

**MINUTES**  
**Eugene City Council**  
**Public Hearing**  
**Eugene, Oregon 97401**

**April 20, 2026**  
**5:30 p.m.**

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

Council President Leech opened the April 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 Adopting Hazardous Substance User Fees**

Council President Leech opened the public hearing.

City Manager Jenny Haruyama introduced the topic and provided background information.

No testimony was provided for this item.

Council President Leech closed the public hearing.

**2. PUBLIC HEARING: An Ordinance Concerning Increased Public Health Standards Coordination; Amending Sections 9.0500, 9.2460, 9.2461, and 9.4165 of the Eugene Code, 1971; and Providing an Effective Date**

Council President Leech opened the public hearing.

City Manager Jenny Haruyama introduced the topic and provided background information.

1. Travis Knudsen – executive director of the Land and Regional Air Protection Agency (LRAPA) spoke in favor of version 3 of the code amendments.
2. Lin Woodrich – spoke in favor of version 3 of the code amendments.
3. Courtney Griesel – stated concerns about cumulative policy signals and uncertainty for long-term investment decisions, rather than any single technical requirement.
4. Tiffany Edwards – spoke in favor of version 4 of the code amendments.

Councilor Discussion:

- Councilor Kashinsky – asked about the applicant attestation form; asked whether applicants must contact outside regulatory agencies to complete the form, or simply complete the form without making those contacts; asked whether the attestation requirement is expected to cause delays in permit processing or place added strain on staff capacity; stated her understanding was that applicants do not need to verify information with agencies and that the City only needs the completed form.

- Councilor Groves – stated the City should provide clear guidance to small businesses and startups that may not understand permitting; emphasized balancing environmental protection with job growth and economic development.
- Councilor Clark – asked whether agencies are required to respond when forms are forwarded; asked how the City proceeds if an agency does not respond and cautioned against creating delays or barriers for applicants.
- Councilor Zelenka – stated version 3 is straightforward and helps applicants know permit requirements early; stated due diligence on permits should be routine and need not slow economic development.
- Councilor Kashinsky – asked how the applicant attestation process works; as an example, asked if she applied for a building permit and indicated she did not need any other permits, would the City consider the form complete and issue the building permit under Eugene’s code; asked whether her understanding of that process was correct, regardless of other regulatory agency responses.
- Councilor Groves – stated many new businesses, especially startups led by scientists or technical experts, struggle to understand what permits they need; noted that some small businesses have no single place to get answers regarding permits; stated the City should take extra steps to help applicants move through the process; stated the community’s median income is low compared to similar cities and that helping businesses is essential to the local economy; he disagreed with the idea that businesses should already know everything about the regulatory environment and the permit process.

Council President Lyndsie Leech closed the public hearing.

**3. 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**

Council President Leech opened the public hearing in quasi-judicial format.

City Manager Jenny Haruyama introduced the topic and provided background information.

Council President Leech provided time for Council to disclose any bias, conflicts of interest, ex-parte communications, or abstentions pursuant to EC 9.7065(5).

1. Colin McArthur – spoke as the applicant representative in favor of the ordinance; provided information regarding the future use.
2. Aaron Olsen – spoke as the applicant representative in favor of the ordinance; described the need to update standards to allow on-campus student housing, including permitted residence halls and height changes to enable efficient construction, and asserted that the proposal meets applicable approval criteria

1. Michael Griffel – spoke in favor of the proposed ordinance.
2. Henry Schadwinkel – spoke in favor of the proposed ordinance.
3. Jenny Ulum – spoke in favor of the proposed ordinance.
4. Bob Choquette – spoke in favor of the proposed ordinance.
5. Jacob Fox – spoke in favor of the proposed ordinance.
6. Taliek Lopez-DuBoff – spoke in favor of the proposed ordinance.
7. David Mitrovcan Morgan – spoke in favor of the proposed ordinance.
8. Peter Craycroft – took a neutral position.
9. David Wade – spoke in opposition to the proposed ordinance.
10. John Barofsky – spoke in opposition to the proposed ordinance.
11. Mary Jaqua – spoke in opposition to the proposed ordinance.
12. Carol Isaacson – spoke in opposition to the proposed ordinance.
13. Susan Macousen – spoke in opposition to the proposed ordinance.
14. Arthur Farley – spoke in opposition to the proposed ordinance.
15. Susie Smith – spoke in opposition to the proposed ordinance.
16. George McCully – spoke in opposition to the proposed ordinance.
17. Susan Jakobosky – spoke in opposition to the proposed ordinance.
18. Jeff Philpot – spoke in opposition to the proposed ordinance.
19. Hollery Kyablae – spoke in opposition to the proposed ordinance.
20. Tom Evanview – spoke in opposition to the proposed ordinance.
21. Nathan Markowitz – spoke in opposition to the proposed ordinance.
22. Steve Gab – spoke in opposition to the proposed ordinance.
23. Colin McArthur – provided a rebuttal as the applicant to address assertions, claims, misconceptions regarding the proposal.

Councilor Discussion:

- Councilor Zelenka – stated the application required substantial revision and still appears inconsistent with multiple approval criteria; asked about impacts on the neighborhoods; stated concerns that include the proposed elimination of the transitional buffer and neighborhood impacts.
- Councilor Evans – asked whether choosing to continue talks would push the timeline by a few months for a final decision; asked what options Council has if the parties cannot work through their concerns; asked whether extending conversations and negotiations between the University and neighborhood could resolve remaining conflicts and reduce acrimony.
- Councilor Zelenka – asked why the proposal does not address traffic and parking impacts; noted the University maintains there would be no effects beyond its property line, while neighborhood testimony shows the opposite; stated that measures such as step-back height limits, landscape setbacks, and traffic and parking plans should be considered, as they have been applied elsewhere near the University, including along

19th Avenue; stated Council must balance growth with the stability and quality of older neighborhoods like Fairmount; noted the current proposal is likely to face appeal, creating delay and division; stated if the application does not meet approval criteria, Council should deny it and allow revisions so that neighborhood concerns and identified inconsistencies can be addressed; stated Council should take neighborhood concerns seriously.

- Councilor Groves – asked whether any data exists on how many students living in on-campus housing own or use vehicles; asked whether the City or the University maintains this information.

Council President Leech closed the public hearing.

Councilor Discussion:

- Councilor Leech – stated she heard substantial testimony addressing the approval criteria and wanted to consider leaving the record open for additional time; stated she wished to pursue the option of keeping the record open for three seven-day periods to allow further discussion by Council.
- Councilor Kashinsky – asked about the decision-making timeline for this type of land-use application; noted that other types of land-use actions have strict deadlines for when decisions must be made.
- Councilor Zelenka – stated neither the applicant nor others had requested the record be closed or kept open; asked whether closing the record would still allow councilors to ask questions; asked how the decision schedule aligns with the Council’s May 11 deliberation date; stated support for closing the record, allowing seven days for the applicant’s final argument, and then moving forward to a decision within the required timeframe.
- Councilor Evans – asked for clear information about how many students the proposed development is intended to accommodate; stated knowing the expected capacity would help Council understand the scale of the proposal.

**MOTION:** Councilor Kashinsky, seconded by Councilor Zelenka, moved that the record for this matter will remain open for seven days, until 5:00 p.m. on April 27th, for only the applicant to submit final arguments, and no new evidence.

**VOTE: 8:0 PASSED**

**IN FAVOR:** Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, Groves

**OPPOSED:** None

Council President Leech adjourned the public hearing at 7:35 p.m.

Respectfully submitted,



Katie LaSala  
City Recorder

*(Recorded by Rosa Roach)*

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