

Minutes of the Fairmount Neighbors general meeting February 20, 2014, Laurelwood Clubhouse

Present: 57 neighbors (including 9 board members) and 5 guests

The meeting began at 6:30 with a social hour and La Perla pizza donated by John Barofsky. Cold drinks were provided by Sandra Austin.

Co-chair Steven Asbury opened the business portion of the meeting with a welcome and introduction of board members. He then announced the formation of a nominating committee to identify new board members and officers to be elected at the annual meeting in May. Art Farley volunteered to serve on the committee, along with board members Steven Asbury, David Sonnichsen, and Patrick Deegan.

Laurel Ridge PUD

Larry Weinerman and Bill Blix reported on recent events related to the PUD application. Developer Ralph Nauman and Environ-Metal have hired a PR person to facilitate discussions with the neighborhoods. Bill said there was some question as to why they decided to negotiate at this point, since the LUBA decision strongly supported the arguments of the neighborhoods. The developer has filed an appeal with the Oregon Court of Appeals. Because part of the property has been designated as parks and open space (POS), set asides could be as much as 50%, making it difficult to create apartment buildings and townhouses. If the developer wins at appeal, there are still other PUD issues that will have to be addressed. At some point, there will be a political argument as to whether the city should purchase the portion designated as POS. Originally, the developer said they would cut as many as 12,000 trees. Though they claim to have done a tree survey, the city says they didn't.

City budget and land use updates

Councilor Alan Zelenka opened with an invitation for neighbors to volunteer for membership on boards and commissions, and passed around an informational flyer.

Budget: The original budget deficit was 5.2 million. Last year the city used reserves while figuring out what to do with the deficit. Since then, the economy has improved slightly, resulting in a \$300,000 gain in revenue. Then PERS reform freed up another \$1.9 million in long term savings. The deficit is now down to \$3 million, and they are now looking at service cuts. Much of the budget is in "silos," such as stormwater, roads, that can only be used for those things. The general fund covers discretionary items such as libraries, police, and fire. Restricted funds can't be shifted to the general fund. Police and fire services make up 60%, libraries and parks and recreation another 15%. On the 26th the city manager will make a recommendation to Council. Usually what gets adopted is pretty much what manager proposes. He will probably propose cuts. The city has already eliminated 200 positions, totaling \$24 million in cuts.

R-1 code amendments and interim protection measures: Councilor Zelenka reviewed Envision Eugene. We haven't moved the urban growth boundary (UBG) since the 70s, and

analysis revealed that we need a small amount of land for residential development, which may occur in the LCC basin or west of town. To keep the expansion to less than 100 acres, we need more density in current neighborhoods. Changes to the single-family residential code are required to get the increased density. Emphasis is on secondary dwelling units and alley access lots. A poster child of what not to do is a house in Amazon neighborhood that shaded neighbors. There are only 120 expected additions over the next 20 years. Though the number seems small, it's important if next to your house. Secondary dwellings will be limited to 800 square feet, two bedrooms, and required setbacks. They can only be rented if the owner occupies one of houses. Alley access lots will be even fewer—two a year over 40 years. Our part of town has alleys, while much of the city doesn't have alleys. Rather than a "cookie cutter" approach, neighborhoods, through special area planning, will create their own sets of rules. Pressures in Fairmount, SUNA and Amazon are unique. Interim protection measures have been proposed that will put the brakes on further development in those neighborhoods until the area study can take place. The study will probably occur sometime in the fall, after the UGB is set. Last week council talked about the protection measures, and there was almost universal agreement to put them in place. They decided to continue work on other parts and go ahead and pass interim protections separately. That will probably happen in the next month or so.

Q: Where did money for Civic come from?

A: From a special park bond fund. It can only be spent on the acquisition of land.

Q: How can people have input?

A: There have been open houses and public hearings. It's now closed, because has already gone on for months.

Q: Where does funding for city hall fit in?

A: Money we have saved over the years, all accrued one-time moneys we have put in reserve to build city hall. Could be used to fund services but one time only and temporary fix. Most capital stuff has been funded as this one over the years—pay as you go.

Q: Why can't restricted funds have discretionary funds?

A: Budget is 360 million. Each silo has a dedicated revenue source. All are constrained. The general fund is funded with property taxes and state revenue sharing. Restricted funds pay their share of central services, such as accounting. In the last five years we have added more to the police budget than all the other budgets combined.

Q: Can special funds be taxed?

A: Parks are an example of fund that is not dedicated. The special fund is only to buy land. Parks operation is part of general fund.

Q: Where do we stand with urban renewal districts?

A: When you set up the district, assessed value is capped and goes to the general fund. The rest goes to the urban renewal district. Downtown used funds to build library and plazas and help develop some of projects going on downtown. Every renewal district has a debt limit. Downtown has hit the debt ceiling. So urban renewal can't fund any more projects but still pays on the current debt. Seven years are left. The only other is Riverfront urban

renewal district. It's a limited fund, but includes EWEB site, which is scheduled for redevelopment. We've been going through a process to come up with a plan. Some of the proceeds from that district will go toward that. EWEB will donate some of the land for a park but city has to come up with money for park, and that will come from Riverfront urban renewal district. There's not a lot of appetite to continue with a district downtown.

Civic: The city offered to buy the property for 4.5 million using park funds money. There's a huge contingency. We will buy the land but we need a private partnership with someone to rehab the stadium and show us a way to operate and make it work. Council thought we should give it a shot to see if it could function as a stadium, but it won't happen unless someone emerges in the next 6-9 months. It's rumored that some people do have the wherewithal to do that, for example Vin Lannana and a possible indoor track, but we need more time. So the city offer bought time for someone to step forward. If they don't step forward we won't buy it.

Homeless, Whoville: The homeless advocates have been active. Alan has been working on this since 1988. They have made more progress in the last year than the last decade. They are doing pilots such as Opportunity Village, a 30-site facility that has micro-houses. They are glorified sheds, temporary structures, but are somewhat safe, secure, and warm. There are 30 different huts and bungalows. There are showers, laundry facilities and a community yurt with electricity and heat. Oregon Community Foundation gave the money for the yurt. They had to build showers. The city agreed to facilitate but not pay for it. A nonprofit has to supervise and pay garbage and toilets. Two people have been kicked out for breaking rules. Four people graduated to permanent stable housing. There are about 1700 to 2,000 homeless in the community. Alan wants to demonstrate that we can build micro housing projects and plans to go to the legislature in 2015 to change the building code so they can have heat and plumbing. Other projects are rest stops, more like camping with tents and Conestoga huts. They also require a nonprofit to do toilets and garbage. Have set up one and working on a second.

Whoville is an illegal site. It doesn't meet any rules that have been established. A second rest stop site may address that. And maybe a third site might be on the parking area of Civic for another 15.

The future of Laurelwood: Alan reported that Councilor Clark continues to say that the city shouldn't be running a golf course that costs the city money. It got traction a month ago, and some other councilors think it makes sense. But it's really open space and park, with golf only a part of it. It's the cheapest park in the city to run, costing only about \$145 thousand. It's time to pay attention to how we think about Laurelwood, and provide testimony about how important it is, including history and personal experiences. Get a petition going to say don't sell Laurelwood.

Proposed Capital Drive PUD

Co-chair David Sonnichsen asked those here because of Capital Drive to raise their hands. The property owner is here, and willing to answer questions. David started by summarizing the process for a land use application. On January 14, the property owner and consultant met with representatives of the Planning Department. That was not a public meeting, under Oregon statute. The public neighborhood meeting took place February 6 at

Northwest Youth Corps. Some from our neighborhood did go, despite snow and ice, and reports were that the meeting was productive. It's unfortunate that they would not agree to a second meeting. The consultant must take minutes and note comments and questions. Nothing yet has been submitted to the city of Eugene by the consultants. Annexation of the eastern edge of the property will have to take place because some is county property. That's probably pro forma. After the application is deemed complete by the city, then the city issues a report. The staff report is a public document and may recommend for approval or denial. Then a public hearing is scheduled before a Hearings Official (HO), a land use expert hired by the city of Eugene. Testimony has to address statutory and city code issues. Part of the property is within Laurel Hill Valley, and they talked about it at their meeting. We are hoping to form a joint response committee, to gather information and then analyze it. The HO decision is also appealable. Documents that have been submitted by consultant are available on our website and Facebook page. David introduced Tom Dreyer, owner of the property.

Dreyer: The property is the area around the pink house at top of Capital. I've lived there 30 years. The pink house was built in 1936. A development was created in 1936 but not approved until 1945. Another one was approved in 1981. We want to develop in the way proposed in 1936, when the pink house was the only one on the hill. Don't know why they didn't go ahead. About 11 years ago, the owner wanted to sell to neighbors and we bought it to keep it from being developed in an irresponsible manner. Better to have a neighbor develop who will continue living there. About 6-7 years ago the timing wasn't right. It's all within the urban growth boundary. We have decreased density from 65 houses to about 25. It's sited high on the hill to avoid the Ribbon Trail. We have surveyed trees. The red marks are survey, not plans for cutting.

Q: What part of Capital would be widened?

A: I don't know. Neighbors are worried they will have to pay like Crest Drive. The developer has to pay, so we don't want to widen.

Q: Is there any way the access road can avoid the blind curve?

A: The road behind the Cassells is the access road and shouldn't be.

Q: What happens if houses go in and those cars all use those roads?

A: The road through the development would be one-way, so would cut half of the car trips on top of Capital. Then slow the cars down. It's dangerous because of so many parked cars.

Q: There are a lot of blind curves.

A: It's not the developer's problem. The city has to solve the road problem. Tom is willing to walk the area with interested neighbors.

The meeting adjourned at 8:45

Minutes submitted by Camilla Bayliss