertson - said he supports the recommendations from staff.
85. Daniel Ivy - said he supported the code changes from the Planning Commission.
86. Gwen Jaspers - said the proposed code changes do not guarantee affordability.
87. Sandra Bishop - opposed the code amendments; supported minimum standards.
88. Louise Al - said the proposed code amendments seem like a land grab.

Mayor Vinis closed the Public Hearing.

Council Discussion:

- Councilor Clark - stated the amount of public interest on this issue may have been underestimated; said he hoped more ways can be found to engage with the public before moving forward; stated he was shocked by one of the Planning Commissioner's comments; said he hoped Council will take adequate time to deliberate.
- Councilor Zelenka – asked for more information from Commissioner Isaacson about his comments; thanked staff for moderating meeting.
- Councilor Keating – thanked the public, staff, Planning Commission, and stakeholders for this process; said he shares people's the concerns expressed about parking and tree canopy preservation and he looks forward to reading the Eugene Sustainability recommendations regarding the tree code; suggested a tweak in the proposed parking reduction incentives from one half mile to one quarter mile from an EMX line and to eliminate the on-street parking incentive within a quarter mile of a fixed bus route; stated the recommendations could help alleviate an influx of on-street parking on the already crowded and narrow south hills streets.
- Mayor Vinis - noted there is time to consider peoples' concerns.

The meeting was adjourned at 12:01 a.m.

Respectfully submitted,



Brooke Freed
AIC City Recorder

(Recorded by Niyah Ross)

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