

MINUTES

Eugene City Council Meeting Eugene, Oregon 97401

November 25, 2024
7:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Vinis opened the November 25, 2024, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Evans – shared updates from the Intergovernmental Relations Committee regarding legislative priorities and policies and preparation for the upcoming legislative session.
- Councilor Yeh – noted she had the opportunity to hear from the co-author of *Homelessness is a Housing Problem* at two recent events.
- Mayor Vinis – stated November is Native American Heritage Month; noted significant dates including tribal restorations in Oregon.

2. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- September 23, 2024 Work Session
- September 23, 2024 Meeting
- September 25, 2024 Work Session
- October 16, 2024 Work Session

B. Approval of City Council Tentative Agenda

MOTION: Councilor Keating, seconded by Councilor Groves, moved to approve the items on Consent Calendar 1.

VOTE: 8:0 PASSED

IN FAVOR: Semple, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

3. Action: An Ordinance Extending the Term of Ordinance No. 19775 and Ordinance No. 20397 Granting to Comcast of Oregon, II, Inc. a Franchise for Operation of a Cable Telecommunications System.

City Manager, Sarah Medary, introduced the topic and provided background information.

MOTION: Councilor Keating, seconded by Councilor Groves, moved to approve An Ordinance Extending the Term of Ordinance No. 19775 and

Ordinance No. 20397 Granting to Comcast of Oregon II, Inc. a Franchise for Operation of a Cable Telecommunications System.

VOTE: 8:0 PASSED

IN FAVOR: Semple, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

4. **Action: An Ordinance Concerning Middle Housing; Making A Text Amendment To The Eugene-Springfield Metropolitan Area General Plan; Replacing Variations Of The Terms “One Family” And “Single Family” With “Single-Unit,” Replacing Variations Of The Term “Two Family” With “Duplex,” Replacing Variations Of The Term “Three Family” With “Triplex,” Replacing Variations Of The Term “Four Family” With “Fourplex,” And Replacing Variations Of The Terms “Multiple Family” And “Multi-Family” With “Multi-Unit” Or “Multiple-Unit” Throughout The Eugene Code; Amending Sections 9.0500, 9.2160, 9.2161, 9.2700, 9.2720, 9.2740, 9.2741, 9.2750, 9.2751, 9.2760, 9.2761, 9.2770, 9.2775, 9.2777, 9.2780, 9.3050, 9.3065, 9.3100, 9.3115, 9.3116, 9.3125, 9.3145, 9.3210, 9.3215, 9.3220, 9.3221, 9.3300, 9.3310, 9.3510, 9.3625, 9.3630, 9.3800, 9.3810, 9.3811, 9.3815, 9.3822, 9.3823, 9.3910, 9.3915, 9.6105, 9.6650, 9.6703, 9.6730, 9.6740, 9.6745, 9.6775, 9.6792, 9.6793, 9.6795, 9.6885, 9.7000, 9.7015, 9.7020, 9.7025, 9.7030, 9.7055, 9.7230, 9.7600, 9.8005, 9.8030, 9.8210, 9.8215, 9.8220, 9.8423, 9.8510, 9.8515, 9.8520, 9.8705, 9.8710, And 9.8865 Of The Eugene Code, 1971; Deleting Sections 9.2705, 9.2735, And 9.2737 Of That Code; Adding Sections 9.5550, 9.7640, 9.7641, 9.7642, 9.7643, 9.7644, 9.7900, 9.7905, 9.7910, 9.7915, 9.7920, 9.7925, 9.8191, 9.8192, 9.8193, 9.8194, 9.8195, 9.8196, 9.8197, 9.8198, And 9.8199 To That Code; Addressing The Oregon Land Use Board Of Appeals’ Remand Of Ordinance No. 20705; And Providing An Effective Date.**

City Manager, Sarah Medary, introduced the topic and provided background information.

MOTION: Councilor Keating, seconded by Councilor Groves, moved to approve an Ordinance Concerning Middle Housing, including Exhibits A and B attached thereto, as set forth in its entirety as Attachment A to the November 25, 2024, Agenda Item Summary.

Council Discussion:

- Councilor Zelenka – asked how to ensure there is sufficient infrastructure in place for middle housing development; noted implementation details are not typically part of the code; asked how operational details about determining sufficient infrastructure are maintained; asked if the City’s requirements for sufficient infrastructure are the same as the State requirements; asked how the City’s ordinance is different than the State’s minimum standards; noted the functional difference is the City would increase allowable density.
- Councilor Groves – asked how many staff hours have been spent on House Bill 2001, Climate-Friendly and Equitable Communities program (CFEC), and related appeals and remands; noted adopting the State model code would have saved considerable time; stated concern the City is behind on other planning related issues like the Bethel area plan or the Health Overlay Zone.

- Councilor Clark – stated the need for increased housing; noted the updated code does not provide enough detail around stormwater requirements.
- Councilor Evans – asked about the effect of Council not adopting the remand ordinance; stated the importance of maintaining home rule; noted he prefers to vote no or take no action; noted Council had initially opposed the provisions in House Bill 2001 by seven to one; noted concerns about giving our ability to zone and manage our local housing codes to the State.
- Councilor Zelenka – noted adopting the minimum State standards is the path Portland chose, as opposed to adopting the proposed ordinance, which was crafted with local input; asked about the benefit of adopting the proposed code versus the State minimum code; stated taking no action means the City would adopt the State code; stated he prefers to adopt a code customized to our city versus a generic State code.
- Mayor Vinis – stated Council had included incentives to encourage the creation of affordable housing into the proposed Middle Housing code; stated the current criteria for determining sufficient infrastructure for construction has been effective and consistent for years; noted the City had received an award for the extent of public engagement around the creation of the Middle Housing code and to propose changes now would erode public trust.

VOTE: 5:3 PASSED

IN FAVOR: Sample, Keating, Zelenka, Yeh, and Leech.

OPPOSED: Clark, Evans, and Groves.

5. Possible Action: Appointment to the Civilian Review Board

City Manager, Sarah Medary, introduced the topic and provided background information.

MOTION: Councilor Keating, seconded by Councilor Groves, moved to appoint Noah Coon to the Civilian Review Board beginning November 26, 2024, to fill an unexpired term ending on June 30, 2025.

VOTE: 8:0 PASSED

IN FAVOR: Sample, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.

OPPOSED: None.

6. PUBLIC COMMENT

1. Lin Woodrich – spoke against the proposed USD Clean Fuels facility and in favor of a public health overlay zone.
2. Jess Ludwig – spoke in favor of increasing the gas supplier tax.
3. KG – spoke in favor of equitable access to plant medicines.
4. Mica Anton – spoke in favor of increasing the gas supplier tax.
5. Tiffany Edwards – spoke about the need to clarify the proposed fire fee.
6. Dawn Scott – spoke about issues with the planned Golden Gardens Park.
7. Josh Easterlund – spoke in favor of decriminalizing psilocybin.
8. Brett Deedon – spoke about the value and the struggles of the fire department.
9. Gino Polvorosa – spoke in favor of increasing the gas supplier tax.

10. Jim Neu – spoke in favor of increasing the gas supplier tax and increasing electrification.
11. Virginia Donohue – spoke in favor of investing in the fire department.
12. Andrew Highison – spoke in favor of investing in the fire department.
13. Tim Rodgers – spoke in favor of investing in the fire department.
14. John Williams – spoke in favor of decriminalizing psilocybin.
15. Robert W. Baker III – spoke in favor of passing middle housing.
16. Stefan Strek – spoke in favor of investing in the fire department.
17. Linda Kelley – spoke in favor of increasing the gas supplier tax and increasing electrification.
18. Molly Babcock – spoke in favor of increasing the gas supplier tax.
19. Kris Siewert – spoke in favor of investing in the fire department.
20. David Igl – spoke about local historical events.
21. Robin Bloomgarden – spoke about challenges faced by the Bethel area.

Council Discussion:

- Councilor Keating – expressed his gratitude to everyone who participated in public comment, his family, colleagues, constituents, city staff, and first responders for their service and dedication.
- Mayor Vinis – stated the proposed fire fee would create a dedicated fund to support the fire department.

Mayor Vinis adjourned the meeting at 9:07 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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