MINUTES

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

May 23, 2018
12:00 p.m.

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

Councilors Absent: Greg Evans

Councilor Clark opened the May 23, 2018, Work Session of the Eugene City Council.

1. **WORK SESSION:**
   Ordinance #1: An Ordinance Concerning Secondary Dwellings and Amending Sections 9.0500, 9.2010, 9.2011, 9.2740, 9.2741, 9.2750, 9.2751, 9.3115, 9.3125, 9.3210, 9.3215, 9.3310, 9.3510, 9.3810, 9.3815, 9.3910 and 9.3915 of the Eugene Code, 1971.
   Ordinance #2: An Ordinance Concerning Secondary Dwellings and Amending Section 9.0500 of the Eugene Code, 1971.(City File CA 18-1)
   Land Use Planning Manager Alissa Hansen and Planning Director Robin Hostick gave a recap of staff, community, and City Council discussion around Secondary Dwelling Units and the implementation of SB 1051.

   Council Discussion
   - Clarification was requested about what would change if Council passed the proposed ordinances.
   - Concerned about allowing SDUs in R-2 and increasing density as well as in Special Area Zones, which required a lot of work and community engagement to develop and implement.
   - Clarification was requested about restrictions related to an "accessory building" and an "accessory dwelling unit."
   - Support exploring owner-occupancy requirements during Phase 2 and discuss the requirements for detached vs. attached dwelling units.
   - Support removing obstacles to building SDUs in a way that doesn't destroy neighborhood livability, protecting R-1 and single-family homes.
   - Clarification requested about density calculations.
   - Confirmed that no changes to development standards are being proposed in the proposed ordinances.
   - Want to incentivize a large diversity of housing types, with SDUs being just one option.
   - Changing SDU to ADU would create clarity; a very clear definition of Accessory Dwelling Unit is needed.
   - Concerned about how Special Area Zones would be affected by the proposed ordinances.
   - Consider what other cities are doing to comply with SB 1051.
   - The proposed ordinances, if passed, would affect different neighborhoods differently; it is appropriate to make exceptions for Special Area Zones.

MOTION: Councilor Zelenka, seconded by Councilor Pryor, moved to direct the City Manager to revise the ordinance to replace the land use code's use of the term secondary dwelling with the term accessory dwelling.

Council Discussion

- Like the idea of talking about this in the same language as other cities and the state.
- The definition is important; suggest coming back to vote on this in conjunction with a revised and clarified definition.

AMENDED MOTION: Councilor Zelenka, seconded by Councilor Pryor, moved to direct the City Manager to revise the ordinance to replace the land use code's use of the term secondary dwelling with the term accessory dwelling, and define accessory dwelling in Phase 2.

Council Discussion

- Clarification requested about the effect of the ordinance on the inventory of housing units and whether further interpretation from the state will affect the definition of accessory dwelling unit.

VOTE: PASSED 7:0

MOTION: Councilor Zelenka, seconded by Councilor Syrett, moved to adopt Council Bill 5184, an Ordinance Concerning Secondary Dwellings.

MOTION TO AMEND: Councilor Semple, seconded by Councilor Taylor, moved to direct the City Manager to revise the ordinance to add a new subsection (2) to Section 9.3615 of the Eugene Code, 1971, and the following subsection is renumbered, to provide as follows:9.3615 S-JW Jefferson Westside Special Area Zone Land Use and Permit Requirements and Special Use Limitations. The land use and permit requirements and special use limitations applicable in the S-JW Jefferson Westside Special Area Zone shall be those set out at EC 9.2740 and EC 9.2741 for uses in the R-2 zone, except the following uses listed on Table EC 9.2740 are prohibited in the S-JW Jefferson Westside Special Area Zone: 1. Correctional Facilities. 2. Secondary Dwellings, and the next paragraph would be renumbered to (3).

Council Discussion

- SDUs will impact neighborhoods differently and the Jefferson Westside Neighborhood has asked for this exception.
- SB 1051 does not require Council to be explicit in allowing SDUs in additional zones.
- Consider whether all Special Area Zones should be exempt from these proposed changes.
- Each Special Area Zone is unique and some neighborhoods have gone through a disciplined process to determine the best zoning for the area, but others are older and may not be up-to-date.
- Density requirements would continue limit number of buildings being built.

VOTE ON MOTION TO AMEND: PASSED 7:0

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Pryor, moved to extend the meeting by five minutes. **PASSED 7:0**

MOTION AND VOTE: Councilor Taylor, seconded by Councilor Semple, moved to postpone to next available work session opportunity. **PASSED 7:0**

MOTION: Councilor Semple, seconded by Councilor Taylor, moved to direct the City Manager to further revise the ordinance to include the Chambers Special Area Zone with the same general exception that was passed for the Jefferson Westside Special Area Zone.

Council Discussion

- The Chambers area also made a request to create an exemption for its special area zone.
- Concerned about making a motion to clarify what the code already stipulates.
- It is important to respect all of the work done by the neighborhood to adopt its Special Area Zone.

VOTE: PASSED 7:0

The meeting adjourned at 1:36 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder