

MINUTES

Eugene City Council Public Hearing Eugene, Oregon 97401

January 20, 2026
5:30 p.m.

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Lyndsie Leech, and Randy Groves

Councilors Absent: Greg Evans

Mayor Kaarin Knudson opened the January 20, 2026, Eugene City Council Public Hearing in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. PUBLIC HEARING: An Ordinance Providing for Withdrawal of Annexed Properties from the Following Special Districts: Junction City Water Control District; Lane Fire Authority; River Road Park & Recreation District; River Road Water and Fire Protection District; Santa Clara Rural Fire Protection District; Santa Clara Water District; Willakenzie Rural Fire Protection District; and Zumwalt Rural Fire Protection District

Mayor Knudson opened the public hearing.

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

No testimony was provided for this item.

Mayor Knudson closed the public hearing.

2. PUBLIC HEARING: An Ordinance Concerning State Traffic Laws; Amending Section 5.005 of the Eugene Code, 1971; and Providing an Immediate Effective Date

Mayor Knudson opened the public hearing.

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

No testimony was provided for this item.

Councilor Discussion:

- Councilor Keating – stated he had a conversation with Judge Gill concerning the agenda item; asked if he was required to declare that conversation.

Mayor Knudson closed the public hearing.

3. PUBLIC HEARING: An Ordinance Concerning Elections and Amending Sections 2.961, 2.964, 2.974, 2.975, 2.979, and 2.984 of the Eugene Code, 1971.

Mayor Knudson opened the public hearing.

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

No testimony was provided for this item.

Mayor Knudson closed the public hearing.

4. PUBLIC HEARING: An Ordinance Amending the Fairmount/University of Oregon Special Area Study Text and Diagram; Amending Sections 9.4205, 9.4215, 9.4220, and 9.9570 of the Eugene Code, 1971; Rezoning the Property Identified as Assessor's Map 17-03-33-32, Tax Lots 07000, 07100, 07200, 07300, 07400, 07500, 07600, 07700, and 07800 to Remove the /EC East Campus Overlay Zone; and Providing an Effective Date

Mayor Knudson opened the public hearing in quasi-judicial format.

Mayor Knudson provided time for Council to disclose any bias, conflicts of interest, ex-parte communications, or abstentions pursuant to EC 9.7065.

Councilor Discussion:

- Councilor Clark – stated he had an ex-parte conversation with a public member who may testify on this topic; declared his ability to make an unbiased decision.
- Councilor Zelenka – noted that he can put aside any preconceived ideas and base his decisions solely on the applicable approval criteria; stated he spoke about this topic, specifically the process, at a planning commission meeting which may be considered a potential ex-parte conversation; indicated public from the neighborhood requested to testify in the order they signed up instead of a randomized order.

MOTION: Councilor Zelenka, seconded by Councilor Keating, moved to call speakers for this public hearing in the order they signed up.

Councilor Discussion:

- Councilor Kashinsky – asked if exceptions have been made in the past to not randomize the order of speakers; understands the request, but indicated the need to be consistent; stated if this is granted then they must granted every similar request to be fair.
- Councilor Clark – stated he will vote against this motion; expressed discomfort in making changes outside the normal process of a quasi-judicial proceeding.

- Councilor Groves – stated he understands the request; stated his concerns of establishing a precedent; suggested that written testimony may be submitted in the intended speaking order.
- Councilor Keating – stated the process is an internal process not memorialized in an ordinance; noted the neighbors did not sign up in order, which makes the motion moot.
- Councilor Zelenka – stated the neighbors did not sign up in order because staff indicated order is randomized; indicated exceptions have been made in the past by allowing commissions and neighborhood people be placed at the front of the queue. Councilor Clark – asked city attorney about any potential concerns by allowing a request to testify in order in a quasi-judicial hearing.
- Councilor Zelenka – asked a clarifying question about advantages over one group over another in the quasi-judicial process.

MOTION: Councilor Zelenka, seconded by Councilor Keating, moved to call speakers for this public hearing in the order they signed up.

VOTE: 2:5 FAILED

IN FAVOR: Keating and Zelenka.

OPPOSED: Kashinsky, Yeh, Clark, Leech, and Groves.

Councilor Discussion:

- Councilor Groves – indicated he made an error and did not have an ex-parte conversation regarding this topic, it was a different topic.
- Councilor Kashinsky – stated she and Councilor Zelenka discussed before the meeting the process and request to allow speakers to testify in the order they signed up.

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

1. Michael Griffel – spoke as the applicant; noted the importance of having housing and residential communities near the University of Oregon (UO) campus; stated the east campus area is expected to grow within the next 60 to 70 years; spoke about rising housing costs and the importance of having affordable campus housing for students.
2. Colin McArthur – spoke as the applicant, in favor of the proposed ordinance; noted the current and future housing needs this planned project will meet; noted the two-year planning process and the input from the community.
3. Bob Choquette – spoke in favor of the proposed ordinance.
4. Taliek Lopez-DuBoff – spoke in favor of the proposed ordinance.
5. David Mitrovcan Morgan – spoke in favor of the proposed ordinance.
6. Peter Simmeth – spoke in favor of the proposed ordinance.
7. Jeff Philpot – spoke in opposition to the proposed ordinance.
8. Don Philpot – spoke in opposition to the proposed ordinance.

9. Kay Rose – spoke in opposition to the proposed ordinance.
10. Steve Gab – spoke in opposition to the proposed ordinance.
11. Susan Macomson – spoke in opposition to the proposed ordinance.
12. Mary Jaqua – spoke in opposition to the proposed ordinance.
13. Susie Smith – spoke in opposition to the proposed ordinance.
14. Hillery Kyablue – spoke in opposition to the proposed ordinance.
15. Nathan Markowitz – spoke in opposition to the proposed ordinance.
16. Susan Jakabosky – spoke in opposition to the proposed ordinance.
17. John Barofsky – spoke in opposition to the proposed ordinance.
18. David Wade – spoke in opposition to the proposed ordinance.
19. Tom Jordan – spoke in opposition to the proposed ordinance.
20. Catherine Bryce – spoke in opposition to the proposed ordinance.
21. Jeff Capper – spoke as the applicant to address assertions, claims, misconceptions regarding the proposal.

Councilor Discussion:

- Councilor Groves – asked about the process of adding the model to the record created by one of the speakers; asked when the record closes; encouraged the Fairmount members to submit written testimony in the order they intended to present.
- Councilor Zelenka – stated the importance of reviewing the full record before the February 9th meeting; stated he had encouraged the Planning Commission to listen to neighborhood input; stated the issue is complex to evaluate in the short amount of time left; indicated relying only on staff work may not fully reflect neighborhood concerns; expressed concern that the final proposal does not include feedback from the residents; spoke about historical conflicts around the Matthew Knight Arena approval and when neighborhood concerns were ignored, it resulted in an appeal to the Land Use Board of Appeals (LUBA); stated the neighborhood does not oppose the amendments and suggested more collaboration could avoid unnecessary conflict; asked Council to consider extending the open record period so the community can fully participate.
- Councilor Kashinsky – asked if state laws exist that govern the process of housing development; asked if college dorms are considered a housing development.
- Councilor Groves – asked if looking at a model before it is in the record creates an ex-parte communication.

Mayor Kaarin Knudson closed the public hearing.

MOTION: Councilor Leech, seconded by Councilor Zelenka moved to extend the open record period to the first open record period to January 27 at 5:00 p.m., the end of the second open record period to February 3 at 5:00 p.m. and the end of the third open record period to February 10 at 5:00 p.m.

VOTE: 7:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Leech and Groves

OPPOSED: None.

5. PUBLIC HEARING: An Ordinance Concerning Unlawful Transfer on Vehicular Portion of Right-Of-Way, Adding Section 5.170 to the Eugene Code, 1971, and Amending Section 5.990 of that Code

Mayor Kaarin Knudson opened the public hearing.

Assistant City Manager, Kristie Hammitt, introduced the topic and provided background information.

1. Tai Pruce-Zimmerman – spoke against the proposed ordinance.
2. Rob Evans – spoke in favor of the proposed ordinance.
3. Scott Rogers – spoke in favor of the proposed ordinance.
4. Tiffany Edwards – spoke in favor of the proposed ordinance.
5. Brittany Quick-Warner – spoke in favor of the proposed ordinance.

Mayor Knudson closed the public hearing.

Mayor Knudson adjourned the meeting at 7:23 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Katie LaSala', written in a cursive style.

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

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