

## MINUTES

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

April 16, 2018  
7:30 p.m.

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

**Councilors Absent:** Greg Evans

Mayor Vinis opened the April 16, 2018, Public Hearing of the Eugene City Council.

**1. PUBLIC HEARING: Ordinance Concerning Public Passenger Vehicle Services; Amending Sections 3.005 and 3.345 of the Eugene Code, 1971; and Providing for an Immediate Effective Date.**

City Manager Jon Ruiz introduced the Public Hearing topic and informed Council that action is tentatively scheduled for April 23.

1. Jay Mayernik – said draft code changes for PPVs do not include background checks similar to taxis.
2. Tracy Cooke – expressed concern about creating illegal conditions at the airport, insurance issues.
3. Aaron Baker – spoke in support of the ordinance as currently written.

**2. PUBLIC HEARING:**

**Ordinance #1: An Ordinance Concerning Secondary Dwellings and Amending Sections 9.0500, 9.2010, 9.2011, 9.2740, 9.2741, 9.2750, 9.2751, 9.3115, 9.3125, 9.3210, 9.3215, 9.3310, 9.3510, 9.3810, 9.3815, 9.3910 and 9.3915 of the Eugene Code, 1971.**

**Ordinance #2: An Ordinance Concerning Secondary Dwellings and Amending Section 9.0500 of the Eugene Code.**

**Ordinance #3: An Ordinance Concerning Housing on Church, Synagogue and Temple Property and Amending Sections 9.2740 and 9.2741 of the Eugene Code. (City File CA 18-1)**

Land Use Planning Manager Alissa Hansen gave an overview of Senate Bill 1051, and how it relates to secondary dwelling units in Eugene and the phased approach to implementing the legislation.

1. John Barofsky – said the Planning Commission made its recommendation to Council in writing.
2. David Monk – said Southeast Neighbors want an inclusive process; current SDU standards comply.
3. Margie James – Fairmount Area Neighbors want to be included in SDU process and discussion.
4. Ted Coopman – Jefferson Westside Neighbors would like a delay on any decision about SDUs.
5. Pam Wooddell – read letter from multiple neighborhood associations requesting public input.
6. Dennis Hebert - continued to read letter from neighborhood associations.
7. Rachael Latimer – continued to read letter from neighborhood associations.
8. Raging Grannies – supported more affordable dwellings to reduce number of homeless.
9. Nancy Gallagher – supported building SDUs on church properties.
10. Paul Neville – St. Vincent de Paul, stressed important role of faith communities in housing crisis.
11. Carolyn Jacobs – said neighborhood associations should be engaged in process and not rushed.
12. Melanie Oommen – expressed excitement around opportunities for housing on faith properties.

13. Bill Aspegren – provided a response to SB 1051 Phase 1.
14. Carmel Snyder – AARP submitted letter supporting SB 1051 and affordable, inclusive housing.
15. Kelly Johnson – said the community needs smaller, more affordable housing options, like SDUs.
16. Carlis Nixon – provided a response to the *Register-Guard* article by WE CAN group.
17. Ralph McDonald – would like to see fast action around code changes on faith properties.
18. Todd Boyle – asked to remove barriers to SDUs and comply with intent of SB 1051.
19. Sue Wolling – said City should be working towards allowing all single-family homes to build SDUs.
20. Phillis Hockley – urged action on SB 1051 as soon as possible to provide more affordable housing.
21. Eliza Kashinsky – said Council should look for creative solutions and take action on SB 1051.
22. Ron Bevirt – said densification leads to decreased livability and doesn't solve housing crisis
23. Laurie Hauber – asked Council to fix gap and allow two SDUs to be built on church properties.
24. Seth Sadofsky – urging Council to make it easier to build SDUs.
25. Molly Bradley – said LiveMove student organization supports need for affordable housing options.
26. Barbara Prentice – said League of Women Voters looking into housing availability and affordability.
27. Paula Stout – said more housing options are needed; read comments from kids at a local shelter.
28. Babs Sullivan – read letter from Dan Bryant to support implementation of SB 1051.
29. David Hazen – supported SDUs on properties of places of worship.
30. Ruth Ann Rini – said places of worship are excited about potential to create more affordable housing.
31. Deborah Jeffries – said City code prevented her from building SDU for her disabled mother.
33. Gwen Burkard – opposed more process or discussion that delays moving forward with SB 1051.
33. Michael Fifield – spoke in favor of a variety of housing options, including SDUs.
34. Jenna Fribley – supported code amendments that make it easier to build SDUs.
35. Tiffany Edwards – said the Chamber supports removing barriers to construct low-income housing.
36. Tom Happy – said simple solutions can lead to unintended consequences, need dialogue/partnership.
37. Richie Weinman – supported SDUs in R-1 and getting rid of owner-occupancy requirement.
38. Matt McRae – asked Council to consider the barriers to SDUs; availability of land isn't the issue.
39. Kaarin Knudson – said Better Housing Together is working to produce more affordable housing.
40. Josh Newman – said intent of legislation to address the housing crisis is clear regarding SDUs.
41. Jean Tate – said process has been continuous and don't want to stall moving forward.
42. Emily Fox – said neighborhood associations are trying to help; there should be public involvement.
43. Bill Kloos – said legislature is trying to make sure local governments are doing their homework.
44. Ed McMahon – Homebuilders Association, SB 1051 allows building more front doors; let's comply.
45. Angie Marzano – said action needed now for sustainable, walkable, neighborhoods.
46. Dennis Casady – said Eugene should model Springfield's example and wave SDCs for ADUs.
47. Arthur Hart – said SDUs can be part of the housing crisis solution, and help provide for families.
48. Kip Lohr – said the intent of SB 1051 is to help with the housing crisis; follow Bend's example.
49. Dylan Lamar – encouraged implementation of SB 1051, using guidance of DLDC.
50. Joel Sadofsky – said lack of housing in the community points to need for building more SDUs.
51. Dennis Lees – spoke about housing program and early interventions in addressing housing problems.
52. John Hoops – said there isn't time to keep saying we need more time; address housing crisis now.
53. Roman Anderson – said the decision to not grow out means we must now grow in; enact SB 1051.
54. Janet Bevirt – said there isn't enough togetherness in the process, need to discuss as neighbors.

Mayor Vinis closed the Public Hearing.

#### Council Discussion

- Testimony revealed many shared concerns and themes. Council has voted unanimously to dig deeper into options for diverse housing types.
- The cost of building new housing has tripled in the past eight years and Council has not planned for the growth this community is now seeing.
- SDUs may be part of the solution; however, there is no silver bullet for the housing crisis.

- Staff is working to package a number of options Council can consider to address the need for more affordable housing options.
- Extreme limitations on SDUs that were imposed years ago should be reconsidered now; should remove owner occupancy rules and minimum lot size.
- There is support for leaving the record open for a period of time.

**MOTION AND VOTE:** Councilor Taylor, seconded by Councilor Semple, moved to leave the record open for two weeks. **PASSED 7:0.**

The meeting adjourned at 10:20 p.m.

Respectfully submitted,



Elena Domingo  
Deputy City Recorder