

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

September 14, 2026
5:30 p.m.

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

Mayor Kaarin Knudson opened the September 14, 2026, work session of the Eugene City Council in a hybrid format at 500 E 4th Avenue, North Building, Eugene OR 97401.

1. **WORK SESSION: Urban Growth Strategies Adoption Package #1**

City Manager Jenny Haruyama introduced Rebecca Gershow, Principal Planner, Heather O'Donnell, Senior Planner, and Leah Rausch, Senior Planner, to provide an overview of the Urban Growth Strategies (UGS) Adoption Package #1.

Councilor Discussion:

- Councilor Groves – asked whether state work on Single Room Occupancies (SROs) was complete; asked whether the City would be ready to implement the proposed changes; asked about progress on wetland mitigation; noted concern about limited buildable land in his ward; stated interest in the EveryOne Village housing model; asked to be informed of any developments related to wetland mitigation.
- Councilor Kashinsky – asked whether proposed changes to cottage size were required by state law; asked if SROs and micro village housing are considered middle housing; asked how special area zone bedroom limitations might interact with SROs; asked for clarification about minimum unit size standards for SROs.
- Councilor Zelenka – asked for clarification regarding the rationale for exempting SROs from University area bedroom limitations; noted recent density and height allowances are visibly affecting neighborhoods; noted the changes to the state requirements will allow a proposed affordable housing development in the Laurel Hill Neighborhood to develop without a public hearing; stated neighborhood trust is eroding and suggested considering a neighborhood development bill of rights.
- Councilor Leech – asked whether converting an existing dwelling to an SRO would allow additional SROs to be added afterward; asked whether lots with more existing parking than allowed would be required to remove spaces; noted constituent concerns regarding privacy impacts of taller structures; asked for clarification about what an additional five feet of height visually represents; asked how many additional people can live in a building with an additional five feet of height.

- Councilor Evans – asked whether privacy screens could be required to mitigate views into neighboring properties.
- Councilor Kashinsky – asked whether most middle-housing code changes in recent years have been mandated by the state; asked how height allowances correspond with practical unit capacity under R1 constraints; asked if there is a sense of how many folks are building to the law; noted concern that rules intended to prevent substandard backyard structures could unintentionally prohibit well-designed detached facilities; noted height adjustments should be applied to special area zones to avoid inconsistencies between medium- and low-density areas; asked how permitting distinguishes between an SRO and a multi-unit development.
- Councilor Groves – asked whether discussions were underway between the University of Oregon and the Fairmont Neighborhood to address development concerns; noted parking challenges in the Whiteaker area near a new development; asked how parking impacts could be addressed; stated concerns about narrow streets and their effect on emergency vehicle access; noted doubts about the assumption that residents will shift toward using public transit.
- Councilor Keating – stated concern about height impacts on neighborhoods; noted disappointment that collaboration between the University and the Fairmont Neighborhood has not progressed; stated the community should strengthen wetland protections rather than relying on mitigation; stated interest in up-zoning commercial land along corridors to support mixed-use development; asked which elements of adoption package one are not mandated by the state.
- Mayor Knudson – stated appreciation for staff work balancing state requirements with local goals; noted the importance of accessible and affordable housing types; asked about the allowable height envelope for a single household in R1; asked how upcoming work on centers and corridors would address transitions between low-density areas and mixed-use developments.
- Councilor Evans – asked whether nationwide best practices exist to address privacy concerns; asked for information on potential costs associated with such strategies.
- Mayor Knudson – encouraged community tree-planting as a natural method for privacy buffering.

The meeting was adjourned at 6:43 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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