

**MINUTES**  
**Eugene City Council**  
**Virtual Meeting**  
**Eugene, Oregon 97401**

**May 17, 2021**  
**7:30 p.m.**

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

Mayor Vinis opened the May 17, 2021, meeting of the Eugene City Council in virtual format.

**1. CEREMONIAL ITEMS**

Mayor Vinis read a proclamation declaring the week of May 16 – 22, 2021 to be Public Works Week.

**2. PUBLIC HEARING: An Ordinance Concerning Multiple-Unit Property Tax Exemptions and Amending Section 2.946 of the Eugene Code, 1971**

Mayor Vinis opened the Public Hearing.

There were no speakers for the Public Hearing.

Mayor Vinis closed the Public Hearing.

**3. PUBLIC HEARING: An Ordinance Granting an Exemption from the Application of Section 6.200 of the Eugene Code, 1971, and Providing for a Sunset Date**

Mayor Vinis opened the Public Hearing.

There were no speakers for the Public Hearing.

Council Discussion

Councilor Keating – asked Councilor Groves, as a former Fire Chief, to speak on the importance of controlled burn mitigation tactics.

- Councilor Groves – expressed support for these mitigation tactics; explained that controlled burns help native species, controlling the length of brush and other positive impacts.

Mayor Vinis closed the Public Hearing.

**4. PUBLIC HEARING: An Ordinance Amending the Eugene-Springfield Metropolitan Area General Plan Diagram and the Whiteaker Plan Land Use Diagram to Redesignate the Property Identified as Assessor’s Map 17-04-25-41, Tax Lot 7000 and Assessor’s Map 17-04-25-42, Tax Lot 100 from Light-Medium Industrial to Mixed Use and Rezone the Property from I-2 Light-Medium Industrial with /SR Site Review Overlay to S-W Whiteaker Special Area with /SR Site Review Overlay**

Mayor Vinis opened the Public Hearing.

1. Rick Satre – on behalf of applicant, shared the applicant’s plans for the site where rezoning was being requested, noting that the development would include opportunities for new employment, mix of residential uses and the application complies with applicable criteria.

#### Council Discussion

- Councilor Syrett – inquired about the role and limitations of Council in the quasi-judicial process.
- Councilor Keating – asked about the level of engagement that occurred with the surrounding neighborhoods for the proposed ordinance; inquired about Council’s authority with land use change proposals to underscore mixed economy in addition to mixed location; asked a for definition of mixed-use zoning.

Mayor Vinis closed the Public Hearing.

#### **5. PUBLIC HEARING: An Ordinance Concerning Accessory Dwellings; Replacing the Term “Secondary Dwelling” with “Accessory Dwelling” Throughout the Eugene Code, 1971; Making Additional Amendments to Sections 9.0500, 9.2010, 9.2011, 9.2740, 9.2741, 9.2750, 9.2751, 9.2775, 9.3060, 9.3065, 9.3115, 9.3125, 9.3126, 9.3210, 9.3215, 9.3310, 9.3510, 9.3615, 9.3625, 9.3626, 9.3810, 9.3811, 9.3815, 9.3910, 9.3915, 9.3970, 9.6410 And 9.8030 of that Code; Addressing the Oregon Land Use Board Of Appeals’ Remand of Ordinance Nos. 20594, 20595, and 20625; and Providing an Effective Date**

Mayor Vinis opened the Public Hearing.

1. Carmel Snyder – on behalf of AARP, supported ADUs that expand affordable housing options.
2. Kaarin Knudson – spoke about the benefits of ADUs; proposed simple changes.
3. Eliza Kashinsky –supported passage of the ordinance; shared disappointment in delays.
4. Bill Aspegren – supported changes to ordinance to ensure it is done correctly.
5. Vanessa Wheeler – spoke against the ordinance and density increases in special area zones.
6. Ryan Moore – supported the ordinance to increase housing supply, noting its benefits.
7. Paul Allen – supported a change to expand the five-foot set-back rule in the ordinance.
8. Alexis Biddle – supported in-fill housing and passage of the ordinance, to help multiple crises.
9. Seth Sadofsky – supported quick passage due to housing crisis with no delays for special zones.
10. Paul Conte – reviewed history of ordinance discussions, opposed the ordinance it as written.

#### Council Discussion

- Councilor Clark – asked Planning Director Alissa Hansen and Deputy City Attorney Emily Jerome to speak to their past statements and current recommendations before passage of ordinance.
- Councilor Syrett – appreciated the public comment; stated that her vote in 2018 was not due to density issues as characterized during public testimony; stated her intention to make a motion on the proposed ordinance around an increase in allowable heights of ADUs.
- Councilor Evans – inquired if size of lot was the determining factor for how many ADUs would be allowed on it.
- Councilor Yeh – confirmed that staff would be providing information on where Council has discretion in the proposed ordinance; said since her previous statements in 2018 there has been a lot of discussion, changes and new information around this issue and things are not the same as they were years ago.
- Councilor Groves – requested Council receive the clarifying information from Ms. Jerome and Ms. Hansen before the night of passage of the ordinance.

- Councilor Clark – asked about areas where there are two single families per lot and how that applies to ADUs within state law; requested clarification of Council’s level of discretion within the proposed ordinance.
- Councilor Zelenka – asked staff what the exceptions are within the state law for the 1 single family:1 ADU ratio rule.

Mayor Vinis closed the Public Hearing and record.

The meeting adjourned at 8:46 p.m.

Respectfully submitted,



Beth Forrest  
City Recorder

*(Recorded by Julie Adams)*

Webcast of meeting available [here](#).