

## MINUTES

**Eugene City Council Work Session  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**June 21, 2017  
12:00 p.m.**

**Councilors Present:** Mike Clark, Chris Pryor, Emily Semple, Claire Syrett, Alan Zelenka

**Councilors Absent:** Greg Evans, Betty Taylor

Mayor Vinis opened the June 14, 2017, Work Session of the Eugene City Council.

**A. WORK SESSION: Measure 49 Claim for Property Located at 1777 E 30th Avenue, Eugene, OR**

Assistant City Attorney Lauren Summers and Principal Planner Alissa Hansen, offered Council a presentation on Measure 49.

Council Discussion

- It is appropriate to bring this before Council because, if the claim is found to be valid, one of the choices of action is to waive prior regulations decided on by Council.
- There is no State definition for "secondary dwelling;" however there is a local definition of the term.
- The distinction between primary and secondary dwellings is a matter of size.
- An accurate representation of current square footage is dependent on who measured it, and how it was measured.
- Whatever is decided about this particular claim is not legally binding as per future claims.
- The existing house cannot be considered a secondary dwelling because it is too tall.
- As long as the property is being used for its intended purpose(s), there are no restrictions on use.

**B. WORK SESSION: New Housing Developments Where Unimproved Roads Are the Main Access**

City Engineer Mark Schoening gave a presentation on new housing developments where unimproved roads are the main access.

Council Discussion

- Wards 4, 5, 6, and 7 in particular have a lot of issues with new development on unimproved roads.
- Unimproved roads are hazardous for pedestrians and bicyclists traveling to and from developments.
- It is unfair for residents on unimproved roads to pay for improvement, when developments on improved roads did not pay for them.
- There are many imperatives in terms of public safety and public health to be addressed.
- Either the developer will have to pay for road improvement before the development can be completed, potentially dooming the development due to exponentially increased cost, or the City would have to pay for it, in which case it could take years to get to a particular development in the City's queue.

- A Local Improvement District (LID) is liable for the cost of all components of neighborhood roads, but only the curb, gutter, and sidewalk of major arterial roads.

The meeting adjourned at 1:40 p.m.

Respectfully submitted,

*Beth Forrest*

Beth Forrest  
City Recorder

*(Recorded by Rodney Cimburke, LCOG)*