

# MINUTES

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

**May 20, 2019  
7:30 p.m.**

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

Mayor Vinis opened the May 20, 2019, public hearing of the Eugene City Council.

**1. PUBLIC HEARING AND POSSIBLE ACTION: An Ordinance Concerning Autzen Stadium and Amending Section 4.190 of the Eugene Code, 1971**

City Manager Jon Ruiz introduced the item.

**MOTION AND VOTE:** Councilor Taylor, seconded by Councilor Semple, moved to adopt an ordinance concerning Autzen Stadium and amending section 4.190 of the Eugene Code, 1091. **PASSED 8:0**

**2. 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, 9.3115, 9.3125, 9.3210, 9.3215, 9.3310, 9.3510, 9.3615, 9.3810, 9.3811, 9.3815, 9.3910, 9.3915, and 9.8030 of that Code; and Addressing the Oregon Land Use Board Of Appeals’ Remand of Ordinance Nos. 20594 And 20595.**

City Manager Jon Ruiz and Deputy City Attorney Emily Jerome introduced the item.

Speakers

1. Todd Boyle – would like council to remove restriction on ADUs.
2. Susan Bliven – urged council to reduce restrictions to allow seniors to age in place.
3. Tiffany Edwards - shared the chamber’s support for more workforce housing.
4. Carmel Perez Snyder – supported zoning changes that reflect the community’s needs.
5. David Barajas – asked council to rethink restrictions on ADUs.
6. Nancy Meyer – challenged recent op-ed supporting ADUs in local newspaper.
7. Seth Sadofsky – said reasoning behind continued restrictions is lacking.
8. Joe Bonilla – would like the option to have a small home for his aging parents.
9. Daniel Ivy – noted that ADUs support the homeless, elderly, and young people.
10. Babe O’Sullivan – asked council to more aggressively remove barriers to ADUs.
11. Marcus Kauffman – said an ADU would enable people to care for their aging parents.
12. Dylan Lamar – asked council to consider who benefits from their decision.
13. Emily Fox – urged council to retain the owner-occupancy requirement.
14. Robert Roth – said neighborhoods dominated by rentals do not support good relationships.
15. Ralph McDonald – supported ADUs, requiring landlords to maintain livability of the property.
16. Gwen Burkard – said ADUs are a viable way to support the community’s aging population.
17. Carlis Nixon – supported ADUs, noting restrictions are important for ensuring quality of life.
18. Patricia Hine – supported ADUs to help the city meet its climate and affordable housing goals.
19. Dianna B. – said ADUs may not support affordable housing goals without deed restrictions.
20. Jean Tate – supported ADUs as a great opportunity to build more needed housing.

21. Bill Aspergen – urged council to keep owner-occupancy requirement
22. Joshua Caraco – urged council to remove parking requirement.
23. Scott Burgess – questioned whether ADUs would help the affordable housing problem.
24. John Byrne – supported ADUs as long as homeowner is nearby to oversee property.
25. Pam Woodell – supported ADUs with owner-occupancy requirement; noted profiteering risk.
26. Susan Connolly – expressed concern about sprawl and supported infill.
27. Carolyn Jacobs – asked council for a clear definition of ADUs; slippery slope to upzoning.
28. Kaarin Knudson – supported use of zoning to make city inclusive by design.
29. Shaun Winter – said more density and walkability would increase economic health.
30. Eliza Kashinsky – said ADUs can help the City reach its stated goals.
31. Cliff Gray – supported ADU development with the owner-occupancy requirement.
32. Tom Bruno – expressed concerned about taxes and increased draw on public services.
33. Arame Tchack Ryan – told personal story of owner-occupancy requirement being a hurdle.

#### Discussion

- Councilor Clark – requested a memo from the City Attorney, listing any case law with a valid claim of discrimination with regard to an ownership requirement for ADUs.
- Councilor Zelenka – would like a policy that takes into account varying impact on different neighborhoods; would like council to encourage livability, responsibility, and accountability
- Councilor Taylor – reminded everyone at the meeting that ADUs were already allowable; said owner-occupancy is essential to preserving neighborhoods.
- Councilor Clark – said that while he was unsure whether ADUs would create more rental housing, they are great for caring for a family member; explained that ADUs do not count as income when taking out a loan from a financial institution, if you live in the primary home.
- Councilor Zelenka – shared that council will talk about AirBnB rentals soon.
- Councilor Yeh – noted that the city is changing and the council needs to respond to those new needs; asked for information about the factors being considered around what constitutes good stewardship of property before land use decisions are made.
- Mayor Vinis – reminded everyone that the discussion was happening because this issue was remanded by LUBA; owner-occupancy may not be in alignment with state law.

The meeting adjourned at 9:17 p.m.

Respectfully submitted,



Beth Forrest  
City Recorder

*(Recorded by Cas Casados)*

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