

MINUTES

Eugene City Council Virtual Work Session Eugene, Oregon 97401

May 12, 2021
12:00 p.m.

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

Councilors Absent: Greg Evans

Mayor Vinis opened the May 12, 2021, work session of the Eugene City Council in virtual format.

1. **WORK SESSION and POSSIBLE ACTION: River Road – Santa Clara Neighborhood Plan Project Update**

Senior Planner Chelsea Hartman, Santa Clara Community Organization Chair Kate Perle and River Road Community Organization Co-Chair Jon Belcher presented an update on the Santa Clara Neighborhood Plan Project.

Council Discussion:

- Councilor Syrett – thanked staff for their ongoing commitment; acknowledged the formal work on the project and patience with staff changes from the neighborhood associations is appreciated.
- Councilor Clark – thanked staff for their work; inquired if staff did an analysis on this work for unexpected incentives for annexations; asked staff about the resolution process for the plan as it progresses and monitoring potential new issues or policy conflicts; asked what may be needed from Council if there is a need to increase efficiency for this project or other potential changes.
- Councilor Zelenka – expressed support for Councilor Syrett’s comments and this motion; stated the plan goes beyond only land use and said he looked forward to the public adoption and review process.
- Councilor Groves – thanked staff and specifically called out Ms. Perle’s and Mr. Belcher’s dedication to the project; expressed support for this plan and looked forward to next steps; noted concern about how annexations occur and the speed of the process.
- Councilor Keating – shared gratitude to staff; requested clarification on mixed-use corridors and mixed economy; specified his support for additional investments in middle and low-income housing with a focus on affordable housing.
- Councilor Semple – thanked staff and complimented materials provided to Council; noted the template for this plan will help other neighborhoods in the future with this work; inquired about special area zones and why staff are waiting to address them.
- Councilor Yeh – thanked staff and everyone involved in this process; noted the thoughtfulness of the plan in going beyond land use and expressed hope that it will be the template for these kinds of plans in the future.
- Councilor Syrett – asked staff to elaborate on the planning district concept; expressed appreciation for expansiveness of the area plan that resulted in high community participation and a very useful product.

- Councilor Clark – asked for clarifications of staff approach on special area zones regarding the larger vision goals and land use specific; inquired how staff would use the special area zone once created.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to initiate a public review and adoption process for the River Road-Santa Clara Neighborhood Plan, including associated comprehensive plan and refinement plan amendments, zone changes, and Group 1 land use code amendments in Attachment B. **PASSED 7:0**

2. **WORK SESSION: Ordinance to Finalize Compliance with ORS 197.312(5) for ADUs**

City Manager Sarah Medary covered the next steps in the process for public hearing and potential action in the future, and Planning and Development Senior Planner Jeff Gepper and Assistant City Attorney Lauren Sommers presented information regarding the ordinance to finalize compliance with ORS 197.312(5) for ADUs.

Council Discussion:

- Councilor Clark – appreciated the bottom-up approach to the work happening in the Santa Clara and River Road area with the community; stated HB 2001 as it relates to ADUs is bad policy and destructive to neighborhood livability without solving the problem; expressed that as a city with a history of opposition to a top-down approach from state, the City and Council need to respect the residents’ points of view.
- Councilor Semple – shared her concern with special area zones; said she heard from neighborhoods that they want sufficient time to review and provide their opinions on these changes; inquired if there is leeway to let the neighborhoods participate further; said it would be helpful to know who has final say about a piece of land, specifically regarding the state, city and metro plan with special area zones; asked staff how the plan was advertised.
- Councilor Keating – asked if, since state law supersedes local land use ordinance, state law would also supersede Homeowner’s Association (HOA) contracts.
- Councilor Yeh – appreciated the history and past actions section on the topic staff provided; mentioned report from Jefferson Westside Neighbors and their concerns regarding larger lots and density part of the plan.
- Councilor Syrett – said that the ordinance does not conform with state law and after the public hearing she will vote to make sure ordinance is in compliance with state law, although Councilors may not agree with the state law; asked staff if Council has discretion regarding parts of the ordinance with lot areas, maximum densities; stated it needs to be made clear to the community where Council and the City has discretion with this ordinance and where they don’t as it is required by state law.
- Councilor Zelenka – asked if it would be a winning defense against the HOA conflicting rule it’s legal to build an ADU and the law allows it; expressed dislike of HB2001 and its “cookie-cutter” approach; stated that Council and the City can’t change a lot in the ordinance as it’s required by state law and encouraged those upset with it to take complaints to Legislature.
- Councilor Groves – asked for something simple to be published by staff prior to the public hearing with basic information regarding what discretion Council does and does not have on this ordinance.
- Councilor Clark – stated there are a list of federal state laws not enforced in the city of Eugene and said the same approach can be taken in this case; mentioned solution proposed by Jefferson Westside Neighbors and belief that their plan ought to direct Council in its interpretation and discretion.

- Councilor Semple – asked what the second building was to be named in the Jefferson Westside special area zone, specifically whether it would be an ADU or a supplemental dwelling unit; inquired how that difference is treated in the law.
- Mayor Vinis – offered perspective that in-depth conversations about this policy have happened since 2018 and ADUs are only a small part of housing supply challenge; said there are needed points of clarification on the proposed ordinance but this is state law and it's time to move on; emphasized there are bigger issues that have more impact on housing than ADUs and that it is not the time to stall and delay this process.

The meeting adjourned at 1:34 p.m.

Respectfully submitted,



Beth Forrest
City Recorder

(Recorded by Julie Adams)

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