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Subject: Testimony in Support of Proposed S-JW Zone
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Eugene Planning Commission

Testimony In Support of Proposed S-JW Zone

My name is Dale Deason. My wife and I own our home at 1527 Charnelton which is within the S-JW zone you have under consideration. When I purchased this home in 1996 I knew that it was zoned R-2. I looked around the neighborhood and observed that in its actual character, it was R-1. Every house on the block but one was single family detached. Even though the area had been R-2 for at least a decade, there had been little development activity.

Gradually I learned that I had not understood the true situation. The actual details of the allowed uses were extremely lenient. The problem was not that the code allowed increased density; the problem was that it did so with utter disregard for the impacts on existing properties and the long-term health of the neighborhood. It was clear that the policies in place, over the long-term, would drive down property values, cause middle-class flight to the suburbs, and offer no resistance to the creation of a slum.

I learned that our Neighborhood Refinement Plan had not been updated since 1984 and that its plain

