Eugene City Council
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Eugene, OR 97401
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

July 13, 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 July 13, 2026;
Her Honor Mayor Kaarin Knudson Presiding

Councilors

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

7:30 p.m. CITY COUNCIL MEETING

1. CEREMONIAL ITEMS

   A. Proclamations

2. COMMITTEE REPORTS AND ITEMS OF INTEREST

3. PRIORITY GOAL ACTION: Approval of Resources for Housing Affordable to Low- and Moderate-Income People

4. PRIORITY GOAL ACTION: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Vet Lift I

5. CONSENT CALENDAR 1

   A. Approval of City Council Minutes

   B. Approval of City Council Tentative Agenda

   C. A Resolution Amending the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan Adopted by Resolution No. 5446

6. ACTION: An Ordinance Concerning Polystyrene and Single-Use Bag Regulations; Amending Sections 6.850, 6.855, 6.874 and 6.876 of the Eugene Code, 1971;

Deleting Section 6.878 of the Eugene Code, 1971; and Providing an Effective Date.

7. **PUBLIC COMMENT**

8. **CONSENT CALENDAR 2**

   A. **A Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-09-31, Tax Lots 800, 900, 1000, and 1100, Located at 89830 N Game Farm Road) (City File: 89830 N Game Farm: A 26-04)**

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 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 asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas 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: July 13, 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 July and August will be highlighted during the July 13 meeting:

- July 4, 2026 – Independence Day
- July 6, 2026 – Day of Compassion
- August 5-9, 2026 – World Athletics U20 Championships Week
- August 26, 2026 – Women's Equality Day

ATTACHMENTS

A. Independence Day Proclamation
B. Day of Compassion Proclamation
C. World Athletics U20 Championships Week Proclamation
D. Women's Equality Day 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: On July 4, 1776, the Continental Congress adopted the Declaration of Independence, marking the birth of the United States of America as a free and independent nation; and

WHEREAS: The Declaration of Independence endows us with "unalienable Rights" of "Life, Liberty, and the pursuit of Happiness," ideals that today call us to confront persistent inequities and ensure opportunity for every Eugene resident; and

WHEREAS: The Founders asserted that governments derive "their just powers from the consent of the governed," reminding us that active civic engagement, transparent decision-making, and the protection of voting rights are essential to a healthy democracy; and

WHEREAS: This day is a celebration of the enduring principles of liberty, equality, and self-governance upon which our nation was founded; and

WHEREAS: On this July 4th, we recommit ourselves to the Declaration's promise by remembering that our community thrives when every resident enjoys equitable access to housing, health services, green spaces, and the right to meaningful public participation; and

WHEREAS: In celebrating this 250th anniversary of the Declaration of Independence we remain focused on the unfinished work of our democratic experiment and its unlimited potential as a government by, for, and of the people.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim July 4, 2026 to be

"Independence Day"

in Eugene and encourage all members of our community to reflect on our shared history, celebrate our freedoms, and participate safely and joyfully in community festivities.

Mayor Kaarin Knudson
City of Eugene
July 4, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: July 6, 2026, marks the 91st birthday of His Holiness the 14th Dalai Lama, Tenzin Gyatso, Nobel Peace Prize Laureate and globally revered spiritual leader of the Tibetan people; and

WHEREAS: His Holiness has dedicated his life to promoting warmheartedness, peace, nonviolence, compassion, and universal responsibility, inspiring people of all faiths and cultures; and

WHEREAS: The Dalai Lama's message of kindness, human dignity, and interdependence aligns with the values embraced by the City of Eugene—values that champion belonging, diversity, equity, justice, accessibility, and well-being; and

WHEREAS: The Dalai Lama has made profound contributions to interfaith dialogue, cross-cultural understanding, and the defense of the rights of all peoples, including those of the Tibetan community; and

WHEREAS: In 2026, the Dalai Lama received Eugene's inaugural International Human Rights Leadership Award; and

WHEREAS: The Dalai Lama has reaffirmed the continuity of the institution of the Dalai Lama and the future independence of Tibetan Buddhism, and the Tibetan people; and

WHEREAS: His unwavering commitment to the betterment of humanity and teachings instill enduring hope in countless lives.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim July 6, 2026 to be

"Day of Compassion"

in Eugene and encourage all community members to reflect on the values of compassion, nonviolence, and shared humanity.

Mayor Kaarin Knudson
City of Eugene
July 6, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: The City of Eugene proudly welcomes the 2026 World Athletics U20 Championships, a premier global competition that brings together the world's most talented young track-and-field athletes; and

WHEREAS: This prestigious event will take place at the iconic Hayward Field, the world-renowned venue that has long been a symbol of excellence in athletics and a cornerstone of Eugene's identity as TrackTown, USA; and

WHEREAS: More than 1,700 athletes representing nations from across the globe will gather in Eugene to compete, to strive for personal and national achievement, and to embody the spirit of international friendship and understanding; and

WHEREAS: The World Athletics U20 Championships provide an opportunity for our community to showcase its hospitality, cultural vibrancy, and longstanding commitment to the sport of track and field; and

WHEREAS: This event contributes to Eugene's economic vitality, supports local businesses, lifts our regional economy, enhances our international visibility, and offers residents unique opportunities to engage with and celebrate athletic excellence; and

WHEREAS: The City of Eugene recognizes the invaluable contributions of the organizers, volunteers, institutions, and community partners whose dedication has made this event possible; and

WHEREAS: The achievements of these young athletes inspire future generations in our community to pursue their own dreams with determination, integrity, and passion.

NOW, THEREFORE, be it resolved that I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim August 5–9, 2026 to be

"World Athletics U20 Championships Week"

in Eugene and encourage all residents to join in welcoming our international guests, supporting the athletes, and celebrating this extraordinary global event.

Mayor Kaarin Knudson
City of Eugene
August 5, 2026

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: In 1973, the U.S. Congress designated August 26 as "Women's Equality Day." The date was selected to commemorate the 1920 certification of the 19th Amendment to the Constitution, granting women the right to vote. The observance of this day not only commemorates the passage of the 19th Amendment, but also calls attention to women's continuing efforts towards full equality; and

WHEREAS: On Women's Equality Day, we honor the movement for universal suffrage that led to the 19th Amendment, celebrate the progress of women over the years, and renew our commitment to advancing gender equity and protecting women's rights; and

WHEREAS: Women and girls have fought for social justice and freedom throughout our history, and we believe that all Americans should have the opportunity to fully participate in society and that no one's rights should be denied because of their gender; and

WHEREAS: The right to vote and participate in the creation of our representative government is the foundation of a democratic nation, and we are committed to protecting this right and vote-by-mail access across Oregon; and

WHEREAS: The City of Eugene celebrates the trailblazers who fought to deliver a better future for America's daughters. We recognize the work that remains to ensure that everyone can fully participate in our democracy and make fundamental choices about their health and bodies. We strive to uphold our Nation's promise of equality for all people; and

NOW, THEREFORE, I, Kaarin Knudson, Mayor of the City of Eugene, Oregon, do hereby proclaim August 26, 2026, to be

"Women's Equality Day"

in Eugene and encourage all community members to celebrate and continue to build our progress towards gender equality, and to defend and strengthen the right to vote.

Mayor Kaarin Knudson
City of Eugene
August 26, 2026

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Committee Reports and Items of Interest

Meeting Date: July 13, 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

Priority Goal Action: Approval of Resources for Housing Affordable to Low- and Moderate-Income People

Meeting Date: July 13, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Ellen Meyi-Galloway
Phone: 541-682-5532

ISSUE STATEMENT

Council is asked to approve the award of funds and a City-owned property to support the construction of three Affordable Housing proposals for low-income households submitted in response to the 2026 Affordable Housing Trust Fund (AHTF) Request for Proposals (RFP). The two proposals recommended for funding are: 1) River Road Housing by Laurel Hill Center with 45 Permanent Supportive Housing units and 2) OUR Village by SquareOne Villages with 44 Community Land Trust cooperative homeownership units. The proposal recommended for award of the City property is Yonkalla Commons by Hacienda CDC with 12 Community Land Trust homes for ownership.

BACKGROUND

On April 8, 2019, City Council passed Ordinance No. 20609 establishing a local Construction Excise Tax (CET) to provide a dedicated source of funding for Affordable Housing in Eugene. Funds generated by the CET go into the City's AHTF. The AHTF supports local housing-related programs, incentives, and services for households earning 100 percent of area median income (AMI) and below.

CET received in the AHTF in one fiscal year is made available for spending in the next fiscal year. The total amount in the AHTF for use in Fiscal Year(FY)26 was $1,121,006 (which includes CET collected in FY25 and Council's contribution of $500,000 from the General Fund for FY26).

In January 2022, Council approved the Housing Implementation Pipeline (HIP) which modeled the annual AHTF allocation with 75 percent of funds dedicated to development of housing and 25 percent dedicated to direct assistance to renters and homeowners (minus project delivery administration). The HIP also identified the City-owned property located on Hilyard Street just north of 34th Avenue (0.76 acres) in the Southeast Neighborhood for future Affordable Housing development (the 34th/Hilyard Property).

2026 RFP Process

The FY26 AHTF funding allocation for development projects offered through the RFP process was $650,439. The total amount requested by the six proposals received in response to the RFP was over $3 million. In addition to the AHTF funds, the City made the 34th/Hilyard Property available through the RFP. (See the map in Attachment A).

In the fall of 2026, the AHTF Advisory Committee reviewed and discussed RFP criteria. The 2026

RFP described required and preferred criteria for proposed Affordable Housing. The RFP was released to the public in January 2026 and was open for eight weeks. Development proposals were received through the RFP in March 2026, including one request for both funding and the City-owned property. Proposals were posted on the City website, and the public comment opportunity notification was sent to interested parties and shared via City channels.

The Advisory Committee met in March 2026 and established an Evaluation Subcommittee of four members. The Evaluation Subcommittee held three meetings in May 2026 to hear public comment, meet with the applicants to review any questions related to their AHTF requests, and score the proposals. The Advisory Committee concluded their review and recommendation to staff in June 2026. (See below for those details).

Summary of Proposals

The following summaries of the proposals are listed in order of the Evaluation Subcommittee scoring. See attachments B through G for additional information about each proposal. A map of the proposed developments is in Attachment H.

River Road Housing: Laurel Hill Center requested $650,000 to build 45 Permanent Supportive Housing homes on property they own on Hunsaker Lane in the Santa Clara neighborhood. The existing house on the property would be demolished, and the development would include 4 three-story residential buildings with 45 one-bedroom homes, a community building, and common area. The homes would serve people with behavioral health, mental health, and substance use concerns with low-income, including people experiencing homelessness and at risk of homelessness. Of the 45 total units, 11 homes would serve people earning no more than 30 percent AMI and 34 homes would serve people earning no more than 60 percent AMI. The common area includes meeting space and office space for service providers, a community room with kitchen, laundry facilities, bicycle and car parking, storage, outdoor gathering spaces and a garden. Laurel Hill Center and partners would provide extensive services for residents on-site including housing stability support, case management, and behavioral health services.

Council awarded the development a Low-Income Rental Housing Property Tax Exemption (LIRHPTE) and HOME American Rescue Plan funds in January 2025 including $2.5 million for housing development and $300k for supportive services. The development was also awarded State funds. Construction is expected to begin in 2027, with project completion in early 2029. The total development cost is $22 million.

OUR Village: SquareOne Villages requested $325,000 to build 44 units of homeownership housing on property they own on Maxwell Street in the River Road neighborhood, utilizing a Community Land Trust combined with a Housing Cooperative model. The development includes 12 loft studios, 16 one-bedroom flats, 12 two-bedroom townhomes, 3 three-bedroom townhomes, 1 four-bedroom townhome, and a common area. The homes would be available to households earning up to either 60 percent AMI (12 units) or up to 80 percent AMI (32 units). The site includes an existing church, preschool, and community garden that are not part of the new construction project. An existing community building would be renovated to provide an indoor common area for residents. A common laundry facility will be located onsite, and laundry hookups will be provided in units with two or more bedrooms.

The development was awarded State funds. Construction is expected to begin in 2027, with project completion in 2028. The total cost of the development is about $11 million.

Floral Hill CLT: DevNW requested $400,000 to build 40 units of homeownership housing on property they own on Floral Hill Drive in the Laurel Hill Valley neighborhood using a shared equity Community Land Trust model. The development includes 8 two-bedroom townhomes, 16 three-bedroom townhomes, and 16 detached three-bedroom single family homes. The homes would serve people earning between 60 percent and 80 percent AMI. Each home would have in-unit laundry, a garage, and outdoor space.

Following the 2025 AHTF RFP process and as discussed with Council in June 2025, the City committed $200,000 for Floral Hill from previous one-time State grant funds. If Oregon Housing and Community Services receives additional funding in the 2027 legislative session and selects Floral Hill CLT to receive funds in 2027 and if the development receives the remaining financing needed from other sources, site work would start in 2027, and housing construction would start in 2028. The total cost of the development is approximately $22 million.

Lincoln Commons: Red Apple Square LLC requested $450,000 to build 75 rental homes on property they own on the corner of Lincoln Street and 5th Avenue in the Downtown neighborhood. The development would include 1 four-story residential building with 20 studios, 49 one-bedroom units, and 6 two-bedroom units. The homes would serve people earning no more than 60 percent AMI. Each home would include washer/dryers. The common areas include meeting space, a community room, an outdoor courtyard, indoor bicycle parking, car parking, and a dog wash area. Cornerstone Community Housing would provide resident services on site, focused on housing and financial stability, resource navigation, and creating community.

If Oregon Housing and Community Services receives additional funding in the 2027 legislative session and selects Lincoln Commons to receive funds in 2027, construction would be complete in approximately 2029. The total cost of the development is approximately $28 million.

Yonkalla Commons: Hacienda Community Development Corporation requested the 34th/Hilyard Property and $650,000, to develop 12 two-story, three-bedroom homes for ownership utilizing a Community Land Trust model. The development includes six duplexes, landscaped common area, and parking. Three of the homes would be sold to households earning no more than 60 percent AMI, and 9 of the homes would be sold to households earning no more than 80 percent AMI. The homes would be prefabricated offsite using a Cross-Laminated Timber system designed for durability.

The development is in an earlier stage of planning and financing because it is applying to use the 34th/Hilyard Property. If awarded the Property, the developer would have site control and be able to apply for funding. Construction is anticipated to take 18 months. The total cost of the development is approximately $7 million.

The Harlow: Cascade Housing Association requested $650,000 to build 27 rental units and an on-site manager unit on the City-owned site Council awarded to them in January 2026 at 1091 Coburg Road in the Harlow neighborhood. The development would include 3 three-story residential buildings with 4 one-bedroom homes and 24 two-bedroom homes. One home would serve people earning no more than 50 percent of AMI, and 26 homes would serve people earning no more than 60 percent AMI. Common areas include a community meeting room with kitchen, onsite office space, indoor and outdoor bike parking, and shared outdoor spaces. Cascade Housing Association has a partnership with St. Vincent De Paul to provide resident services including employment and educational support, food access initiatives, community building activities and

connections to essential services.

Council awarded the site $1.2 million in federal HOME funds in January 2026. If Oregon Housing and Community Services receives additional funding in the 2027 legislative session and selects The Harlow to receive funds, construction would be complete in approximately 2029. The total cost of the development is approximately $12.6 million.

Public Comment on Proposals

Public comments on the proposals were submitted during the written public comment period and provided orally at the Evaluation Subcommittee and full Advisory Committee meetings. Comments included support for Affordable Housing or specific projects as well as community concerns. Most concerns were related to the Floral Hill CLT proposal and the potential impact of development in that area including traffic impacts and narrow street conditions, poor access to transit, potential erosion/water run-off, wildfire hazard, and neighborhood incompatibility. Other comments specific to the Floral Hill CLT proposal supported the creation of additional Affordable Housing options and the opportunity to provide Affordable Housing in areas where it has not been located previously. For the Yonkalla Commons requested development site (34th/Hilyard Property), some commentors expressed concern with flooding risk for the property and surrounding area, while others expressed support for the development proposal.

Evaluation Subcommittee and Advisory Committee

At the June 4th meeting of the Advisory Committee, the Evaluation Subcommittee shared the scores for each of the proposals based on the RFP criteria categories: 1) project concept and design, 2) site feasibility, 3) income qualified population and services, 4) cost benefit, 5) financial feasibility, and 6) organizational experience and performance. The full Advisory Committee discussed the scores and made a funding and 34th/Hilyard Property award recommendation to staff. Attachment I has the Evaluation Subcommittee scores and Advisory Committee membership roster and recommendation. The scores, discussions, and recommendations of the Evaluation Subcommittee and full Advisory Committee were used to inform the staff recommendation to Council. The Advisory Committee also noted that the available funds have decreased over time and recommended consideration of the Construction Excise Tax rates and a possible increase.

Funding and Property Award Recommendation

The staff recommendation aligns with the Advisory Committee recommendation to award funds to River Road Housing by Laurel Hill Center and OUR Village by SquareOne Villages, and to award the 34th/Hilyard Property to Yonkalla Commons by Hacienda CDC. This recommendation also aligns with the Evaluation Subcommittee's scoring of the proposals.

- $325,439 for River Road Housing (Laurel Hill Center)
- $325,000 for OUR Village (SquareOne Villages)
- 34th/Hilyard Property to Yonkalla Commons (Hacienda CDC)

Developers must secure all other development financing and meet all regulations including approved building permits as conditions of the AHTF award. After all conditions for the development are met, the City would execute an AHTF loan agreement to provide AHTF funds, or a Land Transfer Agreement to transfer the property.

RELATED CITY POLICIES

Housing Implementation Pipeline (HIP) – The HIP estimated the AHTF could support the creation of approximately 320 income-qualified units including 220 rental units and 100 homeownership units for low- and moderate-income households that would be occupied during the 5-year HIP period. To date, over $4 million from the AHTF will help support the construction of 484 new affordable homes worth more than $140 million, including 302 rental units, 56 permanent supportive housing units, and 126 homeownership units. Sixty-six of the rental and 74 homeownership units are now completed and occupied. The projects recommended for funding in the 2026 RFP would receive $650,439 in AHTF investment to support an additional 101 Affordable Homes, worth more than $40 million. The HIP also identified 34th/Hilyard Property for future Affordable Housing development.

City of Eugene Strategic Plan 2023-2026 – The proposed funding aligns with the Urgent Community Needs area of the City's strategic plan: Stabilize the cost of housing.

PREVIOUS COUNCIL DIRECTION

April 8, 2019 Meeting

Councilor Pryor, seconded by Councilor Evans moved to adopt an ordinance concerning the imposition of a construction excise tax on commercial and residential improvements consistent with the City Manager's recommendation of December 2018.
Passed 5:3 (Opposed by Councilors Zelenka, Taylor, and Syrett)

January 24, 2022 Work Session

Councilor Syrett, seconded by Councilor Keating, moved to approve the Housing Implementation Pipeline (HIP), a 5-year internal work plan to coordinate current and future housing resources and goals.
Passed 6:0

January 27, 2025 Meeting

Councilor Evans, seconded by Councilor Leech, moved to adopt the resolution attached as Attachment B to this AIS, approving a Low-Income Rental Housing Property Tax Exemption for property located on River Road in Eugene.
Passed 7:0

January 27, 2025 Meeting

Councilor Evans, seconded by Councilor Leech, moved to recommend awarding Homes for Good $1,200,000 of HOME funds for The Coleman proposal and recommend awarding Laurel Hill Center the full amount of HOME-ARP Rental Housing funds ($2,537,182) and HOME-ARP Supportive Services funds ($300,000) for the River Road Housing proposal.
Passed 7:0

January 26, 2026 Meeting

Councilor Leech, seconded by Councilor Kashinsky, moved to award the City-owned property at 1091 Coburg Road to Cascade Housing Association for development of The Harlow and recommend that the Eugene-Springfield HOME Consortium Governing Board award Cascade Housing Association $1,213,908 of HOME funds for The Harlow.
Passed 7:0

COUNCIL OPTIONS

1. Approve the use of FY26 AHTF funds for River Road Housing by Laurel Hill Center ($325,439) and OUR Village by SquareOne Villages ($325,000) and approve the award of City-owned property on Hilyard Street and 34th Avenue to Yonkalla Commons by Hacienda CDC.

OR

2. Give alternate directions with specific modifications for funding.

OR

3. Decline to approve funding and/or award the 34th/Hilyard Property.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends Option 1.

POSSIBLE MOTIONS

1. Move to award $325,439 of Affordable Housing Trust Funds to River Road Housing by Laurel Hill Center and $325,000 of Affordable Housing Trust Funds to OUR Village by SquareOne Villages and move to award the City-owned property located on Hilyard Street and 34th Avenue (Assessor's Map 18-03-08-24, Tax Lot Numbers 10900, 11000, 11200 and 11400) to Yonkalla Commons by Hacienda CDC.

OR

2. Move to award Affordable Housing Trust Funds and/or the 34th/Hilyard property as directed by City Council.

ATTACHMENTS

A. Map of the 34th/Hilyard Property Site
B. Summary of River Road Housing
C. Summary of OUR Village
D. Summary of Floral Hill
E. Summary of Lincoln Commons
F. Summary of Yonkalla Commons

G. Summary of the Harlow
H. Map of 2026 AHTF Proposed Developments
I. Evaluation Subcommittee Scores and Advisory Committee Recommendation

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway, Affordable Housing Production Manager
Phone: 541-682-5532
Staff E-Mail: EMeyi-Galloway@eugene-or.gov

34th/Hilyard Property Site

Aerial

Data: City and Regional GIS, Eagle View, ODOT
Caution: This map is based on imprecise source data, subject to change, and for general reference only.

11/13/2025

Affordable Housing Trust Fund
2026 Request for Proposals
Development Proposal Summary

River Road Housing

Laurel Hill Center

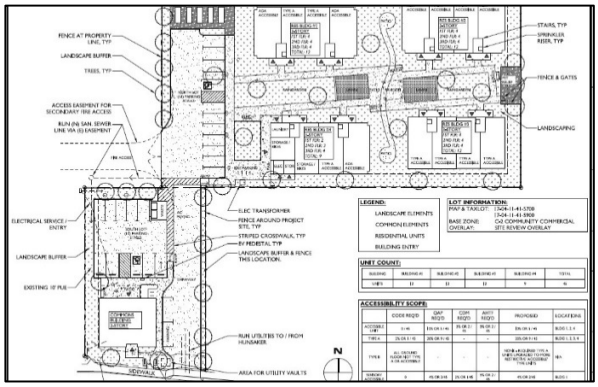
45 Hunsaker Lane

- New construction, Permanent Supportive Housing proposal of four 3-story buildings
- 45 affordable units: 45 one-bedrooms; 45 total bedrooms
- 5 units will be fully accessible for residents with disabilities; 9 units will be Type A adaptable for residents with disabilities, 2 units will be accessible for residents with sensory disabilities
- Development includes a community room with kitchen, meeting space, laundry facilities, and outdoor common areas.

- 11 units for households earning up to 30% AMI, 34 units for households earning up to 60% AMI
- Serves people with behavioral health, mental health, and substance use disorders, including people exiting homelessness.

- AHTF funds requested: $650,439
- Total development cost: $22,848,155
- Cost per unit: $507,737
- Cost per bedroom: $507,737
- Planned funding sources: State LIFT/Low Income Housing Tax Credit (awarded), HOME-ARP (awarded), Oregon Health Authority (awarded), LIRHPTE (awarded), Owner equity (committed).

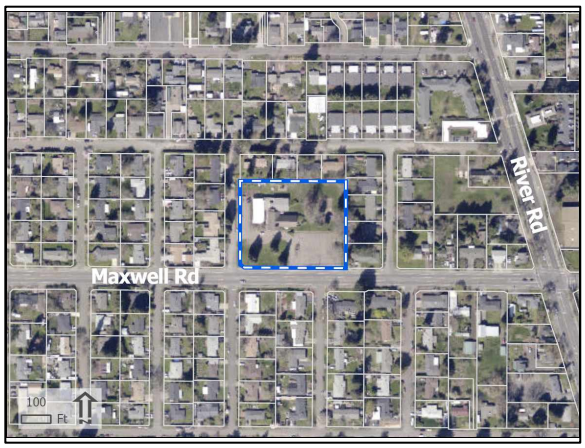
- Construction is anticipated to begin in 2027, completed in 2029.



Affordable Housing Trust Fund
2026 Request for Proposals
Development Proposal Summary

OUR Village

SquareOne Villages
255 Maxwell Road

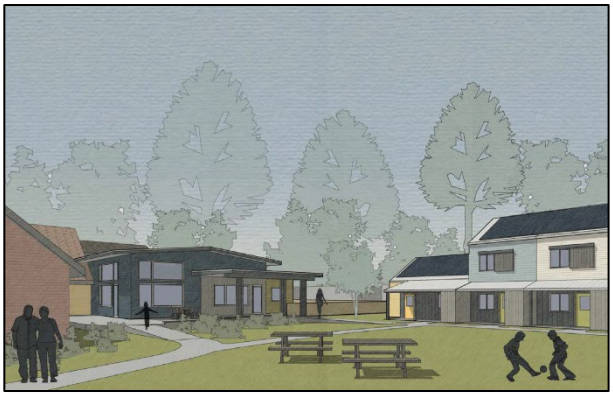


- New construction, Community Land Trust with cooperative ownership
- 44 affordable units: 12 studios, 16 one-bedrooms, 12 two-bedrooms, 3 three-bedrooms, 1 four-bedrooms; 65 total bedrooms
- 3 units will be fully accessible; 27 units will be Type B adaptable for residents with disabilities
- Development includes an existing community building, laundry facilities, and outdoor common areas.

- 12 units reserved for households earning up to 60% AMI, 32 units reserved for households earning up to 80% AMI

- AHTF funds requested: $325,000
- Total development cost: $11,345,125
- Cost per unit: $257,844
- Cost per bedroom: $174,540
- Planned funding sources: State LIFT (awarded), Co-op Membership sales revenue, DEQ low-embodied Carbon Housing Program (awarded), EWEB energy incentives, Eugene SDC exemptions (awarded), permanent bank loan.

- Construction is anticipated to begin in 2027, completed in 2028.



Affordable Housing Trust Fund
2026 Request for Proposals
Development Proposal Summary

Floral Hill CLT

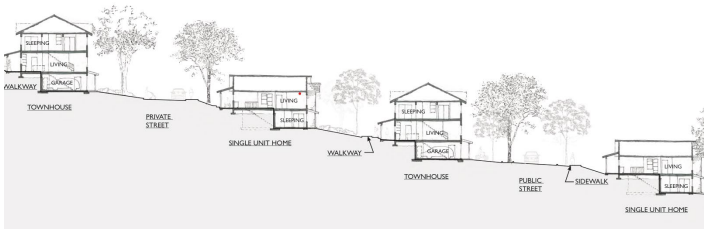
DevNW
2725 Floral Hill Drive

- New construction, Community Land Trust homes for homeownership
- 40 affordable units: 8 two-bedroom townhomes, 16 three-bedroom townhomes, 16 three-bedroom detached homes; 116 total bedrooms
- 2 units will be Type A fully adaptable for residents with disabilities, 14 units will be Type B with some accessibility features for residents with disabilities.

- 40 units reserved for households earning up to 80% AMI.

- AHTF funds requested: $400,000
- Total development cost: $21,726,017
- Cost per unit: $543,150
- Cost per bedroom: $187,293
- Planned funding sources: State LIFT Homeownership, Housing Infrastructure Financing Program (awarded), State Housing and Shelter Program one-time grant through the City, Eugene SDC exemptions, Home Sale proceeds.

- If Oregon Housing and Community Services receives additional funding in the 2027 legislative session and selects Floral Hill CLT to receive funds in 2027 and if the development receives the remaining financing needed from other sources, initial infrastructure construction is anticipated to begin in 2027, with home construction beginning in 2028 and final completion in 2029.



Affordable Housing Trust Fund
2026 Request for Proposals
Development Proposal Summary

Lincoln Commons

Red Apple Square, LLC

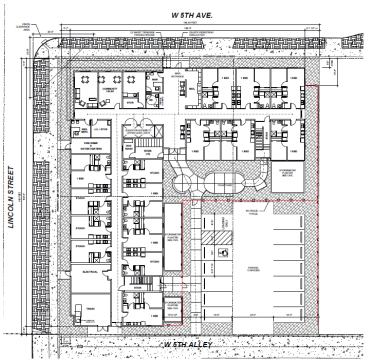
Lincoln St. and 5th Ave.

- New construction rental housing, one 4-story residential building
- 75 affordable units: 20 studios; 49 one-bedrooms; 6 two-bedrooms; 81 total bedrooms
- 10 units will be Type A adaptable for residents with disabilities, 3 units will be accessible for residents with sensory disabilities
- Development includes a meeting space, community room, indoor bicycle parking, and outdoor common areas.

- 75 units reserved for households earning up to 60% AMI

- AHTF funds requested: $450,000
- Total development cost: $28,347,034
- Cost per unit: $377,960
- Cost per bedroom: $349,963
- Planned funding sources: State LIFT, Low Income Housing Tax Credit, Bank Loan, Deferred Developer Fee.

- If Oregon Housing and Community Services receives additional funding in the 2027 legislative session and selects Lincoln Commons to receive funds in 2027, construction would be complete in approximately 2029. Construction is anticipated to take 18 months.



Affordable Housing Trust Fund
2026 Request for Proposals
Development Proposal Summary

Yonkalla Commons

Hacienda Community Development Corporation

34th Ave. & Hilyard St. City Property

- New construction, Community Land Trust homes for homeownership
- 12 affordable units: 12 three-bedrooms; 36 total bedrooms
- 12 units will be Type A adaptable for residents with disabilities
- Development includes duplexes built offsite using Cross-Laminated Timber.

- 3 units reserved for households earning up to 60% AMI, 9 units reserved for households earning up to 80% AMI

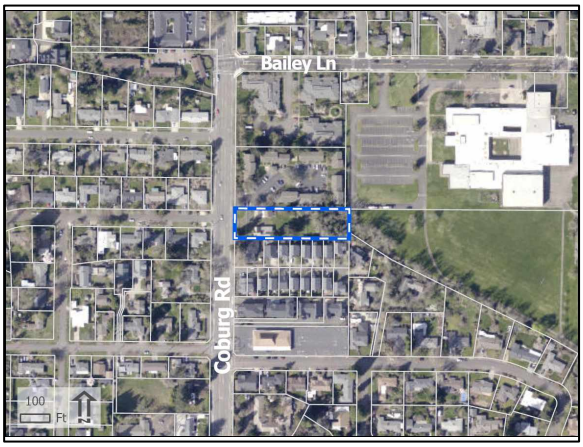
- AHTF funds requested: $650,439
- Total development cost: $6,951,384
- Cost per unit: $579,282
- Cost per bedroom: $193,094
- Planned funding sources: State LIFT, Home sales, Owner equity, Eugene SDC exemption, EWEB SDC exemption.

- If awarded the property, the developer would have site control and be able to apply for funding sources. Construction is anticipated to take 18 months.

Affordable Housing Trust Fund
2026 Request for Proposals
Development Proposal Summary

The Harlow

Cascade Housing Association
1091 Coburg Road

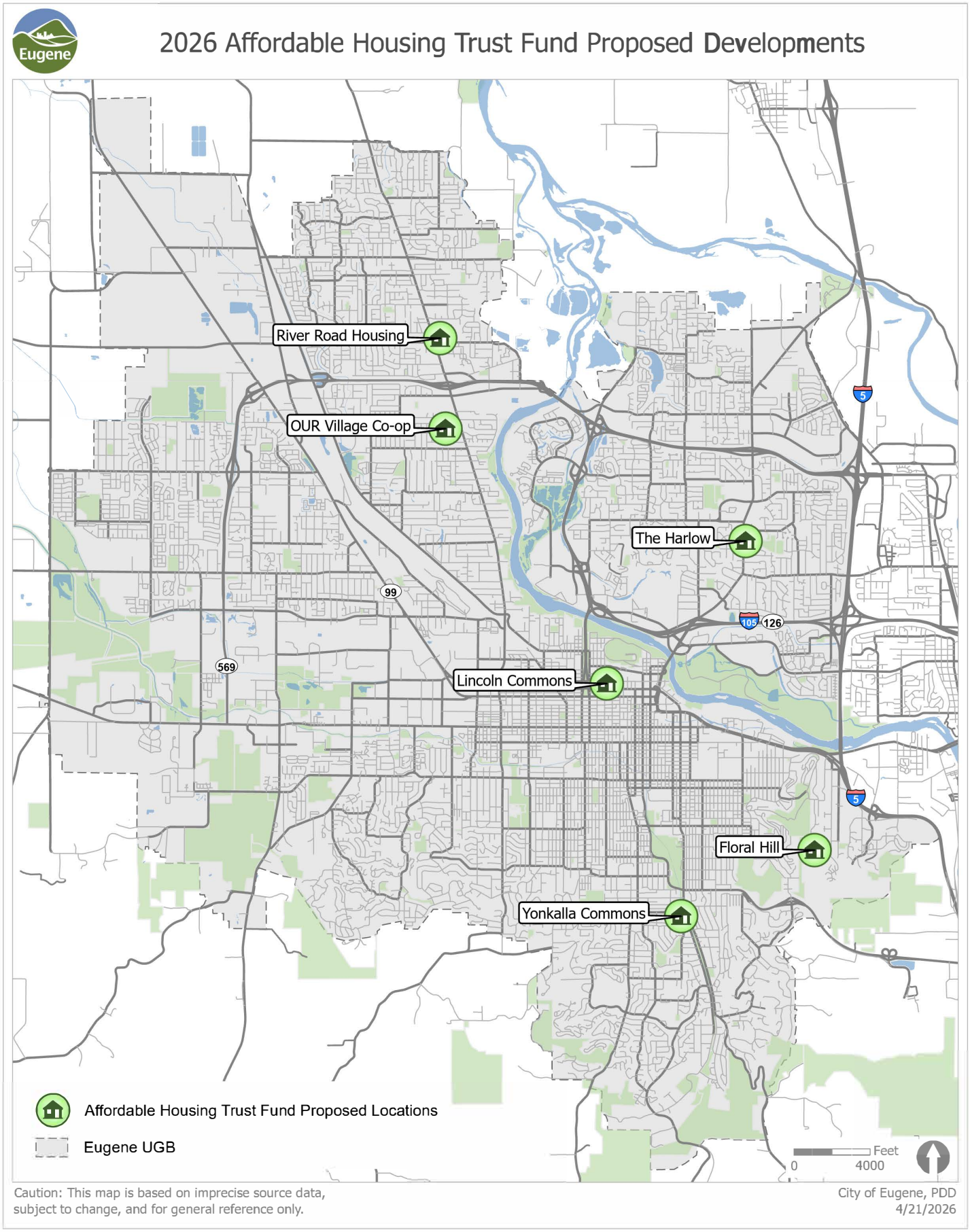


- New construction rental housing, three 3-story buildings
- 27 affordable units: 4 one-bedrooms; 23 two-bedrooms; 50 total bedrooms
- 2 units will be fully accessible for residents with disabilities; 1 unit will be accessible for residents with sensory disabilities
- Development includes an on-site manager unit, community meeting room with kitchen, office space, indoor and outdoor bike parking, and outdoor common areas.

- 1 unit reserved for households earning up to 50% AMI, 26 units reserved for households earning up to 60% AMI

- AHTF funds requested: $650,439
- Total development cost: $12,601,108
- Cost per unit: $466,708
- Cost per bedroom: $252,022
- Planned funding sources: State LIFT, HOME funds and land award (awarded January 2026), Permanent bank loan, Eugene SDC exemptions, LIRHPTE, Deferred developer fee.

- If Oregon Housing and Community Services receives additional funding in the 2027 legislative session and selects the Harlow to receive funds, construction would be complete in approximately 2029. Construction is expected to take 14 months.


2026 Affordable Housing Trust Fund Proposed Developments
River Road Housing
OUR Village Co-op
The Harlow
Lincoln Commons
Floral Hill
Yonkalla Commons
99
569
105
126
5
Affordable Housing Trust Fund Proposed Locations
Eugene UGB
Feet
0
4000
Caution: This map is based on imprecise source data, subject to change, and for general reference only.
City of Eugene, PDD
4/21/2026

Evaluation Subcommittee Scores and Advisory Committee Recommendation

Affordable Housing Trust Fund (AHTF) proposals are evaluated in the six criteria categories using a seven-point scoring system with up to three additional bonus points in each category for a total possible score of 60 points. The columns represent each Evaluation Subcommittee member's scores, and the final score is an average of all members' scores. The proposals are in order of the highest to lowest scores. (Please note the Floral Hill proposal has three columns because one Evaluation Subcommittee member recused themselves from scoring that proposal.)

Criteria Categories	**River Rd Housing**				Average	**OUR Village**				Average	**Floral Hill**			Average
1. Project Concept & Design	8	6	8	7	7.25	8	7	9	8	8.00	8	7	7	7.33
2. Site Feasibility	7	6	9	6	7.00	6	7	10	8	7.75	4	7	6	5.67
3. Population and Services	10	7	10	9	9.00	7	6	10	7	7.50	7	6	6.5	6.50
4. Cost Benefit	7	6	8	8	7.25	6	6	10	8	7.50	8	6	7	7.00
5. Financial Feasibility	7	7	8.5	7	7.38	7	5	10	7	7.25	6	5	7	6.00
6. Organizational Experience	8	5	8	7.5	7.13	6	6	8	7.5	6.88	8	6	9	7.67
TOTAL	47.0	37.0	51.5	44.5	**45.00**	40.0	37.0	57.0	45.5	**44.88**	41.0	37.0	42.5	**40.17**

Criteria Categories	**Lincoln Commons**				Average	**Yonkalla Commons**				Average	**The Harlow**				Average
1. Project Concept & Design	7	7	7	6.5	6.88	7	6	8	6	6.75	5	5	6.5	6	5.63
2. Site Feasibility	9	6	6.5	7	7.13	6	6	8	7	6.75	7	6	7	7	6.75
3. Population and Services	5	7	6.5	6	6.13	5	7	7.5	7	6.63	5	7	6	6	6.00
4. Cost Benefit	6	6	7	7	6.50	6	6	8	6	6.50	6	6	7	7	6.50
5. Financial Feasibility	4	7	7	6	6.00	3	5	7	4	4.75	4	6	6	6	5.50
6. Organizational Experience	7	7	7	7	7.00	5	5	8.5	6	6.13	6	8	6.5	6	6.63
TOTAL	38.0	40.0	41.0	39.5	**39.63**	32.0	35.0	47.0	36.0	**37.50**	33.0	38.0	39.0	38.0	**37.00**

Affordable Housing Trust Fund Advisory Committee Members

John Barofsky

Talicia Brown*

Alan Evans (Chair)

Harris Hoffman

Pete Knox (Co-Chair)*

Sarah Pishioneri*

Malia Sprague*

Jennifer Volum

*2026 AHTF Request for Proposals Evaluation Subcommittee members

Advisory Committee Recommendation to Staff

At the AHTF Advisory Committee meeting on June 4, 2026, passed the following motion:

> Recommend awarding $325,439 to River Road Housing by Laurel Hill Center, awarding $325,000 to OUR Village by SquareOne Villages, and awarding the City-owned property on Hilyard Street and 34th Avenue to Yonkalla Commons by Hacienda CDC. Recommend that because the available funds have decreased over time, consider the Construction Excise Tax rates and consider increasing the rates.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption Renewal for Vet Lift I

Meeting Date: July 13, 2026 | Agenda Item Number: 4
Department: Planning and Development | Staff Contact: Laura Hammond
www.eugene-or.gov | Phone: 541-682-5502

ISSUE STATEMENT

City Council is asked to adopt a resolution to renew a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for Vet Lift I, an existing Affordable Housing development located at 951 West 7th Avenue. The applicant and the property owner of record is St. Vincent de Paul Society of Lane County, Inc. (SVdP). The development includes 13 low-income rental housing units serving veteran households.

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since its adoption, Council has approved tax exemptions for numerous Affordable Housing developments, with 43 developments, totaling more than 2,200 units currently active in the program. Council unanimously approved extending the LIRHPTE program for an additional ten years in 2020. The ordinance also enables recipients to apply for renewal of the 20-year LIRHPTE when a prior LIRPHTE period has expired. Council has approved LIRHPTE renewals for more than 800 units. Council reviews and takes action on each LIRHPTE request.

Developments must meet criteria including requirements for rents and incomes limited to households earning at or below 60 percent of the area median income (AMI). For context, in 2026 a 60 percent AMI threshold in Eugene corresponds to an income limit of approximately $41,340 for a one-person household and a rent cap of $1,033 (including utilities) for a studio unit under the LIRHPTE program.

If an application meets the substantive criteria at EC 2.939(4) as referenced in the Report and Recommendation (Attachment A), the City must grant the exemption by resolution (Attachment B). A decision to deny the exemption cannot be made by simple motion or inaction; Council would need to adopt a resolution (Attachment C) that explains how the applicant has failed to demonstrate that the tax exemption is in the public interest.

Summary of requested tax exemption

The requested tax exemption renewal is for Vet Lift I, an Affordable Housing development located at 951 West 7th Avenue (see map in Attachment D). The development includes 13 low-income rental housing units (two studios, seven one-bedroom, and four two-bedroom units) and common areas serving the units.

In 2006, Council granted a LIRHPTE to SVdP for the Vet Lift I development. In 2010, Council adopted Resolution 5007, amending the commencement date of the tax exemption to July 1,

2007. The property has provided low-income rental housing since that time. Renewal of the LIRHPTE would allow the property to continue to offer low-income rental housing for the next 20 years.

The units currently have rents (including utilities) ranging from $0 to $731 for studio, one-, and two-bedroom units, affordable to veteran households earning at or below 60 percent AMI. Two of the two-bedroom units are transitional housing funded through the Veterans Administration Grant and Per Diem Program and are prioritized for larger veteran households. Most residents also participate in the Supportive Services for Veteran Families program, which helps promote housing stability and long-term success. Without the property tax exemption, operating expenses would increase significantly, limiting the resources that allow rents to remain well below Affordable Housing thresholds that are essential to supporting the property's residents.

The requested exemption meets the substantive criteria at EC 2.939(4) as shown in the Report and Recommendation provided in Attachment A. No comments were received during the public comment period.

RELATED CITY POLICIES

Housing Implementation Pipeline (HIP): The HIP lists the LIRHPTE program as an important tool for supporting housing that serves the public good. Approving the requested LIRHPTE renewal helps preserve affordable units furthering the HIP's 5-year goals of increasing and maintaining the number of Affordable Housing units available to the community.

The City of Eugene Strategic Plan 2023-2026: The requested LIRHPTE, if approved, aligns with the City's strategic plan: Urgent Community Needs – Stabilize the cost of housing.

PREVIOUS COUNCIL DIRECTION

April 10, 2006 Meeting

Councilor Solomon, seconded by Councilor Ortiz, moved approval of the Consent Calendar including Item D: Adoption of Resolution 4867 Approving a Low-Income Rental Housing Property Tax Exemption for the Property Located at 951 West 7th Avenue, Eugene, Oregon (Assessor's Property Account Number 0266211) (St. Vincent De Paul Society of Lane County, Inc.).
Passed: 8:0

May 24, 2010 Meeting

Councilor Clark, seconded by Councilor Taylor, moved approval of the Consent Calendar including Item D: Adoption of Resolution 5007 Amending Resolution No. 4867 to Modify the Commencement Date of the Low-Income Rental Housing Property Tax Exemption for Property Located at 951 West 7th Avenue, Eugene, Oregon (St. Vincent DePaul Society of Lane County, Inc.).
Passed: 8:0

May 26, 2020 Meeting

Councilor Semple, seconded by Councilor Yeh, moved to adopt an Ordinance Concerning Low-Income Rental Housing Property Tax Exemptions and Amending Sections 2.938, 2.939 and 2.940 of the Eugene Code, 1971; and Resolution Adopting Amended Standards and Guidelines for Processing Applications for Low-Income Rental Housing Property Tax Exemptions and Repealing Resolution No. 5028. (The ordinance extended the sunset date of the LIRHPTE program 10 years to

July 1, 2030.)
Passed 8:0

COUNCIL OPTIONS

1. Adopt the resolution in Attachment B, approving the tax exemption.

OR

2. If the Council determines that the application does not comply with one or more of the approval criteria in EC 2.939(4), adopt the resolution in Attachment C, denying the tax exemption.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the council adopt the resolution in Attachment B approving renewal of a Low-Income Rental Housing Property Tax Exemption for Vet Lift I.

POSSIBLE MOTIONS

1. Move to adopt the resolution in Attachment B to this AIS, approving a Low-Income Rental Housing Property Tax Exemption for property located at 951 West 7th Avenue.

OR

2. Move to adopt the resolution in Attachment C to this AIS, denying a Low-Income Rental Housing Property Tax Exemption for property located at 951 West 7th Avenue.

ATTACHMENTS

A. Vet Lift I Report and Recommendation
B. Resolution Approving the Tax Exemption
C. Resolution Denying the Tax Exemption
D. Map of the Proposed Site - Potential LIRHPTE Renewal: Vet Lift I

FOR MORE INFORMATION

Staff Contact: Laura Hammond, Housing Tools Analyst
Phone: 541-682-5502
Staff E-Mail: LHammond@eugene-or.gov

REPORT AND RECOMMENDATION
of the Community Development Manager
of the Planning and Development Department

Application of St. Vincent de Paul Society of Lane County, Inc.
For Low-Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at 951 W 7th Avenue, Eugene, OR 97402
VET LIFT I

The Community Development Manager of the Planning and Development Department of the City of Eugene finds that:

1. St. Vincent de Paul Society of Lane County, Inc. (SVdP or the applicant) has submitted an application for a property tax exemption for the real property known as Vet Lift I and located at 951 W 7th Avenue, Eugene, OR 97402 (Assessor's Map 17-03-31-22 Tax Lot 09000; Assessor's Property Account No. 0266211). SVdP is the owner of the property that is the subject of the application.

The applicant has a business location of 2890 Chad Drive, Eugene, OR 97408. The applicant has submitted an application for an exemption from ad valorem taxes through the City's Low-Income Rental Housing Property Tax Exemption (LIRHPTE) program (Sections 2.937 to 2.940 of the Eugene Code, 1971) for 13 low-income rental housing units (2 studios, 7 one-bedroom, and 4 two bedroom) and common areas.

2. A Low-Income Rental Housing Property Tax Exemption (LIRHPTE) was approved for the Vet Lift I property in 2006, through Resolution No. 4867. In 2010, Council adopted Resolution 5007, changing the commencement date of the tax exemption to July 1, 2007. The residential units have housed low-income households since that time. Under EC 2.940(6), in the final year of low-income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

3. I have reviewed the application and find that the applicant has submitted all required materials and complies with the provisions of EC 2.939(4) and subsections 2.1.5 through 2.1.9 and Section 2.2 of the Standards and Guidelines adopted by Resolution No. 5459. Specifically, I find:

(a) The property, or portion thereof subject to the property tax exemption, will be occupied solely as a residence for low-income persons.
(b) The applicant's application was filed prior to July 1, 2030.
(c) The property is owned by SVdP, a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001. SVdP is responsible for the day-to-day operation of the property.
(d) The property is owned by SVdP, a nonprofit corporation that expends no more than ten percent of its annual income from residential rentals for purposes other than acquisition, maintenance or repair of residential rental property for low-income persons, or for the provision of on-site childcare services for the residents of the rental property.

(e) The applicant has complied with the policies set forth in Section 5 of the Standards and Guidelines for Processing Low-Income Rental Housing Property Tax Exemption Applications adopted by council Resolution No. 5459 (Standards and Guidelines).
(1) The owner has signed a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines and said agreement will be in effect for the duration of the tax exemption period.
(2) As described in Section 5.2 of the Standards and Guidelines, the owner has consented in writing that for the duration of the tax exemption period, the city may inspect the property for which the exemption is granted to insure that the premises are maintained in decent, safe and sanitary conditions for the occupants.

(f) The development is consistent with the city's Housing Dispersal Policy.

(g) The development does not cause the displacement of low-income persons.

(h) The development does not cause destruction of historic properties.

(i) The development is otherwise consistent with the Eugene Code and adopted city regulations and policies.

4. Comments have been solicited from interested City departments, 4J School District, and the affected neighborhood group. No comments were received.

Therefore, based on the above findings, the proposed project conforms with all applicable City Code provisions, local plans, planning regulations, the Envision Eugene Comprehensive Plan, and the criteria set forth in the City's adopted Standards and Guidelines for Processing Low-Income Rental Housing Property Tax Exemption Applications, and I recommend that the application be approved.

Dated this ____ day of 06/24/2026 **, 2026.**

Print: Will Dowdy Sign: Will Dowdy

Community Development Director of the Planning and Development Department

RESOLUTION NO. _____

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 951 WEST 7TH AVENUE, EUGENE, OREGON (ASSESSOR'S MAP 17-03-31-22, TAX LOT 09000; ASSESSOR'S PROPERTY ACCOUNT NO. 0266211) (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)

The City Council of the City of Eugene finds that:

A. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) is the owner of property located at 951 West 7th Avenue in Eugene, Oregon (Assessor's Map 17-03-31-22, Tax Lot 09000; Assessor's Property Account No. 0266211), more particularly described in Exhibit A attached to this Resolution (the Property.)

B. The Property first received a Low-Income Rental Housing Property Tax Exemption (LIRHPTE) in 2006. In 2010, Council adopted Resolution 5007, changing the commencement date of the tax exemption to July 1, 2007. The residential units have housed low-income households since that time. Under Section 2.940(6) of the Eugene Code, 1971 (EC), in the final year of low-income housing tax exemptions, applications for subsequent low-income housing tax exemptions may be submitted.

C. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2027, under the City's LIRHPTE Program (EC 2.937 through 2.940.)

D. The Property includes two studio units, seven one-bedroom units, and four two-bedroom units, for a total of 13 low-income rental units, as well as common areas. The applicant is seeking a tax exemption for the entire property.

E. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents, and fees required by Section 2.938 of the Eugene Code, 1971 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5459. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(4), and the eligibility requirements at Section 2.2 of the Standards and Guidelines adopted by Resolution No. 5459.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings, the City Council approves the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-03-31-22, Tax Lot 09000; Assessor's Property Account No. 0266211; and more particularly described in Exhibit A attached to this Resolution, which includes two studio units, seven one-bedroom units, and four two-bedroom units, for a total of 13 low-income rental units, as well as common areas.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2027, and continuing for a continuous period of 20 years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by July 1, 2030, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5297, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531, in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing units, or portion thereof, or, if after the date of this approval, a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days of the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2027. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 4. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2026.

_____

City Recorder

Exhibit A
Property Description

Lot 1, Block 1, KITSON'S ADDITION, as platted and recorded in Book 3, Page 1, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING that portion of Lot 1, Block 1, KITSON'S ADDITION, described as follows: Beginning at a point on the North line of said Lot 1, Block 1, KITSON'S ADDITION, as platted and recorded in Book 3, Page 1, Lane County Oregon Plat Records, 0.12 feet West of the Northeast comer of said lot; thence East to the said Northeast comer; thence South along the East line of said lot to the Southeast comer thereof; thence West 0.88 feet; thence Northerly to the North line of said lot and the point of beginning, in Lane County, Oregon.

RESOLUTION NO. _____

A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 951 WEST 7TH AVENUE, EUGENE, OREGON (ASSESSOR'S MAP 17-03-31-22, TAX LOT 09000; ASSESSOR'S PROPERTY ACCOUNT NO. 0266211) (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)

The City Council of the City of Eugene finds that:

A. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) is the owner of property located at 951 West 7th Avenue in Eugene, Oregon (Assessor's Map 17-03-31-22, Tax Lot 09000; Assessor's Property Account No. 0266211), more particularly described in Exhibit A attached to this Resolution (the Property.)

B. The Property first received a Low-Income Rental Housing Property Tax Exemption (LIRHPTE) in 2006. In 2010, Council adopted Resolution 5007, changing the commencement date of the tax exemption to July 1, 2007. The residential units have housed low-income households since that time. Under Section 2.940(6) of the Eugene Code, 1971 (EC), in the final year of low-income housing tax exemptions, applications for subsequent low-income housing tax exemptions may be submitted.

C. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2027, under the City's LIRHPTE Program (EC 2.937 through 2.940.)

D. The Property includes two studio units, seven one-bedroom units, and four two-bedroom units, for a total of 13 low-income rental units, as well as common areas. The applicant is seeking a tax exemption for the entire property.

E. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents, and fees required by Section 2.938 of the Eugene Code, 1971 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5459. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(4), and the eligibility requirements at Section 2.2 of the Standards and Guidelines adopted by Resolution No. 5459.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Notwithstanding the findings in the Community Development Manager's Report and Recommendation, the City Council denies the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-03-31-22, Tax Lot 09000; Assessor's Property Account No. 0266211; and more particularly described in Exhibit A attached to this Resolution, which includes two studio units, seven one-bedroom units, and four two-bedroom units, for a total of 13 low-income rental units, as well as common areas.

Section 2. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days from the date of adoption of this Resolution, and to cause a copy of this Resolution, along with a notice informing the applicant of the right to appeal in the manner set forth in ORS 34.010 to 34.100.

Section 3. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2026.

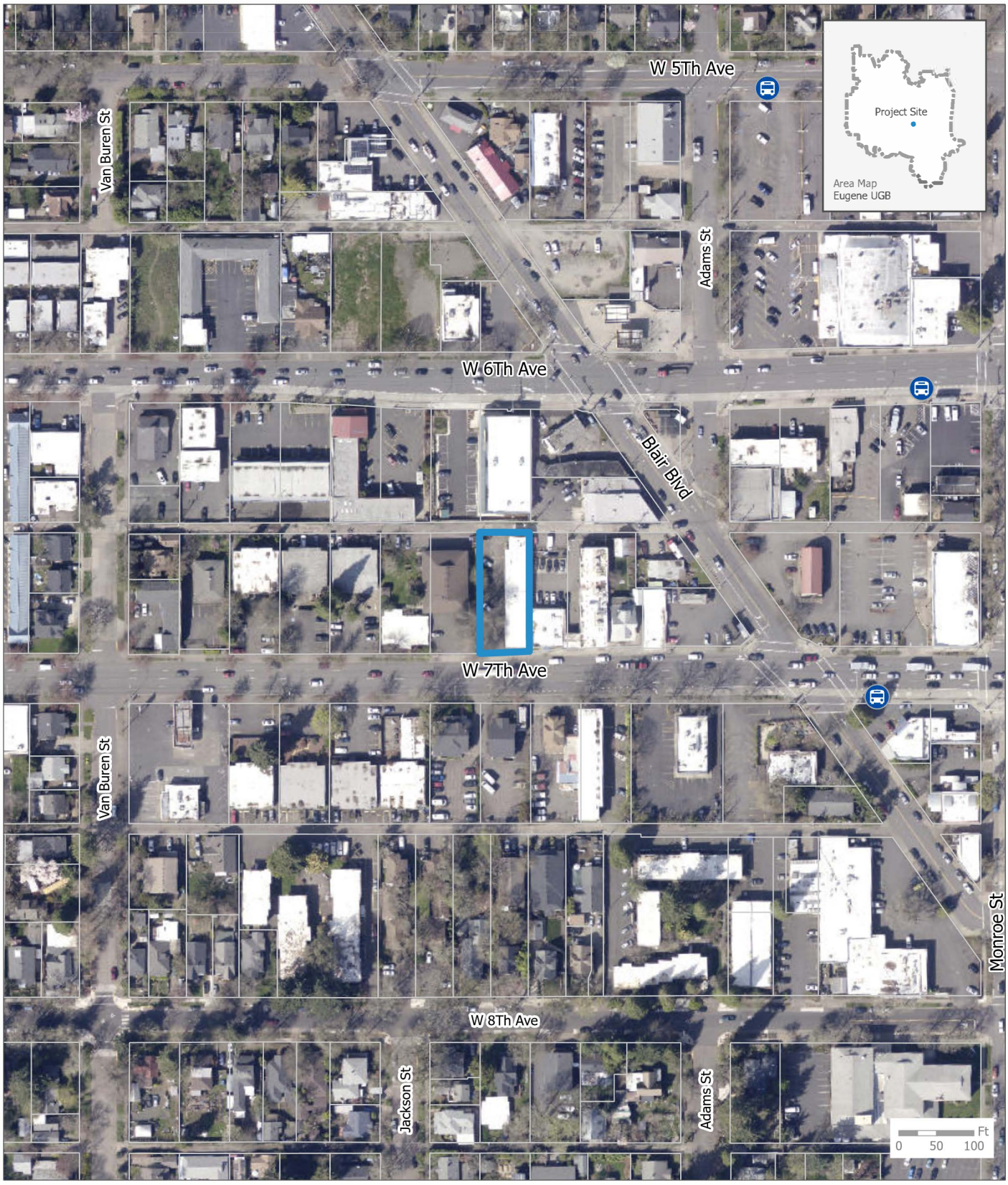
_____
City Recorder

Exhibit A
Property Description

Lot 1, Block 1, KITSON'S ADDITION, as platted and recorded in Book 3, Page 1, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING that portion of Lot 1, Block 1, KITSON'S ADDITION, described as follows: Beginning at a point on the North line of said Lot 1, Block 1, KITSON'S ADDITION, as platted and recorded in Book 3, Page 1, Lane County Oregon Plat Records, 0.12 feet West of the Northeast comer of said lot; thence East to the said Northeast comer; thence South along the East line of said lot to the Southeast comer thereof; thence West 0.88 feet; thence Northerly to the North line of said lot and the point of beginning, in Lane County, Oregon.

Potential LIRHPTE Renewal: Vet Lift I (951 W 7th Ave)



LTD Bus Stops

Potential LIRHPTE Site

Taxlots

City of Eugene, PDD
06/01/2026

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Approval of City Council Minutes

Meeting Date: July 13, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 5A
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, meetings, public hearings on May 11, 2026, May 13, 2026, May 20, 2026, June 8, 2026, June 15, 2026 and June 17, 2026.

ATTACHMENTS

A. May 11, 2026 Meeting
B. May 13, 2026 Work Session
C. May 20, 2026 Work Session
D. June 8, 2026 Work Session
E. June 15, 2026 Public Hearing
F. June 17, 2026 Work Session

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
Meeting
Eugene, Oregon 97401

May 11, 2026
7:30 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 May 11, 2026, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. PLEDGE OF ALLEGIANCE

Mayor Knudson led the Pledge of Allegiance, accompanied by the Eugene Police Honor Guard posting the colors, in honor of Memorial Day.

2. CEREMONIAL MATTERS

Mayor Knudson introduced proclamations for Asian American and Pacific Islander Heritage Month, Bike Month, Wildfire Awareness Month, International Workers' Day, Mother's Day, KLCC Listener Appreciation Day, and National Public Works Week.

3. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Mayor Knudson – stated a former Eugene Police Department (EPD) officer was recorded in January using racist and dehumanizing language which violated City values and community trust; stated the Independent Police Auditor had opened an investigation and EPD had submitted the matter to the Oregon Department of Public Safety Standard and Training (DPSST); noted the City will conduct a thorough review of policies, training, and culture; stated every individual regardless of race or circumstance deserves dignity, fairness, and respect.
- Councilor Groves – shared updates from the Intergovernmental Relations Committee regarding legislative priorities and policies and preparation for the upcoming legislative session.
- Councilor Keating – stated the public is welcome to attend the upcoming Lane Regional Air Protection Agency (LRAPA) meeting; condemned the racist and misogynistic language used by the former EPD officer; noted support for expanded bias training and for the Chief of Police's effort to seek revocation of the former officer's state certification; stated the incident damaged community trust; expressed hope that recommendations from the investigation would assist in rebuilding trust and promoting accountability.
- Councilor Clark – noted his strong objection to the conduct captured in the video of the former EPD officer.
- Councilor Leech – noted support for the statements made by the Mayor and fellow Councilors regarding the EPD incident.
- Councilor Evans – noted the EPD incident highlighted longstanding concerns about the police department voiced by communities of color; stated the City's system of

oversight, including the Independent Police Auditor, the Police Commission, and the Civilian Review Board, was created in response to similar concerns in the past; stated while many EPD officers were appalled by the former officer's comments, he believes there is a cultural issue within the department; noted both personal and community experiences with inappropriate or biased treatment by EPD; stated the need for cultural change, enhanced training, and strengthened hiring and screening processes; stated community members must feel safe to contact the police; stated the incident reflects broader national patterns as well as local conditions; noted his commitment to community change.

Independent Police Auditor, Craig Renetzky provided information about an incident involving the former EPD officer and how his office will be handling the investigation.

Council Discussion:

- Councilor Keating – noted the Police Auditor had asked the public to come forward if there any allegations of police misconduct; asked about the window of time to report misconduct; stated his support for extending the reporting deadline.

4. CONSENT CALENDAR 1

A. Ratification of FY 2026-27 Metropolitan Wastewater Management Commission (MWMC) Regional Wastewater Program Budget and Capital Improvements Program

B. Approval of City Council Minutes

C. Approval of City Council Tentative Agenda

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved to approve the items on Consent Calendar 1.
VOTE: 8:0 PASSED
IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

5. ACTION: 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

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved to reject and not consider the email from Peter Saraceno dated April 20, 2026, with the subject line "East Campus Dorm Expansion" and the email from Arthur Farley dated April 21, 2026, with the subject line "UO Enrollments" because they were submitted after the record was closed to interested parties.
VOTE: 8:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

City Manager Haruyama introduced the topic and provided background information.

Council Discussion:

- Councilor Evans – declared an ex parte contact.
- Councilor Zelenka – read an email sent May 10, 2026 titled "INTENDED MOTION on East Campus Plan Amendments" into the record.

MOTION: Councilor Zelenka, seconded by Councilor Keating, moved to deny the applications due to noncompliance with the approval criteria in EC 9.8065(1), EC 9.8065(2), EC 9.8424(1), and EC 9.8424(2) and I move to direct the City Manager to bring back a written decision supporting the denial.

Council Discussion:

- Councilor Kashinsky – noted the decision is quasi-judicial and must be based solely on whether the University of Oregon met the approval criteria; stated that after reviewing the criteria and the proposal, she believes the applicant has met the burden of proof; noted the requirement for a transition between university and residential uses does not provide specific requirements; stated the proposal provides more transition than exists in many similar areas of the city; stated concern that either decision could result in an appeal; noted she believes supporting the application is the more defensible position; stated she will vote against the motion to deny.
- Councilor Zelenka – stated while the East Campus Plan is not specific about transitions in building heights, the associated ordinance provides clear numerical standards; stated the proposal is inconsistent with those adopted standards.
- Councilor Leech – stated she supports the motion; noted the application seeks to rezone property, change the refinement plan, alter height limits, and modify the overlay zone all at once; stated such broad changes conflict with the purpose of refinement plans and neighborhood planning; noted concern that approving the application would disregard established code and neighborhood impacts; stated hope that denying the application will lead to a collaborative redesign that the neighborhood, community, and University can all support.
- Councilor Groves – asked the City Attorney to comment on the differing positions expressed by Councilors and the Planning Commission regarding whether the University of Oregon's application meets the approval criteria.

VOTE: 3:5 FAILED
IN FAVOR: Keating, Zelenka, and Leech.
OPPOSED: Kashinsky, Yeh, Clark, Evans, and Groves.

MOTION: Councilor Kashinsky, seconded by Councilor Yeh, moved to approve the Ordinance amending the Fairmount/University of Oregon

Special Area Study, amending the Eugene Code, and rezoning property that is included as Attachment B to this Agenda Item Summary.
VOTE: 5:3 PASSED
IN FAVOR: Kashinsky, Yeh, Clark, Evans, and Groves.
OPPOSED: Keating, Zelenka, and Leech.

6. PUBLIC COMMENT

1. Lin Woodrich – spoke about the We Are Bethel neighborhood celebration.
2. Kevin Cronin – called for the resignation of Police Chief Skinner.
3. Tim Lewis – spoke about releasing the video showing an EPD officer's misconduct.
4. Misty Strawberry Bowman – spoke about the effects of dark skies to increase public safety.
5. Latiffe Amado – spoke about culture and management issues at EPD.
6. Justin Burns – spoke about culture and management issues at EPD.
7. Andrew Becker – spoke about culture and management issues at EPD.
8. Sarah K – spoke about culture and management issues at EPD.
9. Emelia Faulkes – spoke about experiences with EPD.
10. Jane – spoke about culture and management issues at EPD.
11. Alice Warner – spoke about culture and management issues at EPD.
12. Trisha Campbell – spoke about culture and management issues at EPD.
13. Jetty Etty – spoke about culture and management issues at EPD.
14. Cloe Rice – spoke about the need for an emergency room in Eugene.
15. Holly Graves – spoke about culture and management issues at EPD.
16. Demond Hawkins – spoke in favor of increasing accountability at EPD.
17. Chloe Longworth – spoke about culture and management issues at EPD.
18. Matt P – spoke about culture and management issues at EPD.
19. Alfredo Gormezano – spoke in favor of safety for delivery drivers.
20. Ember – stated concerns about erosion of public trust.
21. Stefan (Ace Dog) Strek – spoke about experiences with EPD.
22. Naphtali Renshaw – stated concerns about safety, policing, and historical inequities.
23. Rebecca Scott – spoke about culture and management issues at EPD.
24. Madeline Woodward – spoke about culture and management issues at EPD.
25. Levi Simmons – spoke in favor of increasing accountability at EPD.
26. Ken Willis – spoke about culture and management issues at EPD.
27. Amanda Wolberg – spoke about human trafficking.
28. Shelly Devine – spoke about culture and management issues at EPD.
29. Josh Easterlund – spoke in favor of decriminalizing psychedelics.
30. Wyn Manselle – spoke in favor of increasing accountability at EPD.
31. David Igl – spoke about local historical events.

Council Discussion:

- Councilor Yeh – stated appreciation for community members who attended the meeting; noted good leaders take responsibility for what happens on their watch; noted she values the work of the Police Auditor and the Chief; noted the issue reflects a broader community problem, not solely a police department problem.

- Mayor Knudson – stated appreciation for community members who attended; noted the public comment process reflects the City's commitment to protecting First Amendment rights; noted the video of the former officer was upsetting and infuriating; stated the City's systems for capturing information, reports, and data are part of ongoing improvement efforts; reiterated the City's commitment to reviewing policies, training, supervision, and organizational culture; noted the recorded conversation involved individuals in West Valley, Utah; stated officials in West Valley would be contacted regarding the investigation; stated this work requires continued commitment across the city, county, state, and nation.

7. CONSENT CALENDAR 2

A. Resolution Annexing Land to the City of Eugene(Assessor's Map 17-03-08-44, Tax Lot 00400, Located at the Northeast Corner of Majorie Avenue and Downing Street) (City File: Marjorie Avenue; A 26-03)

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved to approve the items on Consent Calendar 2.
VOTE: 8:0 PASSED
IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

Mayor Knudson adjourned the meeting at 9:44 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
Work Session
Eugene, Oregon 97401

May 13, 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 May 13, 2026, Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. WORK SESSION: Police Auditor's Office and Civilian Review Board Annual Reports

Craig Renetzsky, the Independent Police Auditor introduced the topic and provided background on the purpose of the annual report and the structure of police oversight in the City of Eugene.

Councilor Discussion: Police Auditor's Office Annual Report

- Councilor Evans – asked about complaints related to federal immigration activity and how complaints are routed when they involve agencies outside Eugene's authority; asked who handles follow-up when complaints involve other jurisdictions or agencies; stated concern about actions occurring within city limits but outside city authority and emphasized the need for clear public understanding of oversight boundaries; asked how off-duty or out-of-jurisdiction officers could be reviewed if misconduct occurs within Eugene; stated appreciation for timely communication from the Auditor regarding recent high-profile incidents; asked what tools exist to uncover unacceptable behavior; asked how limitations on reporting timelines may hinder accountability and noted interest in expanding reporting timeframes; stated the public often cannot tell the difference between agencies involved in enforcement; noted confusion about federal versus local authorities and stated the importance of improving public awareness; stated interest in exploring changes to ensure non-sworn personnel can be reviewed through civilian oversight.
- Councilor Zelenka – asked for more detail about trends in complaint volume and whether the increase was related to specific issues such as immigration or technology; asked for clarification on Oregon's sanctuary law and what local law enforcement agencies can and cannot do; stated interest in preparing public-facing educational materials to help residents understand these laws; asked if staff could prepare simple resources that clarify where state and federal boundaries lie.

- Councilor Kashinsky – stated appreciation for consistent communication from the Auditor's Office; asked what factors lead to dismissal of complaints during the review process; asked whether complaints about other jurisdictions' officers are identified and removed early in intake.
- Councilor Yeh – asked about emerging trends in police oversight and how new technologies might influence future work; asked how the Auditor's Office tracks broader cultural issues, including internal workplace dynamics; asked whether trends related to gender equity or internal treatment of employees could be included in future tracking; stated the Police Commission values the liaison role with the Civilian Review Board.
- Councilor Groves – stated appreciation for rapid communication from the Auditor during recent incidents; noted the importance of strong relationships between local and federal partners for public safety; stated that city resources and information are often available online and encouraged the public to use them; stated interest in continued improvements to communication between oversight systems and the community.
- Councilor Keating – asked whether officers have a mandatory reporting obligation if they witness misconduct by another officer; asked for clarification on where the relevant reporting requirements appear in policy; stated interest in reviewing policy language with the Auditor to better understand reporting expectations.
- Mayor Knudson – stated appreciation for the Auditor's accessibility and for the professional and collaborative approach of the office; noted appreciation for the efforts of the Attorney General's Office and specifically for Attorney General Rayfield's accessibility; stated the public portal for reporting concerns about federal government actions is an important resource for gathering information and protecting community members' rights; stated interest in strengthening a culture of inclusion within the City organization, especially in supporting the advancement of women in leadership; noted the need for continued attention to how the City can encourage a more inclusive workplace culture; stated fostering inclusion strengthens the work of the organization and supports community trust.

Elise Josephson, chair of the Civilian Review Board, introduced the annual report and outlined the Board's role in the police oversight system.

<u>Councilor Discussion: Civilian Review Board Annual Report</u>

- Councilor Keating – asked how the Civilian Review Board (CRB) handles complaints involving off-duty officers; asked how complaints against officers acting in a personal capacity would be processed.
- Councilor Evans – stated concern about a gap in oversight regarding non-sworn personnel; asked whether a structural change should be considered so the CRB could review complaints involving community service officers and other non-sworn staff; stated willingness to discuss potential charter revisions with colleagues.

- Mayor Knudson – stated she reflected on public comment earlier in the week and also on the publicly circulated video involving the now-resigned officer; noted the investigation into that incident is ongoing; stated the work session highlighted the value and strength of the oversight systems the City has built over many years; noted many residents are not aware of these oversight systems or how effective they are; stated other cities, including Portland, are only now beginning to set up similar structures; asked how the public can most effectively share information when they witness or document concerning incidents, including situations similar to what was seen over the weekend; stated in this case the information became public before the Auditor's Office received it, which changed the sequence of events and led to the officer's departure within hours; asked how information of this kind should reach the City so that community trust, safety, and lawful practice can be supported.
- Councilor Clark – asked whether officers are required to report misconduct even when it occurs off duty; asked to review the policy sections that describe reporting expectations.

The meeting was adjourned at 1:21 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

May 20, 2026
12:00 p.m.

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

Councilors Absent: Alan Zelenka

Mayor Knudson opened the May 20, 2026, Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. WORK SESSION: Long Range Financial Planning – Financial Policies and Service Frameworks

City Manager Jenny Haruyama introduced Twylla Miller, Chief Financial Officer and Raftelis Team who provided an overview of the long-range financial planning process and an overview of a potential service framework tool that could assist in future budget development discussions.

Councilor Discussion:

- Councilor Evans – stated interest in ensuring that qualitative community perspectives are integrated into financial and service evaluation processes; noted the value of surveys, interviews, and focus groups to gather information about resident and staff priorities; stated the community expectations should complement the quantitative models presented.
- Councilor Kashinsky – stated appreciation for the ongoing review of the City's financial policies; noted some policies predate Oregon's current property tax system; stated that implementing complex service frameworks could be resource intensive and noted concern about how programs funded by earmarked revenue complicate prioritization; asked how the City might address public confusion when one program receives guaranteed revenue while others compete for limited resources.
- Councilor Groves – stated preference for a framework that is not overly complicated; noted the Toronto model presented by staff appeared to strike a reasonable balance; stated in support of exploring a "zero-based" approach in which services are built from the ground up rather than by adjusting existing structures; stated that community input is important but should be incorporated in a way that allows Council to work efficiently.

- Councilor Keating – stated concern about service frameworks that rely on only three tiers; stated interest in a five-tier or "letter-grade" approach to better differentiate service levels; asked how environmental and sustainability considerations would be incorporated into any evaluation tool and how information used for scoring would be generated; stated the City's approach should be robust enough to serve as a model for other communities.
- Councilor Yeh – stated support for beginning with a simpler framework and adding complexity only after initial use; noted that industry benchmarks are useful but do not fully reflect community need; stated understanding whether a service is meeting local demand is essential; suggested staff feedback about service adequacy should accompany any benchmark information.
- Councilor Clark – stated strong interest in establishing clear definitions at the beginning of the process, noting ambiguity can lead to conflict later; stated the importance of tools that help resolve disagreements about service levels or strategies; stated part of the challenge is differentiating shared outcomes from differing views.
- Councilor Kashinsky – stated many jurisdictions in Oregon are experiencing structural and financial challenges from state-level constraints that limit revenue growth; noted expenses continue to rise and these pressures have contributed to a recurring structural imbalance; stated Eugene has managed these challenges better than many other communities; stated service frameworks may support clearer decision-making about how to shape the City's budget; stated concern that frameworks may not address the core structural imbalance itself; stated property tax revenue increases are capped while major expense drivers, including personnel-related costs, rise at a significantly faster pace; asked how the City can address this underlying structural problem beyond reducing service levels.
- Mayor Knudson – stated interest in understanding how other jurisdictions have phased implementation of service frameworks over time; noted that introducing a basic framework and then adding complexity appears to be common practice; asked whether examples existed of communities that iteratively refined their frameworks after initial use; asked how to contextualize the City's longstanding informal categorization of essential versus value-added services within a more formal evaluation structure.
- Councilor Keating – stated interest in whether other communities involve broader groups, such as their budget committees or community panels, when evaluating service levels; noted that Eugene may benefit from a wider base of community involvement as part of future framework development.

The meeting was adjourned at 1:17 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

June 8, 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 June 8, 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: Long Range Financial Planning - Financial Condition Update**
City Manager Jenny Haruyama introduced Twylla Miller, Chief Financial Officer and Maurizio Bottalico, Principal Fiscal Analyst, to present the last in a series of three informational work sessions prior to the upcoming long-range financial planning workshops.

Councilor Discussion:

- Councilor Evans – asked whether projected expenses for community safety programming accounted for inflation; asked whether operational cost increases had been estimated; noted concern about how costs have risen over the last eight years since the Community Safety Payroll Tax was passed; noted a change to the Community Safety Payroll Tax would require an amendment to the Eugene Charter to be passed by the voters.
- Councilor Kashinsky – asked how the upcoming biennial budget will treat the Community Safety Payroll Tax given its scheduled expiration; asked about the number of distressed funds; asked how emerging community needs and reductions in federal programs would be incorporated into the unfunded needs assessment.
- Councilor Groves – stated the presentation reflected increasingly difficult fiscal conditions; asked whether past issues with medical transport reimbursements had been resolved; noted concerns about rising equipment and vehicle costs; stated the importance of ensuring adequate and safe equipment for staff.
- Councilor Leech – asked whether the projected budget gap included the cost of the three economic development positions; noted concerns about adding all three positions during a period of organizational constraint; noted interest in a phased approach.
- Councilor Clark – asked for future workshop materials to include median income trends, employment levels, and assessed property values over time; stated context regarding the community's economic capacity is essential when evaluating future revenue decisions.
- Councilor Keating – asked for clarification on past budget actions involving animal services funding and its relationship to the community safety payroll

tax; asked for clarification regarding the distinction between a hiring pause and a hiring freeze.

- Councilor Zelenka – noted interest in revisiting the previous motion related to economic development positions; stated the Community Safety Payroll Tax might be considered for adjustment rather than solely renewal.
- Councilor Evans – asked how declining federal housing and urban development support would affect the City's ability to provide affordable housing; asked how much federal funding had been reduced; asked whether there were strategies to offset losses through state or other funding sources.
- Councilor Leech – stated her intent to advance an alternative approach to the economic development staffing proposal.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to add the Business Development Manager position to the June Supplemental Budget and include the two analyst positions in the 2027-2029 Proposed Budget.

Council Discussion:

- Councilor Clark – asked about the impact of delaying the two analyst positions; asked whether delaying them would slow economic development work or maintain the same workload over a longer period.
- Mayor Knudson – noted the Business Development Manager position would develop a strategic plan over the first year and then hire the analyst positions to implement the plan.
- Councilor Keating – stated concern about adding positions during a period of significant budget reductions; asked whether existing staff could perform the work; stated discomfort with adding costs while preparing for reductions.

VOTE: 7:1 PASSED
IN FAVOR: Kashinsky, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: Keating.

The meeting was adjourned at 7:00 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

June 15, 2026
5:30 p.m.

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

Councilors Absent: Eliza Kashinsky

Mayor Knudson opened the June 15, 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: Granting an Exemption from the Application of Section 6.200 of the Eugene Code, 1971, and Providing for a Sunset Date**

   Mayor Knudson opened the public hearing.

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

   No testimony was provided for this item.

   Mayor Knudson closed the public hearing.

2. **PUBLIC HEARING: An Ordinance Concerning Polystyrene and Single-Use Bag Regulations; Amending Sections 6.850, 6.855, 6.874 and 6.876 of the Eugene Code, 1971; Deleting Section 6.878 of 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.

   No testimony was provided for this item.

   Mayor Knudson closed the public hearing.

3. **PUBLIC HEARING: An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971**

   Mayor Knudson opened the public hearing.

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

1. Sylvia Barry – spoke in favor of the proposed ordinance.
2. Larissa Ennis – spoke in favor of the proposed ordinance.
3. Joe Liebersbach – spoke in favor of the proposed ordinance.
4. Hope Vaccher – spoke in favor of the proposed ordinance.

Councilor Discussion:

- Councilor Groves – asked whether any active Multi-Unit Property Tax Exemptions (MUPTE) exist along Franklin Boulevard.
- Mayor Knudson – noted she has on several occasions spoken with community members who believed that recently developed large apartment buildings and student housing projects along Franklin Boulevard had received a MUPTE; stated such exemptions have not been a component of the program since 2015 and that these projects did not receive MUPTEs; noted there is a broader conversation to be had regarding changes in property valuation and tax structures related to new development; stated a desire for this discussion to occur with other governmental bodies, including at the state level; noted the importance for the public to understand where the program has and has not been used.

Mayor Knudson closed the public hearing.

Mayor Knudson adjourned the public hearing at 5:54 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

June 17, 2026
12:00 p.m.

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

Councilors Absent: Eliza Kashinsky and Greg Evans

Mayor Knudson opened the June 17, 2026, Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

1. WORK SESSION: Mass Surveillance Policy Discussion

City Manager Jenny Haruyama introduced the topic and Assistant City Manager Matt Rodrigues, who provided background, outlining the types of camera-based and related technologies currently in use by the City, emerging technologies under evaluation, and examples of policy frameworks adopted in other cities.

Councilor Discussion: Police Auditor's Office Annual Report

- Councilor Zelenka – asked the role of Council in establishing surveillance policy; noted when a matter becomes controversial or raises significant public concern, it becomes a policy issue rather than a management issue; stated the Council should approve the use of all surveillance technologies and should establish rules for their deployment; noted support for grandfathering existing technologies and emphasized the importance of a public input process; stated interest in drawing from Berkeley, Portland, and San Jose as policy models and expressed a desire to have a framework in place by the end of the year.
- Councilor Clark – stated in support of the San Jose model, citing its flexibility and focus on risk assessment; stated staff should exercise caution to avoid situations in which technologies generate public controversy; asked questions regarding geo-fencing warrants technology evaluation but emphasized broadly that a structured policy process is needed.
- Councilor Groves – stated support for developing a surveillance policy by the end of the calendar year; noted in support of staff exploring technologies that improve efficiency and stated the City bears responsibility for ensuring strong oversight; stated that data storage, data retention, and limits on data use are especially important; noted interest in learning more about existing programs; stated that policy development should include public engagement and potentially citywide polling.

- Councilor Yeh – stated support for a broad definition of surveillance technology and for applying the policy citywide; stated that including a risk assessment component would be beneficial, especially for emerging technologies; noted interest in staff returning with a realistic timeline for completing this work; noted meaningful public engagement may require multiple approaches and may extend the timeline; asked whether the City currently has a comprehensive understanding of all relevant technologies in use.
- Councilor Leech – stated support for implementing a surveillance policy which includes both a public process and a Council review component; noted new technology should not be introduced without early communication to both the public and Council; stated support for the San Jose approach and asked who would conduct risk assessments under such a framework; stated support for grandfathering existing technologies; emphasized the importance of a measured process to ensure transparency and community trust; asked staff for feedback on realistic timelines moving forward.
- Mayor Knudson – noted the strong shared interest in developing a citywide surveillance policy and expressed support for a strategic, phased approach that aligns with Council's existing six-month work plan; stated by focusing early on emergent technologies, it would allow for efficient progress while broader elements of the policy are developed over time; emphasized that a policy framework within six months would be valuable.
- Councilor Zelenka – stated the City can accelerate its work by learning from cities that have already developed policy frameworks; noted the complexity of surveillance technologies and emphasized that existing technologies should be grandfathered while new technologies are reviewed under updated policies; stated a policy should be in place before any future work involving automated license plate recognition (ALPR).
- Mayor Knudson – stated she has been in communication with mayors from several cities referenced in the discussion and noted that each community approaches surveillance, public safety, and community engagement differently; noted the Mayor of San Jose is particularly forward-thinking regarding technology and artificial intelligence, influenced by his professional background in the technology sector; stated the examples from Berkeley, Portland, and San Jose offer valuable lessons and expressed interest in understanding how the City's experience over the past year compares with recent state legislative action, including Senate Bill 1516; asked how the new legislative framework might support or guide the City's own work; noted this discussion occurred simultaneously with intense community conversations about technology and internal efforts to learn from past practices; emphasized the importance of retaining lessons from the early termination of the Flock contract and asked for contextualization of how the City's ongoing work aligns with the State's evolving approach.

- Councilor Zelenka – stated the recently adopted state legislation on ALPR sets a baseline but does not go far enough in terms of security and transparency; noted the City should consider going beyond state requirements to strengthen protections.

The meeting was adjourned at 12:49 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: July 13, 2026 | Agenda Item Number: 5B
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 July 9, 2026

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

July 2026

Date	Day	Time	Title	Length	Dept Contact
13-Jul	Mon	5:30 pm	Long Range Financial Planning: City of Eugene Strategic Plan (Work Session) *Location: Council Chambers & Virtual*	90 min	Staff, CS
13-Jul	Mon	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Affordable Housing Trust Fund Award (Priority Goal Action) LIRHPTE Renewal: Vet LIFT 1 (Priority Goal Action) A Resolution Amending the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan Adopted by Resolution No. 5466 (Consent Calendar 1) Updating Eugene City Code to reflect new state law banning polystyrene packaging, containers, and foodware containers with perfluoroalkyl substances (PFAS) (Possible Action) Public Comment Resolution Annexing Land to the City of Eugene at 89830 N Game Farm (A26-04) (Consent Calendar 2) *Location: Council Chambers & Virtual*		 E. Meyi-Galloway, PDD L. Hammond, PDD M. Miranda, PW D. Addison, PDD G. Warr, PDD
15-Jul	Wed	12:00 pm	An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971 (Work Session and Possible Action) City Manager Update (Work Session)	45 min 45 min	A. D'Souza, PDD J. Haruyama, CMO

Location: Public Virtual Only

Council Summer Break July 16 – Sept 8

September 2026

Date	Day	Time	Title	Length	Dept Contact
9-Sept	Wed	12:00 pm	City Manager Update (Work Session) Strategic Plan Annual Report (Work Session) *Location: Public Virtual Only*	45 min 45 min	J. Haruyama, CMO J. Dedrick, CS
14-Sept	Mon	5:30 pm	Urban Growth Strategies Adoption Package #1 (Work Session) *Location: Council Chambers & Virtual*	90 min	R. Gershow, PDD
14-Sept	Mon	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Interim Appointment to the Human Rights Commission (Consent Calendar 1) Public Comment Consent Calendar 2 *Location: Council Chambers & Virtual*		 F. Andrade, CS
16-Sept	Wed	12:00 pm	Long Range Financial Planning (Work Session) *Location: Public Virtual Only*	90 min	T. Miller, CS
21-Sept	Mon	5:30 pm	Moderate Income Revolving Loan (Public Hearing) An Ordinance Establishing a Residential Energy Performance Disclosure Requirement; Adding Sections 6.760, 6.765, 6.770, 6.775, and 6.780 to the Eugene Code, 1971; and Providing an Effective Date (Public Hearing)		A. D'Souza, PDD D. Klinkebiel, PW

			Location: Council Chambers & Virtual		
23-Sept	Wed	12:00 pm	Pavement Bond Measure Annual Update (Work Session) Sidewalk Repair Program Update (Work Session) *Location: Public Virtual Only*	45 min 45 min	K. Marwitz, PW K. Marwitz, PW
28-Sept	Mon	5:30 pm	Community Safety Payroll Tax (Work Session) Franklin Blvd Transformation Project Update (Work Session) *Location: Council Chambers & Virtual*	45 min 45 min	K. Hammitt, CS R. Inerfeld, PW
28-Sept	Mon	7:30 pm	Committee Reports and Items of Interest Consent Calendar 1 Moderate Income Revolving Loan (Possible Action) Public Comment Consent Calendar 2 *Location: Council Chambers & Virtual*		 A. D'Souza, PDD

October 2026

Date	Day	Time	Title	Length	Dept Contact
12-Oct	Mon	5:30 pm	Lift Off EUG Feasibility Study (Work Session) Human Rights Commission Annual Report (Work Session) *Location: Council Chambers & Virtual*	45 min 45 min	C. Stephens, PW F. Andrade, CS
12-Oct	Mon	7:30 pm	Ceremonial Matters Committee Reports and Items of Interest Consent Calendar 1 Public Comment Consent Calendar 2 *Location: Council Chambers and Virtual*		

14-Oct	Wed	12:00 pm	Utility ROW Ordinance (Work Session) Council Operating Agreements (Work Session) *Location: Public Virtual Only*	45 min 45 min	J. Blackham, PW K. LaSala, CS
19-Oct	Mon	5:30 pm	Emerald People's Utility District Franchise Agreement (Public Hearing) Urban Growth Strategies Adoption Package (Public Hearing) *Location: Council Chambers & Virtual*		N. Obringer, CS R. Gershow, PDD
21-Oct	Wed	12:00 pm	Library Levy Update (Work Session) Topic Pending Confirmation (Work Session) *Location: Public Virtual Only*	45 min 45 min	J. Bates, LRCS Staff
26-Oct	Mon	5:30 pm	Police Commission Annual Report (Work Session) Sustainability Commission Annual Report (Work Session) *Location: Council Chambers & Virtual*	45 min 45 min	K. Boose, EPD Staff
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	Tenant Opportunity to Purchase Act (Work Session) Voluntary Annexation Follow-up (Work Session) *Location: Public Virtual Only*	45 min 45 min	A. Cameron, PDD T. Harding, PDD
28-Oct	Wed	5:30 pm	Tentative: Budget Committee Meeting (Budget Committee)	TBD	Staff

Additional Information Regarding Upcoming Public Hearings

Date/Time	Topic/Title	Description	Staff Contact
September 21, 7:30 PM	Moderate Income Revolving Loan	The Eugene City Council will hold a public hearing to provide comments on a proposed ordinance regarding Moderate Income Revolving Loan. 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
September 21, 7:30 PM	Establishing a Residential Energy Performance Disclosure Requirement	The Eugene City Council will hold a public hearing to provide comments on a proposed ordinance regarding Establishing a Residential Energy Performance Disclosure Requirement. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	D. Klinkebiel dklinkebiel@eugene-or.gov
October 19, 7:30 PM	Emerald People's Utility District Franchise Agreement	The Eugene City Council will hold a public hearing to provide comments on the Emerald People's Utility District Franchise Agreement. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	N. Obringer nobringer@eugene-or.gov 541-682-5394
October 19, 7:30 PM	Urban Growth Strategies Adoption Package	The Eugene City Council will hold a public hearing to provide comments on an Urban Growth Strategies Adoption Package. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	R. Gershow RGershow@eugene-or.gov 541-682-5635

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Police Auditor Timelines for Filing Complaints - TBD	Keating	6/10/2026

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 asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682- 5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas 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

A Resolution Amending the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan Adopted by Resolution No. 5446

Meeting Date: July 13, 2026
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 5C
Staff Contact: Michelle Miranda
Phone: 541-682-8615

ISSUE STATEMENT

This item is a resolution to amend the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP) to add an additional mitigation action item. The mitigation action item being added is the Owosso Bridge Seismic Retrofit, which is being added to meet a prerequisite requirement so that the Metropolitan Wastewater Management Commission (MWMC) can pursue grant funding to upgrade existing infrastructure.

The addition of the Owosso Bridge Seismic Retrofit does not add regulatory requirements or create additional financial obligations for the City of Eugene.

BACKGROUND

The proposed addition of a mitigation action item to the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan (NHMP) is intended to meet a prerequisite requirement for grant funding. The project proposed for addition is the Owosso Bridge Seismic Retrofit, which is a project already identified by the MWMC in the Regional Wastewater 5-Year Capital Program. The Owosso Bridge is a 490-foot pedestrian and bicycle bridge that also carries an MWMC wastewater forcemain across the Willamette River near the wastewater treatment plant.

The MWMC is a partnership between the City of Eugene, the City of Springfield, and Lane County. The MWMC is responsible for the regional wastewater treatment in the Eugene-Springfield metropolitan area and is committed to a cooperative partnership with the community, sustainable solutions, and, above all, keeping our water clean.

As part of this partnership, each governmental organization supports different aspects of the operation of the regional wastewater system, The City of Springfield provides administrative support for MWMC's capital improvement projects, including pursuing grant funding for such projects on behalf of MWMC. The grant funding being sought for the Owosso Bridge Seismic Retrofit project requires that the project be included in the Natural Hazards Mitigation Plan of the jurisdiction within which the project would be located. In this case, that is the City of Eugene, which is what has prompted the request to add a mitigation action item to the Eugene's NHMP.

The addition of the Owosso Bridge Seismic Retrofit aligns with the existing NHMP and past versions, all of which identified the need for seismic upgrades to facilities and infrastructure. Additionally, the guidance in Appendix D of the Federal Emergency Management Agency's Local Mitigation Planning Policy Guide, effective April 11, 2025 supports mid planning cycle addition of action items.

RELATED CITY POLICIES

The addition of the Owosso Bridge Seismic Retrofit aligns with the Council Goal of "Safe Community for Community Wellbeing." This addition supports the City of Eugene 2023-2026 Strategic Plan goal to of "Advance climate action and community resilience to natural and human-caused disasters," and supports preparation for natural disasters through implementation of the Natural Hazards Mitigation Plan.

PREVIOUS COUNCIL DIRECTION

May 12, 2025 Meeting
City Council adoption of Resolution No. 5446 adopting the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan.
Passed 7:0

COUNCIL OPTIONS

City Council may consider the following options:

1. Adopt the resolution as provided in Attachment A to this AIS;
2. Adopt the resolution with specific modifications as determined by the City Council; or
3. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt the resolution as provided in Attachment A to this AIS.

SUGGESTED MOTION

Move to adopt the Resolution Amending The City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan Adopted by Resolution No. 5446.

ATTACHMENTS

A. Resolution Amending the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan Adopted by Resolution No. 5446.

FOR MORE INFORMATION

Staff Contact:	Michelle Miranda, Wastewater Division Director
Phone:	541-682-8615
Staff E-Mail:	MMiranda@eugene-or.gov

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF EUGENE ANNEX TO THE LANE COUNTY MULTI-JURISDICTIONAL NATURAL HAZARDS MITIGATION PLAN ADOPTED BY RESOLUTION NO. 5446.

The City Council of the City of Eugene finds that:

A. On May 12, 2025, the Eugene City Council adopted the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan ("Eugene NHMP") which, in its Section 4.05, includes 24 mitigation action items identified as Mitigation Action Items (A) through (X).

B. The Federal Emergency Management Agency ("FEMA") provides guidance for the adoption of local natural hazards mitigation plans and Appendix D of the FEMA Local Mitigation Planning Policy Guide supports the City's addition of mitigation action items to the Eugene NHMP between regular plan updates.

C. The 5-year Capital Program adopted by the Eugene-Springfield Metropolitan Wastewater Management Commission ("MWMC") includes a seismic retrofit of the Owosso Bridge, a bicycle/pedestrian bridge that carries an MWMC wastewater forcemain across the Willamette River in Eugene.

D. The Eugene NHMP identifies the need for seismic upgrades to facilities and infrastructure and should be amended to include the Owosso Bridge seismic retrofit as a mitigation action item to facilitate MWMC's application for grant funding for the project.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan is amended by revising the paragraph under Section 4.05 that follows the heading "2024-2028 Mitigation Action Item Summary" and that precedes Table 4.7.12 so that the paragraph now provides:

> The following provides a summary of the selected 2024 – 2028 mitigation action items. The COE MJNHMP supporting departments – Emergency Management, Facilities, Public Works (6 divisions), Eugene Springfield Fire and Planning – worked individually and as a group to select and make final edits to the Mitigation Action Items identified as (A) through (X), below with initial review initiated on 05/09/24 and final review on 06/21/24. Mitigation action items added to the COE MJNHMP after its May 2025 adoption are not included in the data captured in Table 4.7.12.

Section 2. Section 4.05 of the City of Eugene Annex to the Lane County Multi-Jurisdictional Natural Hazards Mitigation Plan is amended by adding, after Mitigation Action Item (X), the Owosso Bridge seismic retrofit project as "Mitigation Action Item (Y)" as shown in Attachment A to this Resolution.

Section 3. The City Recorder, at the request of or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained in this Resolution.

Section 4. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of July, 2026.

_____

City Recorder

Attachment A

Mitigation Action Item (Y)	Owosso Bridge Seismic Retrofit
Location	Southeast of the Regional Wastewater Treatment Plant
Coordinating Agencies	City of Eugene – MWMC
Implementation Timeframe	2026-2031
Estimated Cost	$6,500,000
Potential Funding Sources	MWMC Funding (MWMC Capital Improvement Program, Grants, Low-Interest Federal Loans)
Hazards Mitigated	Earthquake
FEMA NHMP Category	Structure & Infrastructure
Comments	• Seismically retrofit the Owosso Bridge, a 490-foot-long off-street path bridge which carries MWMC's 54-inch wastewater forcemain across the Willamette River. The bridge is owned by MWMC and was constructed in 1982. Engineering and seismic evaluations identified multiple critical seismic deficiencies, including inadequate girder-to-pier connections, understrength shear keys, deficient abutment and pier H-piles, unconfined pier walls, and insufficient bracing of the 54-inch pipeline. Girder separation during a major earthquake would likely damage the forcemain, causing a major wastewater release and long-duration service disruption. • The retrofit includes both Phase I and Phase II measures which are recommended to achieve the desired performance level: girder closure strengthening, shear key extensions, lateral pipeline bracing, abutment vault bracing, concrete footing overlays, addition of steel pipe piles at abutments and piers, pier wall steel jackets, and foundation extensions. These improvements create reliable earthquake-resisting systems (ERS) and earthquake-resisting elements (ERE) to ensure that the bridge and pipeline maintain serviceability during a Cascadia Subduction Zone earthquake. • This action was identified in the MWMC Disaster Mitigation and Recovery Plan (March 2020) and is required to protect regional wastewater lifeline functionality serving Eugene and Springfield.
Progress Since Last Plan	N/A – New project for 2025 plan.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Action: An Ordinance Concerning Polystyrene and Single-Use Bag Regulations; Amending Sections 6.850, 6.855, 6.874 and 6.876 of the Eugene Code, 1971; Deleting Section 6.878 of the Eugene Code, 1971; and Providing an Effective Date

Meeting Date: July 13, 2026
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 6
Staff Contact: Donny Addison
Phone: 541-682-5463

ISSUE STATEMENT

This item is for possible action on proposed updates to Chapter 6 of the Eugene Code to align the City's regulations with recent changes in state law related to polystyrene foam food containers and packaging peanuts, and single-use checkout bags. A public hearing was held on June 15, 2026.

BACKGROUND

The City of Eugene is an early leader in addressing the local impact of polystyrene foam food and drink containers and single-use checkout bags. Recently, the Oregon Legislature adopted or amended changes to state law governing food containers and single-use checkout bags. The proposed code updates that are the subject of this Council action are intended to align City Code with recent changes in state law and further advance the City of Eugene's Climate Action Plan 2.0 through waste prevention and reuse.

Polystyrene Foam Food and Drink Containers

In 2019, the Eugene City Council passed an ordinance prohibiting food service providers from distributing prepared food and drink in containers made from polystyrene foam. (Ordinance No. 20623). During the 2023 legislative Session, the Oregon Legislature adopted Senate Bill 543 (SB 543), which became effective January 1, 2025. SB 543 prohibits the following:

- Food vendors from using polystyrene foam containers for prepared food.
- The sale or distribution of polystyrene foam foodware containers or polystyrene foam packaging peanuts.
- The sale or distribution of foodware containers containing intentionally added perfluoroalkyl or polyfluoroalkyl substances (PFAS).

The ordinance provided in Attachment A updates the City Code to align with the definitions and provisions contained in SB 543.

Single-Use Checkout Bags

In 2012, the Eugene City Council passed an ordinance encouraging the use of reusable bags, banning single-use plastic carryout bags, and requiring businesses to charge a five-cent fee for each recyclable carryout bag (Ordinance No. 20498).

Subsequently, in June 2019, the Oregon Legislature adopted House Bill 2509 (HB 2509). Like

Eugene's Code, HB 2509 prohibited retail establishments from providing single-use bags made of plastic. In addition, HB 2509 prohibited the distribution of single-use bags made of non-recycled paper or any other material. In November 2019, Eugene City Council adopted an ordinance that updated City Code to comply with the new state law.

In 2025, the Oregon Legislature adopted Senate Bill 551 which made several adjustments to existing state law on single-use checkout bags to further promote reusable and recyclable alternatives. The bill requires:

- Retail establishments must provide paper checkout bags that are made from 40% recycled and/or renewable content.
- Restaurants may not provide single-use check-out bags to customers but may provide recycled paper checkout bags for free.

The proposed ordinance provided in Attachment A would update the City Code to align with the provisions contained in SB 551. Because the changes to statewide regulation of single-use checkout bags do not become operative until January 1, 2027, the ordinance includes a delayed effective date of January 1, 2027 for the amendments to the City's single-use checkout bag regulations.

A public hearing was held on Monday, June 15, 2026. No testimony was submitted prior to or at the public hearing. Following the public hearing, staff realized that the word "percent" should be included in subsection (b) of the definition of "Nonrenewable Fiber" in EC 6.850. The ordinance in attachment A has been updated to make that change.

RELATED CITY POLICIES

These ordinances support Climate Action Plan 2.0 by reducing upstream emissions from materials used in Eugene. The polystyrene ordinance limits reliance on non-renewable, hard-to-recycle products. The single-use ordinance promotes recyclable, recycled-content paper bags and encourages reusable bags to reduce waste.

The polystyrene ordinance supports the City's Stormwater Management Plan by reducing a non-biodegradable material that persists in the environment, harms wildlife, and increases cleanup challenges. Cutting polystyrene in the waste stream helps protect local ecosystems and strengthens community resilience.

PREVIOUS COUNCIL DIRECTION

November 25, 2019 Meeting

Councilor Taylor, seconded by Councilor Semple, moved to adopt an Ordinance Concerning Restrictions on the Use of Polystyrene Containers and Adding Sections 6.874, 6.876, and 6.878 to the Eugene Code, 1971.
Passed 8:0

Councilor Taylor, seconded by Councilor Semple, moved to adopt an Ordinance Concerning Single-Use Checkout Bags, Amending Sections 6.850 and 6.855 of the Eugene Code, 1971, and Repealing Sections 6.860 and 6.865 of that Code.
Passed 8:0

June 15, 2026 Public Hearing

No testimony was submitted for the Public Hearing.

COUNCIL OPTIONS

1. Adopt the Ordinance as proposed.

OR

2. Adopt the Ordinance with modifications determined by the City Council.

OR

3. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt the proposed Ordinance provided as Attachment A to the AIS.

POSSIBLE MOTIONS

1. Move to approve the Ordinance in Attachment A to this AIS, An Ordinance Concerning Polystyrene and Single-Use Bag Regulations; Amending Sections 6.850, 6.855, 6.874 and 6.876 of the Eugene Code, 1971; Deleting section 6.878 of the Eugene Code, 1971 and Providing an Effective Date.

OR

2. Move to approve the Ordinance in Attachment A to this AIS as modified by the City Council.

ATTACHMENTS

A. An Ordinance Concerning Polystyrene and Single-Use Bag Regulations; Amending Sections 6.850, 6.855, 6.874 and 6.876 of the Eugene Code, 1971; Deleting Section 6.878 of the Eugene Code, 1971; and Providing an Effective Date.

FOR MORE INFORMATION

Staff Contact:	Donny Addison, Waste Prevention Program Manager
Phone:	541-682-5463
Staff E-Mail:	daddison@eugene-or.gov

ORDINANCE NO. _____

AN ORDINANCE CONCERNING POLYSTYRENE AND SINGLE-USE BAG REGULATIONS; AMENDING SECTIONS 6.850, 6.855, 6.874 AND 6.876 OF THE EUGENE CODE, 1971; DELETING SECTION 6.878 OF THE EUGENE CODE, 1971; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 6.850 of the Eugene Code, 1971, is amended by adding the definition for "Nonwood renewable fiber," deleting the definitions for "Reusable fabric checkout bag" and "Reusable plastic checkout bag" and amending the definitions of "Recycled paper checkout bag" and "Single-use checkout bag" to provide as follows:

6.850 Single-Use Checkout Bag – Definitions.

For purposes of sections 6.850 to 6.865 of this code, the following words and phrases mean:

Garment bag. Means a large bag that incorporates a hanger on which garments may be hung to prevent wrinkling during travel or storage.

Nonwood renewable fiber. Means plant-based fiber other than fiber derived from a tree.

Recycled paper checkout bag. Means a paper bag that contains:

(a) Aat least 40 percent post-consumer recycled fiber

(b) At least 40 percent nonwood renewable fiber; or

(c) A combination of post-consumer recycled fiber and nonwood renewable fiber that totals at least 40 percent.

Restaurant. Means an establishment where the primary business is the preparation of food or drink:

(a) For consumption by the public;

(b) In a form or quantity that is consumable then and there, whether or not it is consumed within the confines of the place where prepared; or

(c) In consumable form for consumption outside the place where prepared.

Retail establishment. Means a store that sells or offers for sale goods at retail and that is not a restaurant.

~~*Reusable fabric checkout bag.* Means a bag with handles that is specifically designed and manufactured for multiple reuse and is made of cloth or other machine-washable fabric.~~

~~*Reusable plastic checkout bag.* Means a bag with handles that is specifically designed and manufactured for multiple reuse and is made of durable plastic that is at least four mils thick.~~

Single-use checkout bag. Means a bag made of paper, plastic or any other material that is provided by a retail establishment or restaurant to a customer at the time of checkout, and that is not a recycled paper checkout bag~~, a reusable fabric checkout bag or a reusable plastic checkout bag~~.

Single-use checkout bag. Does not mean:

(a) A bag that is provided by a retail establishment to a customer at a time other than the time of checkout, including but not limited to bags provided to:

1. Package bulk items such as fruit, vegetables, nuts, grains, greeting cards or small hardware items, including nails, bolts or screws;

2. Contain or wrap frozen food, meat, fish, flowers, a potted plant or another item for the purpose of addressing dampness or sanitation;

3. Contain unwrapped prepared food or a bakery good; or

4. Contain a prescription drug;

(b) A newspaper bag, door hanger bag, garment bag, laundry bag or dry cleaning bag; or

(c) A bag sold in a package containing multiple bags for uses such as food storage, garbage containment or pet waste collection.

Section 2. Section 6.855 of the Eugene Code, 1971, is amended to provide as follows:

6.855 Single-Use Checkout Bag – Regulations and Exemptions.

(1) Except as provided in subsection (2) of this section, a retail establishment may not provide:

(a) Single-use checkout bags to customers.

(b) Recycled paper checkout bags~~, reusable fabric checkout bags or reusable plastic checkout bags~~ to customers unless the retail establishment charges not less than five cents for each recycled paper checkout bag~~, reusable fabric checkout bag or reusable plastic checkout bag~~.

(2) A retail establishment may provide recycled paper checkout bags at no cost to customers who:

~~(a) Reusable fabric checkout bags at no cost to customers as a promotion on 12 or fewer days in a calendar year.~~

~~(b) Recycled paper checkout bags or reusable plastic checkout bags at no cost to customers who:~~

~~1.~~(a) Use a voucher issued under the Women, Infants and Children Program established under ORS 413.500.

~~2.~~(b) Use an electronic benefits transfer card issued by the Department of Human Services.

(3) A restaurant may not provide single-use checkout bags to customers. ~~Except as provided in subsection (4) of this section, a restaurant may not provide:~~

~~(a) Single-use checkout bags to customers.~~

~~(b) Reusable plastic checkout bags to customers unless the restaurant charges not less than five cents for each reusable plastic checkout bag.~~

(4) A restaurant may provide~~:~~

~~(a) R~~ recycled paper checkout bags at no cost to customers.

~~(b) Reusable plastic checkout bags at no cost to customers who use an electronic benefits transfer card issued by the Department of Human Services.~~

Section 3. Section 6.874 of the Eugene Code, 1971, is amended to provide as follows:

6.874 Polystyrene Foam Container Use and Polystyrene Foam Packaging Peanuts Use – Definitions.

For purposes of sections 6.874 to 6.878 of this code, the following words and phrases mean:

City sponsored event. Any event organized or sponsored by the city or any department of the city.

Food vendor. A business, organization or other person that sells prepared food or offers prepared food for sale to the public, including, but not limited to, a store, shop or other sales outlet, a restaurant, a delicatessen or a cart, truck or other vehicle from which the business, organization or other person sells prepared food or offers prepared food for sale.

Foodware container. Bowls, plates, cups, lids, clamshells, other containers, or any other items used for serving or containing prepared food, including takeout food and leftovers from partially consumed meals prepared by food vendors.

Perfluoroalkyl or polyfluoroalkyl substance. A substance included in a class of fluorinated organic chemicals containing at least one fully fluorinated carbon atom.

Polystyrene foam container. ~~A container that is made, in whole or in part, of a thermoplastic polymer, including, but not limited to, a solid polystyrene plastic or a polystyrene plastic foam, made for the purpose of and ordinarily used once for the purpose of serving, containing, preserving or consuming prepared food before being discarded. Types of polystyrene~~

~~containers include, but are not limited to cups, bowls, plates, trays, and clamshell containers. Polystyrene containers do not include:~~

(a) A cooler or foodware container that is:

1. Made of polystyrene plastic foam;

2. Made for the purpose of serving, containing, preserving or consuming prepared food; and

3. Ordinarily used once for serving, containing, preserving or consuming prepared food before being discarded.

(b) The following are not polystyrene foam containers:

~~(a)~~1. A cooler or other container that is made of a polystyrene foam, that is intended for more than one use and that is enclosed by a solid ~~plastic~~ shell;

~~(b)~~2. A tray or container used solely to store, ship or otherwise transport an ingredient or food product that is not prepared food; or

~~(c)~~3. Polystyrene plastic material, other than polystyrene foam packaging peanuts, that is used solely for packing or protecting other items ~~other than prepared food~~ during storage, shipping or other transportation.

Polystyrene foam packaging peanuts. Loose fill material made of polystyrene foam used to protect items during shipping or other transportation.

Prepared food.

(a) Prepared food means food or a beverage that:

1. A food vendor prepares on the food vendor's premises or that another person prepares and provides to the food vendor for sale to the public; and

2. An individual may consume immediately or without the need for further or additional preparation.

(b) Prepared food does not include meat, fish, eggs, or produce, if the meat, fish, eggs or produce are raw and have not been prepared for immediate consumption. ~~Food or a beverage that a retail food and beverage establishment prepares on their premises or that another person prepares and provides to the retail food and beverage establishment for sale to the public and that a person may consume immediately or without the need for additional preparation. Prepared food does not include raw meat, fish, or eggs that have not been prepared for immediate consumption.~~

~~*Retail food and beverage establishment.* Full service restaurants, limited service restaurants, fast food restaurants, food carts, bars, coffee and tea shops, grocery stores, convenience stores, hotels and motels, caterers, and food service contractors.~~

~~*Undue hardship.* Circumstances or situations unique to the retail food and beverage establishment, such that there are no reasonable alternatives to polystyrene containers.~~

Section 4. Section 6.876 of the Eugene Code, 1971, is amended to provide as follows:

6.876 Polystyrene Foam Container Use and Polystyrene Foam Packaging Peanuts Use – Regulations.

~~Except as exempted in section 6.878 of this code:~~

~~(a) Retail food and beverage establishments shall not use, provide, or make polystyrene containers available to members of the public in the course of selling, offering for sale, serving, or dispensing prepared food to members of the public.~~

(a) A food vendor may not use a polystyrene foam container in selling, offering for sale, serving or dispensing prepared food to a consumer.

(b) A person may not sell, offer for sale, or distribute polystyrene foam containers or polystyrene foam packaging peanuts in or into the City of Eugene.

(c) A person may not sell, offer for sale, or distribute a foodware container containing intentionally added perfluoroalkyl or polyfluoroalkyl substances in or into the City of Eugene.

(d~~b~~) No person shall sell, offer for sale, serve, or dispense prepared food in a polystyrene foam container at any city facility, city sponsored event, or city permitted event.

(e~~c~~) City departments may not purchase, acquire, or use polystyrene foam containers for prepared food.

(f~~d~~) ~~Retail food and beverage establishments~~Food vendors under contract with the city may not use polystyrene foam containers for prepared food in city facilities and while performing under a city contract.

Section 5. Section 6.878 of the Eugene Code, 1971, is deleted.

~~**6.878 Polystyrene Container Use – Exemptions.**~~

~~Notwithstanding section 6.876 this code, the city manager or designee may exempt a retail food and beverage establishment from the requirements set forth in section 6.876 of this code for a period of not more than one year upon the retail food and beverage establishment showing, in writing, that this code would create an undue hardship or practical difficulty not generally applicable to other persons in similar circumstances. Requests for exemptions will not be accepted after December 31, 2020. The decision to grant or deny an exemption shall be in writing, and the city manager's or designee's decision shall be final.~~

Section 6. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Section 7. The amendments to Sections 6.850 and 6.855 of the Eugene Code 1971, as shown in Sections 1 and 2 of this Ordinance, shall take effect on January 1, 2027.

Section 8. The amendments to Sections 6.874, 6.876 and 6.878 of the Eugene Code, 1971, as shown in Sections 3, 4 and 5 of this Ordinance, shall take effect pursuant to Section 32 of the Eugene Charter of 2002.

Passed by the City Council this

___ day of _____, 2026

_____
City Recorder

Approved by the Mayor this

____ day of _____, 2026

_____
Mayor

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Public Comment

Meeting Date: July 13, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 7
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

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

A Resolution Annexing Land to the City of Eugene
(Assessor's Map 17-03-09-31, Tax Lots 800, 900, 1000, and 1100,
Located at 89830 N Game Farm Road)
(City File: 89830 N Game Farm; A 26-04)

Meeting Date: July 13, 2026 | Agenda Item Number: 8
Department: Planning and Development | Staff Contact: Gareth Warr
www.eugene-or.gov | Phone: 541-682-5485

ISSUE STATEMENT

This item is a request to annex property consisting of four tax lots totaling approximately 5.1 acres (221,947 square feet) located at 89830 N Game Farm Road (subject property). No public rights-of-way are proposed for annexation as part of this request, and there is no formal deadline for Council action.

BACKGROUND

To encourage compact urban growth and sequential development within Eugene's urban growth boundary (UGB), the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), Eugene's regional comprehensive plan, provides that ultimately all land within the UGB will be annexed into the City and provided with a minimum level of key urban services.

A portion of the subject property is currently zoned R-1 Low-Density Residential with /UL Urbanizable Land Overlay and the remainder is currently zoned AG Agricultural with /UL Urbanizable Land Overlay. The Metro Plan designates the subject property for low-density residential use. The subject property proposed for annexation is located within the urban growth boundary and is contiguous to city limits along the western boundary. Annexation will allow for future development consistent with the property's land use designation and the Eugene Code. Specific plans for future development of the site are not included as part of this annexation application.

Approval of annexation requests are based on the criteria at Eugene Code (EC) 9.7825, which require that: (1) the land proposed to be annexed is within the City's UGB and is contiguous to the City limits or separated from City limits only by a right-of-way or water body; (2) the proposed annexation is consistent with the applicable policies in the Metro Plan and in any applicable refinement plans; and (3) the proposed annexation will result in a boundary in which the minimal level of key urban facilities and services can be provided in an orderly, efficient, and timely manner. Findings demonstrating that the annexation request is consistent with these approval criteria are included as Exhibit C of the attached resolution (see Attachment B to this AIS).

To provide nearby property owners and residents with an opportunity to review and comment on this annexation request, public notice was provided to all owners and occupants of property within 500 feet of the subject property and the affected neighborhood association (Northeast Neighbors). No testimony has been received to date regarding the proposed annexation of this property.

Referral comments were provided by affected agencies including City of Eugene Public Works and Eugene Water & Electric Board. These referral comments confirm there are no concerns with the proposed annexation and the property is already provided with the minimum level of key urban services consistent with the approval criteria. Given the findings and recommendation included in Exhibit C of Attachment B, demonstrating the provision of key urban services to the property, as well as the absence of any testimony, a public hearing is not recommended in this instance.

A full copy of all materials in the record for this application is available at the Permit and Information Center located at 99 West 10th Avenue, which is open from 12p.m. to 4p.m. Monday through Friday. To view materials at another time, please contact the listed staff representative to schedule an appointment. Copies may be also obtained at a reasonable cost. As a courtesy, copies of the application materials are also available online at: https://pdd.eugene-or.gov/LandUse/SearchApplicationDocuments?file=A-26-0004

RELATED CITY POLICIES

None.

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

City Council may consider the following options:

1. Approve the Annexation and adopt the resolution.

OR

2. Approve the Annexation and adopt the resolution with specific modifications as determined by the City Council.

OR

3. Deny the annexation application.

OR

4. Defer action until after the council holds a public hearing on the proposed annexation.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council find that the request complies with all applicable approval criteria, adopt the resolution, and approve the annexation.

POSSIBLE MOTIONS

1. Move to adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-09-31, Tax Lots 800, 900, 1000, and 1100, Located at 89830 N Game Farm Road).

OR

2. Move to adopt a Resolution Annexing Land to the City of Eugene (Assessor's Map 17-03-09-

31, Tax Lots 800, 900, 1000, and 1100, Located at 89830 N Game Farm Road) with specific modifications as determined by the City Council.

OR

3. Move to direct the City Manager to bring back a resolution denying the annexation application.

OR

4. Move to direct the City Manager to schedule a public hearing on the application.

ATTACHMENTS

A. Vicinity Map

B. Proposed Annexation Resolution

   Exhibit A: Site Plan

   Exhibit B: Legal Description

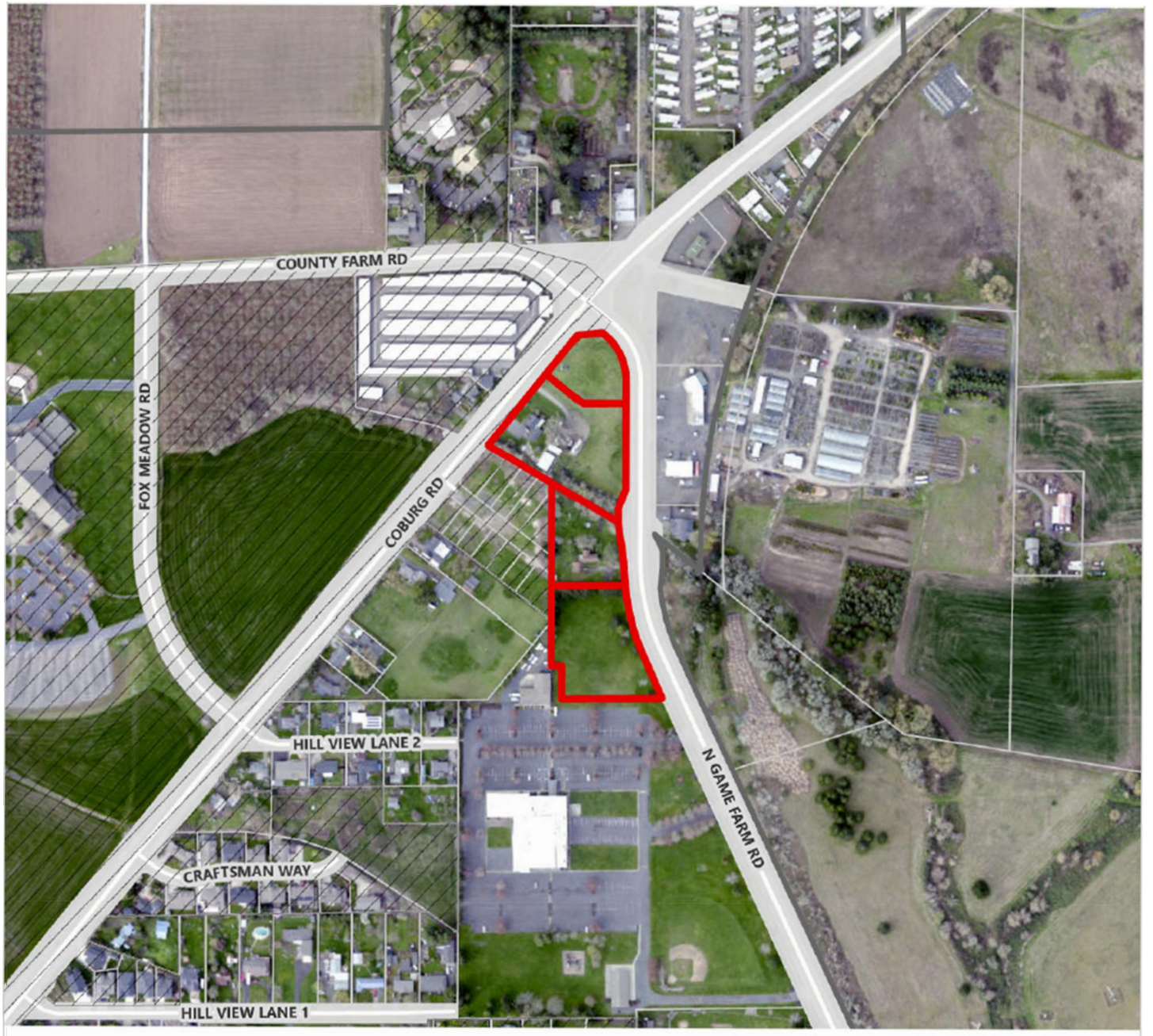
   Exhibit C: Planning Director Findings

FOR MORE INFORMATION

Staff Contact:	Gareth Warr, Associate Planner
Phone:	541-682-5485
Staff E-Mail:	GWarr@eugene-or.gov

Vicinity Map

89340 N Game Farm Rd (A 26-04)



Subject Property
Eugene City Limits
Taxlots
Eugene UGB

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Created on 5/21/2026
by City of Eugene Planning Division

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NORTH

RESOLUTION NO. _____

RESOLUTION ANNEXING LAND TO THE CITY OF EUGENE (ASSESSOR'S MAP 17-03-09-31, TAX LOTS 800, 900, 1000, AND 1100, LOCATED AT 89830 N GAME FARM ROAD)

The City Council of the City of Eugene finds that:

A. An annexation application was submitted on April 17, 2026, by Justus Kersey and Pino Blanco, LLC, in accordance with the provisions of Section 9.7810 of the Eugene Code, 1971, ("EC") to annex property identified as Assessor's Map 17-03-09-31, Tax Lots 800, 900, 1000, and 1100 to the City of Eugene.

B. The property proposed to be annexed is depicted on the map attached as Exhibit A to this Resolution. The legal description of the property proposed to be annexed is attached to this Resolution as Exhibit B.

C. The City's Planning Director has submitted a written recommendation that the application be approved based on the criteria of EC 9.7825. The Planning Director's Findings and Recommendation are attached as Exhibit C.

D. On June 12, 2026, a notice containing the street address, the assessor's map and tax lot number for the property, a description of the land proposed to be annexed, and the Planning Director's preliminary recommendation was mailed to the applicant, owners and occupants of properties located within 500 feet of the perimeter of the subject property, and the Northeast Neighbors. The notice advised that the City Council would consider the Planning Director's full recommendation on the proposed annexation on July 13, 2026.

E. After considering the Planning Director's recommendation, the City Council finds that the application should be approved.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

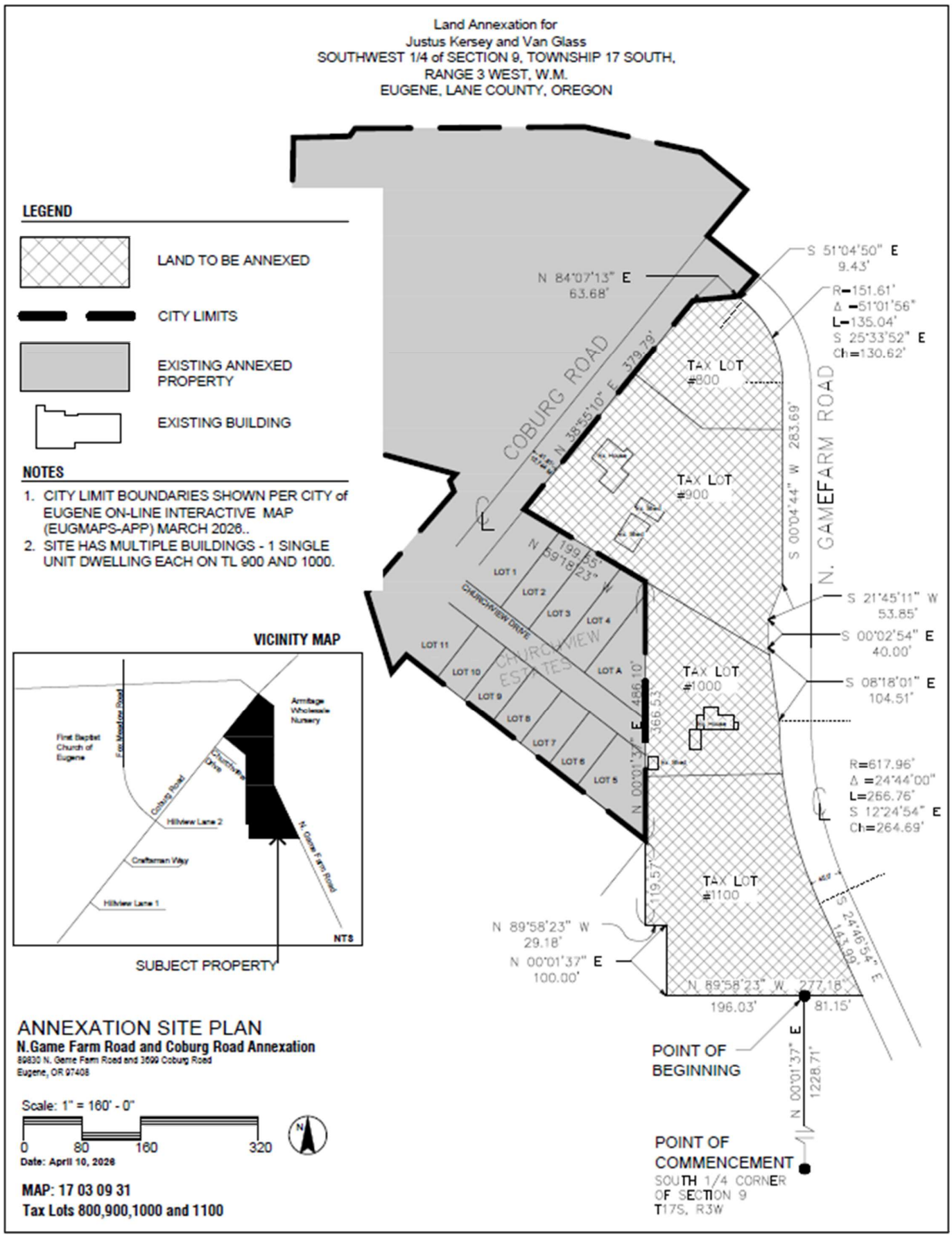
Section 1. Based on the above findings and the Planning Director's Findings and Recommendation which are attached as Exhibit C and are adopted in support of this Resolution, it is ordered that the land identified as Assessor's Map 17-03-09-31, Tax Lots 800, 900, 1000, and 1100, which is more particularly described in the attached Exhibit B, is annexed to the City of Eugene.

Section 2. This Resolution is effective immediately upon its passage by the City Council. The annexation and the automatic rezoning of the land pursuant to EC 9.7820(3) from R-1 Low-Density Residential with /UL Urbanizable Land Overlay to R-1 Low-Density Residential, and from AG Agricultural with /UL Urbanizable Land Overlay to AG Agricultural, shall become effective in accordance with State law.

The foregoing Resolution adopted the ____ day of July, 2026.

_____

City Recorder


Land Annexation for
Justus Kersey and Van Glass
SOUTHWEST 1/4 of SECTION 9, TOWNSHIP 17 SOUTH,
RANGE 3 WEST, W.M.
EUGENE, LANE COUNTY, OREGON
LEGEND
LAND TO BE ANNEXED
CITY LIMITS
EXISTING ANNEXED PROPERTY
EXISTING BUILDING
NOTES
1. CITY LIMIT BOUNDARIES SHOWN PER CITY of EUGENE ON-LINE INTERACTIVE MAP (EUGMAPS-APP) MARCH 2026..
2. SITE HAS MULTIPLE BUILDINGS - 1 SINGLE UNIT DWELLING EACH ON TL 900 AND 1000.
VICINITY MAP
Armitage Wholesale Nursery
First Baptist Church of Eugene
Fox Meadow Road
Churchview Drive
Coburg Road
Hillview Lane 2
Craftsman Way
Hillview Lane 1
N. Game Farm Road
NTS
SUBJECT PROPERTY
COBURG ROAD
N. GAMEFARM ROAD
TAX LOT #800
TAX LOT #900
TAX LOT #1000
TAX LOT #1100
CHURCHVIEW ESTATES
CHURCHVIEW DRIVE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT A
N 84°07'13" E 63.68'
S 51°04'50" E 9.43'
R=151.61'
Δ =51°01'56"
L=135.04'
S 25°33'52" E
Ch=130.62'
N 38°55'10" E 379.79'
S 00°04'44" W 283.69'
N 89°58'23" E 199.55'
S 21°45'11" W 53.85'
S 00°02'54" E 40.00'
S 08°18'01" E 104.51'
N 00°01'37" E 486.10'
166.53'
R=617.96'
Δ =24°44'00"
L=266.76'
S 12°24'54" E
Ch=264.69'
119.57'
N 89°58'23" W 29.18'
N 00°01'37" E 100.00'
S 24°46'54" E 143.99'
N 89°58'23" W 277.18'
196.03'
81.15'
POINT OF BEGINNING
N 00°01'37" E 1228.71'
POINT OF COMMENCEMENT
SOUTH 1/4 CORNER OF SECTION 9 T17S, R3W
ANNEXATION SITE PLAN
N.Game Farm Road and Coburg Road Annexation
89830 N. Game Farm Road and 3699 Coburg Road
Eugene, OR 97408
Scale: 1" = 160' - 0"
0 80 160 320
Date: April 10, 2026
MAP: 17 03 09 31
Tax Lots 800,900,1000 and 1100

Legal Description of Affected Territory to be Annexed

(Tax Lots #800, #900, #1000 & #1100)

A unit of land being situated in the Southwest 1/4 of Section 9, Township 17 South, Range 3 West of the Willamette Meridian, said unit of land being more particularly described as follows:

Commencing at the South 1/4 corner of Section 9 in Township 17 South, Range 3 West of the Willamette Meridian;

Thence along the north-south centerline of said Section 9, North 00°01'37" East a distance of 1228.71 feet to the **POINT OF BEGINNING** of this land to be annexed;

Thence leaving the north-south centerline of said Section 9, North 89°58'23" West a distance of 196.03 feet;

Thence parallel with the north-south centerline of said Section 9, North 00°01'37" East a distance of 100.00 feet;

Thence North 89°58'23" West a distance of 29.18 feet;

Thence parallel with the north-south centerline of said Section 9, North 00°01'37" East a distance of 119.57 feet to the southeast corner of CHURCHVIEW ESTATES, as recorded May 22, 2025, Reception No. 2025-015089, Lane County Deeds and Records, In Lane County, Oregon;

Thence along the east boundary of CHURCHVIEW ESTATES, North 00°01'37" East a distance of 366.53 feet to the northeast corner thereof;

Thence along the northerly boundary of CHURCHVIEW ESTATES, North 59°18'23" West a distance of 199.55 feet to the northwest corner thereof, said northwest corner also lies on the easterly margin of Coburg Road;

Thence along the easterly margin of Coburg Road, parallel with and 41.81 feet (12.744 meters) southeasterly of the centerline, North 38°55'10" East a distance of 379.79 feet to a point of a fillet;

Thence along said fillet, North 84°07'13" East a distance of 63.68 feet to a to a point on the westerly margin of North Game Farm Road;

Thence along said westerly margin of North Game Farm Road as follows: parallel with and 39.37 feet (12 meters) southwesterly of the centerline, South 51°04'50" East a distance of 9.43 feet to a point, said point being perpendicular to and 39.37 feet (12 meters) southwesterly of centerline station L 0+96.20 P.C.;

(continued on next page)

Thence along the arc of a 151.61 foot radius curve to the right with a central angle of 51°01'56" (the chord of which bears South 25°33'52" East a distance of 130.62 feet) and an arc length of 135.04 feet to a point, said point being perpendicular to and 39.37 feet (12 meters) westerly of centerline station L 2+66.31 P.T.;

Thence South 00°04'44" West a distance of 283.69 feet to a point, said point being perpendicular to and 40.00 feet westerly of centerline station L 5+50;

Thence South 21°45'11" West a distance of 53.85 feet to a point, said point being perpendicular to and 60.00 feet westerly of centerline station L 6+00;

Thence South 00°02'54" East a distance of 40.00 feet to a point, said point being perpendicular to and 60.00 feet westerly of centerline station L 6+40;

Thence South 08°18'01" East a distance of 104.51 feet to a point, said point being perpendicular to and 45.00 feet westerly of centerline station L 7+43.43 P.C.;

Thence along the arc of a 617.96 foot radius curve to the left with a central angle of 24°44'00" (the chord of which bears South 12°24'54" East a distance of 264.69 feet) and an arc length of 266.76 feet to a point, said point being perpendicular to and 45.00 feet westerly of centerline station L 9+90.77 P.T.;

Thence South 24°46'54" East a distance of 143.99 feet to a point, said point being perpendicular to and 45.00 feet westerly of centerline station L 11+34.76;

Thence leaving said westerly margin of North Game Farm Road, North 89°58'23" West a distance of 81.15 feet to the point of beginning, all in Lane County, Oregon and containing 221,947 square feet (5.095 acres) of land, more or less.

Planning Director's Findings and Recommendation:
Annexation Request for 89830 N Game Farm Road
(City File: A 26-04)

APPLICATION DETAILS
Application Submitted: April 17, 2026
Applicants: Pino Blanco, LLC (TL's 800, 900) and Justus Kersey (TL's 1000, 1100)
Property Included in Annexation Request: Assessor's Map 17-03-09-31, Tax Lots 800, 900, 1000, and 1100
Zoning: R-1 Low Density Residential and /UL Urbanizable Land Overlay; AG Agricultural and /UL Urbanizable Land Overlay
Location: 89830 N Game Farm Road
Lead City Staff: Gareth Warr, Associate Planner, City of Eugene Planning Division, 541-682-5485

EVALUATION
Based on the information provided by the applicant, the City has determined that this request complies with Eugene Code (EC) Section 9.7805 Annexation - Applicability. As such, it is subject to review and approval in accordance with the requirements, application criteria and procedures of EC 9.7800 through 9.7835. The applicable approval criteria are presented below in **bold typeface** with findings and conclusions following each.

EC 9.7825(1): The land proposed to be annexed is within the city's urban growth boundary and is: (a) Contiguous to the city limits; or (b) Separated from the city only by a public right of way or a stream, bay, lake or other body of water.

The subject property proposed for annexation is located within the City's Urban Growth Boundary and is contiguous to city limits along the western boundary, consistent with subsections (a) and (b).

Based on these findings, this criterion is satisfied.

EC 9.7825(2): The proposed annexation is consistent with applicable policies in the Metro Plan and in any applicable refinement plans

Several policies from the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) provide support for this annexation by encouraging compact urban growth to achieve efficient use of land and urban service provisions within the UGB, including the following policies from the Growth Management section:

Policy 8. Land within the UGB may be converted from urbanizable to urban only through annexation to a city when it is found that:
   a. A minimum level of key urban facilities and services can be provided to the area in an orderly and efficient manner.

b. There will be a logical area and time within which to deliver urban services and facilities. Conversion of urbanizable land to urban shall also be consistent with the Metro Plan. (page II-C-4)

Policy 10. Annexation to a city through normal processes shall continue to be the highest priority. (page II-C-5).

Policy 15. Ultimately, land within the UGB shall be annexed to a city and provided with the required minimum level of urban facilities and services. While the time frame for annexation may vary, annexation should occur as land transitions from urbanizable to urban. (page II-C-5)

The following policy from the Residential Element of the Metro Plan is also applicable:

Policy A.2 Residentially designated land within the UGB should be zoned consistent with the Metro Plan, and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and UGB until rezoned for urban uses.

The Metro Plan designates the annexation area as appropriate for low density residential use. The Willakenzie Area Plan is the adopted refinement plan for the subject property and also designates the area for low density residential use. A portion of the subject property is currently zoned R-1 Low-Density Residential with a /UL Urbanizable Land overlay and the remainder is currently zoned AG Agricultural with a /UL Urbanizable Land Overlay. The /UL overlay will be automatically removed from the property upon approval of the annexation.

Regarding applicable policies of the Willakenzie Area Plan (WAP), the subject property is within the Unincorporated Subarea. With regard to applicable policies of the WAP, none of the listed policies for this subarea appear to be directly applicable to the subject property, or to annexation. The proposed annexation does not conflict with any of the Land Use Policies or Residential Policies in the WAP. The “Public Facilities and Services Element” policies of the WAP are directed at local government; however, the premise of these policies (regarding the provision of urban services) is the assumption that the properties within the UGB will be annexed.

As previously discussed in this subsection, and further detailed under subsection (3) below, the proposed annexation is consistent with Metro Plan growth management policies and can be served by the minimum level of key urban services. The annexation procedures beginning at EC 9.7800 are consistent with State law and therefore, as found throughout this report, the annexation is consistent with State law.

Based on the findings above, the proposal is consistent with the applicable policies of the Metro Plan and the Willakenzie Area Plan.

Based on these findings, this criterion is satisfied.

EC 9.7825(3): The proposed annexation will result in a boundary in which the minimum level of key urban facilities and services, as defined in the Metro Plan, can be provided in an orderly, efficient, and timely manner.

Consistent with this criterion, the proposed annexation will result in a boundary in which the minimum level of key urban facilities and services can be provided in an orderly, efficient, and timely manner as detailed below:

Wastewater: There is an 8-inch public wastewater line located within the eastern terminus of the Churchview Drive right-of-way which is located adjacent to the site, and which can provide service for the property.

Stormwater: There is an existing 18-inch diameter public stormwater line in the Coburg Road right-of-way and a waterway that bisects the development site. Stormwater facilities within North Game Farm Road are under the jurisdiction of Lane County. Soil maps indicate Type C soils on all of the tax lots. No construction is proposed as part of this application and two of the tax lots are already developed with single-unit structures. Any future development will be subject to the City of Eugene Stormwater standards during the building permit process.

Transportation: Tax lots 800 and 900 have frontage on both Coburg Road to the west and North Game Farm Road to the east. Tax Lots 1000 and 1100 have frontage on North Game Farm Road to the east. The section of Coburg Road adjacent to tax lots 800 and 900 is a minor arterial road with a planned 80-feet right-of-way, maintained by the City of Eugene. This section of North Game Farm Road adjacent to the subject property is a minor arterial road with a planned 80-feet right-of-way, maintained by Lane County Public Works. A facilities permit with Lane County may be required for any future development in the North Game Farm Road right-of-way.

Solid Waste: Collection service is provided by private firms. Short Mountain Landfill is operated by Lane County and per the Lane County Solid Waste Management Plan (2019), receives solid waste generated within the City.

Water and Electric: Eugene Water and Electric Board (EWEB) Water staff confirm no objections to the annexation of the site.

Public Safety: Police protection can be extended to this site upon annexation consistent with service provision through the City. Fire protection and emergency medical services will be provided by Eugene Springfield Fire.

Parks and Recreation: Parks and recreation programs are provided on a City-wide basis. The inclusion of the subject property in the City is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Planning and Development Services: Planning and building permit services are provided for all properties located within the Urban Growth Boundary by the City of Eugene. The Eugene Code, Chapter 9, will provide the required land use controls for future development of the subject property upon annexation.

Communications: A variety of telecommunications providers offer communications services throughout the Eugene/Springfield area.

Public Schools: The subject property is within Eugene School District 4J. As access to schools is evaluated on a district-wide basis, the property's location within the school district is sufficient evidence to demonstrate the minimum level of this key urban service is met.

Based on these findings, this criterion is satisfied.

CONCLUSION

Based on the above findings, information submitted to date, and the criteria set forth in EC 9.7825, the proposed annexation is consistent with the applicable approval criteria. A map and legal description showing the area subject to annexation are included in the application file for reference. The effective date of the annexation will be set in accordance with State law.

INFORMATIONAL ITEMS

- Per EC 9.7820(3), upon approval of the annexation, the base zoning of R-1 Low Density Residential and AG Agricultural will remain; however, the /UL Urbanizable Land overlay will be automatically removed from the annexation area. Please contact the Permit Information Center, Planner-on-Duty at 541-682-5377 for more information
- Approval of this annexation does not relieve the applicant from complying with applicable codes and statutory requirements.