

JULY 13, 2021 SEN BOARD MEETING MINUTES

Present: Dennis Hebert, Devon Mann, Christina Hansberry, Lynne Macdonald, David Monk, Elzbieta Kubok, Emily Fox, Jessica Roshak Tuerk, Rob Fiset

Absent: None

Guests: John Q. Murray, Matt Keating, Bill Aspegren, Carolyn Jacobs

Presentation on HB-2001 - Bill Aspegren, Carolyn Jacobs

Bill shared that he has been working on land use issues since 2007

(See bio on Page 3)

Oregon cities are supposed to comply with minimum building and development standards which were created in a bill passed in 2019. Eugene does not use the code.

Proposed changes would allow duplexes on every city lot with a single house. Lot size could be cut by 44 -58% of the minimum standard. It is unclear whether plexes can be detached or in the same structure. Lot sizes for plexes are not specified, and some could be quite small. Currently lot size determines density. The staff recommendations could increase density by about 4 times.

Housing regulations:

Height

Currently: 30' w/7' pitched roof. Proposed: 35' w/7' pitched roof

Lot Sizes

Currently: Duplexes - 8000 sq.ft. (only on corners).

Proposed: 4500 sq.ft.

Currently: Triplexes - 12000 sq.ft.

Proposed: 5000 sq.ft.

Currently: Quads - 16000 sq.ft.

Proposed: 7000 sq.ft.

Major concerns are about lack of parking, possible 3 story buildings in neighborhoods, displaced renters, no room for trees, out of state property developers who have no investment in the community and how to build affordably in today's market.

Bill noted that by keeping units small they could be reasonably affordable, but developers and the city have an obligation to help and/or subsidize a new house for people who are displaced.

See notes from Carolyn on page 3

MATT KEATING - City Councilor for Ward 2

Matt reported that ward boundaries are being refigured. Our ward has shrunk and we need to grow by about 500 homes. New boundaries will be determined in the fall.

NOTES FROM THE CHAIR - Dennis

Dennis reported that according to LRAPA south Eugene recorded 10 ppm on July 4 while the average air quality in areas with fireworks was 180 ppm.

BOARD MEETING MINUTES June 2021 - Lynne

Approval of the minutes will be postponed until the next meeting because of last minute changes.

TREASURER'S REPORT - Christina

US Bank: \$800.00

Balance in City of Eugene Acct: \$4600.00

\$3000 will cover the next newsletter. David said we should talk about allocating the extra \$1600 right away. Postcards cost about \$1600 and we have an upcoming picnic and a General Meeting in November.

COMMITTEE REPORTS:

DISASTER PREPAREDNESS COMMITTEE - David, John Q

David reported that the wildfire prevention team will be visiting about 200 sites in the next 4 months. They are recruiting more volunteers.

TRANSPORTATION COMMITTEE - Jess, John Q

See Report Page 3

COMMUNICATIONS COMMITTEE - Jess, John Q. Christina

The website is nearly finished and will be ready for review at the August board meeting.

LAND USE COMMITTEE - Dennis, Emily, David

HB 2001 will urbanize the suburbs. Smaller lots mean fewer trees, gardens and green spaces which are crucial in the face of climate change. Dennis, Emily and David will work on a presentation for neighbors to inform them of the proposed changes.

HUMAN RIGHTS COMMITTEE - Rob

Rob spoke about organizing a bike tour of south Eugene to see what resources have been created in the neighborhood. There were concerns about privacy and that a bike tour would leave people out who do not bike.

TUGMAN PARK VOLUNTEERS - Dennis

See Report Page 4

ENVIRONMENTAL STEWARDSHIP COMMITTEE - Devon

There will be a meeting July 20 at 10 am at Hideaway Bakery to discuss ideas on EWEB's water tank project and to research Amazon Creek's original pathway.

See Report Page 4

EVENT COMMITTEE - Dennis, Emily

The picnic will be held on September 11 at Tugman Park. Several different scenarios were discussed. A Zoom meeting will be scheduled to discuss the options and decide on the format.

OLD BUSINESS:

EWEB Water Storage Update:

It was reported that some of the neighbors were very hostile at the community meeting. The board will remain neutral on the issue and try to inform and educate the neighborhood. The timeline is for fencing to go up on August 19 and tree cutting to begin on August 21.

NEW BUSINESS:

BICYCLE TOUR OF HOMELESS FACILITIES IN SOUTH EUGENE

See Human Rights Committee Report

MEETING ADJOURNED AT 9:30 pm

BILL ASPEGREN BIO

Bill retired in 1999 and moved to Eugene from Chicago where he had worked 34 years for CNA Insurance. His time at CNA was spent managing systems development projects.

Since coming to Eugene he has been active in the Eugene Opera, Oregon Bach Festival, middle school bicycle education program and has helped with Campbell Center outdoor program.

Bill is on the South University Neighborhood board and has worked with the city on minor code amendments, infill compatibility standards and various other land use issues. He has been part of Envision Eugene as a member of the Community Resource Group and the Economic Development sub-group. He currently serves as an at large neighborhood representative on the MUPTTE Review Panel and is on the UOPD Complaint Review Committee.

Bill is a serious bicycle rider and enjoys hiking, birding and woodworking.

CAROLYN JACOBS NOTES

What is built and **where** is totally determined by builders (and investors)... The City's chance to influence the outcome lies in the standards and regulations adopted into the City Code. In theory these standards and regulations determine what our neighborhoods and City look like.

When the standards are **minimized and eliminated** (as planning staff are doing today) we lose our ability to influence the building process and **gifts (or incentivizes)** builders and investors beyond their wildest expectations. Gutting the code gives these people the chance to build whatever **they** want and practically anywhere **they** want. And, what they want after all is simply to build what maximizes their **profits** - it's a business after all!

If we want to incentivize anything other than builders' profits we need to be writing very nuanced code language, i.e. **adding** very carefully chosen code language that will narrow the results down to the kind of things we all agree the community needs.

Also of note: Eugene Planning Division staff recommendation for HB 2001 implementation:

"[E]xempt middle housing from tree preservation standards."

"Code recommendations" -- June,

TRANSPORTATION COMMITTEE REPORT

In transportation committee news, thanks to Linda Duggan and John Q for keeping the ball rolling while I was gone. They were instrumental in helping to start a coalition of neighborhood transportation people together to share important perspectives and initiatives! From John Q: :the NLC unanimously approved Dennis's proposal to create a Transportation Committee. Dennis agreed to be the NLC representative serving on the committee, with the understanding that he would not

be doing all the work, it would be carried by the SEN and other neighborhood transportation committees, and that I was there to represent the Transportation Committees, to offer support and be available to answer questions. During the meeting I added a few links and comments into the chat to contribute detail or new information without interrupting the current speaker. The FAN representative to NLC did not know what its Transportation Committee was doing, so I passed along my notes from our joint meeting with them: "FAN Transportation Committee is interested in walkable neighborhoods and Safe Routes to Schools." The committee charter is in the chat window in this screen shot, where they are approving the committee. Jon Belcher from River Road volunteered. "

It was decided that the third Thursday evening zoom transportation meetings would be a great time to try to get the inter-neighborhood coalition going.

Transportation Committee meeting Thursday July 15th @ 7:00.

We encourage everyone to get back on the bus and use the route nearest you when possible, when you feel comfortable.

We continue to monitor the county planning study on the 30th corridor.

We continue to monitor neighborhood traffic calming concerns on key intersections and routes, as well as advocate for Amazon station to be a transportation hub and electric charging site.

We recognize and thank those responsible for getting the evacuation route map established!

Note: The #33 bus has been reinstated on a very limited schedule.

TUGMAN REPORT

The Tuggers have been busy lately with removing invasive species. They removed 3 large laurels, numerous blackberry bushes and a huge amount of ivy. The newest project, besides continually weeding the native planting area and other beds, is cleaning up the ivy and invasive plants on the Northeast corner on Hilyard. It is very overgrown and will take several more sessions to complete. We still have a bit of mulch to spread around to keep weeds down and retain moisture. The city asked us to monitor the stream for blockages. They would like us to remove any dams created so that there is an even flow in this low water time of year.

We did get one new inquiry and will have a new member of the team join in a few weeks.

We have moved to an earlier time due to the heat. We now meet 10-12pm. A few weeks ago, because of the excessive heat, we met at 9am. A lot cooler then.

That's about it for now. Come join in if you have the time.

ENVIRONMENTAL STEWARDSHIP COMMITTEE REPORT

The last ESC Coffee Meeting was our first in-person meeting ever! We met at Hideaway Bakery so it truly was a coffee meeting. The primary focus of the meeting was the EWEB two-tank project. After much discussion we agreed **not** to actively choose a 'side' regarding the issue. Discussed topics on the issue included but not limited to:

Long term implications such as continued drought, population increases (including as related to HB 2001), fire preparedness, earthquake preparedness, and the inequities faced by low income residents in the event of water use restrictions.

Short view implications such as blasting for the second tank will occur regardless of a one or two tank install, thus noise, tree removal, etc will occur now.

The original habitat of the area prior to logging and planting events was primarily oak savanna, not Douglas fir; while we need trees now more than ever, the trees are not in fact, 'old growth' as described and somewhat to their credit, EWEB is prioritizing oak savanna preservation on the site. I stated that my energy and the energy of the committee is better spent working with the city and city counselors to implement city-wide policy safeguarding and enhancing the canopy (including proposed city regulations for lot size as related to HB 2001) that benefits the city as a whole including low income residents.