

Fairmount Neighbors General Meeting Minutes: December 6, 2017
Ford Alumni Center, Room 202

Meeting commenced at 7:05pm
Attendance: 102

7:05pm
102 in attendance

Sandra Austin: Regarding Fairmount Park

Sandra has been involved with revitalization of Fairmount Park for many years, since 2003. She was part of a group that raised \$85,000 for spray/water park and has done other projects such as removing ivy and other landscaping.

City recently removed the slide, teeter totters, and other equipment. The city stated their goal was to improve safety and modernize the park. The city is now working with Fairmount Neighbors to collaborate on park improvements.

Please go and fill out survey: <https://www.surveymonkey.com/r/FairmountPlayground1718>

Slips handed out that describe what's going on with the park.

Fairmount neighborhood history books displayed and handed out.

Bonny McCornack: Lobbying for an Independent Elected City Auditor

Collected 13k+ signatures to get a ballot measure to create an independent elected city auditor.

Ballot measure 20/283: <https://cityaccountability.org/full-ballot-measure-text/>

There may be another amendment on the ballot for an auditor that would be elected by and paid for by the city.

May election is to amend the city charter to allow for an elected independent city auditor.

Question: Have you worked with the Register Guard to endorse this measure? A: Have met with the editorial board, but they have not made their decisions yet. There has been an RG editorial on the topic.

Q: What is nominating process for position? A: Auditor would file as a candidate like any other candidate. Must have legal doc attesting to their meeting of qualifications required for the position.

Q: What's the need? A: Government structure is good, but more checks and balances would be a good thing. There is dissatisfaction with some issues in the city, like city hall.

Q: How can auditing save money when they're looking at historical events? A: Auditor can provide a work plan and recommendations on how services can be provided more efficiently. Also, a requirement to have a whistleblower hotline to prevent fraud, waste and abuse.

Q: When's next council work session? A: Monday Dec. 11, 2017

Capital Hill PUD (Jason Brown, representing Fairmount & Laurel Hill Valley response committee): brownj11@uoregon.edu

Presenting "request for recommendation of denial of Capital Hill PUD". [Full text here.](#)

There is a range of feeling on these issues. We aren't anti- or pro-growth as a group. We want to make sure the developer adheres to the rules and laws as set forth by city and state. There's a good deal of grey area related to safety, the guidance provided by the South Hills study, and other issues.

We're not looking for the green light to "kill the PUD". We don't feel that the developer has met the requirements of the city. We want to make sure the developer adheres to the laws of the city and the state. We, as a group, don't have the power to deny the PUD.

The city is pro development, but not always in the best way.

[The request to have Fairmount Neighbors Board recommend denial of proposed Capital Hill PUD was read into the record. [Text can be found here.](#)]

The "view shed" along the ridgeline has been defined as a city asset that we don't want to lose.

The city streets are not safe: no sidewalks, blind curves, no land to take to widen the roads. For example, we will be having a family, but there is no safe way for kids to walk to school

Mr. Dryer, the PUD applicant, was given the floor: Eugene has a need for housing. The alternative is sprawl. I believe in the urban growth boundary. 33% of trees would be preserved.

Audience Response: Housing would be very expensive. \$200k lots, plus very high building costs. These houses will not be affordable.

Dryer: Some lots are on flat ground so costs would be more manageable. Lot costs would be determined by the market. Most people who don't want the PUD are immediate neighbors.

Audience: People who will react initially will be the people who live nearby, but most people at the meeting are not from the neighborhood.

Dryer: This plan gives fire trucks access. There is also a conservation easement. Another developer will just develop a larger PUD.

Audience: Is the development in compliance? If not, It seems like It would be pretty cut and dry.

Audience: A pumping station would need to be added because there's not enough water pressure. There are other PUDs out there in Eugene with infrastructure, yet no development as of yet. The city continues to provide waivers for PUDs

[Passing the floor to John Barofsky as parliamentarian]: The purpose of the vote is to allow the response committee to enter their denial recommendation into the city record.

Q: Purpose of vote is to recommend that the PUD be denied?

John: We are voting for or against the recommendation to deny the PUD.

John: Process is that the PUD will go in front of a land use attorney who is a city hearings official. Anyone can go and testify at the meeting. They will decide to approve, deny, or approve with conditions. After hearings official rules, there is an opportunity to appeal. Both the applicant and any interested party can appeal. The appeal must be based on something that's in the city record. The more that's in the record, the potentially easier it is to appeal.

Q: Once you have a PUD, you have an "overlay", where there are potentially different rules. Is that correct?

John: Yes, as I understand.

Q: Clarification: A PUD doesn't mean that you have free reign to do anything that you want.

John: Correct.

VOTE: 96 yes, 3 no, 3 abstaining

North Campus Update: Christine Thompson, Campus Planning, Colin McArthur

January 10th: open house for north campus

Here to provide a quick update:

Please come to the open house. [Go to UO planning website to see details of the project online.](#)

[Presented presentation that can be [found here](#)]

This is the only area of Eugene that requires a conditional use permit and that's the process we're going through right now.

Previous permit expired. Went through a framework vision project to determine what university growth would be. Can we grow within university owned lands?

The north campus is needed for future growth.

100ft setback from the river.

Working within construct of existing code that defines how the property can be used. UO is proposing something more strict than existing code.

Working on this for more than 1 year at this point. Meeting with all stakeholders and focus groups.

Q: is this part of the knight campus? A: No.

Maintaining the millrace and wetlands is important. We want to keep rec fields. We want to re-align the bike path.

Building opportunities on either end of the site, north of the tracks, plus development south of the tracks.

40% of land north of tracks would be set aside for conservation.

Proposing height limitations that are stricter than current code ([see site for details](#)).

2020 master plan. This is a first step to allow UO to develop this area in the future.

Disaster Preparedness: Patence Winningham & Helen Zenner

Discussing steps to create a preparedness plan.

In an emergency, first step is to take care of yourself. Community emergency response training. In a large emergency, first responders may not come right away, so you need to learn how to take care of yourself and your neighbors.

Take a step and "map your block" so you know who has special needs and who might need help during an emergency.

Next, do a whole neighborhood plan.

Map your neighborhood is a great start.

Your neighbors are going to be the people that help during a disaster, not first responders.

[presentation was reviewed. [Slides can be found here](#)]

What resources does the neighborhood have? Grocery stores, water, fire, police, etc.

Use South East Neighbors plan as a template.

Will come back in February to follow up.

Emily: please start mapping your immediate neighborhood. Please take a flyer.

Q: Does the city have a system in place to notify people? A: We have a notification system, but you need to register your cell phone. Go to alertsense.com to sign up.

Q: Suggest adding list of people who want to lead mapping projects to facebook and/or website.

Q: Think about what your role in a disaster might be, prior to the February meeting.

Airbnb Discussion (John Barofsky, Fairmount Board Member)

Been fielding questions about short term rentals and have done some initial research:

- Impacting neighborhood livability: renting a spare room in an owner occupied house vs. whole house rentals
- Parking: where are people parking when they're renting
- Impact on housing stock: Housing crisis and prices are going up. One of the contributors is whole-house short-term rentals
- Over 700 Airbnb's in Eugene. Over 300 are whole-house rentals

What are other cities doing?

- Eugene hasn't done anything yet.
- Salem: requires a license to do a short-term rental. Must keep guest registry. Must have liability insurance. Advertising must include city license number. Requires one parking place per bedroom. Must have a local representative. Must keep guest registry. Whole house rental requires a conditional use permit. \$178 for normal permit. More for whole house rental.
- Portland: Must be owner occupier. 1-2 bedrooms, \$178 fee. 3-5 bedrooms must have conditional use permit (\$5k+). 4-5 applications a year, but many are ignoring the law. Must also pay the transient room tax. Portland is also looking to add a \$2/night fee to go towards affordable housing.

Comment: Owner of Orchard Valley BnB. Rebuilt a small cottage as an airbnb to enhance the neighborhood. Not all airbnb owners shouldn't be lumped together. Some are good hosts.

Argument is that some airbnbs help the neighborhood. Would like neighborhood to talk to each other and come up with neighborhood standards that work, instead of going to the city.

Q: Is there any talk about accessibility in city rules. It should be part of any regulation.

Comment: Airbnb allows me to share a unit on my property so that i can help subsidize a larger house so that family can visit occasionally. I'm sharing my space and contributing to the community by also adding diversity to the community. Not all of the data presented seemed accurate. The problems are not fully understood and there are certainly good things that airbnb hosts bring to the community.

Comment: It's great that we're starting the conversation.

Q: Where does the city stand on airbnb with relation to 5 unrelated residents in a house.

Comment: Own a large house and initially rented to students and now use VRBO.

Comment: There should be an outside discussion, outside of the general meeting.

Comment: Written comments were submitted on behalf of neighbors Brent Lorscheider and Gyl Elliott. The can be read [here](#).

Plan is to follow up with a more structured information gathering session at next neighborhood meeting to better gather the thoughts and opinions of the neighborhood, both for and against short-term rentals.

Meeting adjourned at 9PM