

## MINUTES

### Eugene City Council Work Session Eugene, Oregon 97401

September 28, 2022  
12:00 p.m.

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

**Councilors Absent:** Greg Evans

Mayor Vinis opened the September 28, 2022, work session of the Eugene City Council in a hybrid format at 101 W 10<sup>th</sup> Avenue, Eugene OR 97401.

#### 1. **WORK SESSION: Climate-Friendly and Equitable Communities Rules: Parking Regulation**

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 Climate-Friendly and Equitable Communities Rules: Parking Regulation.

##### Council Discussion:

- Councilor Clark – noted the options for motions regarding this topic; asked staff to outline the consequences if the City does not meet the deadlines from the State of Oregon.
- Councilor Zelenka – asked about the rationale for parking reductions from Land Conservation and Development Commission and the Department of Land Conservation and Development perspective; noted that the state is on track to meet the greenhouse gas goals by 2035, and believes that rushing action is not needed; noted concern for the unintended consequences of this type of regulation; asked staff to clarify what is due on the dates provided in the presentation; asked staff clarify if the half mile to transit is walking distance or a straight line; asked how it compares to the middle housing code that was adopted earlier this year; asked if the minimum parking could be zero spaces with this regulation.
- Councilor Syrett – noted that unbundling parking spaces from tenant rent does not mean that parking spaces will not be built; asked to verify that the Reach Code is optional and has not been adopted yet; asked staff to elaborate on how the options would intersect with the climate-friendly areas; questioned if designating all of downtown would fulfill the requirements; noted that she had given testimony regarding this regulation and made it clear that the City is not in favor of this mandate.
- Councilor Yeh – asked to clarify the mandate timeline and extension requests; asked if an extension request is a real option; asked staff if the mandate timeline would allow for realistic community engagement; noted that an extension is needed to have time for

meaningful engagement with the community; asked staff to elaborate on the difference between the proposed motions in the agenda item summary.

- Councilor Keating – noted that Council was deliberate during the middle housing code amendments related to parking; noted that frequent transit corridors in the south hills of Eugene are not feasible walking distances due to the various elevation changes and inclines; asked if Council has the option to consider elevation issues and impacts on walkability; stated he has concerns about the unbundling of parking with rental properties and the impact on costs; expressed that discussion to reverse this mandate on a state level may be possible after the election.
- Councilor Groves – stated that the regulations are not clear and create confusion; noted the importance of making it known that Council does not agree with this mandate; asked staff how electric vehicle charging would work with these regulations; asked staff to confirm that this mandate will not impact the RV street parking issues the City is facing; noted his frustration with this unfunded mandate and the timelines laid out.
- Councilor Semple – asked staff to confirm that joining other cities in the lawsuit to fight this mandate would not change timelines; asked what the different options will require; noted that lifting the minimum parking regulations would be the fastest and most simple option; asked if Council must adopt the parking rules and climate-friendly areas; asked if downtown already has the rules to qualify as a climate-friendly area; asked staff if climate-friendly areas will still be required if parking mandates were eliminated.
- Mayor Vinis – asked how these mandates align with projects that staff are already working on and about potential overlap; asked if Housing and Urban Development has parking limits or requirements; stated that she has concerns about how this will impact low-income renters.
- Councilor Clark – asked staff to confirm that the deadline to apply for an extension is the same for all cities; asked what authority a new governor would have to slow or stop this mandate; asked how many state statutes would require adjustment to alter Land Conservation and Development Commission’s time dependent orders based on current statutory authority; stated that the most effective path to have meaningful community engagement would be to lobby the next legislature to alter or extend the timeline.
- Councilor Zelenka – noted that there are some good parts in this mandate however the timeline is problematic; stated that he has concerns about the feasibility of meaningful community outreach and engagement; noted a recent rule, the Clean Fuels Program Expansion, was not taken into consideration when this mandate was created; asked what the consequences would be if the City ignored the timeline and did the work at a more convenient pace.
- Councilor Keating – asked about the rapid timeline set by the Department of Land Conservation and Development; asked if a motion is required to direct staff to explore a request for extension; asked for clarification on motions required to move forward.
- Councilor Syrett – noted that it would be prudent to comply with the mandate while working toward amending the mandate; noted that the argument for public engagement is a strong case for requesting altered timeline; asked to clarify if omitting parking requirements would only apply to new construction; noted that option B would repeal parking mandates for schools; noted that there are implications for any option Council chooses; favors the motion that does not state which option will be adopted, just that the City of Eugene will comply.

- Councilor Yeh – noted she is not in favor of non-compliance; noted that some of the unintended consequences of the mandate would create inequities; asked if Council chose option 1, would the unbundling of parking be required; asked if incentives for electric vehicle parking would be prohibited by this mandate.
- Councilor Groves – asked if home additions and remodels would be considered as new construction and be bound to this mandate; noted his disapproval that the state is creating unfunded mandates and is not following the mandates in Measure 110 for treatment centers.
- Councilor Semple – asked if Council chose the no minimum option, would there be both a Planning Commission and Council public hearing on the topic.
- Councilor Zelenka – asked to confirm that staff will be requesting a timeline extension and lobbying the legislature for change, regardless of the motion chosen; noted concern for the limited public engagement that would take place; suggested extending an invitation to Land Conservation and Development Commission to come to the City for a community forum on the topic; stated his favor of moving forward on option 3.

**MOTION:** Councilor Syrett, seconded by Councilor Keating, moved to direct the City Manager to initiate a land use code amendment to comply with electric vehicle charging and the state option to adopt either the Fair Parking Pricing Policy approach or Reduced Regulation Parking Management approach, consistent with the Climate-Friendly and Equitable Communities rules and to apply for an alternative timeline to allow for additional community engagement.

Council Discussion:

- Councilor Semple – noted that she is in favor of keeping all options open; stated she would not support staff completing a large amount of work toward an option or route that would not be adopted.
- Councilor Zelenka – inquired if an invitation to Land Conservation and Development Commission would require a motion.
- Councilor Yeh – noted she would be in favor of option 1 to provide the most flexibility.
- Councilor Clark – noted that his preference would be to not comply and send a message to the legislature that the timeline is not realistic; noted he will not vote in favor of any of the options.
- Councilor Semple – asked if all options would include the request for an alternate timeline.
- Mayor Vinis – noted that she would not be in favor of option 3 and would support an option that provides staff the ability to explore all possibilities.

**VOTE: FAILED 1:6** (opposed by Councilors Clark, Groves, Keating, Semple, Yeh and Zelenka)

**MOTION AND VOTE:** Councilor Syrett, seconded by Councilor Keating, moved to direct the City Manager to initiate a land use code amendment to comply with electric vehicle charging and parking Climate-Friendly and Equitable Communities rules and to apply for an alternative timeline to allow for additional community engagement.

**VOTE: PASSED 4:3** (opposed by Councilors Clark, Keating and Groves)

- Councilor Zelenka – asked if a motion was needed to invite the Department of Land Conservation and Development and the Land Conservation and Development Commission to take part in a public forum in Eugene to act as part of the engagement process.
- Councilor Syrett – noted that she would prefer that invitation and coordination be handled by Intergovernmental Relations Committee.

Mayor Vinis adjourned the meeting at 1:31 p.m.

Respectfully submitted,



Katie LaSala  
City Recorder

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