

MINUTES

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

**June 20, 2018
12:00 p.m.**

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

Mayor Vinis opened the June 20, 2018, Work Session of the Eugene City Council.

1. ACTION: Appointments to Eugene Planning Commission

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to reappoint Kristin Taylor to the Planning Commission for a four-year term beginning July 1, 2018, and ending June 30, 2022. **PASSED 8:0**

MOTION: Councilor Clark, seconded by Councilor Taylor, moved to appoint Lisa Fragala to the Planning Commission for a four-year term beginning July 1, 2018, and ending June 30, 2022.

MOTION TO SUBSTITUTE: Councilor Zelenka, seconded by Councilor Pryor, moved to substitute Tiffany Edwards.

Council Discussion

- There are three strong candidates who received votes to be nominated; the motions reflect the order listed on the ballot.
- Strongly support Lisa Fragala, in recognition of her neighborhood association participation and work experience.
- Order is unimportant in this situation; all three candidates will be appointed.

VOTE ON MOTION TO SUBSTITUTE: PASSED 5:3, Councilors Semple, Syrett, and Taylor opposed.

VOTE ON MAIN MOTION: PASSED 6:2, Councilors Semple and Taylor opposed.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to appoint Lisa Fragala to the Planning Commission for an unexpired term ending June 30, 2021.
PASSED 8:0

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to appoint Christopher Ramey to the Planning Commission for an unexpired term ending June 30, 2019. **PASSED 8:0**

2. Motion to Develop Resolution Proposing Bee City Designation

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved to direct the City Manager to return to the City Council with a resolution to designate Eugene as a BEE CITY USA affiliate. **PASSED 8:0**

3. WORK SESSION: C-2 Community Commercial Zoning

Land Use Planning Manager Alissa Hansen spoke about current C-2 zoning locations and standards and what the process would be for changing the standards or rezoning.

Council Discussion

- Request made for specific examples of someone asking to have their land changed from another zone to C-2.
- Concerns expressed that people buying property don't understand the zones around them, including C-2; consider requiring that information as part of closing documents.
- More information requested about allowable building heights in cities in Oregon.
- Council may want to consider having different height limitations in different areas in C-2.
- Concerns expressed and questions asked about street-front sidewalks and setbacks.
- Questions asked about proposed Obie development height compared to C-2 allowable height.
- Support accommodating as much multi-unit growth as possible, opposed to limiting heights.
- This is part of the ongoing conversation about how to manage inevitable growth and change; important to be thoughtful and deliberate.
- Support process and rules that respect each neighborhood and allows planning for them differently.
- Consideration should be given to the effect of limiting uses in C-2 zoning and how it will impact compliance with the UGB adoption.
- Concerns expressed about the timelines and capacity of staff to do more analysis regarding C-2 questions in addition to existing work.
- Questions asked about legal implications of potential zone changes.

MOTION: Councilor Taylor, seconded by Councilor Semple, moved to initiate the land use code amendment process to make the changes to the C-2 Community Commercial zone described in section "A" on the yellow paper distributed at today's work session.

Council Discussion

- These restrictions would make development more difficult and eliminate opportunities.
- If an amendment process was initiated, it would initiate the specific changes in the motion.

VOTE: FAILED 1:7, Councilor Taylor voted in favor.

MOTION: Councilor Taylor moved to initiate the land use code amendment process to make the changes described in section "B" on the yellow paper distributed at today's work session. Councilor Taylor did not receive a second for this motion.

Council Discussion

- Council has already decided that it supports more density and will live with the impacts that brings, including traffic.
- Important to think about the impacts of C-2 before it's too late and development occurs that angers residents.

MOTION: Councilor Zelenka, seconded by Councilor Taylor, moved to have staff and the Planning Commission look at the issues discussed today, in particular setbacks, height, and bring back information, analysis, and potential impacts at a future work session.

Council Discussion

- Consider how these questions fit in with other priorities in Planning; important to not add too much additional work and to incorporate the work into existing initiatives.
- There are tradeoffs inherent in all of the decisions council makes; important to have conversations about the implications of decisions in a bigger sense.
- Support consideration of an ordinance that would increase transparency and require zoning information as part of purchase and sale agreements.

VOTE: PASSED 8:0

The meeting adjourned at 1:23 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Elena Domingo', with a stylized flourish extending to the right.

Elena Domingo
Deputy City Recorder