

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**March 6, 2019
12:00 p.m.**

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Chris Pryor, Greg Evans

Mayor Vinis opened the March 6, 2019, work session of the Eugene City Council.

1. WORK SESSION: Oregon HB 2001 (2019 Regular Session)

Principal Planner Alissa Hansen and Assistant City Attorney Lauren Sommers gave a staff presentation about HB 2001, current projects related to the bill, and the City's legislative agenda.

Council Discussion:

- Mayor Vinis brought council up-to-date about the Intergovernmental Relations Committee discussion and recommendation about the bill.
- Councilor Taylor said she would like to oppose the bill, doesn't think it will contribute to affordable housing and prefers the State not tell the City how to legislate.
- Councilor Evans said this is a Portland solution—not a solution for Eugene. Would like to oppose it, but it would leave Eugene without a seat at the table to influence its design.
- Councilor Pryor proposed opposition unless it's amended so Eugene could continue to have a seat at the table to influence the design of a bill that has a good chance of passage. Would like to see amendments that would allow more local control.
- Councilor Clark said the legislature should care what Eugene thinks of the bill—it would be sad if they do not. Would like Eugene to oppose it outright.
- Councilor Syrett asked a question about the City's rules about subdivisions in R1 not permitting a subdivision to be entirely comprised of middle housing. Would like to oppose even if she supports some of the bill's goals because it preempts local authority.
- Councilor Semple did not like the preemption or lack of citizen involvement in the process. Asked staff for clarification about what direct opposition of the bill will mean for Eugene's ability to impact the drafting process. Expressed concern for whether the City will still be able to set rules about density, and asked a question about parking requirements. Opposed the preemption of home rule.
- Councilor Yeh said she does not like the bill, but would like the City's legislative staff to be empowered to influence the bill.
- Councilor Zelenka expressed concerns about the IGR process and the ability for all councilors to be kept abreast of developments with the State legislature. Voiced

concerns about people purchasing small single-family homes, tearing them down and building fourplexes. Asked a question about lot size requirements and whether they relate to siting and design. Strongly opposed to this bill, but would like to continue to be a part of the conversation considering it has a good chance of passage. Proposed council oppose with substantial amendments.

- Mayor Vinis said walking away from the table is a potentially risky path for maintaining relationships that could serve the City in the future.
- Councilor Evans agreed that maintaining relationships is important—especially with a bill such as this one that has a high likelihood of passage. Would like the City to express strong opposition and stay at the table, perhaps proposing its own bill language. Had concerns about displacement of low-income residents as well as rising housing prices.
- Councilor Taylor said she thought it was unlikely that legislators wouldn't communicate with the City if it opposed the bill. Strongly opposed any impediments to home rule.
- Councilor Clark said he hoped the area's State legislators were watching the council's conversation and acknowledged there are no amendments that would make the bill palatable. Would like the City's legislative staff to oppose the bill firmly.
- Councilor Syrett supported sending a clear message that the City doesn't want these regulations decided on the state level; the State could support the City in reaching the same goals in a different manner.
- Councilor Semple share her personal experience with living in a home that was converted to a fourplex and expressed concern that such changes would happen throughout Eugene. Would like the City to oppose the bill.
- Councilor Zelenka said he would like to focus on tactics; opposition from the council is clear.

MOTION: Councilor Zelenka, seconded by Councilor Pryor, moved to strongly oppose HB 2001 and have staff work to kill the bill or to substantially amend.

- Councilor Zelenka explained that his motion is aimed at giving staff strategic direction.
- Councilor Clark offered a friendly amendment to “oppose unless it applies to cities over 300,000 residents.” He then made a motion to substitute.

MOTION TO SUBSTITUTE: Councilor Clark, seconded by Councilor Evans, moved to oppose unless amended to apply to cities over 300,000 people.

- Councilor Taylor did not like the idea of supporting a bill that would apply to Portland if Eugene disagreed with it.
- Councilor Syrett said she would like the City to oppose the bill in any form and believed there are ways to influence the outcome even if it passes.
- Councilor Pryor said he could support the substitute motion.

- Councilor Semple noted that Eugene may reach 300,000 residents soon. Expressed unwillingness to support a bill that would preempt Portland's home rule.
- Councilor Clark withdrew his motion.

MOTION TO SUBSTITUTE: Councilor Evan, seconded by Councilor Clark, moved to substitute to oppose HB 2001.

- Mayor Vinis reiterated that she was concerned about the high likelihood of passage of the bill and the impact of the City's position on its relationships.
- Councilor Evans said negotiation isn't always a good path to take. Would like to strongly oppose.
- Councilor Zelenka said he would like staff to be empowered to work with people to amend the bill to make it more palatable. Urged council to support his original motion.
- Councilor Pryor said he would prefer the City's legislative staff to be empowered to influence the outcome.
- Councilor Clark suggested the City could strongly oppose as part of a sophisticated strategy.
- Councilor Evans did not think that opposing the bill would result in the City not continuing to be part of the conversation.
- Mayor Vinis clarified that the purpose of the vote from her perspective was to direct staff, particularly as council goes into its spring break and will not be able to give staff additional direction during that time.

VOTE ON MOTION TO SUBSTITUTE: PASSED 5:3, councilors Pryor, Yeh and Zelenka opposed.

VOTE MAIN MOTION AS SUBSTITUTED: PASSED 7:1, Councilor Pryor opposed.

The meeting adjourned at 1:37 p.m.

Respectfully submitted,

Beth Forrest

Beth Forrest
City Recorder

(Recorded by Cas Casados)

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