Eugene City Council
500 E 4th Ave., Suite 302
Eugene, OR 97401
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

October 12, 2026

7:30 p.m. CITY COUNCIL MEETING

City Council meetings will continue to be held in hybrid format using in person and virtual meeting technology. Information about online or other options for access and participation will be available at https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials

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Meeting of October 12, 2026;
Her Honor Mayor Kaarin Knudson Presiding

Councilors

Lyndsie Leech, President	Eliza Kashinsky, Vice President
Matt Keating	Randy Groves
Alan Zelenka	Jennifer Yeh
Greg Evans	Mike Clark

7:30 p.m. CITY COUNCIL MEETING

1. **CEREMONIAL ITEMS**
   - A. **Proclamations**
2. **COMMITTEE REPORTS AND ITEMS OF INTEREST**
3. **CONSENT CALENDAR 1**
   - A. **Approval of City Council Minutes**
   - B. **Approval of City Council Tentative Agenda**
4. **PUBLIC COMMENT**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the City Manager's Office at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El Consejo de la Ciudad de Eugene agradece su interés en estos puntos de la agenda. La sala de reuniones del ayuntamiento es accesible para sillas de ruedas. Para personas con dificultades auditivas, se puede proporcionar un intérprete con 48 horas de anticipación. También se puede proporcionar interpretación al español con 48 horas de aviso. Para organizar estos servicios, contacte a la Oficina del Gerente de la Ciudad al 541-682-5010. Las reuniones del Consejo de la Ciudad se transmiten en vivo por Metro Televisión, Canal 21 de Comcast y se vuelven a emitir durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Ceremonial Matters

Meeting Date: October 12, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Cherish Bradshaw
Phone: 541-682-8340

ISSUE STATEMENT

This item is to acknowledge awards and achievements and inform the public of proclamations by the Mayor. No action is required by the City Council.

BACKGROUND

Per City Council Operating Agreements, at the first regular meeting of each month, the first agenda item shall be used to acknowledge special recognition or awards given to the City of Eugene or for the Mayor to read proclamations which serve to encourage and educate the community. Proclamations shall be made and placed on the agenda at the discretion of the Mayor.

The following proclamations for the month of October will be highlighted during the October 12 meeting:

- October 1, 2026 – Domestic Violence Awareness Month
- October 1, 2026 – Filipino American History Month
- October 7, 2026 – Mobility International USA Day
- October 10, 2026 – World Mental Health Day
- October 11, 2026 – National Coming Out Day
- October 16, 2026 – University of Oregon's 150th Anniversary

ATTACHMENTS

A. Domestic Violence Awareness Month Proclamation
B. Filipino American History Month Proclamation
C. Mobility International USA Day Proclamation
D. World Mental Health Day Proclamation
E. National Coming Out Day Proclamation
F. University of Oregon's 150th Anniversary Proclamation

FOR MORE INFORMATION

Staff Contact: Cherish Bradshaw, Assistant, Mayor and City Council
Phone: 541-682-8340
Staff E-Mail: cabradshaw@eugene-or.gov

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: Home should be a safe and trustworthy place, but for too many Oregonians it is instead fraught with terror due to domestic violence; and

WHEREAS: The crime of domestic violence violates an individual's privacy and dignity, security, and humanity, due to systematic use of physical, emotional, sexual, economic, and psychological control and abuse; and

WHEREAS: Domestic violence is not limited to physical or verbal abuse but includes intimate terrorism (such as isolation, covert control, reproductive coercion, economic and sexual exploitation) and online abuse (such as stalking, humiliation, doxing, and death threats) and these forms of terror are often unrecognized by our laws and norms; and

WHEREAS: Domestic violence affects not only the person being abused but also children, neighbors, friends, family, coworkers, faith communities, and others; seeing or hearing abuse can be particularly terrifying for children and people with trauma histories; and children witnessing violence is recognized as a form of abuse itself; and

WHEREAS: The triad of forced financial dependence, reproductive abuse, and familial isolation creates monumental barriers to leaving an abusive relationship, and dangerous situations are further exacerbated by worsening economic realities, especially the lack of truly affordable housing; and

WHEREAS: It is survivors of violence, and the advocates who partner with them daily on safety planning and support measures, to whom we look for guidance on raising awareness of domestic violence, and ultimately working to build community norms of healthy relationships; and

WHEREAS: Hope & Safety Alliance continues to provide safety, hope, and healing to domestic violence survivors of all genders through advocacy and support and focuses on educational prevention and has served thousands of people in Lane County for more than 45 years; and

WHEREAS: Too many Oregonians have lost their lives due to domestic violence; we remember those women, men, and children who have died and are taking a firm stance to prevent domestic violence; and

WHEREAS: The impact and the cost of domestic violence is wide-ranging and devastating directly affecting individuals, children, and society, in this community, throughout the United States and the world.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim October 2026 to be

"Domestic Violence Awareness Month"

in Eugene and encourage all people to engage in the scheduled activities and programs that encourage compassion, strengthen community, and support efforts to promote safety and empower survivors. Together, we can build a future where individuals are supported, communities are connected, and hope continues to grow.

Mayor Kaarin Knudson
City of Eugene
October 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: In October 2026, we commemorate the 439th anniversary of the earliest documented proof of Filipino presence on the shores of the west coast of the continental United States; and

WHEREAS: Oregonians need to be informed of the positive impact Filipino Americans have had on our communities; and

WHEREAS: In Oregon, thousands of Filipino Americans have made contributions to the fields of teaching, business, government service, agriculture, ministry, medicine and other sciences, arts, humanities, and the United States Armed Forces; and

WHEREAS: The Filipino American National Historical Society (FANHS) announced the theme for this October 2026 as "*Beyond the Margins: Centering Intersectional Filipino American Histories."* This recognizing the contributions, struggles, and lived experiences of Filipino Americans whose stories have been typically overlooked, underrepresented, or excluded from traditional historical narratives; and

WHEREAS: It is imperative for Filipino American youth to have positive role models and instill in them the importance of education, complemented with the richness of their ethnicity and values of their legacy; and

WHEREAS: Efforts must continue to promote the study of Filipino American history and culture, because the role of the Filipino Americans and those of other people have been overlooked in the writing, teaching, and learning of United States history; and

WHEREAS: This 439th anniversary is a significant time to study the advancement of Filipino Americans – a time of celebration, remembrance, reflection, and motivation – and a relevant time for all of us to learn and appreciate more about Filipino Americans and their historic contributions to our nation and to Oregon.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim October 2026 as

"Filipino American History Month"

and encourage all residents of Eugene to join in recognizing the positive impact Filipino Americans have had on our community and beyond and to commit to continuing efforts to promote the well-being and growth of Eugene's Filipino American community.

Mayor Kaarin Knudson
City of Eugene
October 1, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: The City of Eugene is committed to advancing and protecting the human rights of all people, including people with disabilities; and

WHEREAS: Mobility International USA (MIUSA) was cofounded in Eugene in 1981 by Susan Sygall and Barbara Williams, with a mission to "empower people with disabilities around the world to achieve their human rights through international exchange and international development; and

WHEREAS: Today, MIUSA supports the development of just, accessible, inclusive community through advocacy and education in Eugene, across the United States, and internationally; and

WHEREAS: Among many programs and trainings, the Women's Institute on Leadership and Disability (WILD) program has brought delegations of disabled women activists from around the world to Eugene for three-week intensives each year; and

WHEREAS: With MIUSA's ongoing technical assistance and support, more than 400 international delegates have participated in the WILD program and more than 2,600 MIUSA alumni from 135 countries have been touched by the organization's work; and

WHEREAS: In 2026, MIUSA is celebrating 45 years of advancing disability rights and leadership globally.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim October 7, 2026 to be

"Mobility International USA Day"

in Eugene and encourage all members of our community to celebrate the legacy of accessibility and disability advocacy that has grown from Eugene to support the advancement of human rights throughout the world.

Mayor Kaarin Knudson
City of Eugene
October 7, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: Mental health is a vital component of individual and community well-being, shaping how people cope with stress, connect with others, and make decisions; and

WHEREAS: The World Health Organization recognizes October 10 as World Mental Health Day, a global observance dedicated to raising awareness of mental health issues and mobilizing efforts to support mental wellness worldwide; and

WHEREAS: The theme for World Mental Health Day 2026, "Lived Experiences Heard: Real Voices, Real Change," highlights the need to include those with lived experience in the decisions shaping the policies, services and decisions that affect their lives; and

WHEREAS: Nearly 1 in 10 adults in the United States experience a mental health crisis each year, and children and youth in this country also face real and widespread mental health challenges; and

WHEREAS: The City of Eugene acknowledges the importance of building resilient systems that integrate mental health services into emergency response frameworks; and

WHEREAS: The City of Eugene encourages all residents to recognize the impact of emergencies on mental health, support efforts that expand access to services, reduce stigma, and promote recovery and resilience.

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim October 10, 2026, to be

"World Mental Health Day"

in Eugene and urge all residents to reflect on the importance of mental health, support those affected by emergencies, and advocate for equitable access to mental health services for all.

Mayor Kaarin Knudson
City of Eugene
October 10, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: Coming out, which is the public self-acknowledgment of belonging to the lesbian, gay, bisexual, transgender, and/or queer (LGBTQ) community, is recognized by many as a significant life experience, often transforming the loneliness and self-denial that can come with concealing one's identity into the fulfillment of being true to oneself and claiming dignity, empowerment, and self-respect, as well as support from others; and

WHEREAS: National Coming Out Day, founded in 1988 to commemorate the National March on Washington for Lesbian and Gay Rights, is observed annually on October 11 as a celebration of identity, visibility, and the ongoing movement for LGBTQ+ equality; and

WHEREAS: Countless LGBTQ+ people across the nation have worked to overcome adversity and stigma, demonstrating resilience, leadership, creativity, and joy, and continue to contribute to the strength and vibrancy of our communities; and

WHEREAS: The values of openness, inclusion, and respect strengthen our shared community, and acknowledging and supporting LGBTQ+ individuals fosters environments where everyone can live openly, proudly, and without fear; and

WHEREAS: National Coming Out Day serves as a reminder that supporting LGBTQ+ people, whether they are out, coming out, or not yet ready, is essential to ensuring safety, belonging, and equity for all; and

WHEREAS: We reaffirm that every person deserves to stand confidently in their truth, to be treated with dignity, and to be free from discrimination, harassment, or prejudice.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim October 11, 2026 to be

"National Coming Out Day"

in Eugene and encourage all residents to honor this day by fostering inclusion, celebrating authenticity, and supporting LGBTQ+ individuals in every corner of our community.

Mayor Kaarin Knudson
City of Eugene
October 11, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: In 1872, the Oregon Legislative Assembly authorized the establishment of a state university in Eugene on the condition that local residents provide land and construct its first building, beginning an extraordinary partnership between the university and the community; and

WHEREAS: The people of Eugene and Lane County rallied to make the university possible, contributing land, funds, and agricultural goods—including a remarkable $1,000 raised by local schoolchildren—and on October 16, 1876, the University of Oregon (UO) opened its doors to its first students; and

WHEREAS: Over 150 years, the University of Oregon has become deeply woven into Eugene's civic and cultural life through institutions and traditions including the Museum of Natural and Cultural History, the Jordan Schnitzer Museum of Art, and the Oregon Bach Festival; and

WHEREAS: Generations of Oregon Ducks have made college athletics an enduring part of Eugene's identity, while Hayward Field, built in 1919 and home to track and field since 1921, helped establish Eugene as Track Town, USA and continues to bring athletes, fans, and international competition to our community; and

WHEREAS: From its home in Eugene, the University of Oregon has advanced research, discovery, education, and public service, extending its impact across Oregon and around the world; and

WHEREAS: Today the University of Oregon is Eugene's largest employer, more than 45,000 UO alumni call Lane County home, and the university's students, employees, graduates, and visitors contribute significantly to the economic vitality, civic life, and distinctive character of our community; and

WHEREAS: As the University of Oregon celebrates its 150th anniversary, the City of Eugene recognizes the community partnership that made the university possible, honors the generations who have sustained it, and celebrates the university's enduring contributions to our city and our shared future.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim October 16, 2026 to be

"University of Oregon's 150th Anniversary"

in Eugene and invite our community to celebrate the University's remarkable history, enduring partnership with Eugene, and continued contributions to education, innovation, culture, and civic life.

Mayor Kaarin Knudson
City of Eugene
October 16, 2026

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Committee Reports and Items of Interest

Meeting Date: October 12, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This portion of the agenda provides an opportunity for the Mayor, Councilors, and City Manager to raise issues, present ad hoc motions, introduce resolutions and report on committee activities and actions. The time allotted for "Items" is subject to change to accommodate emerging issues.

BACKGROUND

Per Council Operating Agreements adopted on March 9, 2026 (Resolution 5481), at regular meetings held on the second and fourth Mondays of each month, the first item on the agenda or following Ceremonial Matters and the Pledge of Allegiance, shall be "Committee Reports and Items of Interest from Mayor, City Council and City Manager."

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Phone: 541-682-8497
Staff E-Mail: rroach@eugene-or.gov

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of City Council Minutes

Meeting Date: October 12, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3A
Staff Contact: Rosa Roach
Phone: 541-628-8497

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

BACKGROUND

Per City Council Operating Agreements, written minutes shall be taken for all City Council meetings in accordance with the Oregon Attorney General's Public Records and Meetings Manual. The minutes must give a true reflection of the matters discussed but need not be a full transcript, verbatim or recording.

As a matter of courtesy and efficiency a councilor should notify the Mayor and other councilors that they intend to propose an amendment to the minutes and should propose replacement text in advance of the meeting at which those minutes are scheduled to be approved. If the proposed amendment is a simple factual, grammatical, or spelling correction, the amendment may be proposed without consulting the minutes recorder. If the proposed amendment is substantive in nature or seeks to clarify the speaker's intent, the councilor should notify the minutes recorder and request verification of the proposed amendment.

SUGGESTED MOTION

Move to approve the minutes for the work sessions and public hearings on July 15, 2026, September 9, 2026, September 14, 2026, and September 21, 2026.

ATTACHMENTS

A. July 15, 2026 Work Session
B. September 9, 2026 Work Session
C. September 14, 2026 Work Session
D. September 21, 2026 Public Hearing

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator
Phone: 541-682-8497
Staff E-Mail: rroach@eugene-or.gov

MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

July 15, 2026
12:00 p.m.

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

Mayor Knudson opened the July 15, 2026, meeting of the Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

City Manager Jenny Haruyama introduced the topic and Nancy Hetrick of the Raftelis team, who presented revised strategies developed in response to council feedback provided earlier in the week.

1. WORK SESSION: Long Range Financial Planning & Strategic Plan (Cont'd)

Councilor Discussion:

- Councilor Keating – stated appreciation for the revised strategies; noted support for the additions related to first responders; asked for clarity around legal obligations related to animal services; stated support for adopting the updated strategic framework.
- Councilor Zelenka – noted that addressing root causes of homelessness, including access to affordable housing, mental health services, and substance abuse services, is critical for long-term progress; stated the newly added strategy on long-term housing stability reflects those priorities.
- Councilor Clark – asked what the term "access" means within the new homelessness strategy; noted concern it could imply a financial obligation for the City to provide services traditionally funded by other levels of government; stated interest in ensuring the budget implications of the term are clearly understood.
- Councilor Yeh – stated support for the added housing and homelessness language, emphasizing the need for flexibility in supporting partners and service providers; noted the revised community safety strategy implies that prevention and early intervention occur only through partnerships, and stated discomfort with that implication.
- Councilor Groves – noted appreciation for the additions related to first responder resource allocation, especially for fire services; stated support for language addressing long-term housing stability and highlighted the importance of work experience opportunities for individuals transitioning out of homelessness.

- Councilor Kashinsky – stated prevention and early intervention are performed by partners and the City and expressed concern that the revised language suggested otherwise; suggested adding wording that reflects City-provided services.
- Councilor Leech – noted similar concerns regarding the community safety language and suggested adding language acknowledging City-provided services; stated appreciation for the revisions.
- Councilor Zelenka – stated support for using the term "services" rather than "programs" in the revised community safety strategy to ensure broad coverage.
- Mayor Knudson – noted general support for adding the words "and services" to community safety strategy number four.

MOTION: Councilor Leech, seconded by Councilor Yeh, moved to approve the revised strategic plan framework with the amendment adding "and services" to community safety strategy four.
IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

2. WORK SESSION: City Manager Update

City Manager Jenny provided information regarding the Clean Energy Fund initiative petition deadlines and signature verification process.

Councilor Discussion:

- Councilor Leech – asked about the timeline for a potential council-led ballot response to the initiative.
- Councilor Kashinsky – asked for clarification on the four options council would be presented with after certification.
- Councilor Keating – stated having signed the petition and expressed hope that enough signatures would qualify; asked whether additional signatures could be submitted if validation falls short; noted support for the initiative and intent to advocate for adoption.

3. WORK SESSION AND POSSIBLE ACTION: An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971.

City Manager Jenny introduced the proposed ordinance and Anne Fifield, Economic Development Manager and Amanda D'Souza, Development Programs Manager who spoke about the ordinance concerning housing production incentives and noted the item followed a public hearing held the previous month.

Councilor Discussion:

- Mayor Knudson – asked for clarification on the difference between using a tax exemption incentive and providing direct funding for housing production; stated this distinction is often misunderstood in public discussions; noted the presentation effectively linked community housing needs with the policy tools available to the City.
- Councilor Zelenka – asked questions regarding unit density limits; stated moderate-income housing tools are needed because the market does not produce these units without incentives.
- Councilor Kashinsky – noted that earlier Multi-Unit Property Tax Exemption (MUPTE) projects have resulted in housing that is now affordable to moderate-income households; stated support for advancing tools that facilitate development on constrained vacant lots.
- Councilor Clark – asked what state law requires if the City fails to meet future housing production targets.
- Mayor Knudson – asked how the proposed commercial center incentives relate to broader transportation planning work, including bicycle and pedestrian access, walkability, and proximity to schools; noted that neighborhood centers often serve as accessible locations for basic daily needs and stated interest in how development overlays support that function; asked how the development code guides the creation of active and sociable street edges within these centers and how opportunities for mixed-use development are integrated into the proposals
- Councilor Zelenka – asked whether the commercial center tax exemption includes income restrictions; asked which map corresponds to the commercial center proposal and whether it aligns with Exhibit A1; noted the mapped expansion appears substantial; asked how that area relates to the transit-oriented map in the packet; stated the proposed changes represent a significant increase in the use of property tax incentives; asked if council leadership would consider separating the moderate-income and commercial center incentive packages into distinct motions.
- Councilor Groves – asked how commercial uses would be evaluated for public benefit under the incentive program.
- Councilor Keating – asked how the City would evaluate commercial uses if they evolve over time and whether review mechanisms could be added; stated support for periodic program review and noted concerns about transit service reductions affecting eligibility areas.
- Councilor Zelenka – asked for confirmation that adopting the ordinance would only establish the program framework and would not approve any specific projects; noted all individual projects would still be required to return to the City Council for approval.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to approve the ordinance in Attachment A to this AIS: an Ordinance Concerning Housing

Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971.
IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

The meeting was adjourned at 1:14 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)
Link to the webcast of this City Council meeting here.

MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

September 9, 2026
12:00 p.m.

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

Mayor Knudson opened the September 9, 2026, meeting of the Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

City Manager Jenny Haruyama introduced the topic and provided a brief overview of the upcoming council and budget committee meetings scheduled for Fall 2026 organized by strategic plan focus area.

1. WORK SESSION: City Manager Update

Councilor Discussion:

- Councilor Kashinsky – asked whether an action date had been scheduled for one of the items.
- Councilor Groves – stated he had heard about the projected appraisal value of the development at 1059 Willamette; asked for clarification on plans for the project and emphasized the significance of the site to downtown.

2. WORK SESSION: Projects in the Development Pipeline

City Manager Jenny Haruyama introduced the topic and Alissa Hunter, Executive Director of Planning and Development, along with Kandra Hostetler and Andrew Beattie of the Building and Permit team who provided a brief overview of the development pipeline and current permitting activity within the city.

Councilor Discussion:

- Councilor Groves – asked whether the public could access the development pipeline materials online; noted community members frequently express concern that no development is occurring and stated that having accessible information would help provide clarity; stated appreciation for staff efforts to simplify the permitting process; noted gratitude for recent decisions regarding the Hynix property and acknowledged the community interest in upcoming council discussions related to it.
- Councilor Kashinsky – stated appreciation for how the presentation clarified the number of affordable housing units under construction; noted current projects

represent nearly 500 affordable units underway and an additional 200 in early phases; asked whether The Ellis is considered student-focused housing; asked whether the number of nearly 5,000 completed projects reported so far in the year includes both small projects and large development projects; asked whether current levels of development align with forecast expectations for housing and revenue projections.

- Councilor Clark – asked for a summary of total new housing units currently completed, under construction, or planned, including a breakdown between affordable and market-rate units; stated that such information would help him respond to constituent inquiries more effectively.
- Councilor Zelenka – noted it would be useful to visualize the broad geographic distribution of projects; asked whether staff could add a map of all development sites to the presentation; stated the number of business projects underway contradicts public perception that development is stagnant; stated interest in understanding why multiple multifamily housing projects are progressing without the Multi-Unit Property Tax Exemption (MUPTE), while a similar project within the boundary received it; stated that this raises questions about the necessity and impact of the exemption program.
- Councilor Kashinsky – asked for clarification on whether The Ellis received a tax exemption; stated the response helps contextualize trends in student-focused housing development.
- Mayor Knudson – stated appreciation for the information and asked for future updates that include the trajectory of housing production, diversity of unit types, and progress toward annual or long-term housing targets; noted interest in tracking local patterns alongside regional development trends to understand how Eugene compares to other communities experiencing slowed private-sector housing construction; stated that such context would support informed policy discussions.
- Councilor Groves – noted support for receiving an annual update on development activity; stated such information would be helpful when speaking with constituents and community groups.

The meeting was adjourned at 12:56 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)
Link to the webcast of this City Council meeting here.

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.

MINUTES

Eugene City Council
Public Hearing
Eugene, Oregon 97401

September 21, 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 Knudson opened the September 21, 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 Establishing a Residential Energy Performance Disclosure Requirement; Adding Sections 6.760, 6.765, 6.770, 6.775, 6.780, and 6.785 to the Eugene Code, 1971; and Providing an Effective Date.

Mayor Knudson opened the public hearing.

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

1. Aya Cockram - spoke in favor of the proposed ordinance.
2. Debra McGee - spoke in favor of the proposed ordinance.
3. Jim Neu - spoke in favor of the proposed ordinance.
4. Meredith Tufts - spoke in favor of the proposed ordinance.
5. Betzi Hitz - spoke in favor of the proposed ordinance.
6. Peter Dragovich - spoke in favor of the proposed ordinance.
7. Alejandro Garcia Iboa - spoke in favor of the proposed ordinance.
8. Linda Kelley - spoke in favor of the proposed ordinance.
9. Debra Higbee - spoke in favor of the proposed ordinance.
10. Tiffany Edwards - spoke in opposition to the proposed ordinance.
11. Dylan Plummer - spoke in favor of the proposed ordinance.
12. Alexi Miller - spoke in favor of the proposed ordinance.
13. Jacob Trewe - spoke in favor of the proposed ordinance.
14. Carolyn Partridge - spoke in favor of the proposed ordinance.
15. Bethany Cotton - spoke in favor of the proposed ordinance.
16. Ryan Moore - spoke in favor of the proposed ordinance.
17. Jan Bohman - spoke in favor of the proposed ordinance.
18. Dennis Reynolds - spoke in favor of the proposed ordinance.
19. Tim Morris - spoke in favor of the proposed ordinance.
20. Abraham Kelso - spoke in favor of the proposed ordinance.
21. Tomoko Sekiguchi - spoke in favor of the proposed ordinance.

Councilor Discussion:

- Councilor Zelenka – noted his long involvement with development of the Climate Recovery Ordinance; stated the Home Energy Score policy has taken significantly longer to advance than intended; stated this tool is already in use in multiple Oregon cities; noted the ordinance would provide essential information to homeowners and renters; stated lower-scoring homes often have the ability to reduce energy use by 20 percent to 30 percent, improving affordability and quality of life; noted that residents cannot act without information and that the Home Energy Score provides a needed roadmap for energy upgrades; stated that implementing the ordinance would support job creation, reduce climate impacts, and strengthen the overall quality of housing; stated support for adoption of the policy as written.
- Councilor Groves – stated interest in exploring ways to offset the cost of a Home Energy Score assessment for lower-income residents; noted that while the assessment cost is modest, it can still be burdensome for some households; stated desire for future discussion on mechanisms to reduce or mitigate cost impacts.
- Councilor Clark – asked whether adding accountability measures or metrics to evaluate policy outcomes would be a minor adjustment or whether such changes would require a new public hearing.
- Mayor Knudson – stated interest in receiving the total number of Home Energy Score assessments completed under the former partnership between the University of Oregon and the City of Eugene to better understand program reach; asked for quantification of the statement that 65 percent of homes in Eugene were built before 1990, including approximate numbers of structures and typical building characteristics associated with construction practices of that era; noted such information would help residents understand common energy-efficiency deficiencies found in older homes, such as uninsulated walls or single-paned windows.

Mayor Knudson closed the public hearing.

Mayor Knudson adjourned the public hearing at 6:31 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)

Link to the webcast of this City Council meeting here.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of Tentative Working Agenda

Meeting Date: October 12, 2026 | Agenda Item Number: 3B
Department: Central Services | Staff Contact: Katie LaSala
www.eugene-or.gov | Phone: 541-682-5010

ISSUE STATEMENT

This is a routine item to approve the City Council Tentative Working Agenda.

BACKGROUND

Per City Council Operating Agreements, at each regular meeting of the Council, the City Manager shall present the Tentative Agenda. This shall be placed on the Consent Calendar. If there are any concerns about the items on the Tentative Agenda, it may be removed at the request of any councilors from the Consent Calendar and discussed separately.

COUNCIL OPTIONS

The council may choose to approve, amend or not approve the tentative agenda.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. City Council Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Katie LaSala, City Recorder
Phone: 541-682-5010
Staff E-Mail: klasala@eugene-or.gov

City Council Tentative Agenda

Updated October 8, 2026

Meeting materials and access information available at https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials

October 2026

Date	Day	Time	Title	Length	Dept Contact
12-Oct	Mon	5:30 pm	Lift Off EUG Feasibility Study (Work Session)	45 min	C. Stephens, PW
			Human Rights Commission Annual Report & Work Plan (Work Session)	45 min	F. Andrade, CS
			Location: Council Chambers & Virtual		
12-Oct	Mon	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Consent Calendar 1 Public Comment *Location: Council Chambers and Virtual*		
14-Oct	Wed	12:00 pm	Community Safety Payroll Tax (Work Session) *Location: Public Virtual Only*	90 min	K. Hammitt, CS
19-Oct	Mon	5:30 pm	An Ordinance Concerning Urban Growth Strategies Housing and Jobs Amendments (Public Hearing)		R. Gershow, PDD
			An Ordinance Concerning Time Extensions for Certain Approved Land Use Applications and Providing an Effective Date (Public Hearing) *Location: Council Chambers & Virtual*		R. Gershow, PDD
21-Oct	Wed	12:00 pm	Boards, Committees and Commissions Annual Recruitment Process (Work Session)	45 min	K. LaSala, CS
			Library Levy Update (Work Session) *Location: Public Virtual Only*	45 min	J. Bates, LRCS

26-Oct	Mon	5:30 pm	Police Commission Annual Report (Work Session) Sustainability Commission Annual Report & Work Plan (Work Session) *Location: Council Chambers & Virtual*	45 min 45 min	K. Boose, EPD D. Klinkebiel, PW
26-Oct	Mon	7:30 pm	Committee Reports and Items of Interest Consent Calendar 1 Public Comment Consent Calendar 2 *Location: Council Chambers and Virtual*		
28-Oct	Wed	12:00 pm	An Ordinance Establishing a Residential Energy Performance Disclosure Requirement; Adding Sections 6.760, 6.765, 6.770, 6.775, 6.780, and 6.785 to the Eugene Code, 1971; and Providing an Effective Date. (Work Session and Possible Action) Voluntary Annexation Follow-up (Work Session) *Location: Public Virtual Only*	45 min 45 min	D. Klinkebiel, PW J. Gepper, PDD
28-Oct	Wed	5:30 pm	Budget Committee Meeting (Budget Committee)	TBD	Staff

November 2026

Date	Day	Time	Title	Length	Dept Contact
9-Nov	Mon	5:30 pm	City of Eugene 2027 Legislative Priorities (Work Session) Tenant Opportunity to Purchase Act (Work Session) *Location: Council Chambers & Virtual*	45 min 45 min	B. Freed, CS A. Cameron, PDD
9-Nov	Mon	7:30 pm	Ceremonial Matters Pledge of Allegiance to the Flag in honor of Veteran's Day Committee Reports and Items of Interest (Consent Calendar 1)		

			Public Comment (Consent Calendar 2) *Location: Council Chambers and Virtual*		
11-Nov	**Wed**	**12:00 pm**	**Holiday – No Work Session**		
16-Nov	Mon	5:30 pm	Rental Housing Code: Minor Code Updates (Public Hearing) Moderate Income Revolving Loan (Public Hearing) *Location: Council Chambers & Virtual*		A. Cameron, PDD A. D'Souza, PDD
18-Nov	Wed	12:00 pm	Local Wastewater SDC Methodology and Project Plan Update (Work Session) Transportation Safety: Intersection Safety Camera Program (Work Session) *Location: Public Virtual Only*	45 min 45 min	J. Blackham, PW C. Charvat, PW
18-Nov	Wed	5:30 pm	Budget Committee Meeting (Budget Committee)	TBD	Staff, CS
23-Nov	Mon	5:30 pm	Downtown Urban Renewal Update: Right-of-Way Projects (URA Work Session) Urban Growth Strategies Adoption Package (Work Session & Possible Action) *Location: Council Chambers & Virtual*	45 min 45 min	A. Fifield, PDD R. Gershow, PDD
23-Nov	Mon	7:30 pm	Committee Reports and Items of Interest LIRHPTE Amendment for 89 North Polk Street (Priority Goal Action) LIRHPTE for Rosa Village (Priority Goal Action) (Consent Calendar 1) Moderate Income Revolving Loan (Possible Action) Public Comment		 L. Hammond, PDD L. Hammond, PDD A. D'Souza, PDD

			Resolution Annexing Land to the City of Eugene Located at 134 Elkay Drive; A 26-07 (Consent Calendar 2) *Location: Council Chambers and Virtual*		H. Ochs, PDD

December 2026

Date	Day	Time	Title	Length	Dept Contact
2-Dec	Wed	5:30 pm	Tentative: Budget Committee Meeting (Budget Committee)	TBD	Staff, CS
9-Dec	Wed	12:00 pm	Surveillance Policy Update (Work Session) Utility Right of Way Ordinance (Work Session) *Location: Public Virtual Only*	45 min 45 min	M. Rodrigues, CS J. Blackham, PW
14-Dec	Mon	5:30 pm	Urban Growth Strategies Draft Land Need: Housing, Jobs, Public Land (Work Session) Data Centers in the Zoning/Land Use Code (Work Session) *Location: Council Chambers & Virtual*	45 min 45 min	Staff, PDD Staff, PDD
14-Dec	Mon	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest (Consent Calendar 1) Resolution Adopting the City's Third 2025-2027 Supplemental Budget; Making Appropriations for the City of Eugene for the Biennium Beginning July 1, 2025 and Ending June 30, 2027 (Public Hearing and Action) A Resolution Adopting the Urban Renewal Agency's (URA) Third 2025-2027 Supplemental Budget; Making Appropriations for the URA of the City of Eugene for the Biennium Beginning July 1, 2025 and Ending June 30, 2027 (URA Public Hearing and Action) Public Comment		 L. Butterfield, CS L. Butterfield, CS

			(Consent Calendar 2) *Location: Council Chambers and Virtual*		
16-Dec	Wed	12:00 pm	Topic Pending Confirmation (Work Session) City Manager Update (Work Session) *Location: Public Virtual Only*	45 min 45 min	Staff J. Haruyama, CMO

Council Winter Break Dec 17 – Jan 10

Additional Information Regarding Upcoming Public Hearings

Date/Time	Topic/Title	Description	Staff Contact
October 19, 5:30 PM	An Ordinance Concerning Urban Growth Strategies Housing and Jobs Amendments	At this meeting, the Eugene City Council will hold public hearings to consider two ordinances that are intended to: remove barriers and increase housing choice and jobs development; align the Eugene Code with state law; and meet state-mandated end-of-year deadlines. The first ordinance, the subject of the first public hearing, will amend the code as proposed in Urban Growth Strategies (UGS) Adoption Package #1. Action on both ordinances is scheduled for November 23. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	R. Gershow RGershow@eugene-or.gov 541-682-5635
October 19, 5:30 PM	An Ordinance Concerning Time Extensions for Certain Approved Land Use Applications and Providing an Effective Date	At this meeting, the Eugene City Council will hold public hearings to consider two ordinances that are intended to: remove barriers and increase housing choice and jobs development; align the Eugene Code with state law; and meet state-mandated end-of-year deadlines. A second ordinance, which extends the expiration date of certain land use approvals, is the subject of the second public hearing. Action on both ordinances is scheduled for November 23. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	R. Gershow RGershow@eugene-or.gov 541-682-5635
November 16, 5:30 PM	Moderate Income Revolving Loan	The Eugene City Council will hold a public hearing to provide comments on an ordinance implementing a Moderate-Income Revolving Loan program, a new housing incentive program enabled by the State of Oregon. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	A. D'Souza Adsouza@eugene-or.gov 541-682-5540

November 16, 5:30 PM	Rental Housing Code: Minor Code Updates	The City Council will hold a public hearing to consider an ordinance concerning the Rental Housing Code. This public hearing will provide opportunities for public comment on a proposed ordinance to amend the Rental Housing Code with minor adjustments that clarify and align the code with prior Council direction. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	A. Cameron ACameron@eugene-or.gov 541-682-5383

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Police Auditor Timelines for Filing Complaints - TBD	Keating	6/10/2026
Data Centers in the Zoning/Land Use – Dec. 14, 2026	Kashinsky	8/19/2026
Pump Track at Washington Jefferson - TBD	Leech	9/14/2026

Materials and Information

The Eugene City Council welcomes your interest in these agenda items. The City Hall Council Chambers meeting location is wheelchair accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El Consejo de la Ciudad de Eugene agradece su interés en estos puntos de la agenda. La sala de reuniones del ayuntamiento es accesible para sillas de ruedas. Para personas con dificultades auditivas, se puede proporcionar un intérprete con 48 horas de anticipación. También se puede proporcionar interpretación al español con 48 horas de aviso. Para organizar estos servicios, contacte a la Oficina del Gerente de la Ciudad al 541-682-5010. Las reuniones del Consejo de la Ciudad se transmiten en vivo por Metro Televisión, Canal 21 de Comcast y se vuelven a emitir durante la semana.

For more information, contact the Council Coordinator at 541-682-5010, or visit us online at eugene-or.gov/101/City-Managers-Office

Meeting materials and information about how to access meetings available at: Public Webcasts and Meeting Materials | Eugene, OR Website

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Public Comment

Meeting Date: October 12, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Rosa Roach
Phone: 541-682-8497

ISSUE STATEMENT

This item allows members of the public the opportunity to express opinions and provide information to the council. Comments presented during the public comment period should be on city-related issues and should not address items which have already been heard by a Hearings Official, items on the present agenda as a public hearing item, or items related to a quasi-judicial matter after the official record has been closed.

BACKGROUND

Per City Council's operating agreement, speakers at the public comment period will be limited to two and a half minutes and the total time will be limited to 90 minutes total. Speakers will be randomized, with persons who did not speak at the previous Public Comment prioritized ahead of persons who did speak at the previous Public Comment. Official representatives of Boards, Commissions, and Neighborhood associations will be prioritized during Public Comment ahead of other randomized speakers. No persons will be allowed to submit a "Request to Speak" form more than 30 minutes prior to the start of the meeting. Persons wishing to speak must sign up to do so no later than 5 minutes after the meeting has been opened by the Mayor or presiding officer.

At the end of the public comment period each member of the Council has the opportunity to respond to comments made. The time allocated to each member of the Council for such responses shall be up to three minutes.

FOR MORE INFORMATION

Staff Contact: Rosa Roach, City Council Coordinator

Phone: 541-682-8497

Staff E-Mail: rroach@eugene-or.gov