

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

September 26, 2022
5:30 p.m.

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

Mayor Vinis opened the September 26, 2022, work session of the Eugene City Council in a hybrid format at 101 W 10th Avenue, Eugene OR 97401.

1. EXECUTIVE SESSION

The executive session was held pursuant to ORS 192.660(2)(h) consultation with legal counsel about litigation.

2. WORK SESSION: Public Health Overlay Zone Concepts and Other Tools

City Manager, Sarah Medary introduced Development Investment Liaison, Allie Camp, Building and Permit Services Director, Lydia Bishop and Planning Director, Alissa Hansen who presented information regarding the public health overlay zone concepts and other tools.

Council Discussion:

- Councilor Clark –stated he would like to know if there are other concerns to consider beyond the risks that are already known based on previous issues with J.H. Baxter; noted he would like to see a map that indicated any residential areas immediately adjacent to or near industrial zoned lands to know where any potential conflicts exist; noted that there are other zones, such as agriculture that may also need to be considered for potential risk factors; asked staff to create a map with the potential risk areas shown.
- Councilor Evans – asked staff to explain I1, I2 and I3 zoning differences; asked staff what percentage of west Eugene identifies as Latino/Latina; asked how many more people of color reside in Ward 6 now versus ten years ago and what the economic impact of this on the area is; asked staff for maps that can address the information he is requesting.
- Councilor Syrett – asked if the work session for the vibration ordinance has been scheduled yet; noted that the public health overlay does not have to create new regulations and could be a framework of allowed activities; noted that the screening tool provided by staff is helpful; noted that this work session was initiated to find ways to reduce the negative impacts on residents in the community; stated that she is intrigued by the actions that Minneapolis took.
- Councilor Zelenka – noted regulating pollution is handled by Department of Environmental Quality and the Environmental Protection Agency; stated his concern is to prevent another situation like the one that occurred with J.H. Baxter; noted that it is

difficult to correct the balance in legacy areas where residential and industrial zones have met; noted that in undeveloped areas like Clear Lake, issues can be prevented; stated that he would like to see mechanisms in place to hold companies and people accountable for any damages, including J.H. Baxter; stated he is in favor of setback and buffer zones to prevent future issues.

- Councilor Groves – noted the risk bonds work session was intended to look at holding companies accountable for damages in the future; noted that the Department of Environmental Quality has a fund that helps to assist residents to repair damages caused by an industrial issue; stated the health overlay zone is designed to put a separation between residential occupancy and industry that could cause harm; noted that he would like to see a strategy for engaging business and industry; stated that he spoke with a representative from Department of Environmental Quality about the overlay zone; noted he has concerns about chemical exposures for residents.
- Councilor Yeh – stated that no Eugene resident’s health should be at risk due to the location of their home; noted that there should be a combination of land use code changes, incentives, and other mitigation efforts; stated support for buffer zones; questioned how to implement buffer zones in developed areas; asked staff if the overlay zone would focus on developed areas, undeveloped areas, or both; asked staff to bring back information on how land use would be regulated.
- Councilor Keating – noted that pollution impacts residents throughout Eugene; stated support for expanding the overlay zone throughout the city; asked if it is better to ban specific uses or review uses as they are proposed; stated interest in Minneapolis’ action on clean green zones; stated he is interested in learning more about air protections from Department of Environmental Quality and Lane Regional Air Protection Agency; stated favor for a smog check system in Eugene, asked if the City has the authority to enforce this process; noted that there is not an Lane Regional Air Protection Agency process for smog checks at this time; noted that actions taken by other municipalities provide a good starting point; noted that this issue requires public participation and input.
- Councilor Evans – asked staff to follow-up with the human rights office for a robust outreach to the Latinx community regarding this topic to bridge the language and cultural gap; noted the importance of having input from residents; noted a desire for a robust outreach to the Trainsong neighborhood; stated he would like to involve 4J and Bethel School Districts to ensure there is efficient outreach and education on this topic.
- Councilor Groves – noted appreciation for Councilors Syrett and Evans for their work on this topic and finding solutions to this issue; noted that he wants Council to continue the work on this topic and see it through to the end.

Mayor Vinis adjourned the meeting at 7:01 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Sara McKinney)
Webcast of meeting available [here](#).